



# Real Estate Portfolio

**Building Communities...Creating Opportunities...Transforming Lives**

Updated 07/2024

# Public Housing Communities

- **Marion Gardens**
- **Booker T. Washington Apartments**
- **Hudson Gardens**
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- **Curries Woods—3 New Heckman Drive**
- **Curries Woods—Phase I Townhouses**
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- **Curries Woods—Community Revitalization Center**
- **Berry Gardens I & II**
- **Berry Gardens III & IV—Danforth Hall**
- **Dwight Street Homes**
- **Thomas J. Stewart Apartments**
- **Webb Apartments**

# Marion Gardens

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Asset Manager, Cyrin Sibayan  
57 Dales Avenue, Jersey City, NJ 07306-6807  
Phone: (201) 706-4781  
Fax: (201) 547-8982

### YEAR COMPLETED

1940

### DEVELOPMENT PROFILE

Type	#/Units	#/HC Units	Size
1 Bedroom	37	5	490 SF
2 Bedroom	44	5	650 SF
3 Bedroom	74	1	880 SF
4 Bedroom	42	0	1150 SF
5 Bedroom	17	0	1260 SF
6 Bedroom	16	0	1500 SF
<b>Total</b>	<b>230</b>	<b>11</b>	

**Dwelling units: 230**

**Non-dwelling units: 0**

**Number of buildings: 15**

**Number of stories: 3**

**Site Size: 12.33 acres**

### Amenities/Special Features:

Two buildings on this site (#7 and #9) occupy the Main Offices and other centralized ancillary functions of the Jersey City Housing Authority. Building #8 occupies the Jersey City Police Department Auxiliary Building. Other features include a Manager's Office (600 SF), Maintenance Shop (300 SF), Community Space (1500 SF), Head Start Program Space (4770 SF) and Storage (5000 SF). Site amenities include a basketball court and various play equipment/areas.

### CONSTRUCTION TYPE

Three story (with basement/crawl space) masonry buildings with brick veneer and peaked shingle roofs (on 11 buildings) and flat EPDM roofs (on 4 buildings).

### DEVELOPMENT TYPE

Public housing (walkup type) rental apartments accommodating families.



# Booker T. Washington Apartments

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Asset Manager, Stephanie Carson  
200 Colden Street, Jersey City, NJ 07302-4111  
Phone: (201) 706-4756  
Fax: (201) 547-6689

### YEAR COMPLETED

1943 (Buildings 1 - 7)/1955 (Buildings 8 & 9)

### DEVELOPMENT PROFILE

Type	#/Units	#/HC Units	Size
1 Bedroom	72	1	500 SF
2 Bedroom	125	1	640 SF
3 Bedroom	73	1	750 SF
4 Bedroom	27	0	920 SF
<b>Total</b>	<b>297</b>	<b>3</b>	

**Dwelling units: 297**      **Non-dwelling units: 2**  
**Number of buildings: 9**      **Number of stories: 3 & 4**      **Site Size: 7.68 acres**

### Amenities/Special Features:

Features include a Manager's Office (600 SF), Maintenance Shop (800 SF) and Community Room (2500 SF). Each building contains a Boiler Room. Site amenities include basketball courts and various play equipment/areas.

### CONSTRUCTION TYPE

Three and four story (with basement/crawl space) masonry buildings with brick veneer and peaked shingle roofs.

### DEVELOPMENT TYPE

Public housing (walkup type) rental apartments accommodating families.





# Hudson Gardens

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Asset Manager, Mariela Ramos  
27 Palisade Avenue, Jersey City, NJ 07306-1222  
Phone: (201) 706-4773  
Fax: (201) 547-3727

### YEAR COMPLETED

1944

### DEVELOPMENT PROFILE

Type	#/Units	Size
1 Bedroom	81	460 SF
2 Bedroom	84	650 SF
3 Bedroom	49	740 SF
4 Bedroom	6	880 SF
Total	220	

**Dwelling units: 220      Non-dwelling units: 0**  
**Number of buildings: 6      Number of stories: 3 & 4      Site Size: 4.46 acres**

### Amenities/Special Features:

The first and second floors of Building #1 are leased to outside tenants. Other features include a Manager's Office (1500 SF), Maintenance Shop (1200 SF), Community Room (600 SF) and Child Care Facilities (3500 SF). Site amenities include a basketball court and various play equipment/areas.

### CONSTRUCTION TYPE

Three and four story (with basement/crawl space) masonry buildings with brick veneer and peaked shingle roofs.

### DEVELOPMENT TYPE

Public housing (walkup type) rental apartments accommodating families.



# Holland Gardens

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Asset Manager, Kareen Genus  
241 Sixteenth Street, Jersey City, NJ 07310-1119  
Phone: (201) 706-4768  
Fax: (201) 547-8985

### YEAR COMPLETED

1944

### DEVELOPMENT PROFILE

Type	#/Units	Size
1 Bedroom	69	460 SF
2 Bedroom	74	640 SF
3 Bedroom	40	740 SF
4 Bedroom	6	930 SF
<b>Total</b>	<b>189</b>	

**Dwelling units: 189      Non-dwelling units: 3**  
**Number of buildings: 5      Number of stories: 3 & 4      Site Size: 3.31 acres**  
**Amenities/Special Features:**

Features include a Manager's Office (600 SF), Maintenance Shop (800 SF) and Community Room (600 SF). Site amenities include a basketball court and various play equipment/areas.

### CONSTRUCTION TYPE

Three and four story (with basement/crawl space) masonry buildings with brick veneer and peaked shingle roofs.

### DEVELOPMENT TYPE

Public housing (walkup type) rental apartments accommodating families.



