



## Legislation Details (With Text)

<b>File #:</b>	22-0855	<b>Version:</b>	1	<b>Name:</b>	Essex Plaza Preservation Two, LLC Need for Housing
<b>Type:</b>	Resolution	<b>Status:</b>			Adopted
<b>File created:</b>	6/10/2022	<b>In control:</b>			Economic and Housing Development
<b>On agenda:</b>	7/26/2022	<b>Final action:</b>			7/26/2022
<b>Title:</b>	<p>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: Essex Plaza Preservation Two, LLC Entity Address: 250 West 55th Street, 35th Floor, New York, New York 10019 Funding Source: New Jersey Housing Mortgage Finance Agency Program (Low Income Housing Tax Credit) Total Project Cost: \$49,227,048.00 City Contribution: \$0.00 Other Funding Source/Amount: Low Income Housing Tax Credits - \$19,635,000.00; HMFA First Mortgage, Note - \$30,078,000.; Deferred Developer Fee - \$1,015,069.00 List of Properties: (Address/Block/Lot/Ward) 31-33 East Kinney Street/Block 884/Lot 1/Central Ward 35-41 East Kinney Street/Block 884/Lot 3/Central Ward 9 Scott Street/Block 884/Lot 31/Central Ward 76 Orchard Street/Block 885/Lot 41/Central Ward 74 Orchard Street/Block 885/Lot 42/Central Ward 72 Orchard Street/Block 885/Lot 43/Central Ward 11 Pennington Street/Block 893/Lot 2/East Ward 13 Pennington Street/Block 893/Lot 3/East Ward 15-17 Pennington Street/Block 893/Lot 4/East Ward 19-31 Pennington Street/Block 893/Lot 6/East Ward 1082 Broad Street/Block 893/Lot 34/East Ward 1080 ½ Broad Street/Block 893/Lot 36/East Ward 1080 Broad Street/Block 893/Lot 37/East Ward 1078 ½ Broad Street/Block 893/Lot 38/East Ward 146-152 Orchard Street/Block 894/Lot 1/East Ward 158 Orchard Street/Block 895/Lot 44/East Ward 156 Orchard Street/Block 895/Lot 46/East Ward 154 Orchard Street/Block 895/Lot 48/East Ward 81Lincoln Park/Block 2826/Lot 24/East Ward 83 Lincoln Park/Block 2826/Lot 25/East Ward Additional Information:</p>				

### Sponsors:

### Indexes:

### Code sections:

Date	Ver.	Action By	Action	Result
7/26/2022	1	Municipal Council	Adopt	Pass

**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:** Essex Plaza Preservation Two, LLC

**Entity Address:** 250 West 55th Street, 35th Floor, New York, New York 10019

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

**Total Project Cost:** \$49,227,048.00

**City Contribution:** \$0.00

**Other Funding Source/Amount:** Low Income Housing Tax Credits - \$19,635,000.00; HMFA First Mortgage, Note - \$30,078,000.; Deferred Developer Fee - \$1,015,069.00

