



SAVE AMERICA'S NEIGHBORHOODS

ENACT COMMUNITY STABILIZATION FUNDING NOW!

Neighborhood Stabilization Fact Sheet

NEW JERSEY'S 1ST DISTRICT

The national foreclosure crisis is affecting not only individual families, but whole communities, cities and states that are struggling to manage the fallout of vacant and abandoned properties. Already tight state and municipal budgets are hard-pressed to cover the rising costs of boarding up abandoned properties, removing trash and combating increased vandalism, arson and property and personal crimes. Home prices are falling and middle-class wealth, long accumulated through home equity, is dwindling.

Congress must provide a **minimum of \$4 billion** in federal neighborhood stabilization funding to help states, cities and communities reduce downward pressure on local housing markets. Both the House and Senate have proposed legislation to do just this. The funds provided would help to purchase vacant, blighted properties, rehabilitate them, and resell or rent them affordably to qualified families. Returning these properties to productive use is vital to overcoming the foreclosure crisis. And rehabilitation of these homes will also create construction jobs in an otherwise moribund sector.

As of the end of March 2008, New Jersey's 1st District had approximately **3,699** properties in foreclosure. Recent research indicates that the negative effect of these foreclosures can be felt up to a half a mile away and can depress property values for as long as five years.

Under the Senate-passed formula, New Jersey's 1st District stands to benefit from **\$11.9 million** in direct funds for neighborhood stabilization with a multiplier effect of an additional **\$25.7 million** as the grants are leveraged to create new jobs as houses are rehabilitated and returned to productive use. The estimated overall economic benefits of the neighborhood stabilization grants are **\$37.6 million** in direct, indirect and induced activity at the state level.

It is estimated that these funds would be used to restore **325 properties** to productive use, providing safe, affordable housing to its occupants. Rehabilitating those houses is anticipated to generate **239 new jobs**, most of which will be in construction, but will also stimulate jobs in retail, business services and the restaurant industry.

In addition, localities can expect to see a direct return of **\$1.1 million** in property taxes (since in many cases, banks will not pay taxes on properties they do not expect to sell) as well as a savings of **\$3.2 million** on trash collection, police, and fire services that they must otherwise expend on foreclosed and abandoned properties. This analysis does not include the property tax revenues that will be retained from properties no longer at risk of significant declines from being in close proximity to foreclosed and abandoned houses.



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NEW JERSEY'S 2ND DISTRICT

The national foreclosure crisis is affecting not only individual families, but whole communities, cities and states that are struggling to manage the fallout of vacant and abandoned properties. Already tight state and municipal budgets are hard-pressed to cover the rising costs of boarding up abandoned properties, removing trash and combating increased vandalism, arson and property and personal crimes. Home prices are falling and middle-class wealth, long accumulated through home equity, is dwindling.

Congress must provide **a minimum of \$4 billion** in federal neighborhood stabilization funding to help states, cities and communities reduce downward pressure on local housing markets. Both the House and Senate have proposed legislation to do just this. The funds provided would help to purchase vacant, blighted properties, rehabilitate them, and resell or rent them affordably to qualified families. Returning these properties to productive use is vital to overcoming the foreclosure crisis. And rehabilitation of these homes will also create construction jobs in an otherwise moribund sector.

As of the end of March 2008, New Jersey's 2nd District had approximately **3,176** properties in foreclosure. Recent research indicates that the negative effect of these foreclosures can be felt up to a half a mile away and can depress property values for as long as five years.

Under the Senate-passed formula, New Jersey's 2nd District stands to benefit from **\$10.6 million** in direct funds for neighborhood stabilization with a multiplier effect of an additional **\$22.9 million** as the grants are leveraged to create new jobs as houses are rehabilitated and returned to productive use. The estimated overall economic benefits of the neighborhood stabilization grants are **\$33.5 million** in direct, indirect and induced activity at the state level.

It is estimated that these funds would be used to restore **249 properties** to productive use, providing safe, affordable housing to its occupants. Rehabilitating those houses is anticipated to generate **213 new jobs**, most of which will be in construction, but will also stimulate jobs in retail, business services and the restaurant industry.