# Curries Woods – 3 New Heckman Drive

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Asset Manager, Kareen Genus  
3 New Heckman Drive, Jersey City, NJ 07305-2300  
Phone: (201) 706-4762  
Fax: (201) 547-8926

### YEAR COMPLETED/ RENOVATED

1957/1995

### DEVELOPMENT PROFILE

Type	# Units	#/HC Units	Size
1 Bedroom	26	5 HC, 1 H&VI	750 SF
2 Bedroom	52	2 H&VI	930 SF
3 Bedroom	13	1 H&VI	1100 SF
<b>Total</b>	<b>91</b>	<b>5 HC, 4 H&amp;VI</b>	

**Dwelling units: 91**

**Non-dwelling units: 0**

**Number of buildings: 1**

**Number of stories: 14**

### Amenities/Special Features:

Features include a Manager's Office (1800 SF), Community Room (1260 SF), Storage (540 SF) and Laundry Room Facilities. Site amenities include a Rock Garden. A Maintenance Shop Building is located on Old Bergen Road and the Community Revitalization Center is located on Ruby Brown Terrace which includes Community Room Space (3865 SF), Head Start Program (5580 SF), and Support Services Spaces (5055 SF).

### CONSTRUCTION TYPE

Fourteen story (with basement) masonry high rise building with brick veneer and concrete deck EPDM flat roof.

### DEVELOPMENT TYPE

Public housing (elevator type) rental apartments accommodating senior citizens and handicapped persons.





# Curries Woods – Phase I Townhouses

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Asset Manager, Kareen Genus  
3 New Heckman Drive, Jersey City, NJ 07305-2300  
Phone: (201) 706-4762  
Fax: (201) 547-8926

### YEAR COMPLETED

1998

### DEVELOPER/CONTRACTOR

Paphian Enterprises, Ocean, NJ

### ARCHITECT

Oppenheimer, Brady and Vogelstein, AIA Architects, New York, NY

### DEVELOPMENT PROFILE

Type	# Units	#/HC Units	Size
3 Bedroom (Row)	18	0	1000 SF
4 Bedroom (Row)	24	0	1200 SF
4 Bedroom (Walkup)	4	2	1200 SF
<b>Total</b>	<b>46</b>	<b>2</b>	

**Dwelling units: 46**

**Non-dwelling units: 0**

**Number of buildings: 9**

**Number of stories: 2**

### Amenities/Special Features:

Townhouse units with individual entrances. Site amenities include various play equipment/ areas. A Maintenance Shop Building is located on Old Bergen Road and the Community Revitalization Center is located on Ruby Brown Terrace which includes a Community Revitalization Center is located on Ruby Brown Terrace which includes Community Room Space (3865 SF), Head Start Program (5580 SF), and Support Services Spaces (5055 SF).

### CONSTRUCTION TYPE

Two story (slab on grade) wood frame modular construction with brick veneer and siding and pitched shingle roofs.

### DEVELOPMENT TYPE

Public housing (walkup and row types) rental apartments accommodating families.





# Curries Woods – Phase II Townhouses

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Asset Manager, Kareen Genus  
3 New Heckman Drive, Jersey City, NJ 07305-2300  
Phone: (201) 706-4762  
Fax: (201) 547-8926

### YEAR COMPLETED

1998

### DEVELOPER/CONTRACTOR

Agia Mason, Inc., Ocean, NJ

### ARCHITECT

Oppenheimer, Brady and Vogelstein, AIA Architects, New York, NY

### DEVELOPMENT PROFILE

Type	# Units	#/HC Units	Size
3 Bedroom (Row)	14	0	1080 SF
4 Bedroom (Row)	4	0	1270 SF
4 Bedroom (Walkup)	2	1	1300 SF
<b>Total</b>	<b>20</b>	<b>1</b>	

**Dwelling units: 20**

**Non-dwelling units: 0**

**Number of buildings: 2**

**Number of stories: 2**

### Amenities/Special Features:

Townhouse units with individual entrances. Site amenities include various play equipment/ areas. A Maintenance Shop Building is located on Old Bergen Road and the Community Revitalization Center is located on Ruby Brown Terrace which includes Community Room Space (3865 SF), Head Start Program (5580 SF), and Support Services Spaces (5055 SF).

### CONSTRUCTION TYPE

Two story (slab on grade) wood frame modular construction with brick veneer and siding and pitched shingle roofs.

### DEVELOPMENT TYPE

Public housing (walkup and row types) rental apartments accommodating families.



# Curries Woods – Phase III Townhouses

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Asset Manager, Kareen Genus  
3 New Heckman Drive, Jersey City, NJ 07305-2300  
Phone: (201) 706-4762  
Fax: (201) 547-8926

### YEAR COMPLETED

2000

### DEVELOPER/CONTRACTOR

Ernest Bock & Sons, Inc., Philadelphia, PA

### ARCHITECT

Schwam Architects, Elkins Park, PA

### DEVELOPMENT PROFILE

Type	# Units	#/HC Units	Size
3 Bedroom (Walkup)	3	1	1200 SF
4 Bedroom (Walkup)	15	0	1400 SF
<b>Total</b>	<b>18</b>	<b>1</b>	

**Dwelling units: 18**

**Non-dwelling units: 0**

**Number of buildings: 9**

**Number of stories: 2**

### Amenities/Special Features:

Townhouse units with individual entrances. Site amenities include private rear yards for each building. A Maintenance Shop Building is located on Old Bergen Road and the Community Revitalization Center is located on Ruby Brown Terrace which includes Community Room Space (3865 SF), Head Start Program (5580 SF), and Support Services Spaces (5055 SF).

### CONSTRUCTION TYPE

Two story (slab on grade) wood frame modular construction with brick veneer and siding and pitched shingle roofs.

### DEVELOPMENT TYPE

Public housing (walkup type) rental apartments accommodating families.



# Curries Woods – Phase IV Townhouses

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Asset Manager, Kareen Genus  
3 New Heckman Drive, Jersey City, NJ 07305-2300  
Phone: (201) 706-4762  
Fax: (201) 547-8926

### YEAR COMPLETED

2003

### DEVELOPER/CONTRACTOR

K. Hovnanian Companies - Northeast, Inc., Edison, NJ

### ARCHITECT

Lindemon Wincklemann Deupree Martin & Assoc., Jersey City, NJ

### DEVELOPMENT PROFILE

Type	# Units	#/HC Units	Size
2 Bedroom (Walkup)	14	3 HC	1100 SF
3 Bedroom (Walkup)	14	1 H&VI	1400 SF
3 Bedroom (Row)	10	0	1425 SF
4 Bedroom (Row)	2	0	1750 SF
<b>Total</b>	<b>40</b>	<b>3 HC, 1 H&amp;VI</b>	

**Dwelling units: 40**

**Non-dwelling units: 0**

**Number of buildings: 5**

**Number of stories: 2 & 3**

### Amenities/Special Features:

Townhouse units with individual entrances. Site amenities include private rear yards for each ground floor unit. A Maintenance Shop Building is located on Old Bergen Road and the Community Revitalization Center is located on Ruby Brown Terrace which includes Community Room Space (3865 SF), Head Start Program (5580 SF), and Support Services Spaces (5055 SF).

