



# DELSEA VILLAGE APARTMENTS

## HUD PROJECT BASED SECITON 8



ACQUISITION



MILLVILLE, NJ



100 UNITS



FAMILY

### PROJECT SUMMARY:

Delsea Village Apartments is a 100-unit family property located in the town of Millville, New Jersey. The development is comprised of 100 units across 11 garden style apartment buildings and ~10 acres. The property was originally developed in 1971. Site amenities include off-street parking, clubhouse, computer room, onsite laundry facilities and a playground.

HVPG used a unique financing structure to initially acquire the property with private equity and later bridge to a tax credit execution to finance the substantial renovation. This allowed HVPG to meet an expedited closing deadline and take over operations and site control prior to tax credit closing.

### FINANCING AND SUBSIDY:

Bridge debt financing was through Key Bank. The second phase of HVPG's preservation plan secured 4% low-income tax credits through Raymond James along with tax-exempt bond financing issued by the New Jersey Housing & Mortgage Finance Agency and permanent debt also through Key Bank.

All 100 units at the site are subject to a HUD Project Based Section 8 contract that ensures residents pay no more than 30% of their income on rent. The new tax credit financing adds income restrictions at the site for an additional 30-year period.

### RESULTS:

- Long-term affordability preserved for decades to come with new 20-year HUD HAP contract and new 30-year tax credit regulatory agreement
- Substantial ~\$5M renovation prioritizing building modernization, energy efficiency upgrades and resident quality of life improvements.
- No displacement of residents

### SCOPE OF WORK:

#### SITE EXTERIOR:

- New landscaping including re-seeding, new plantings, site furniture, and playground replacement
- Parking lot sealcoat and striping
- New monument signage
- New white picket fencing
- New shutters
- New asphalt roofs and repair of roof awnings
- New exterior doors

#### COMMON AREAS/BUILDING:

- Upgrades to community room including new appliances, cabinetry, countertops, and computer equipment
- Updated laundry facilities
- New/additional LED lighting throughout
- New flooring
- New state of art security system with cameras and monitoring system
- New access control at office and laundry room

#### UNITS:

- Kitchen upgrades including new designer countertops, cabinets, and appliances
- Bathroom upgrades including new energy saving toilets, faucets, showerheads, and tub reglazing as needed
- New/additional LED lighting
- New flooring and paint
- New smoke/CO detectors
- New unit signage