In addition, localities can expect to see a direct return of **\$0.9 million** in property taxes (since in many cases, banks will not pay taxes on properties they do not expect to sell) as well as a savings of **\$2.5 million** on trash collection, police, and fire services that they must otherwise expend on foreclosed and abandoned properties. This analysis does not include the property tax revenues that will be retained from properties no longer at risk of significant declines from being in close proximity to foreclosed and abandoned houses.

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NEW JERSEY'S 3RD DISTRICT

The national foreclosure crisis is affecting not only individual families, but whole communities, cities and states that are struggling to manage the fallout of vacant and abandoned properties. Already tight state and municipal budgets are hard-pressed to cover the rising costs of boarding up abandoned properties, removing trash and combating increased vandalism, arson and property and personal crimes. Home prices are falling and middle-class wealth, long accumulated through home equity, is dwindling.

Congress must provide a **minimum of \$4 billion** in federal neighborhood stabilization funding to help states, cities and communities reduce downward pressure on local housing markets. Both the House and Senate have proposed legislation to do just this. The funds provided would help to purchase vacant, blighted properties, rehabilitate them, and resell or rent them affordably to qualified families. Returning these properties to productive use is vital to overcoming the foreclosure crisis. And rehabilitation of these homes will also create construction jobs in an otherwise moribund sector.

As of the end of March 2008, New Jersey's 3rd District had approximately **2,977** properties in foreclosure. Recent research indicates that the negative effect of these foreclosures can be felt up to a half a mile away and can depress property values for as long as five years.

Under the Senate-passed formula, New Jersey's 3rd District stands to benefit from **\$10.0 million** in direct funds for neighborhood stabilization with a multiplier effect of an additional **\$21.5 million** as the grants are leveraged to create new jobs as houses are rehabilitated and returned to productive use. The estimated overall economic benefits of the neighborhood stabilization grants are **\$31.5 million** in direct, indirect and induced activity at the state level.

It is estimated that these funds would be used to restore **192 properties** to productive use, providing safe, affordable housing to its occupants. Rehabilitating those houses is anticipated to generate **201 new jobs**, most of which will be in construction, but will also stimulate jobs in retail, business services and the restaurant industry.

In addition, localities can expect to see a direct return of **\$0.9 million** in property taxes (since in many cases, banks will not pay taxes on properties they do not expect to sell) as well as a savings of **\$1.9 million** on trash collection, police, and fire services that they must otherwise expend on foreclosed and abandoned properties. This analysis does not include the property tax revenues that will be retained from properties no longer at risk of significant declines from being in close proximity to foreclosed and abandoned houses.

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NEW JERSEY'S 4TH DISTRICT

The national foreclosure crisis is affecting not only individual families, but whole communities, cities and states that are struggling to manage the fallout of vacant and abandoned properties. Already tight state and municipal budgets are hard-pressed to cover the rising costs of boarding up abandoned properties, removing trash and combating increased vandalism, arson and property and personal crimes. Home prices are falling and middle-class wealth, long accumulated through home equity, is dwindling.

Congress must provide **a minimum of \$4 billion** in federal neighborhood stabilization funding to help states, cities and communities reduce downward pressure on local housing markets. Both the House and Senate have proposed legislation to do just this. The funds provided would help to purchase vacant, blighted properties, rehabilitate them, and resell or rent them affordably to qualified families. Returning these properties to productive use is vital to overcoming the foreclosure crisis. And rehabilitation of these homes will also create construction jobs in an otherwise moribund sector.

As of the end of March 2008, New Jersey's 4th District had approximately **2,492** properties in foreclosure. Recent research indicates that the negative effect of these foreclosures can be felt up to a half a mile away and can depress property values for as long as five years.

Under the Senate-passed formula, New Jersey's 4th District stands to benefit from **\$8.3 million** in direct funds for neighborhood stabilization with a multiplier effect of an additional **\$17.8 million** as the grants are leveraged to create new jobs as houses are rehabilitated and returned to productive use. The estimated overall economic benefits of the neighborhood stabilization grants are **\$26.1 million** in direct, indirect and induced activity at the state level.

