



CORINTHIAN TOWERS

HUD PROJECT BASED SECTION 8



ACQUISITION



EAST ORANGE, NJ



221 UNITS



FAMILY

PROJECT OBJECTIVES:

Located at 67 South Munn Avenue in the 4th Ward of East Orange, Corinthian Towers is a 10-story apartment building with 221 dwelling units. The 221 units are comprised of 57 one-bedroom units, 80 two-bedroom units, 83 three-bedroom units and 1 two-bedroom super unit. All units (aside from the super unit) at the property receive subsidy through a HUD project-based Section 8 Housing Assistance Payment (HAP) contract. The property is also subject to an NJHMFA Regulatory Agreement through 2025. On-site amenities include: a laundry room, on-site parking, and a community space that currently serves as an adult day care facility during the day.

To ensure the long-term affordability of the property, HVPG obtained a new, 20-year term HAP contract. The acquisition was financed through a 4% low-income tax credit/tax exempt bond structure. The property is subject to LIHTC income restrictions through a thirty-year compliance period: tenants must qualify at 60% of Area Median Income (AMI) to reside at the property. This transaction represents a nearly ~\$57MM investment in East Orange's low-income housing supply and supports an extensive renovation that will modernize the property and improve resident quality of life.

FINANCING:

The acquisition and renovation was financed with NJHMFA tax-exempt bonds and 4% Low Income Housing Tax Credits (LIHTC) purchased by PNC, construction loan from PNC, and Freddie Mac credit enhanced Tax-Exempt Loan (TEL) originated by PGIM Real Estate.

RESULTS:

- Affordability of low-income housing supply preserved for decades to come with a new 20-year HUD project based Section 8 HAP contract
- Extensive LIHTC rehab prioritizing building modernization, energy efficiency upgrades, enhanced security, unit renovations and resident quality of life improvements
- The City of East Orange EHD and Council supported the project with a long-term PILOT Agreement that is implemental to the project's success
- No displacement of residents

SCOPE OF WORK:

UNITS:

- New kitchen cabinetry & countertops
- Creation of ADA and H/V units
- New unit entry hardware and doors
- New refrigerators and stove ranges
- New low-flow toilets, showerheads & faucet aerators
- New LED Lighting throughout
- Smoke and CO detectors in all units
- Painting of all areas

SITE EXTERIOR:

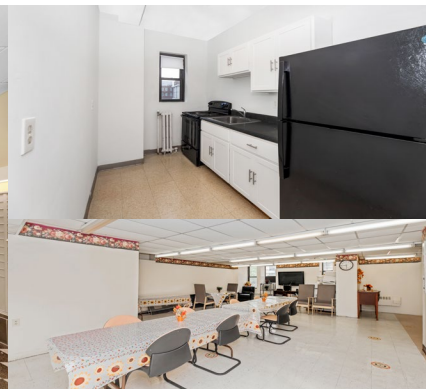
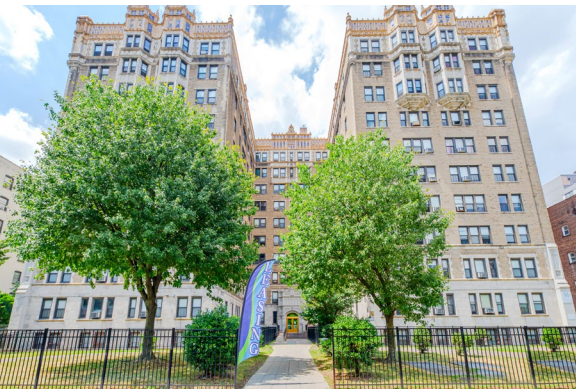
- Sidewalk repairs
- Landscaped entry path with decorative perimeter fencing
- Removal of an old, unused vehicular path at entry with landscaped area
- New/additional exterior site lighting
- Façade & terra cotta repair
- Roof replacement
- Parking lot repair and restripe
- Replace two (2) existing rooftop makeup air units

COMMON AREAS/BUILDING:

- Full elevator modernization including converting 3rd elevator from freight to passenger
- Window replacement (historic)
- New doors throughout the site & in common areas
- Recreation of a Grandy Entry with "Brass Look" entry doors and secured vestibule
- Restoration of lobby with original terrazzo flooring and enlarged mail room
- Re-painting throughout common areas
- New LED common area lighting
- New flooring in common areas
- New signage throughout the building
- New trash compactor at site
- Boiler replacement
- Generator replacement

SECURITY:

- Visual intercom and numerous access control upgrades
- Security cameras with active monitoring to be added on the interior and exterior



Photos: (left to right) exterior, renovated lobby, kitchen, community room