



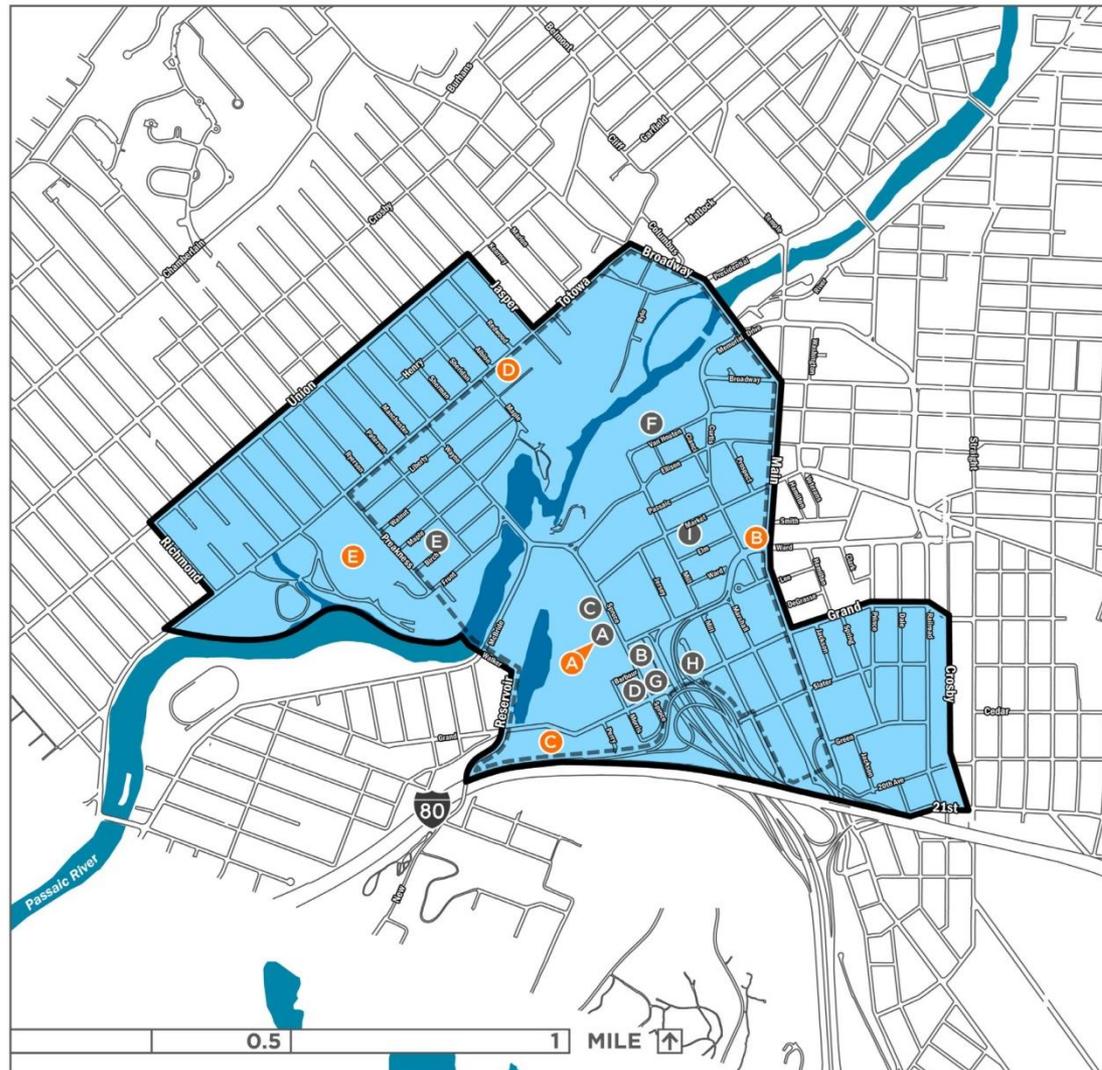
# CASE STUDIES OF HISTORIC PROPERTY REDEVELOPMENT GREAT FALLS PROMISE NEIGHBORHOOD PATERSON, NEW JERSEY

PRESENTED BY NEW JERSEY COMMUNITY DEVELOPMENT CORPORATION  
HCDNNJ 2015 ANNUAL CONFERENCE

# NJCDC's MISSION

- NJCDC's mission is to create opportunities to transform lives.
- Core areas of focus are:
  - Youth Services
  - Education
  - Community and Economic Development
  - Affordable Housing.
  
