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Mayor Fulop Announces Plans for 320-Unit Mixed Income Development at former Whitlock Cordage Site in Bergen-Lafayette; Project includes 230 Affordable Units (70% of Project)

Long-Stalled Project was Initially Planned in 2004; Fulop Administration Found New Developer to Bring Significant Development off the Waterfront, Preserve this Historic Site, While Creating Hundreds of Affordable Housing Units

JERSEY CITY – **Mayor Steven M. Fulop** announced today that the long-stalled redevelopment of the Whitlock Cordage site is moving forward, bringing a significant mixed-income development along the banks of the former Morris Canal in Bergen-Lafayette that includes 230 units of affordable housing.

On Wednesday, the City Council will vote on a PILOT ordinance for the project -- which was originally planned in 2004 -- to allow for a two hundred thirty (230) units (70% of the project) for low and moderate income households at 60% AMI or less. The remaining 100 units will be available at market rate.

“We are proud to bring this long-stalled project into fruition,” said **Mayor Fulop**. “This development is of significant importance to the Morris Canal community and to Ward F. Not only are we preserving a piece of our City’s history and bringing further development away from the waterfront, we are also adding hundreds of affordable units at a time when our residents need them most.”

The project known as Whitlock Mills, is being developed by RPM Development Group, and is the long-planned conversion of the former Whitlock Cordage industrial complex, a 6.65-acre property fronting Lafayette Park.

The site has historic significance to Jersey City. Some of the buildings were originally constructed in the 1860’s as part of Passaic Zinc Works, while later buildings were constructed by the Whitlock Cordage Company in the early 1900’s. Whitlock Cordage manufactured rope and cables, primarily for the maritime industry. In 2003, a federal bankruptcy judge ordered demolition of the property to allow for its sale, but a proposal to convert the complex into housing stalled in 2004 when the original developer of the project defaulted and was placed under foreclosure by the New Jersey Housing and Mortgage Financing Agency.

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“I’m glad we’re able to move this stalled project forward,” said **Council President Rolando Lavarro**. “We’re salvaging the City’s multi-million dollar investments from a decade ago, improving the financial terms for City taxpayers going forward, and more importantly, realizing the promise of this neighborhood with 70% affordable units and much needed development. This is a win-win for all parties.”

The Fulop administration has placed a major emphasis on affordable housing, creating the first 80/20 housing developments on the waterfront in more than three decades and developing the first affordable housing plan in the city’s history. In four years, the Fulop administration has created or preserved more housing than during the previous eight years, including new senior housing at the Catherine Todd Housing on Montgomery Street.

The redevelopment project will also include a grand total of two hundred seventy-two (272) onsite parking spaces. One hundred thirteen (113) will be surface parking and one hundred fifty-nine (159) will be garage parking. The Jersey City Redevelopment Agency and the New Jersey Housing and Mortgage Financing Agency are partners with the City on the project.

All media inquiries should be directed to Jennifer Morrill, Press Secretary for Mayor Steven M. Fulop at jenniferm@jcnj.org or 201-376-0699.////