### CONSTRUCTION TYPE

Two and three story (slab on grade) wood frame construction with brick veneer and siding and pitched shingle roofs.

### DEVELOPMENT TYPE

Public housing (walkup and row types) rental apartments accommodating families.





# Curries Woods – Phase V Townhouses

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Asset Manager, Kareen Genus  
3 New Heckman Drive, Jersey City, NJ 07305-2300  
Phone: (201) 706-4762  
Fax: (201) 547-8926

### YEAR COMPLETED

2005

### DEVELOPER/CONTRACTOR

Ingerman Construction Company, Cherry Hill, NJ

### ARCHITECT

Lindemon Wincklemann Deupree Martin & Assoc., Jersey City, NJ

### DEVELOPMENT PROFILE

Type	# Units	#/HC Units	Size
2 Bedroom (Walkup)	44	12 HC, 6 H&VI	1100 SF
3 Bedroom (Walkup)	12	0	1400 SF
3 Bedroom (Row)	20	0	1425 SF
4 Bedroom (Row)	4	0	1750 SF
<b>Total</b>	<b>80</b>	<b>12 HC, 6 H&amp;VI</b>	

**Dwelling units: 80**

**Non-dwelling units: 0**

**Number of buildings: 8**

**Number of stories: 2 & 3**

### Amenities/Special Features:

Townhouse units with individual entrances. Site amenities include private rear yards for each ground floor unit. A Maintenance Shop Building is located on Old Bergen Road and the Community Revitalization Center is located on Ruby Brown Terrace which includes Community Room Space (3865 SF), Head Start Program (5580 SF), and Support Services Spaces (5055 SF).

### CONSTRUCTION TYPE

Two and three story (slab on grade) wood frame construction with brick veneer and siding and pitched shingle roofs.

### DEVELOPMENT TYPE

Public housing (walkup and row types) rental apartments accommodating families.



# Curries Woods – Community Revitalization Center

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Asset Manager, Kareen Genus  
3 New Heckman Drive, Jersey City, NJ 07305-2300  
Phone: (201) 706-4762  
Fax: (201) 547-8926

### YEAR COMPLETED

2000

### DEVELOPMENT PROFILE

Type	Size
Community Room Space	3865 SF
Head Start Program	5580 SF
Support Services Spaces	5055 SF
<b>Total</b>	<b>14,500 SF</b>

### Amenities/Special Features:

Community Room Space features include Mail Room (100 SF) and Community Room (2850 SF) with Kitchen (250 SF). Head Start features include four (4) Classrooms (total 2800 SF), Nurse's Office (190 SF), and Kitchen (340 SF). Support Services Spaces features include Large Activity Room (1050 SF), Office Space (1100 SF), Computer Lab (500 SF), and Conference Room (550 SF).

### CONSTRUCTION TYPE

One story metal frame building with brick veneer and truss steel roofing.

### DEVELOPMENT TYPE

Multi-purpose space accommodating Community Room Space, Head Start Program, and Support Services.



# Berry Gardens I & II

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Assistant Asset Manager, Madeline Malcolm (Building A)  
199 Ocean Avenue, Jersey City, NJ 07305-3827  
Phone: (201) 706-4752  
Fax: (201) 547-8969  
Asset Manager, Marilyn Rivera (Building B)  
92 Danforth Avenue, Jersey City, NJ 07305-3908  
Phone: (201) 706-4751  
Fax: (201) 547-3809

### YEAR COMPLETED

1966

### DEVELOPMENT PROFILE

Type	#/Units	#/HC Units	Size
<b>BLDG. A</b>			
0 Bedroom	19	2 H&VI	390 SF
1 Bedroom	130	2HC/7 H&VI	480 SF
2 Bedroom	7	0	620 SF
<b>Subtotal</b>	<b>156</b>	<b>2HC/9 H&amp;VI</b>	
<b>BLDG. B</b>			
0 Bedroom	19	1 HC/1 H&VI	390 SF
1 Bedroom	101	5 HC/7 H&VI	480 SF
2 Bedroom	9	1 HC/1 H&VI	620 SF
<b>Subtotal</b>	<b>129</b>	<b>7 HC/9 H&amp;VI</b>	
<b>Total (Both Buildings)</b>	<b>285</b>	<b>9 HC/18 H&amp;VI</b>	

**Total Dwelling units: 285    Non-dwelling units: 1**  
**Number of buildings: 2    Number of stories: 11 & 13    Site Size: 3.7 acres**

### Amenities/Special Features:

Features include a Manager's Office (200 SF), Maintenance Shop (250 SF), Community Room (1500 SF) and Laundry Room Facilities.

### CONSTRUCTION TYPE

Two, eleven and thirteen story (with basement), masonry high rise buildings with brick veneer and concrete deck EPDM flat roofs.

### DEVELOPMENT TYPE

Public housing (elevator type) rental apartments accommodating senior citizens.



**Berry Gardens I  
Bldg. A  
199 Ocean Avenue**



**Berry Gardens II  
Bldg. B  
92 Danforth Avenue**



# Berry Gardens III & IV - Danforth Hall

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Asset Manager, Marilyn Rivera  
92 Danforth Avenue, Jersey City, NJ 07305-3986  
Phone: (201) 706-4751  
Fax: (201) 547-8969

### YEAR ACQUIRED

1982

### DEVELOPMENT PROFILE

Type	#/Units	#/HC Units	Size
<b>BLDG. C</b>			
<b>NO. 1 - 82 DANFORTH</b>			
0 Bedroom	8	1HC	395 SF (AV.)
1 Bedroom	28	4 HC/1 H&VI	495 SF (AV.)
<b>Subtotal</b>	<b>36</b>	<b>5 HC/1 H&amp;VI</b>	
<b>BLDG. D</b>			
<b>NO. 2 - 72 DANFORTH</b>			
0 Bedroom	7	0	386 SF (AV.)
1 Bedroom	28	1 H&VI	544 SF (AV.)
<b>Subtotal</b>	<b>35</b>	<b>1 H&amp;VI</b>	
<b>Total (Whole Building)</b>	<b>71</b>	<b>5 HC/2 H&amp;VI</b>	

**Total Dwelling units: 71**      **Non-dwelling units: 3**  
**Number of buildings: 2**      **Number of stories: 5**      **Site Size: 0.56 acres**  
**Amenities/Special Features:**  
 Features include a Maintenance Shop (100 SF) and Laundry Room Facilities.