- Within the areas of Community Development and Affordable Housing we execute projects in consideration of Paterson's history, and when appropriate, restore historic properties to serve the Great Falls Promise Neighborhood in new ways.

# GREAT FALLS PROMISE NEIGHBORHOOD



## GREAT FALLS PROMISE NEIGHBORHOOD

- FORMER GREATER SPRUCE STREET NEIGHBORHOOD BOUNDARY
- GREAT FALLS PROMISE NEIGHBORHOOD BOUNDARY

### GREAT FALLS PROMISE NEIGHBORHOOD BASICS

**AREA:** 503 ACRES / 0.79 SQUARE MILES  
**CITY BLOCKS:** MORE THAN 95  
**2010 POPULATION:** 13,174  
**2012 HOUSEHOLDS:** 3,655  
**2010 POPULATION UNDER 5 YEARS:** 1,103  
**2012 MEDIAN INCOME:** \$27,043

### NJCDC ASSETS

- (A) NJCDC HEADQUARTERS; ROGERS MEETING CENTER
- (B) COMMUNITY CHARTER SCHOOL OF PATERSON
- (C) INDEPENDENCE HOUSE
- (D) SPRUCE TERRACE APARTMENTS
- (E) BIRCH ARMS APARTMENTS
- (F) CONGDON MILL APARTMENTS; CONGDON MILL BOILER BUILDING
- (G) FUTURE HOME OF THE PARK CORNER APARTMENTS
- (H) WILLIAM CARLOS WILLIAMS PLAZA
- (I) ELM STREET APARTMENTS

### NJCDC PROGRAM SITES

- (A) PATERSON FAMILY CENTER
- (B) GREAT FALLS YOUTH BUILD
- (C) GREAT FALLS TEEN CENTER - INTERNATIONAL HIGH SCHOOL/ GARRET MORGAN ACADEMY
- (D) FULL SERVICE COMMUNITY SCHOOL - PUBLIC SCHOOL 5
- (E) 21ST CENTURY COMPETE FOR LIFE - JOHN F. KENNEDY EDUCATIONAL COMPLEX

# TRANSPORTATION OPPORTUNITY CENTER



- Historic Frame Fitting Shop of the Rogers Locomotive Works, later used as a textile factory.
- Now a multi-use community facility that includes a preschool, charter school, and NJCDC's program and administrative headquarters.
- Development Budget:
  - ▣ NJHT \$750,000
  - ▣ NJDOT TE \$5,000,000
  - ▣ HUD \$2,000,000
  - ▣ Private Loan \$1,500,000
  - Total \$7,450,000

# INDEPENDENCE HOUSE



- Historic Administrative Building for Rogers Locomotive Works, transitioned to Silk Machinery Exchange.
- Now Housing for Young Men aging out of Foster Care
- Development Budget
  - ▣ DCA S+C                   \$500,000
  - ▣ LISC Grant               \$100,000
  - ▣ FHLB                     \$200,000
  - Total                         \$700,000\*

\* Cost Increase to renovate Independence House concurrent with TOC renovation.

# ROGERS MEETING CENTER (RMC)



- Historic Storage Building for Rogers Locomotive Works (1881)
- Now a Meeting Center offering space for community events and conferences
- Received award from City of Paterson Historic Preservation Commission

## □ Development Budget

|                       |             |
|-----------------------|-------------|
| □ HUD                 | \$994,100   |
| □ NJ Historic Trust   | \$750,000   |
| □ NRTC (1 & 2)        | \$1,299,254 |
| □ NJDOT TE            | \$1,100,000 |
| □ 1772 Foundation     | \$350,000   |
| □ <u>Owner Equity</u> | \$490,000   |
| Total                 | \$4,983,354 |

# QUESTIONS?