It is estimated that these funds would be used to restore **138 properties** to productive use, providing safe, affordable housing to its occupants. Rehabilitating those houses is anticipated to generate **166 new jobs**, most of which will be in construction, but will also stimulate jobs in retail, business services and the restaurant industry.

In addition, localities can expect to see a direct return of **\$0.7 million** in property taxes (since in many cases, banks will not pay taxes on properties they do not expect to sell) as well as a savings of **\$1.4 million** on trash collection, police, and fire services that they must otherwise expend on foreclosed and abandoned properties. This analysis does not include the property tax revenues that will be retained from properties no longer at risk of significant declines from being in close proximity to foreclosed and abandoned houses.



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NEW JERSEY'S 5TH DISTRICT

The national foreclosure crisis is affecting not only individual families, but whole communities, cities and states that are struggling to manage the fallout of vacant and abandoned properties. Already tight state and municipal budgets are hard-pressed to cover the rising costs of boarding up abandoned properties, removing trash and combating increased vandalism, arson and property and personal crimes. Home prices are falling and middle-class wealth, long accumulated through home equity, is dwindling.

Congress must provide a **minimum of \$4 billion** in federal neighborhood stabilization funding to help states, cities and communities reduce downward pressure on local housing markets. Both the House and Senate have proposed legislation to do just this. The funds provided would help to purchase vacant, blighted properties, rehabilitate them, and resell or rent them affordably to qualified families. Returning these properties to productive use is vital to overcoming the foreclosure crisis. And rehabilitation of these homes will also create construction jobs in an otherwise moribund sector.

As of the end of March 2008, New Jersey's 5th District had approximately **1,563** properties in foreclosure. Recent research indicates that the negative effect of these foreclosures can be felt up to a half a mile away and can depress property values for as long as five years.

Under the Senate-passed formula, New Jersey's 5th District stands to benefit from **\$5.5 million** in direct funds for neighborhood stabilization with a multiplier effect of an additional **\$11.9 million** as the grants are leveraged to create new jobs as houses are rehabilitated and returned to productive use. The estimated overall economic benefits of the neighborhood stabilization grants are **\$17.4 million** in direct, indirect and induced activity at the state level.

It is estimated that these funds would be used to restore **66 properties** to productive use, providing safe, affordable housing to its occupants. Rehabilitating those houses is anticipated to generate **111 new jobs**, most of which will be in construction, but will also stimulate jobs in retail, business services and the restaurant industry.

In addition, localities can expect to see a direct return of **\$0.5 million** in property taxes (since in many cases, banks will not pay taxes on properties they do not expect to sell) as well as a savings of **\$0.7 million** on trash collection, police, and fire services that they must otherwise expend on foreclosed and abandoned properties. This analysis does not include the property tax revenues that will be retained from properties no longer at risk of significant declines from being in close proximity to foreclosed and abandoned houses.



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NEW JERSEY'S 6TH DISTRICT

The national foreclosure crisis is affecting not only individual families, but whole communities, cities and states that are struggling to manage the fallout of vacant and abandoned properties. Already tight state and municipal budgets are hard-pressed to cover the rising costs of boarding up abandoned properties, removing trash and combating increased vandalism, arson and property and personal crimes. Home prices are falling and middle-class wealth, long accumulated through home equity, is dwindling.

Congress must provide a **minimum of \$4 billion** in federal neighborhood stabilization funding to help states, cities and communities reduce downward pressure on local housing markets. Both the House and Senate have proposed legislation to do just this. The funds provided would help to purchase vacant, blighted properties, rehabilitate them, and resell or rent them affordably to qualified families. Returning these properties to productive use is vital to overcoming the foreclosure crisis. And rehabilitation of these homes will also create construction jobs in an otherwise moribund sector.

As of the end of March 2008, New Jersey's 6th District had approximately **2,024** properties in foreclosure. Recent research indicates that the negative effect of these foreclosures can be felt up to a half a mile away and can depress property values for as long as five years.

