

Tagliareni Plaza



Opening The Gateway To Bayonne

Regan Development Reinvigorates The Face Of Bayonne's Avenue E In New Jersey



Regan Development Corp.

President :: Larry Regan | Location :: Ardsley, New York

Regan Development Corp. has been breathing new life into treasured New Jersey cities since 1987, creating affordable housing developments that become assets to the communities in which they're established. Family owned by brothers Larry and Ken Regan, the company is widely praised for its exceptional developments and personable approach to learning about residents' needs.

Its newest development, Tagliareni Plaza on historic Avenue E in Bayonne, showcases the characteristics that have come to define Regan Development. The effort was made possible through a strong bond between the company and the city, and will serve to revitalize Avenue E by providing a cleaner, more appealing gateway to the city from the New Jersey Turnpike.

"This was a great joint venture between the city and Regan Development," says Larry Regan. "The city knows us and uses us as a tool to provide new, green, clean buildings centered on affordable housing."

After 15 months of comprehensive development, the five-story, 46-unit affordable housing campus was completed, providing bold, brilliant and transit-oriented housing for the people who will now call it home.

"The City of Bayonne designated Avenue E as a major redevelopment area because the light rail system connects at this point and creates a gateway to Jersey City," Regan says. "It's an area with a lot of residential and ground-level commercial developments. We've stepped in to help promote transit-oriented housing. We coordinated with the city and, in fact, there's a light rail station right next to our development."

Totaling \$14 million, Tagliareni Plaza reflects the city's efforts to initiate a redevelopment plan to help improve accessibility both from the city and to the other major metropolitan areas surrounding it.

THE LIGHTS ON AVENUE E

Commuters using the New Jersey Turnpike will be the first to experience the presence of Tagliareni Plaza as it connects to Avenue



E. The building itself marks a fresh approach to affordable housing and is one of the few new developments in the area.

“Where this project is located is really a gateway to Bayonne. The New Jersey Turnpike traffic exits to Avenue E, and currently there’s a lot of older housing stock there and things like closed gas stations and vacant buildings,” Regan says. “The city really wants to show people that this area can truly be a welcoming gateway into the city. Now they’ll see a new energy-efficient building.”

Although Regan Development is not pursuing LEED accreditation on Tagliareni Plaza, it is implementing an array of energy-conscious amenities that qualify it for numerous other green programs. The firm is taking advantage of natural sunlight with a passive solar design, and all of the appliances used within the community are Energy Star approved.

At the state level, Tagliareni Plaza will participate in the ‘Green Homes, Green Futures’ program, an initiative very similar to the LEED program that parallels many of its main points.

A FACE OF BAYONNE

Tagliareni Plaza derives its nomenclature from Joe Tagliareni, a long-time Bayonne resident who was hailed by Regan Development as a lynchpin in many of its past efforts with the city. Helping the company initiate an open dialogue with local municipalities, Tagliareni became an integral part of the company’s liaison with community members.

“Most people who grow up in Bayonne stay there. Joe embodied that. He was committed to Bayonne, even in his late 60s,” Regan says. “It was Joe’s liaison between Regan and the city that made Tagliareni Plaza a reality. Tragically, Joe had a heart attack and passed away right before we broke ground. We knew immediately that he deserved to be remembered in Bayonne and we asked the city council if we could name the building after him.”

In choosing to immortalize Mr. Tagliareni’s legacy in Bayonne, Regan Development demonstrated its ever-present focus on connecting with the communities it serves.

“We have a philosophy at Regan that we not only own and operate affordable housing, but we also become part of these communities.

Through our owners, developers and managers, we make it a point to become linked with the community,” Regan says. “We meet with the community quarterly, brief them on our development and create an open dialogue. During the planning for this project, Joe was an unelected assistant mayor in Bayonne who helped us facilitate this communication.”

Tagliareni Plaza is a culmination of this interaction between the company and community, and also coordination between state, city and community funding sources. The development received a \$2.86 million subsidy from the Bayonne Affordable Housing Trust Fund, along with contributed assets from various state agencies.

“The county, city and state all invested money in this project because of what it will do for the area,” Regan says. “We also worked with 100 percent union labor workers. To us, this was a win-win because the city was very positive and the people who we had on the job were dedicated to the project. Bayonne doesn’t do a lot of development, so it’s a fresh change to see a new building go up.”

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