

## **Projects Funded Under Affordable Newark I**

### **Residence of St. Martin of Tours:**

Through its nonprofit developer Domus Corporation, the Catholic Archdiocese of Newark will be bringing this brand new affordable senior living facility to the North Ward. The development will provide 11 units at 30% AMI and 14 units at 50% AMI for older Newarkers.

### **450 Ferry (Ballantine Site G):**

Part of the redevelopment of the former Ballantine Beer brewery in the East Ward, this all-affordable component of the project will contain 21 units at 30% AMI and 22 units at 80% AMI, ensuring that the transformative redevelopment on the edge of the Ironbound will be inclusive of low-and moderate-income Newarkers.

### **Halsey Central:**

Halsey Central is an upcoming 10-story mixed-income residential development being developed by L&M Partners and Prudential Financial on the corner of Halsey Street and Central Avenue in the heart of downtown. It will contain 5 units at 30% AMI, and 46 units at 80% AMI, alongside 51 market-rate units. Alongside the all-affordable Kawaida Towers being developed across the street, the intersection of Halsey & Central will soon be a demonstration of Mayor Baraka's commitment to Equitable Growth in action and a nationally prominent example of Equitable Transit-Oriented Development (eTOD).

### **184-194 Thomas:**

This all-affordable apartment community in the South Ironbound is currently under construction, and thanks to Affordable Newark will provide 20 units of housing at 30% AMI alongside 10 units at 50% AMI and 22 units at 80% AMI. This project will provide much needed affordable housing to the East Ward, the ward in the city with the highest rents and the lowest vacancy rates.

### **Clinton Hill Family Homes:**

Clinton Hill Community Action, a neighborhood community development corporation founded in 2019 dedicated to serving the South Ward, has acquired three vacant lots and one abandoned home in the Upper Clinton Hill neighborhood. Thanks to Affordable Newark Funding, they will be returning all four properties into productive use as three-family homes, providing an affordable homeownership opportunity for households making 80% AMI, and seven units of 30% AMI rental housing.

### **Oak Towers:**

The long troubled and more recently blighted and abandoned Aspen Stratford apartments on Stratford Place in Lower Clinton Hill are being rehabilitated and transformed into the modern, all affordable Oak Towers. Thanks to Affordable Newark, the development will contain 28 units at 30% AMI alongside 47 units at 80% AMI.

### **Bergen Family Living:**

As part of its promise to give back to its Weequahic community around Beth Israel Hospital in the South Ward, RWJ Barnabas is facilitating the renovation and expansion of a row of

commercial storefronts along Bergen Street in order to provide affordable housing above retail properties on the busy commercial strip. The development will contain 15 units at 30% AMI, 19 units at 50% AMI, and 32 units at 80% AMI.

### **Affordable Newark II:**

#### **Fairmount Commons Phases I & II:**

The Fairmount Commons redevelopment, a partnership between the City of Newark, the Urban League of Essex County, and private developers RPM and MCI, will be transforming vacant parcels on a disinvested city block across the street from West Side High School into quality affordable housing, new homeownership opportunities, and community facilities. The West Ward project was designed with special care by the City's Office of Planning & Zoning to integrate seamlessly with the surrounding residential community. Fully realized, the plan will contain 29 units of 30% AMI housing alongside 72 units of 30% AMI housing and 16 community homeownership opportunities.

#### **Arrow Senior Living:**

Arrow Senior Living is bringing four all affordable senior living facilities to sites in the West and North Wards, providing much-needed affordable homes for our elders. Together the projects will contain 52 30% AMI units alongside 126 50% AMI units and 74 80% AMI units.

#### **West Side Villas:**

Located in the West Ward Model Neighborhood, this mixed-income project will bring much needed housing at a variety of income levels to a series of vacant lots on 15<sup>th</sup> and 16<sup>th</sup> Streets near West Side Park. The apartment building will contain eight units of 30% AMI housing and 20 units of 80% AMI housing to accompany 41 units of market-rate housing.