

ESSEX COUNTY DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT

PUBLIC NOTICE

AMENDMENT TO THE ONE-YEAR ACTION PLANS FOR PROGRAM YEARS
2014, 2015 and 2016

INTENDED USE OF HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) FUNDS FOR A LOAN TO VALLEY ROAD RESIDENTIAL URBAN RENEWAL, LLC, A FOR-PROFIT LIMITED LIABILITY COMPANY

July 14, 2018

Essex County Division of Housing & Community Development
20 Crestmont Road
Verona, NJ 07044
(973) 655-0200

Citizens of Essex County are invited to a Public Hearing to provide input and comments on the substantial amendments to the above mentioned action plans. Upon review and approval, the County will notify the U.S. Department of Housing & Urban Development of the amendments to the Action Plans covering the program years 2014, 2015 and 2016 on August 15, 2018.

The public hearing will be held as follows:

TIME: 10:00 AM
DATE: July 30, 2018
PLACE: County of Essex, Division of Housing & Community Development
20 Crestmont Road, Verona, New Jersey 07044

In accordance with U.S. Department of Housing and Urban Development regulations governing the Home Investment Partnerships (HOME) Program, the County of Essex hereby notifies the public of its intent to amend its One Year Action Plans for Program Years 2014, 2015 and 2016. Funding of \$780,000 will be drawn from Entitlement Funds for Program Years 2014, 2015, and 2016. These HOME funds will be loaned to Valley Road Residential Urban Renewal, LLC One Parker Plaza Fort Lee, New Jersey 07052 for the purpose of New Construction of 100 Rental housing units located at 22-24 Central Avenue West Orange, New Jersey 07052. Upon completion, fifty five (55) units will be affordable housing units, with eleven (11) of these units designated as HOME assisted units. These 11 HOME units will be comprised of eight (8) HIGH HOME units and three (3) LOW HOME units and will be rented to households with low and very low incomes as determined under applicable regulations for HOME assisted units. This project will also create forty five (45) market rate units.

The funds used to make the loan are on account in the U.S. Treasury. Upon loan repayment, the funds will be re-deposited for eventual use for other HOME eligible projects.

In total, Valley Road Residential Urban Renewal, LLC. will be loaned \$780,000.00 for a term not to exceed thirty (30) years after the project completion date at an interest rate of 1%. There will be no interest charged on this loan. The principal and interest will be paid based on available cash flow. The Affordability Period will be 20 years after the project completion date. The final commitment of HOME funds for this project is subject to a determination based on current information and any future material changes that the project satisfies applicable underwriting, subsidy layering and environmental standards and is in compliance with HOME regulations. On June 15, 2018, public notices were issued for this project site that provided an assessment of environmental reviews and flood plain mitigation. At that time, no public comments were received.

The loan will be secured by a lien on property owned by Valley Road Residential Urban Renewal, LLC located at 22-24 Central Avenue West Orange, New Jersey. Non-payment or default on the loan by the Borrower could result in the cancellation of the other HOME projects. In the event of default, the County will use all legal means available under the loan agreement to recapture the funds. Any remaining un-captured funds owed the County could result in certain HOME projects being cancelled. Prior to canceling any project(s), the County's Division of Housing and Community Development will conduct Public Meetings and associated meetings with the Community Development Representatives Committee in accordance with the 2020 Citizen Participation Plan.

The public benefit of this project consists of the New Construction of Eleven (11) rental units resulting in the creation of eleven (11) units for households with low and very low incomes as determined under applicable regulations for HOME assisted units. In addition to the designated HOME units, this project will create 44 other Affordable housing units that will be made available to households at or below 60% of AMI.

The substantial amendment to the Consolidated Action Plan will be available on the Department website as of July 14, 2018 at <http://www.essexcountynj.org/> and for public review at the Essex County Division of Housing and Community Development, located at 20 Crestmont Road, Verona, NJ, 07044, Monday-Friday, 9:00 a.m.-4:00 p.m. The public review period ends on August 15, 2018.

Concerned citizens can submit written comments on the proposed funding to the Essex County Division of Housing and Community Development, 20 Crestmont Road, Verona, New Jersey 07044 or via e-mail to emartinez@essexhcd.com

All comments must be received by August 15, 2018.

Joseph N. DiVincenzo, Jr.
County Executive

George F. Serio, Jr.
Division Director