### CONSTRUCTION TYPE

Five story masonry mid-rise buildings with brick veneer and flat roofs.

### DEVELOPMENT TYPE

Public housing (elevator type) rental apartments accommodating senior citizens.



# Dwight Street Homes

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Asset Manager, Samirah Johnson  
Off-Site Manager's Office at Arlington Gardens  
315 Randolph Avenue, Jersey City, NJ 07304-2843  
Phone: (201) 706-4741  
Fax: (201) 547-8993

### PROJECT LOCATION

Stegman Street & Dwight Street, Jersey City, NJ 07305

### YEAR COMPLETED

1995

### DEVELOPER/CONTRACTOR

GD Turnkey Associates, Dover, NJ

### ARCHITECT

Nadaskay Kopelson, Morristown, NJ

### DEVELOPMENT PROFILE

Type	<u>#/Units Constructed</u>	<u>#/Units still Owned by JCHA</u>	Size
3 BR Semi-detached(2 story)	46	4	1000 SF
4 BR Semi-detached (2 story)	46	4	1200 SF
3 BR HC Semi-detached (1 story)	8	2	978 SF
<b>Total</b>	<b>100</b>	<b>10</b>	

**Number of buildings (constructed): 50**

**Number of buildings (still owned by JCHA): 6**

### CONSTRUCTION TYPE

Two family, one and two story (with crawl space) wood frame modular construction with brick veneer and siding and pitched shingle roofs.

### DEVELOPMENT TYPE

Public housing (semi-detached type) rental apartments accommodating families.





# Thomas J. Stewart Apartments

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
 Asset Manager, Mariela Ramos  
 88-92 Erie Street, Jersey City, NJ 07302-2400  
 Phone: (201) 706-4778  
 Fax: (201) 547-3823

### YEAR ACQUIRED

1983

### DEVELOPMENT PROFILE

Type	#/Units	#/HC Units	Size
0 Bedroom	8	3 HC	490 SF
1 Bedroom	40	2 HC/5 H&VI	575 SF (AV.)
<b>Total</b>	<b>48</b>	<b>5 HC/5 H&amp;VI</b>	

**Dwelling units: 48**

**Non-dwelling units: 0**

**Number of buildings: 1**    **Number of stories: 6**    **Site Size: 0.23 acres**

### Amenities/Special Features:

Features include a Manager's Office (100 SF), Maintenance Shop (65 SF), Community Room (600 SF), Storage (48 SF) and Laundry Room Facilities. Building amenities include a rooftop communal space.

### CONSTRUCTION TYPE

Six story (with basement) masonry mid-rise building with brick veneer and built up flat roof.

### DEVELOPMENT TYPE

Public housing (elevator type) rental apartments accommodating senior citizens.





# Webb Apartments

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Asset Manager, Kareen Genus  
450 Martin Luther King Drive, Jersey City, NJ 07304-4218  
Phone: (201) 706-4636  
Fax: (201) 201-0324

### YEAR COMPLETED

2009

### YEAR ACQUIRED BY JCHA

2023

### DEVELOPMENT PROFILE

Type	#/Units	Size
1 Bedroom	16	615 SF (AV.)
2 Bedroom	8	753 SF (AV.)
3 Bedroom	16	1054 SF (AV.)
<b>Total</b>	<b>40</b>	

**Dwelling units: 40**

**Non-dwelling units: 0**

**Public Housing Units: 30**

**HOME Units: 10**

**Number of buildings: 1**

**Number of stories: 5**

**Site Size: 0.3 acres**

### Amenities/Special Features:

All units are handicap adaptable. Features include Retail (8900 SF), Laundry Room (370 SF) and Community Room (2210 SF).

### CONSTRUCTION TYPE

Five story masonry mid-rise building with brick veneer and metal panels and a flat roof.

### DEVELOPMENT TYPE

Public housing (elevator type) rental apartments accommodating families.



# Affordable Housing Communities

- **254 Bergen Avenue**
- **Arlington Gardens**

# 254 Bergen Avenue

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
Asset Manager, Samirah Johnson  
Off-Site Manager's Office at Arlington Gardens  
315 Randolph Avenue, Jersey City, NJ 07304-2843  
Phone: (201) 706-4741  
Fax: (201) 547-8993

### PROJECT LOCATION

254 Bergen Avenue, Jersey City, NJ 07305-1639

### YEAR ACQUIRED

1992

### DEVELOPMENT PROFILE

Type	#/Units	#/HC Units	Size
1 Bedroom Flat	5	1 HC	730 SF
2 Bedroom Flat	17	1 HC, 1 H&VI	950 SF (AV.)
3 Bedroom Flat	8	0	1267 SF
3 Bedroom Duplex	4	0	1400 SF (AV.)
4 Bedroom Duplex	2	0	1600 SF (AV.)
<b>Total</b>	<b>36</b>	<b>2 HC, 1 H&amp;VI</b>	

**Dwelling units: 36**

**Non-dwelling units: 0**

**Number of buildings: 1**

**Number of stories: 5**

**Site Size: 0.27 acres**

**Amenities/Special Features:**

Features include a Laundry Room (190 SF) and Meeting Room/Kitchen (1175 SF).

### CONSTRUCTION TYPE

Five story masonry mid-rise building with brick veneer and a flat roof.

### DEVELOPMENT TYPE

Affordable housing (elevator type) rental apartments accommodating families.