Under the Senate-passed formula, New Jersey's 6th District stands to benefit from **\$7.1 million** in direct funds for neighborhood stabilization with a multiplier effect of an additional **\$15.3 million** as the grants are leveraged to create new jobs as houses are rehabilitated and returned to productive use. The estimated overall economic benefits of the neighborhood stabilization grants are **\$22.4 million** in direct, indirect and induced activity at the state level.

It is estimated that these funds would be used to restore **107 properties** to productive use, providing safe, affordable housing to its occupants. Rehabilitating those houses is anticipated to generate **142 new jobs**, most of which will be in construction, but will also stimulate jobs in retail, business services and the restaurant industry.

In addition, localities can expect to see a direct return of **\$0.6 million** in property taxes (since in many cases, banks will not pay taxes on properties they do not expect to sell) as well as a savings of **\$1.1 million** on trash collection, police, and fire services that they must otherwise expend on foreclosed and abandoned properties. This analysis does not include the property tax revenues that will be retained from properties no longer at risk of significant declines from being in close proximity to foreclosed and abandoned houses.



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NEW JERSEY'S 7TH DISTRICT

The national foreclosure crisis is affecting not only individual families, but whole communities, cities and states that are struggling to manage the fallout of vacant and abandoned properties. Already tight state and municipal budgets are hard-pressed to cover the rising costs of boarding up abandoned properties, removing trash and combating increased vandalism, arson and property and personal crimes. Home prices are falling and middle-class wealth, long accumulated through home equity, is dwindling.

Congress must provide a **minimum of \$4 billion** in federal neighborhood stabilization funding to help states, cities and communities reduce downward pressure on local housing markets. Both the House and Senate have proposed legislation to do just this. The funds provided would help to purchase vacant, blighted properties, rehabilitate them, and resell or rent them affordably to qualified families. Returning these properties to productive use is vital to overcoming the foreclosure crisis. And rehabilitation of these homes will also create construction jobs in an otherwise moribund sector.

As of the end of March 2008, New Jersey's 7th District had approximately **1,278** properties in foreclosure. Recent research indicates that the negative effect of these foreclosures can be felt up to a half a mile away and can depress property values for as long as five years.

Under the Senate-passed formula, New Jersey's 7th District stands to benefit from **\$4.7 million** in direct funds for neighborhood stabilization with a multiplier effect of an additional **\$10.2 million** as the grants are leveraged to create new jobs as houses are rehabilitated and returned to productive use. The estimated overall economic benefits of the neighborhood stabilization grants are **\$14.9 million** in direct, indirect and induced activity at the state level.

It is estimated that these funds would be used to restore **57 properties** to productive use, providing safe, affordable housing to its occupants. Rehabilitating those houses is anticipated to generate **95 new jobs**, most of which will be in construction, but will also stimulate jobs in retail, business services and the restaurant industry.

In addition, localities can expect to see a direct return of **\$0.4 million** in property taxes (since in many cases, banks will not pay taxes on properties they do not expect to sell) as well as a savings of **\$0.6 million** on trash collection, police, and fire services that they must otherwise expend on foreclosed and abandoned properties. This analysis does not include the property tax revenues that will be retained from properties no longer at risk of significant declines from being in close proximity to foreclosed and abandoned houses.



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NEW JERSEY'S 8TH DISTRICT

The national foreclosure crisis is affecting not only individual families, but whole communities, cities and states that are struggling to manage the fallout of vacant and abandoned properties. Already tight state and municipal budgets are hard-pressed to cover the rising costs of boarding up abandoned properties, removing trash and combating increased vandalism, arson and property and personal crimes. Home prices are falling and middle-class wealth, long accumulated through home equity, is dwindling.

Congress must provide a **minimum of \$4 billion** in federal neighborhood stabilization funding to help states, cities and communities reduce downward pressure on local housing markets. Both the House and Senate have proposed legislation to do just this. The funds provided would help to purchase vacant, blighted properties, rehabilitate them, and resell or rent them affordably to qualified families. Returning these properties to productive use is vital to overcoming the foreclosure crisis. And rehabilitation of these homes will also create construction jobs in an otherwise moribund sector.

