



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 16-0099, Version: 1

Dept/ Agency: Economic & Housing Development

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

Type of Service: Need for Housing Project

Purpose: To support NJHMFA Low Income Housing Tax Credit Application for a project known as Grace West a/k/a the Grace West Manor Apartments for the rehabilitation of approximately three hundred twenty-four (324) senior rental units of affordable housing and one hundred four (104) low income townhomes to be located at 221-305 Irvine Turner Blvd., Newark, New Jersey 07102, Block 2583, Lot 1, Central Ward

Entity Name: New Grace West Urban Renewal, LLC

Entity Address: 551 5th Avenue, 23rd Floor, New York, New York 10176

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

Total Project Cost: \$90,334,061.00

City Contribution: N/A

Other Funding Source/Amount: Projected: HMFA Note 1: \$57,000,000.00, Sellers Reserves: \$1,500,000.00, LIHTC Equity \$26,569,000.00, Income from Operation: \$1,550,000.00, Deferred Developer's Fee: \$3,715,061.00

List of Properties:

(Address/Block/Lot/Ward)

221-305 Irvine Turner Blvd., Block 2583, Lot 1 (Central Ward)

Additional Information:

N/A

WHEREAS, New Grace West Urban Renewal, LLC, 551 5th Avenue, 23rd Floor, New York, New York 10176, (hereinafter referred to as the "Sponsor") proposes to rehabilitate approximately three hundred twenty-four (324) senior rental units of affordable housing and one hundred four (104) low income townhomes on a site described as Block 2583, Lot 1 as shown on the Official Assessment Map of the City of Newark, Essex County, New Jersey and commonly known as 221-305 Irvine Turner Blvd. (Central Ward) for a project known as Grace West a/k/a the Grace West Manor Apartments (hereinafter referred to as the "Project"), to be occupied by individuals whose income is within guidelines set by the New Jersey Low Income Housing Tax Credit Program; and

WHEREAS, the Project shall be completed pursuant to 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. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements") within the City of Newark (hereinafter referred to as the "Municipality"); and

WHEREAS, the Project will be subject to the HMFA 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 HMFA Requirements, the Governing Body of the Municipality hereby determines that there is a need for this housing project in the Municipality.

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 known as Grace West a/k/a Grace West Manor Apartments (hereinafter referred to as the "Project") proposed by New Grace West Urban Renewal, LLC, 551 5th Avenue, 23rd Floor, New York, New York 10176 (hereinafter referred to as the "Sponsor"), consisting of the rehabilitation of approximately three hundred twenty-four (324) senior rental units of affordable housing and one hundred four (104) low income townhomes on a site described as Block 2583, Lot 1, as shown on the Official Assessment Map of the City of Newark, Essex County, New Jersey and commonly known as 221-305 Irvine Turner Blvd. (Central Ward), meets or will meet an existing housing need.

(2) 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 HMFA Law to enable the Agency to process the Sponsor's application for funding to finance the Project.

STATEMENT

This Resolution will permit New Grace West Street Urban Renewal, LLC, 551 5th Avenue, 23rd Floor, New York, NY 10176, to meet the requirements for funding from NJHMFA to rehabilitate approximately three hundred twenty-four (324) senior rental units of affordable housing and one hundred four (104) low income townhomes for a project known as Grace West a/k/a Grace West Manor Apartments ("the Project") to be occupied by individuals whose income is within guidelines set by the New Jersey Low Income Housing Tax Credit Program on a site described as Block 2583, Lot 1 as shown on the Official Assessment Map of the City of Newark, Essex County, New Jersey and commonly known 221-305 Irvine Turner Blvd. (Central Ward).