



MAYOR CHRIS BOLLWAGE

CITY OF ELIZABETH PRESS RELEASE



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CITY OFFICIALS BREAK GROUND ON NEW MIXED-USE AFFORDABLE SENIOR HOUSING

Once complete, the development will be the only LEED Gold certified affordable senior mixed use, mid-rise, urban fill housing project in the state.

ELIZABETH, NJ, MAY 20, 2010-- Mayor J. Christian Bollwage broke-ground on a 31-unit senior building that integrates affordable housing with supportive services located at 205 First Street in the Elizabethport community. The Mayor was joined by Manny Grova Jr, First Ward Councilman; William Jones, Executive Director of the Housing Authority; and Daniel Devanney, Executive Director of the Elizabeth Development Company.

“This project continues the redevelopment efforts following the successful completion of the HOPE VI Program, which has transformed the Elizabethport neighborhood into a viable, vibrant community,” stated Mayor Bollwage. “Each development piece of HOPE VI has improved the City’s oldest neighborhood and fueled its revitalization. Now we continue with our commitment to improving the quality of life by providing vital services and affordable housing for our most treasured citizens.”

The Housing Authority of the City of Elizabeth (HACE) is developing this project with the experience and capacity acquired throughout the successful implementation of the HOPE VI redevelopment project. The proposed 40,000 square foot building will be 4-stories, with three floors of one-bedroom residential apartments. The street level uses include: offices, program space for residents, and commercial space. Twenty-two onsite parking spaces will be included to meet the neighborhood commercial corridor zoning requirements.

The units will be age and income-restricted to seniors starting at 55 years of age with household incomes that meet the NJ Housing and Mortgage Finance Agency (HMFA) Low Income Housing Tax Credit (LIHTC) program requirements. A total of 12 units will be subsidized with an Annual Contribution Contract (ACC) provided by the Department of Housing and Urban Development. It is anticipated that the construction of the project will be complete in Summer 2011.

“This project is a microcosm of the entire HOPE VI Program,” said Councilman Manny Grova, Jr., “It converts underutilized property into a sustainable and productive development. It provides economic growth and opportunity with its commercial element and much need affordable housing for our seniors. All while integrating environmentally friendly elements into its construction.”

The 205 First Street Senior Housing Development is the first affordable mid-rise residential project funded by NJ HMFA that has been designed to achieve a LEED for Homes Gold rating level. In addition to the anticipated LEED Gold rating, the new construction project will comply with the ENERGY STAR and the NJ HMFA Green Future Program – a comprehensive affordable green building, and energy efficiency program for projects funded in coordination with NJ DCA and HMFA.

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“We thank HACE, EDC, Mayor Chris Bollwage and the City of Elizabeth for their ongoing support of the new development,” said Jonathan F.P. Rose, President of Jonathan Rose Companies, “As the first LEED Gold designed green affordable senior housing development in New Jersey, the 205 First Street Senior Housing Development will contribute to better health and cost-savings for the residents and benefit the community for years to come.”

Key objectives in the design, construction, and operation of the building are: (1) to increase affordability in housing by reducing building and household / operating costs through the use of ENERGY STAR methods; (2) to improve the light and air quality and comfort in residential environments using green design strategies; and (3) to increase the livability of the built environment for low-income seniors.

Green Features of the 205 First Street Senior Housing Development include:

- A **smart growth location** in a dense, mixed-use neighborhood will allow for infrastructure efficiency and encourage residents to walk and use public transportation.
- A **high-performance building envelope**, high-efficiency mechanical systems, and Energy Star rated roof will reduce the building’s energy consumption.
- **Solar Panels** that will provide renewable energy to the building’s common areas.
- **ENERGY STAR-rated** appliances and lighting fixtures, including motion sensors where appropriate, will provide significant energy savings. **Apartments are individually metered** for electricity to promote further energy conservation and cost savings for residents.
- **Low- or no-VOC paints and primers, healthy floor and wall coverings** will be used throughout the building to reduce toxic emissions and create a healthier living environment.
- **Recycled content and rapidly renewable materials** will be used where possible, including bamboo flooring in all of the residential units.
- **Low flow water fixtures** to promote water conservation in bathrooms, along with drought tolerant landscaping requiring minimal chemical and water inputs outside.

“The 205 First Street Senior Housing Development is a vital project in the implementation of the multi-phased redevelopment plan for the Elizabethport neighborhood,” stated William Jones, Executive Director HACE. “We could not think of a better way to finish the HOPE VI program than to have HACE develop the last project. This development is located on a strategic corner parcel, along a commercial corridor, adjacent to various new residential developments and community services. It is billed as senior housing but in reality it will serve the entire community.”

Additional funding has been provided to the project by the City of Elizabeth NSP and HOME programs, Community Development Block Grant (CDBG), and HUD Capital Fund Recovery Competition (ARRA funding). Magrann Associates is the LEED for Homes Provider. The building has been designed by Netta Architects and will be constructed by Claremont Construction Group.

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