# Arlington Gardens

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Jersey City Housing Authority  
 Asset Manager, Samirah Johnson  
 315 Randolph Avenue, Jersey City, NJ 07304-2843  
 Phone: (201) 706-4741  
 Fax: (201) 547-8993

### YEAR ACQUIRED

1992

### DEVELOPMENT PROFILE

Type	#/Units	Size
2 Bedroom	90	775 SF (AV.)
<b>Total</b>	<b>90</b>	

**Dwelling units: 90**                      **Non-dwelling units: 0**  
**Number of buildings: 5**            **Number of stories: 3**            **Site Size: 2.45 acres**

### Amenities/Special Features:

Features include a Manager's Office (300 SF) and Maintenance Shop (200 SF).  
 Site amenities include a play equipment area.

### CONSTRUCTION TYPE

Three story (with basement/crawl space) masonry low-rise buildings with brick veneer and pitched shingle roofs.

### DEVELOPMENT TYPE

Affordable housing (walkup type) rental apartments accommodating families.



# Mixed Finance/Mixed Income Communities

## McCormack Baron Ragan, Property Manager

- Lafayette Village

## Multi-Family Management Services Group, Property Manager

- Pacific Court

## The Michaels Organization, Property Manager

- Lafayette Senior Living Center
- Woodward Terrace
- Barbara Place Terrace
- Ocean Pointe
- Glennview Townhouses Phase I
- Glennview Townhouses Phase II—East & West
- Catherine Todd Senior Living Center
- Montgomery Family Phase I a.k.a. Mill Creek Gardens

## Ingerman Management Corporation, Property Manager

- Gloria Robinson Court Homes Phase I & II

## Pennrose Management Company, Property Manager

- Gloria Robinson Court Homes Phase III
- Gloria Robinson Court Homes Phase IV

# Lafayette Village

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

McCormack Baron Ragan  
Property Manager, Talisha Fraser  
579 Grand Street, Jersey City, NJ 07304-4500  
Phone: (201) 309-0309  
Fax: (201) 309-0409

### YEAR COMPLETED

2002

### DEVELOPER

McCormack Baron Salazar, St. Louis, Missouri

### CONTRACTOR

D.T. Allen/Lighton Industries, Midland Park, NJ

### ARCHITECT

Trivers Associates, St. Louis, Missouri

### DEVELOPMENT PROFILE

Type	#/Units	#/HC Units	Size
2 Bedroom Row (1.5 bath)	57	0	1024 SF
2 Bedroom Walkup (1 & 2 bath)	32	5 HC, 1 H&VI	912 SF & 1011 SF
3 Bedroom Walkup (2 bath)	4	3 HC, 1 H&VI	1218 SF
3 Bedroom Semi-detached (1.5 bath)	23	0	1432 SF
4 Bedroom Semi-detached (2.5 bath)	7	1 H&VI	1551 SF
4 Bedroom Row (2.5 bath)	1	0	1551 SF
<b>Total</b>	<b>124</b>	<b>8 HC, 3 H&amp;VI</b>	

**Dwelling units: 124**      **Non-dwelling units: 0**  
**Public Housing Units: 77**      **Tax Credit Units: 24**      **Market Rate Units: 23**  
**Number of buildings: 32**      **Number of stories: 2**      **Site size: 5.79 acres**  
**Amenities/Special Features:** On-site Management /Community Building with Fitness Room.

### CONSTRUCTION TYPE

Two story (slab on grade) wood frame construction with brick veneer and siding and pitched shingle roofs.

### DEVELOPMENT TYPE

Mixed income rental apartments accommodating families.





# Lafayette Senior Living Center

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

The Michaels Organization  
Property Manager, Belinda Jones  
463 Pacific Avenue, Jersey City, NJ 07304-3918  
Phone: (201) 721-5689  
Fax: (201) 395-0911

### YEAR COMPLETED

2005

### DEVELOPER

The Michaels Organization, Camden, NJ

### CONTRACTOR

AST Development Corporation, Lavalette, NJ

### ARCHITECT

Lindemon Winkelmann Deupree Martin & Associates, Jersey City, NJ

### DEVELOPMENT PROFILE

Type	#/Units	#/HC Units	Size
1 Bedroom	78	4 HC, 2 H&VI	620 SF
2 Bedroom	4	0	830 SF
2 Bedroom Superintendent	1	0	850 SF
<b>Total</b>	<b>83*</b>	<b>4 HC, 2 H&amp;VI</b>	

**Dwelling units: 83**

**Non-dwelling units: 0**

**Number of buildings: 1**    **Number of stories: 4**    **Site size: 57,882 SF (1.33 acres)**

**Amenities/Special Features:** Laundry facilities on each floor, community room w/warming kitchen, 2 lounges, library, game/billiard room, computer room, doctor's office, hair salon.

\*All units are handicap adaptable.

### CONSTRUCTION TYPE

Pre-cast plank and steel/metal stud frame construction with brick and concrete pre-cast exterior panels and EPDM and standing seam metal roof.

### DEVELOPMENT TYPE

Public housing elevator rental apartments accommodating senior citizens.  
Superintendent's unit is a non-public housing unit.



# Pacific Court

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Multi-Family Management Services Group  
Property Manager, Juliet Young-Bey  
148 Bramhall Avenue, Jersey City, NJ 07304-4702  
Phone: (201) 333-7100  
Fax: (201) 333-7151

### YEAR COMPLETED

2006

### DEVELOPER

The Michaels Organization, Camden, NJ

### CONTRACTOR

WS Cumby & Son, Springfield, PA

### ARCHITECT

Wallace, Roberts, & Todd, LLC., Philadelphia, PA

### DEVELOPMENT PROFILE

Type	#/Units	#/HC Units	Size
1 Bedroom Walkup	6	1 HC	775 SF
2 Bedroom Walkup	25	1 HC, 2 H&VI	1029 SF (AV.)
3 Bedroom Walkup	39	2 HC	1330 SF (AV.)
4 Bedroom Row	2	0	1550 SF
<b>Total</b>	<b>72</b>	<b>4 HC, 2 H&amp;VI</b>	

**Dwelling units: 72**

**Non-dwelling units: 0**

**Public Housing Units: 5**

**Tax Credit Units: 15**

**Market Rate Units: 15**

**Public Housing/Tax Credit Units: 36**

**Super's Unit: 1**

**Number of buildings: 8**

**Number of stories: 2 & 3**

**Site size: 2.58 acres**

**Amenities/Special Features:** On-site Management Office with meeting space. Individual exterior storage sheds for each unit.

