



# City of Newark

City Hall  
920 Broad Street  
Newark, New Jersey 07102

## Legislation Text

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File #: 24-0839, Version: 1

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**Dept/ Agency:** Economic and Housing Development

**Action:** ( ) Ratifying (X) Authorizing ( ) Amending

**Type of Service:** Need for Housing Project

**Purpose:** To determine whether the proposed Project will meet(s) an existing housing need within the City of Newark, pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines.

**Entity Name:** Springview Development Group, LLC

**Entity Address:** 1212 Springfield Avenue, Irvington, New Jersey 07111

**Funding Source:** New Jersey Housing Mortgage Finance Agency Program (Low Income Housing Tax Credit)

**Total Project Cost:** \$24,350,601.00

**City Contribution:** \$0.00

**Other Funding Source/Amount:** \$0.00

**List of Properties:**

**(Address/Block/Lot/Ward)**

559-569 Springfield Avenue/Block 2618/Lot 1/South Ward

**Additional Information:**

**WHEREAS**, Springview Development Group LLC (hereinafter referred to as the “Sponsor”) proposes to develop a new five-story mixed-use building with sixty-three (63) affordable residential units, which will be offered at 20%, 30%, 50% or 60% of Area Median Income (hereinafter referred to as the “Project”), pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter collectively referred to as the “NJHMFA Requirements”) within the City of Newark (hereinafter referred to as the “Municipality”) on a site described as Block 2618, Lot 1 as shown on the Official Assessment Map of the City of Newark, Essex County and commonly known as 559-569 Springfield Avenue, Newark, New Jersey (South Ward); and

**WHEREAS**, the Project will be subject to the NJHMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the “Agency”); and

**WHEREAS**, pursuant to the NJHMFA Requirements, the Governing Body of the Municipality hereby determines that there is a need for this housing Project in the Municipality; and

**WHEREAS**, the Sponsor has presented to the Municipal Council a revenue projection, which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency, a copy of which is attached hereto and made a part hereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:**

1. The Municipal Council finds and determines that the Project as proposed by Springview Development Group, LLC, 1212 Springfield Avenue, Irvington, New Jersey 07111 (the “Sponsor”), whom will a develop a new five-story mixed-use building with sixty-three (63) affordable residential units, which will be offered at 20%, 30%, 50% or 60% of Area Median Income, located at 559-569 Springfield Avenue, Newark, New Jersey, and known as Block 2618, Lot 1 (South Ward) on the Official Assessment Map of the City of Newark, meets or will meet an existing housing need within the City of Newark, New Jersey, pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14k-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing collectively referred to as “NJHMFA Requirements”).
2. The Municipal Council finds and determines that the residential unit housing development proposed by Sponsor meets all or part of the City of Newark’s low and moderate income housing obligations.
3. The Municipal Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the NJHMFA Requirements to enable the Agency to process the Sponsor’s application for Agency funding to finance the Project.

**STATEMENT**

Resolution wherein the Municipal Council finds and determines that there is a need within the City of Newark for the Project as proposed by Springview Development Group LLC, 1212 Springfield Avenue, Irvington, New Jersey 07111 (“Sponsor”), which enables the New Jersey Housing and Mortgage Finance Agency to process Sponsor’s application for funding to finance the development of a new five-story mixed-use building with sixty-three (63) affordable residential units, which will be offered at 20%, 30%, 50% or 60% of Area Median Income, located at 559-569 Springfield Avenue Newark, New Jersey, and known as Block 2618, Lot 1 (South Ward).