



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 22-0855, Version: 1

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
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; 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 55th Street, 35th 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
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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

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 55th Street, 35th 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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