As of the end of March 2008, New Jersey's 8th District had approximately **2,053** properties in foreclosure. Recent research indicates that the negative effect of these foreclosures can be felt up to a half a mile away and can depress property values for as long as five years.

Under the Senate-passed formula, New Jersey's 8th District stands to benefit from **\$6.3 million** in direct funds for neighborhood stabilization with a multiplier effect of an additional **\$13.6 million** as the grants are leveraged to create new jobs as houses are rehabilitated and returned to productive use. The estimated overall economic benefits of the neighborhood stabilization grants are **\$19.9 million** in direct, indirect and induced activity at the state level.

It is estimated that these funds would be used to restore **83 properties** to productive use, providing safe, affordable housing to its occupants. Rehabilitating those houses is anticipated to generate **127 new jobs**, most of which will be in construction, but will also stimulate jobs in retail, business services and the restaurant industry.

In addition, localities can expect to see a direct return of **\$0.6 million** in property taxes (since in many cases, banks will not pay taxes on properties they do not expect to sell) as well as a savings of **\$0.8 million** on trash collection, police, and fire services that they must otherwise expend on foreclosed and abandoned properties. This analysis does not include the property tax revenues that will be retained from properties no longer at risk of significant declines from being in close proximity to foreclosed and abandoned houses.



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NEW JERSEY'S 9TH DISTRICT

The national foreclosure crisis is affecting not only individual families, but whole communities, cities and states that are struggling to manage the fallout of vacant and abandoned properties. Already tight state and municipal budgets are hard-pressed to cover the rising costs of boarding up abandoned properties, removing trash and combating increased vandalism, arson and property and personal crimes. Home prices are falling and middle-class wealth, long accumulated through home equity, is dwindling.

Congress must provide a **minimum of \$4 billion** in federal neighborhood stabilization funding to help states, cities and communities reduce downward pressure on local housing markets. Both the House and Senate have proposed legislation to do just this. The funds provided would help to purchase vacant, blighted properties, rehabilitate them, and resell or rent them affordably to qualified families. Returning these properties to productive use is vital to overcoming the foreclosure crisis. And rehabilitation of these homes will also create construction jobs in an otherwise moribund sector.

As of the end of March 2008, New Jersey's 9th District had approximately **1,368** properties in foreclosure. Recent research indicates that the negative effect of these foreclosures can be felt up to a half a mile away and can depress property values for as long as five years.

Under the Senate-passed formula, New Jersey's 9th District stands to benefit from **\$4.6 million** in direct funds for neighborhood stabilization with a multiplier effect of an additional **\$10.0 million** as the grants are leveraged to create new jobs as houses are rehabilitated and returned to productive use. The estimated overall economic benefits of the neighborhood stabilization grants are **\$14.6 million** in direct, indirect and induced activity at the state level.

It is estimated that these funds would be used to restore **60 properties** to productive use, providing safe, affordable housing to its occupants. Rehabilitating those houses is anticipated to generate **93 new jobs**, most of which will be in construction, but will also stimulate jobs in retail, business services and the restaurant industry.

In addition, localities can expect to see a direct return of **\$0.4 million** in property taxes (since in many cases, banks will not pay taxes on properties they do not expect to sell) as well as a savings of **\$0.6 million** on trash collection, police, and fire services that they must otherwise expend on foreclosed and abandoned properties. This analysis does not include the property tax revenues that will be retained from properties no longer at risk of significant declines from being in close proximity to foreclosed and abandoned houses.

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NEW JERSEY'S 10TH DISTRICT

The national foreclosure crisis is affecting not only individual families, but whole communities, cities and states that are struggling to manage the fallout of vacant and abandoned properties. Already tight state and municipal budgets are hard-pressed to cover the rising costs of boarding up abandoned properties, removing trash and combating increased vandalism, arson and property and personal crimes. Home prices are falling and middle-class wealth, long accumulated through home equity, is dwindling.

