



Newark, NJ

Affordable Housing

KEY OUTCOMES

Long-term

Increase **housing stability and affordability**, especially among the city's low-income renters (note that 75% of all residents in Newark are renters).

Short-term

Reduce **eviction filings**; **increase rental unit registrations**; increase tenants' awareness of their **legal rights**; and increase tenants' **access to counsel** in landlord/tenant court.

BARRIERS

- Lack of outreach mechanisms to Newark tenants.
- Absence of meaningful outreach to prevent eviction filings by the city's largest landlord (Newark Housing Authority).
- Low knowledge and awareness of tenant rights, court processes, and available legal services – both among tenants and landlords.
- Legal process of evictions happens through Essex County rather than the City, creating challenges in accessing data, among other issues.
- Limited resources within the city to provide additional services to tenants.

INTERVENTION

We are scoping a number of potential complementary interventions to address three distinct stages in the housing-evictions continuum: access, prevention, and mitigation. We seek to further develop and implement at least one of them.

- On **access**, we are conducting **targeted outreach** to Newark property owners to increase registrations of rental units with the Office of Rent Control.
- On **prevention**, we are investigating a partnership with Newark Housing Authority to create a **process to identify tenants at risk of eviction** and provide them with case management or resource referrals.
- On **mitigation**, we are working with the **newly-established Office for Tenant and Legal Services** to increase awareness of tenant rights, and create and distribute materials that unrepresented tenants can use to familiarize themselves with the legal process and respond to their landlords' claims.

ALIGNMENT TO FIVE CRITERIA



Evidence base

Each of the interventions listed above is supported by the evidence base (although to varying degrees and levels of specificity). More broadly, there is evidence that evictions and displacement lead to an increased risk of longer-term homelessness, worse health outcomes, negative household income shocks, and a weakening of social capital.



Mayoral priorities

Mayor Baraka is committed to increasing housing affordability and stability for low-income residents in Newark. The newly-established Office for Tenant and Legal Services is further evidence of the city's commitment to addressing this priority.



Scalability

A large number of cities across the country are experiencing a growing housing crisis. If successful, this engagement can provide evidence for strategies for local government to address this issue.



Feasibility

We are still assessing which of the above interventions will be feasible given the program timeline and resourcing. Based on scoping activities to date, we believe that at least one of the interventions (and hopefully several) will provide feasible to implement at pilot scale.



Leverage taxpayer resources

Existing city partnerships (e.g. Rutgers University) and existing city services (e.g. Office for Tenant and Legal Services) will be leveraged, including seeking to work with the Newark Housing Authority and Essex County Court.