### CONSTRUCTION TYPE

Two and three story (slab on grade) wood frame construction with siding (brick veneer on 2 buildings on Pacific Avenue) and pitched shingle roofs.

### DEVELOPMENT TYPE

Mixed income rental apartments accommodating families.



# Woodward Terrace

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

The Michaels Organization  
Property Manager, Belinda Jones  
148 Bramhall Avenue, Jersey City, NJ 07304-4702  
Phone: (201) 324-0222  
Fax: (201) 324-1446

### YEAR COMPLETED

2007

### DEVELOPER

The Michaels Organization, Camden, NJ

### CONTRACTOR

WS Cumby & Son, Springfield, PA

### ARCHITECT

Wallace, Roberts, & Todd, LLC., Philadelphia, PA

### DEVELOPMENT PROFILE

Type	#/Units	#/HC Units	Size
1 Bedroom Walkup	2	0	836 SF
2 Bedroom Walkup	29	2 HC, 2 H&VI	1038 SF (AV.)
3 Bedroom Walkup	37	2 HC	1320 SF (AV.)
4 Bedroom Row	2	0	1550 SF
<b>Total</b>	<b>70</b>	<b>4 HC, 2 H&amp;VI</b>	

**Dwelling units: 70**      **Non-dwelling units: 0**  
**Public Housing Units: 11**    **Tax Credit Units: 15**      **Market Rate Units: 9**  
**Public Housing/Tax Credit Units: 34**      **Super's Unit: 1**  
**Number of buildings: 5**    **Number of stories: 2 & 3**    **Site size: 2.31 acres**  
**Amenities/Special Features:** Individual exterior storage sheds for each unit.

### CONSTRUCTION TYPE

Two and three story (slab on grade) wood frame construction with brick veneer and siding and pitched shingle roofs.

### DEVELOPMENT TYPE

Mixed income rental apartments accommodating families.





# Barbara Place Terrace

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

The Michaels Organization  
Property Manager, Lissette Powell  
471 Pacific Avenue, Jersey City, NJ 07304-3912  
Phone: (201) 395-0900  
Fax: (201) 395-0911

### YEAR COMPLETED

2009

### DEVELOPER

The Michaels Organization, Camden, NJ

### CONTRACTOR

WS Cumby & Son, Springfield, PA

### ARCHITECT

Wallace, Roberts, & Todd, LLC., Philadelphia, PA

### DEVELOPMENT PROFILE

Type	#/Units	#/HC Units	Size
1 Bedroom Walkup	12	2 HC, 1 H&VI	852 SF (AV.)
2 Bedroom 1 Bath Walkup	19	2 HC, 1 H&VI	963 SF (AV.)
2 Bedroom 2.5 Bath Walkup	14	0	1164 SF
3 Bedroom 1.5 Bath Walkup	18	0	1285 SF (AV.)
3 Bedroom 2 Bath Walkup	2	0	1212 SF
4 Bedroom 2.5 Bath Walkup	2	0	1879 SF
<b>Total</b>	<b>67</b>	<b>4 HC, 2 H&amp;VI</b>	

**Dwelling units: 67**

**Non-dwelling units: 0**

**Public Housing Units: 0**

**Tax Credit Units: 16**

**Market Rate Units: 10**

**Public Housing/Tax Credit Units: 40**

**Super's Unit: 1**

**Number of buildings: 7**

**Number of stories: 3 & 4**

**Site size: 2.27 acres**

**Amenities/Special Features:** Individual exterior storage sheds for each unit. Management Office space including Community Space, Computer Room, Laundry Facilities and Exercise Facilities.

### CONSTRUCTION TYPE

Three and four story (slab on grade) wood frame construction with brick veneer and siding and pitched shingle roofs.

### DEVELOPMENT TYPE

Mixed income rental apartments accommodating families.



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# Ocean Pointe

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

The Michaels Organization  
Property Manager, Zamaris Guzman  
460 Ocean Avenue, Jersey City, NJ 07305-3269  
Phone: (201) 435-4646  
Fax: (201) 435-0109

### YEAR COMPLETED

2010

### DEVELOPER

The Michaels Organization, Camden, NJ

### CONTRACTOR

W.S. Cumby & Sons, Springfield, PA

### ARCHITECT

KNTM Architects, LLC, East Orange, NJ

### DEVELOPMENT PROFILE

#### EAST BLDG.

Type	#/Units	#/HC Units	Size
1 Bedroom	24	3	650-700 SF
2 Bedroom	3	0	850 SF
<b>Total</b>	<b>27</b>	<b>3</b>	

#### WEST BLDG.

Type	#/Units	#/HC Units	Size
1 Bedroom	29	3	685-870 SF
2 Bedroom	3	0	920 SF
<b>Total</b>	<b>32</b>	<b>3</b>	

**Dwelling units: 59\***      **Non-dwelling units: 0**  
**Public Housing/Tax Credit Units: 40**  
**Section 8 Voucher Units: 18**      **Super's Unit: 1**  
**Number of buildings: 2**      **Number of stories: 4**      **Site size: 0.84 acres**  
**Amenities/Special Features:** Laundry facilities on each floor, Community Room, Warming Kitchens, Computer Room, Game Room, and TV/Library Room.  
 \*All units are handicap adaptable.

### CONSTRUCTION TYPE

Wood stud frame construction with masonry.

### DEVELOPMENT TYPE

Elevator rental apartments accommodating senior citizens.  
 Superintendent's unit is a non-public housing unit.