Congress must provide **a minimum of \$4 billion** in federal neighborhood stabilization funding to help states, cities and communities reduce downward pressure on local housing markets. Both the House and Senate have proposed legislation to do just this. The funds provided would help to purchase vacant, blighted properties, rehabilitate them, and resell or rent them affordably to qualified families. Returning these properties to productive use is vital to overcoming the foreclosure crisis. And rehabilitation of these homes will also create construction jobs in an otherwise moribund sector.

As of the end of March 2008, New Jersey's 10th District had approximately **3,829** properties in foreclosure. Recent research indicates that the negative effect of these foreclosures can be felt up to a half a mile away and can depress property values for as long as five years.

Under the Senate-passed formula, New Jersey's 10th District stands to benefit from **\$10.3 million** in direct funds for neighborhood stabilization with a multiplier effect of an additional **\$22.3 million** as the grants are leveraged to create new jobs as houses are rehabilitated and returned to productive use. The estimated overall economic benefits of the neighborhood stabilization grants are **\$32.6 million** in direct, indirect and induced activity at the state level.

It is estimated that these funds would be used to restore **179 properties** to productive use, providing safe, affordable housing to its occupants. Rehabilitating those houses is anticipated to generate **208 new jobs**, most of which will be in construction, but will also stimulate jobs in retail, business services and the restaurant industry.

In addition, localities can expect to see a direct return of **\$0.9 million** in property taxes (since in many cases, banks will not pay taxes on properties they do not expect to sell) as well as a savings of **\$1.8 million** on trash collection, police, and fire services that they must otherwise expend on foreclosed and abandoned properties. This analysis does not include the property tax revenues that will be retained from properties no longer at risk of significant declines from being in close proximity to foreclosed and abandoned houses.

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NEW JERSEY'S 11TH DISTRICT

The national foreclosure crisis is affecting not only individual families, but whole communities, cities and states that are struggling to manage the fallout of vacant and abandoned properties. Already tight state and municipal budgets are hard-pressed to cover the rising costs of boarding up abandoned properties, removing trash and combating increased vandalism, arson and property and personal crimes. Home prices are falling and middle-class wealth, long accumulated through home equity, is dwindling.

Congress must provide **a minimum of \$4 billion** in federal neighborhood stabilization funding to help states, cities and communities reduce downward pressure on local housing markets. Both the House and Senate have proposed legislation to do just this. The funds provided would help to purchase vacant, blighted properties, rehabilitate them, and resell or rent them affordably to qualified families. Returning these properties to productive use is vital to overcoming the foreclosure crisis. And rehabilitation of these homes will also create construction jobs in an otherwise moribund sector.

As of the end of March 2008, New Jersey's 11th District had approximately **1,310** properties in foreclosure. Recent research indicates that the negative effect of these foreclosures can be felt up to a half a mile away and can depress property values for as long as five years.

Under the Senate-passed formula, New Jersey's 11th District stands to benefit from **\$4.6 million** in direct funds for neighborhood stabilization with a multiplier effect of an additional **\$9.9 million** as the grants are leveraged to create new jobs as houses are rehabilitated and returned to productive use. The estimated overall economic benefits of the neighborhood stabilization grants are **\$14.5 million** in direct, indirect and induced activity at the state level.

It is estimated that these funds would be used to restore **51 properties** to productive use, providing safe, affordable housing to its occupants. Rehabilitating those houses is anticipated to generate **92 new jobs**, most of which will be in construction, but will also stimulate jobs in retail, business services and the restaurant industry.

In addition, localities can expect to see a direct return of **\$0.4 million** in property taxes (since in many cases, banks will not pay taxes on properties they do not expect to sell) as well as a savings of **\$0.5 million** on trash collection, police, and fire services that they must otherwise expend on foreclosed and abandoned properties. This analysis does not include the property tax revenues that will be retained from properties no longer at risk of significant declines from being in close proximity to foreclosed and abandoned houses.



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NEW JERSEY'S 12TH DISTRICT

The national foreclosure crisis is affecting not only individual families, but whole communities, cities and states that are struggling to manage the fallout of vacant and abandoned properties. Already tight state and municipal budgets are hard-pressed to cover the rising costs of boarding up abandoned properties, removing trash and combating increased vandalism, arson and property and personal crimes. Home prices are falling and middle-class wealth, long accumulated through home equity, is dwindling.