**List of Properties:**

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

31-33 East Kinney Street/Block 884/Lot 1/Central Ward

35-41 East Kinney Street/Block 884/Lot 3/Central Ward

9 Scott Street/Block 884/Lot 31/Central Ward

76 Orchard Street/Block 885/Lot 41/Central Ward

74 Orchard Street/Block 885/Lot 42/Central Ward

72 Orchard Street/Block 885/Lot 43/Central Ward

11 Pennington Street/Block 893/Lot 2/East Ward

13 Pennington Street/Block 893/Lot 3/East Ward

15-17 Pennington Street/Block 893/Lot 4/East Ward

19-31 Pennington Street/Block 893/Lot 6/East Ward

1082 Broad Street/Block 893/Lot 34/East Ward

1080 ½ Broad Street/Block 893/Lot 36/East Ward

1080 Broad Street/Block 893/Lot 37/East Ward

1078 ½ Broad Street/Block 893/Lot 38/East Ward

146-152 Orchard Street/Block 894/Lot 1/East Ward

158 Orchard Street/Block 895/Lot 44/East Ward

156 Orchard Street/Block 895/Lot 46/East Ward

154 Orchard Street/Block 895/Lot 48/East Ward

81 Lincoln Park/Block 2826/Lot 24/East Ward

83 Lincoln Park/Block 2826/Lot 25/East Ward

**Additional Information:**

**WHEREAS**, Essex Plaza Preservation Two, LLC, (hereafter referred to as the “Sponsor”) proposes the acquisition and rehabilitation of an affordable housing project containing two hundred forty-one (241) multi-family affordable housing units in a rental housing project known as Essex Plaza Two and Three (hereafter 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 promulgated thereunder (the foregoing hereinafter collectively referred to as “NJHMFA Requirements”) within the City of Newark (hereafter referred to as the “Municipality”) on the following sites located in the East Ward and Central Ward of the City of Newark, County of Essex, State of New Jersey:

31-33 East Kinney Street/Block 884/Lot 1/Central Ward  
35-41 East Kinney Street/Block 884/Lot 3/Central Ward  
9 Scott Street/Block 884/Lot 31/Central Ward  
76 Orchard Street/Block 885/Lot 41/Central Ward  
74 Orchard Street/Block 885/Lot 42/Central Ward  
72 Orchard Street/Block 885/Lot 43/Central Ward  
11 Pennington Street/Block 893/Lot 2/East Ward  
13 Pennington Street/Block 893/Lot 3/East Ward  
15-17 Pennington Street/Block 893/Lot 4/East Ward  
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1082 Broad Street/Block 893/Lot 34/East Ward  
1080 ½ Broad Street/Block 893/Lot 36/East Ward  
1080 Broad Street/Block 893/Lot 37/East Ward  
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146-152 Orchard Street/Block 894/Lot 1/East Ward  
158 Orchard Street/Block 895/Lot 44/East Ward  
156 Orchard Street/Block 895/Lot 46/East Ward  
154 Orchard Street/Block 895/Lot 48/East Ward  
81 Lincoln Park/Block 2826/Lot 24/East Ward  
83 Lincoln Park/Block 2826/Lot 25/East 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 (hereafter 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 within the Municipality; and

**WHEREAS**, the Sponsor has presented to the Municipal Council a revenue projection for the Project, 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 to 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, known as Essex Plaza Two and Three as proposed by Essex Plaza Preservation Two, LLC, 250 West 55<sup>th</sup> Street, 35<sup>th</sup> Floor, New York, New York 10019 (the “Sponsor”), which will acquire and rehabilitate the existing affordable housing development containing two hundred forty-one (241) affordable multi-family rental units on the following sites located in the East and Central Wards of the City of Newark, County of Essex, State of New Jersey (the “Project”), meets or will meet an existing housing need with 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 promulgated thereunder (collectively “NJHMFA Requirements):

31-33 East Kinney Street/Block 884/Lot 1/Central Ward  
35-41 East Kinney Street/Block 884/Lot 3/Central Ward

9 Scott Street/Block 884/Lot 31/Central Ward  
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83 Lincoln Park/Block 2826/Lot 25/East Ward

2. The Municipal Council finds and determines that the two hundred forty-one (241) affordable multi-family residential rental unit development as proposed by Sponsor meets all or part of the City of Newark's low and moderate income housing obligation.

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 proposed Project known as Essex Plaza Two and Three, by Essex Plaza Preservation Two, LLC, 250 West 55<sup>th</sup> Street, 35<sup>th</sup> Floor, New York, New York 10019, which enables the New Jersey Housing and Mortgage Finance Agency to process the Sponsor's application for funding to finance the acquisition and rehabilitation of two hundred forty-one (241) affordable multi-family rental units located on the following sites in the East Ward and Central Ward of the City of Newark, County of Essex, State of New Jersey:

31-33 East Kinney Street/Block 884/Lot 1/Central Ward  
35-41 East Kinney Street/Block 884/Lot 3/Central Ward  
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