East Bldg.  
460 Ocean Avenue



West Bldg.  
461 Ocean Avenue



# Glennview Townhouses Phase I

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

The Michaels Organization  
General Manager, Belinda Jones  
463 Pacific Avenue, Jersey City, NJ 07304-3918  
Phone: (201) 918-6065  
Fax: (201) 435-9800

### YEAR COMPLETED

2011/2012

### DEVELOPER

The Michaels Organization, Marlton, NJ

### CONTRACTOR

The Michaels Organization, Marlton, NJ

### ARCHITECT

Wallace, Roberts, & Todd, LLC., Philadelphia, PA

### DEVELOPMENT PROFILE

Type	#/Units	#/HC Units	Size
1 Bedroom Walkup	14	0	874 SF (AV.)
2 Bedroom 1 Bath Walkup	20	4 HC, 2 H&VI	931 SF (AV.)
2 Bedroom 2.5 Bath Walkup	6	0	1206 SF
3 Bedroom 1.5 Bath Walkup	19	0	1388 SF (AV.)
3 Bedroom 2 Bath Walkup	2	0	1241 SF
4 Bedroom 2.5 Bath Walkup	2	0	2002 SF
<b>Total</b>	<b>63</b>	<b>4 HC, 2 H&amp;VI</b>	

**Dwelling units: 63**      **Non-dwelling units: 0**  
**Public Housing Units: 5**      **Tax Credit Units: 17**      **Market Rate Units: 8**  
**Public Housing/Tax Credit Units: 33**      **Super's Unit: 1**  
**Number of buildings: 6**      **Number of stories: 3 & 4**      **Site size: 1.933 acres**  
**Amenities/Special Features:** Individual exterior storage sheds for each unit.

### CONSTRUCTION TYPE

Three and four story (slab on grade) wood frame construction with brick veneer and siding and pitched shingle roofs.

### DEVELOPMENT TYPE

Mixed income rental apartments accommodating families.





# Glennview Townhouses Phase II - East & West

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Interstate Realty Management Company  
Property Manager, Lissette Powell  
463 Pacific Avenue, Jersey City, NJ 07304-3918  
Phone: (201) 984-0467  
Fax: (201) 435-0900

### YEAR COMPLETED

2016

### DEVELOPER

Michaels Development Corporation, Marlton, NJ

### CONTRACTOR

Prestige Renovations, Marlton, NJ

### ARCHITECT

Wallace, Roberts, & Todd, LLC., Philadelphia, PA

### DEVELOPMENT PROFILE

#### EAST

Type	#/Units	#/HC Units	Size
1 Bedroom Walkup	9	1 HC, 1 H&VI	898 SF (AV.)
2 Bedroom 1 Bath Walkup	15	0	917 SF (AV.)
2 Bedroom 2 Bath Walkup	2	0	1217 SF (AV.)
3 Bedroom 1.5 Bath Walkup	12	0	1412 SF
4 Bedroom 2.5 Bath Walkup	2	0	2002 SF
<b>Total</b>	<b>40</b>	<b>1 HC, 1 H&amp;VI</b>	

#### WEST

Type	#/Units	#/HC Units	Size
1 Bedroom Walkup	6	2 HC, 1 H&VI	884 SF (AV.)
2 Bedroom 1 Bath Walkup	7	1 HC	980 SF (AV.)
2 Bedroom 2 Bath Walkup	5	0	1444 SF (AV.)
3 Bedroom 1.5 Bath Walkup	6	0	1412 SF
<b>Total</b>	<b>24</b>	<b>3 HC, 1 H&amp;VI</b>	

**Dwelling units: 64 (Total), 40 (East), 24 (West)**

**Public Housing Units: 3 (East), 2 (West)**

**Market Rate Units: 0 (East), 8 West**

**Public Housing/Tax Credit Units: 23 (East), 10 (West)**

**Number of buildings: 8**

**Number of stories: 3 & 4**

**Site size: 2.025 acres**

**Amenities/Special Features:**

Parking lot available for 42 cars at East site and 14 cars at West site.

### CONSTRUCTION TYPE

Three and four story (slab on grade) wood frame construction with brick veneer and siding and pitched shingle roofs.

### DEVELOPMENT TYPE

Mixed income rental apartments accommodating families.



# Catherine Todd Senior Living Center

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

The Michaels Organization  
Community Manager, Kimberly Jones  
Assistant Manager: Miriam Rosario  
547 Montgomery Street, Jersey City, NJ 07302  
Phone: (201) 434-1100  
Fax: (201) 434-1166

### YEAR COMPLETED

2016

### DEVELOPER

The Michaels Organization, Camden, NJ

### CONTRACTOR

The Michaels Organization, Camden, NJ

### ARCHITECT

Wallace, Roberts, & Todd, LLC., Philadelphia, PA

### DEVELOPMENT PROFILE

Type	#/Units	#/HC Units	Size
1 Bedroom	58	7 HC	651 SF (AV.)
2 Bedroom	10	4 HC, 1 H&VI	854 SF (AV.)
Total	68	11 HC, 1 H&VI	

**Dwelling units: 68**

**Non-dwelling units: 0**

**Public Housing Units: 0**

**Tax Credit Units: 0**

**Market Rate Units: 1**

**Project Based Vouchers: 67**

**Public Housing/Tax Credit Units: 0**

**Super's Unit: 1**

**Number of buildings: 1**

**Number of stories: 10**

**Site size: 0.60 acres**

### Amenities/Special Features:

Features include a Manager's Office, Mailroom, and Community Room, and Lounges at the first, second, and third floor. Amenities include a Wellness Center and laundry facilities at each floor.

### CONSTRUCTION TYPE

Ten story (with basement) masonry high rise building with brick veneer and EIFS panels and glass Entry Lobby.

### DEVELOPMENT TYPE

Project based voucher rental apartments (elevator type) accommodating senior citizens.



# Montgomery Family Phase I a.k.a. Mill Creek Gardens

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

The Michaels Organization  
Property Manager, Kimberly Jones  
214 Cornelison Avenue, Jersey City, NJ 07302  
Phone: (201) 669-4100  
Fax: (201) 360-2594

### YEAR COMPLETED

2019

### DEVELOPER

The Michaels Organization, Camden, NJ

### CONTRACTOR

The Michaels Organization, Camden, NJ

### ARCHITECT

Wallace, Roberts, & Todd, LLC., Philadelphia, PA

### DEVELOPMENT PROFILE

Type	#/Units	#/HC Units	Size
1 Bedroom 1 Bath	22	3 HC	675 SF (AV.)
2 Bedroom 1 Bath	74	3 HC, 3 H&VI	939 SF (AV.)
3 Bedroom 1.5 Bath	4	0	1197 SF (AV.)
3 Bedroom 2 Bath	24	1 HC, 1 H&VI	1188 SF (AV.)
4 Bedroom 2 Bath	2	1 H&VI	1528 SF (AV.)
<b>Total</b>	<b>126</b>	<b>8 HC, 4 H&amp;VI</b>	

**Dwelling units: 126**

**Non-dwelling units: 0**

**Public Housing Units: 26**

**Tax Credit Units: 43**

**Market Rate Units: 5**

**Project Based Vouchers: 52**

**Public Housing/Tax Credit Units: 0**

**Super's Unit: 0**

**Number of buildings: 4**

**Number of stories: 3 & 4**

**Site size: 1.4 acres**

**Amenities/Special Features:** Features include a Manager's Office, Community Room, and Computer Room. Amenities include a Wellness Center and bicycle storage in each building. Parking lot available for 66 cars behind Building D.

