



ESSEX COUNTY DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT
PUBLIC NOTICE
AMENDMENT TO THE ONE-YEAR ACTION PLAN

INTENDED USE OF HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FUNDS FOR A HOME-ARP LOAN TO THE SPRINGFIELD GATEWAY PARTNERS URBAN RENEWAL LLC, A FOR-PROFIT CORPORATION.

Citizens of Essex County are invited to a Public Hearing to provide input and comments on the substantial amendment to the above-mentioned action plan. Upon review and approval, the County will notify the U.S. Department of Housing & Urban Development of the amendment to the Action Plans.

The public hearing will be held as follows:

DATE: Tuesday, March 31, 2025
TIME: 5:30 P.M.
PLACE: County of Essex, Division of Housing & Community Development
20 Crestmont Road
Verona, New Jersey 07044

In accordance with the 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.

Funding of \$500,000 will be drawn from HOME Entitlement Funds. The HOME Loan will be made to Springfield Gateway LLC, located at 211 Warren Street in Newark, New Jersey, for the rehabilitation of the property located at 749-763 Springfield Avenue and 413-421 21st Street in Irvington, New Jersey. Upon completion, this property will provide 48 high-quality, affordable apartments to Irvington. In addition, it will bring needed development to the neighborhood and be 100% affordable.

The loan term will be thirty years, beginning on the project completion date. The principal and interest will be paid based on available cash flow. The loan will be secured by a lien on the project sites in Irvington, New Jersey. The Affordability Period for this activity will be 30 years beginning on the project completion date. A final commitment of HOME funds for this project is subject to a determination that the project satisfies applicable underwriting, subsidy layering, and environmental standards, and follows HOME regulations, based on an assessment of current information and future material changes.

The Affordability Period for this activity will be 30 years, beginning from the date of project completion. Non-payment or default on the loan by the Borrower could result in the cancellation of 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 uncaptured funds owed to the County could result in certain HOME projects being cancelled. Before 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 Citizen Participation Plan.

Many of the housing options for the homeless in Essex County consist of temporary shelters. The aim of the proposed housing is to provide permanent units for homeless people. The public benefit of this project consists of it being 100% affordable, with the following income targeting:

- 43 apartments reserved for households with incomes of 60% AMI or less
- 5 apartments reserved for households with incomes of 30% AMI or less, including 5 apartments reserved for homeless households. Rents for the 5 apartments for homeless households are set at 20% AMI.

The substantial amendment to the Consolidated Action Plan will be available on the Department website 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 **April 15, 2026**.

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 trodriguez@hcd.essexcountynj.org

All comments must be received by **April 15, 2026**.

Joseph N. DiVincenzo, Jr.
Essex County Executive

John M. Soares
Division Director