

ESSEX COUNTY DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT
PUBLIC NOTICE
AMENDMENT TO THE ONE-YEAR ACTION PLAN FOR PROGRAM YEARS 2022, 2023 AND 2024

INTENDED USE OF HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FOR SIERRA HOUSE
CORP., A NOT-FOR PROFIT CORPORATION

Citizens of Essex County are invited to a Public Hearing to provide input and comments on the substantial amendment to the Program Years 2022, 2023 and 2024 Action Plans. Upon review and approval, the County will notify the U.S. Department of Housing & Urban Development of the amendments to the Action Plan covering these program years.

The public hearing will be held as follows:

TIME: 5:00 P.M.
DATE: Tuesday, July 14, 2026
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 Plan for Program Year (PY) **2022**, Program Year **2023**, and Program Year **2024**.

HOME funds of \$400,000.00 that is needed due to high cost of materials will be drawn from HOME CHDO. The HOME Loan will be made to Sierra House Corp. a non-profit organization whose address is 134 Evergreen Place, Suite 103, East Orange, New Jersey, for the New Construction of four newly constructed duplex townhomes, creating a total of four affordable housing units located 236 Hickory Street in Orange, New Jersey. These buildings will provide townhomes designed to blend seamlessly into the community while offering modern, energy-efficient features to reduce utility costs for residents. The homes will include; three bedrooms and three bathrooms with ample living space, Energy Star-certified appliances and sustainable building materials, backyard and outdoor green space, ADA-accessible units, ensuring inclusivity for residents with disabilities, all of which will be affordable. Upon completion, all four units will be designated as Essex County HOME-assisted units and rented to households with low and very low incomes as determined under applicable regulations for HOME assisted units. The principal will be forgiven after the Period of Affordability has been surpassed. The Period of Affordability 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 is in compliance with HOME regulations, based on an assessment of current information and future material changes.

The public benefit for this project offers affordable housing and will fit the needs of low-income families by reducing the financial burden of rent and providing stability, access, and opportunity. When housing costs are affordable – typically no more than 30% of a family’s gross income – families can better manage other essential expenses like food, healthcare, and education. Without affordable options, low-income families often spend more than half of their income on rent, putting them at risk of eviction or homelessness. Programs such as HOME partnership, Housing vouchers and Low-Income Housing Tax Credit (LIHTC) developments help close this gap by making safe, quality housing more accessible.

Affordable housing also offers families stable housing. Stable housing improves quality of life by preventing frequent moves, which can disrupt employment and children’s education. It also allows families to establish roots in their communities, fostering support networks and social stability. Many affordable housing developments are strategically located near quality schools, public transportation, jobs, healthcare facilities, and grocery stores, thereby increasing access to opportunity and enhancing long-term well-being.

In addition, the proposed project supports economic mobility by allowing families to save, invest in education or job training, and afford childcare—all of which can contribute to a more secure financial future. It also contributes to better health outcomes, as families are less likely to live in overcrowded or unsafe conditions that can lead to stress and illness. The project will be specially designed to meet the needs of individuals with disabilities, or those transitioning out of homelessness, including accessibility to Sierra House other programs and supportive services. The funds used to make this 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.

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 un-captured funds owed to 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 Citizen Participation Plan.

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. to 4:00 p.m. **The public review period ends on Tuesday, July 28, 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 email to anarvaez@hcd.essexcountynj.org.

All comments must be received by Tuesday, July 28, 2026

Joseph N. DiVincenzo, Jr.
Essex County Executive

John M. Soares
Division Director