



St. Peter's University Student Center

Jersey City, NJ

THE PROJECT

Building America CDE, Inc. allocated New Markets Tax Credits (NMTC) for the construction of the MacMahon Student Center on the campus of St. Peter's University in Jersey City. The Center is a six-story, 90,000-square-foot facility offering a myriad of venues, services, and outreach opportunities for faculty, students, local residents, and community groups. The project had a total development cost of \$49.1 million. It is the first phase of an ambitious redevelopment plan that complements efforts by Jersey City to revitalize the McGinley Square public housing development as part of the U.S. Department of Housing and Urban Development's Choice Neighborhoods program.

"The Center will create jobs and offer a range of services to students and local residents. It will also serve as a catalyst for significant future development activity that will strengthen this distressed community."

—Eric W. Price, CEO of Building America and HIT Executive Vice President

COMMUNITY IMPACT

The \$49.1 million Student Center project kicked off a \$500 million redevelopment plan designed to revitalize McGinley Square, the low-income neighborhood where the university is located. Because of high unemployment and inadequate educational and medical services, the area was designated as part of HUD's Choice Neighborhoods Initiative, which helps to transform distressed areas into viable, sustainable, mixed-income neighborhoods.

The MacMahon Student Center is an important new resource for St. Peter's students and faculty as well as for residents of the surrounding McGinley Square community. For example, the additional space allows the St. Peter's volunteer program to expand significantly the number of hours its volunteers dedicate to community organizations such as hospitals and youth clubs. The new facility also provides a venue for a variety of activities that benefit local residents including cultural events, lecture series, and health screenings.



“We are going to have a new student center that will transform our campus. It will be a tremendous resource for our student body and the Jersey City community.”

—**Michael Fazio**, Vice President for Advancement
and External Affairs, St. Peter's College

With its many green elements and energy efficient features, the Center is designed to achieve LEED-Silver certification.

Construction of the MacMahon Student Center generated over 240 jobs for members of New Jersey building and construction trades unions. In addition, St. Peter's University is collaborating with those unions to begin a neighborhood-based construction trades program that will offer entry-level apprenticeship training and other specialized skills for local residents, who include large numbers of immigrants and low-income households.

FINANCING

Building America allocated \$10 million in New Markets Tax Credits (NMTC) for construction of the Center. The project was Building America's first transaction under the federal NMTC program.

“In these tough economic times, the good union construction jobs created by this project are a godsend for our members.”

—**Patrick Kelleher**, President, Hudson County Building
and Construction Trades Council

ABOUT BUILDING AMERICA

Building America CDE was established as a subsidiary of the AFL-CIO Housing Investment Trust (HIT) in 2010. The U.S. Treasury Department's CDFI Fund certified Building America as a Community Development Entity, making it eligible to offer federal New Markets Tax Credits to investors. Building America was awarded \$35 million of these tax credits in 2011 and received a second allocation of \$50 million in 2012. Building America's parent company, the HIT, is a fixed-income investment company registered with the Securities and Exchange Commission. It manages \$4.6 billion in assets for over 360 investors, which include union and public employee pension plans. The HIT invests primarily in government and agency insured and guaranteed multifamily mortgage-backed securities. The HIT is one of the earliest and most successful practitioners of socially responsible, economically targeted investing, with a track record of almost 50 years that demonstrates the added value derived from union-friendly investments.