Congress must provide **a minimum of \$4 billion** in federal neighborhood stabilization funding to help states, cities and communities reduce downward pressure on local housing markets. Both the House and Senate have proposed legislation to do just this. The funds provided would help to purchase vacant, blighted properties, rehabilitate them, and resell or rent them affordably to qualified families. Returning these properties to productive use is vital to overcoming the foreclosure crisis. And rehabilitation of these homes will also create construction jobs in an otherwise moribund sector.

As of the end of March 2008, New Jersey's 12th District had approximately **1,580** properties in foreclosure. Recent research indicates that the negative effect of these foreclosures can be felt up to a half a mile away and can depress property values for as long as five years.

Under the Senate-passed formula, New Jersey's 12th District stands to benefit from **\$5.8 million** in direct funds for neighborhood stabilization with a multiplier effect of an additional **\$12.5 million** as the grants are leveraged to create new jobs as houses are rehabilitated and returned to productive use. The estimated overall economic benefits of the neighborhood stabilization grants are **\$18.3 million** in direct, indirect and induced activity at the state level.

It is estimated that these funds would be used to restore **77 properties** to productive use, providing safe, affordable housing to its occupants. Rehabilitating those houses is anticipated to generate **116 new jobs**, most of which will be in construction, but will also stimulate jobs in retail, business services and the restaurant industry.

In addition, localities can expect to see a direct return of **\$0.5 million** in property taxes (since in many cases, banks will not pay taxes on properties they do not expect to sell) as well as a savings of **\$0.8 million** on trash collection, police, and fire services that they must otherwise expend on foreclosed and abandoned properties. This analysis does not include the property tax revenues that will be retained from properties no longer at risk of significant declines from being in close proximity to foreclosed and abandoned houses.



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NEW JERSEY'S 13TH DISTRICT

The national foreclosure crisis is affecting not only individual families, but whole communities, cities and states that are struggling to manage the fallout of vacant and abandoned properties. Already tight state and municipal budgets are hard-pressed to cover the rising costs of boarding up abandoned properties, removing trash and combating increased vandalism, arson and property and personal crimes. Home prices are falling and middle-class wealth, long accumulated through home equity, is dwindling.

Congress must provide **a minimum of \$4 billion** in federal neighborhood stabilization funding to help states, cities and communities reduce downward pressure on local housing markets. Both the House and Senate have proposed legislation to do just this. The funds provided would help to purchase vacant, blighted properties, rehabilitate them, and resell or rent them affordably to qualified families. Returning these properties to productive use is vital to overcoming the foreclosure crisis. And rehabilitation of these homes will also create construction jobs in an otherwise moribund sector.

As of the end of March 2008, New Jersey's 13th District had approximately **2,041** properties in foreclosure. Recent research indicates that the negative effect of these foreclosures can be felt up to a half a mile away and can depress property values for as long as five years.

Under the Senate-passed formula, New Jersey's 13th District stands to benefit from **\$5.8 million** in direct funds for neighborhood stabilization with a multiplier effect of an additional **\$12.4 million** as the grants are leveraged to create new jobs as houses are rehabilitated and returned to productive use. The estimated overall economic benefits of the neighborhood stabilization grants are **\$18.2 million** in direct, indirect and induced activity at the state level.

It is estimated that these funds would be used to restore **84 properties** to productive use, providing safe, affordable housing to its occupants. Rehabilitating those houses is anticipated to generate **116 new jobs**, most of which will be in construction, but will also stimulate jobs in retail, business services and the restaurant industry.

In addition, localities can expect to see a direct return of **\$0.5 million** in property taxes (since in many cases, banks will not pay taxes on properties they do not expect to sell) as well as a savings of **\$0.8 million** on trash collection, police, and fire services that they must otherwise expend on foreclosed and abandoned properties. This analysis does not include the property tax revenues that will be retained from properties no longer at risk of significant declines from being in close proximity to foreclosed and abandoned houses.

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