### CONSTRUCTION TYPE

Three and four story wood frame construction with brick veneer and metal/fiber cement panels and flat roofs.

### DEVELOPMENT TYPE

Mixed income rental apartments accommodating families.





# Gloria Robinson Court Homes Phase I & II

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Ingerman Management Corporation  
Property Manager, Suhaily Narvaez  
348 Duncan Ave., Jersey City, NJ 07306-7002  
Phone: (201) 333-8107  
Fax: (201) 985-9493

### YEAR COMPLETED

PHASE I—2009, PHASE II—2010

### DEVELOPER

The Ingerman Group, Cherry Hill, NJ

### CONTRACTOR

Ingerman Construction Company, Cherry Hill, NJ

### ARCHITECT

Kitchen & Associates, Collingswood, NJ

## DEVELOPMENT PROFILE

### PHASE I

Type	#/Units	#/HC Units	Size
1 Bedroom Walkup	6	1 HC	800 SF
2 Bedroom Walkup	28	2 HC	1010 SF (AV.)
3 Bedroom Walkup	26	1 HC, 1 H&VI	1374 SF (AV.)
4 Bedroom Walkup	6	1 H&VI	1830 SF
<b>Total</b>	<b>66</b>	<b>4 HC, 2 H&amp;VI</b>	

### PHASE II

Type	#/Units	#/HC Units	Size
1 Bedroom Walkup	33	2 HC	730 SF
2 Bedroom Walkup	19	2 HC	958 SF (AV.)
3 Bedroom Walkup	26	1 HC, 2 H&VI	1265 SF (AV.)
<b>Total</b>	<b>78</b>	<b>5 HC, 2 H&amp;VI</b>	

**Dwelling units: 144 (Total), 66 (Phase I), 78 (Phase II)**

**Public Housing Units: 5 (Phase I), 6 (Phase II)**

**Market Rate Units: 8 (Phase I), 7 (Phase II)**

**Public Housing/Tax Credit Units: 53 (Phase I), 65 (Phase II)**

**Number of buildings: 5**

**Number of stories: 3 & 4**

**Non-dwelling units: 0**

**Tax Credit Units: 0**

**Super's Unit: 0**

**Site size: 4.19 acres**

**Amenities/Special Features:** Management Office space including Community Space and Computer Room. Laundry facilities are available on each floor of Building D and in each unit in the other buildings.

### CONSTRUCTION TYPE

Three and four story (slab on grade) wood frame construction with brick veneer and siding and flat roofs.

### DEVELOPMENT TYPE

Mixed income rental apartments accommodating families.



# Gloria Robinson Court Homes Phase III

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Pennrose Management Company  
Property Manager, Tasha Smith  
344 Duncan Avenue, Jersey City, NJ 07306  
Phone: (201) 332-4609  
Fax: (201) 333-3908

### YEAR COMPLETED

2012

### DEVELOPER

Pennrose Properties, LLC, Philadelphia, PA

### CONTRACTOR

AJD Construction, Leonardo, NJ

### ARCHITECT

Kitchen & Associates, Collingswood, NJ

### DEVELOPMENT PROFILE

#### PHASE I

Type	#/Units	#/HC Units	Size
1 Bedroom Walkup	6	1 HC	800 SF
2 Bedroom Walkup	22	2 HC	1010 SF (AV.)
3 Bedroom Walkup	26	1 HC, 1 H&VI	1374 SF (AV.)
4 Bedroom Walkup	6	1 H&VI	1830 SF
<b>Total</b>	<b>60</b>	<b>4 HC, 2 H&amp;VI</b>	

Dwelling units: 60

Public Housing Units: 5

Market Rate Units: 6 Tax Credit/Project Based Section 8 Units: 15

Public Housing/Tax Credit Units: 19

Number of buildings: 2

Number of stories: 3 & 4

Amenities/Special Features:

Non-dwelling units: 0

Tax Credit Units: 15

Super's Unit: 1

Site size: 1.92 acres

### CONSTRUCTION TYPE

Three and four story (slab on grade) wood frame construction with brick veneer and siding and flat roofs.

### DEVELOPMENT TYPE

Mixed income rental apartments accommodating families.



# Gloria Robinson Court Homes Phase IV

## PROJECT SUMMARY

### PROPERTY MANAGEMENT

Pennrose Management Company  
Property Manager, Tasha Smith  
344 Duncan Avenue, Jersey City, NJ 07306  
Phone: (201) 332-4609  
Fax: (201) 333-3908

### YEAR COMPLETED

2016

### DEVELOPER

Pennrose Properties, LLC, Philadelphia, PA

### CONTRACTOR

AJD Construction, Leonardo, NJ

### ARCHITECT

Kitchen & Associates, Collingswood, NJ

## DEVELOPMENT PROFILE

### PHASE I

Type	#/Units	#/HC Units	Size
1 Bedroom	33	2 HC, 1 H&VI	662 SF (AV.)
1 Bedroom Walkup	2	1 HC	716 SF (AV.)
2 Bedroom	9	2 HC, 1 H&VI	898 SF (AV.)
2 Bedroom Walkup	2	0	901 SF (AV.)
3 Bedroom Walkup	22	2 HC	1317 SF (AV.)
4 Bedroom Walkup	2	0	1763 SF (AV.)
<b>Total</b>	<b>70</b>	<b>7 HC, 2 H&amp;VI</b>	

Dwelling units: 70

Public Housing Units: 5

Market Rate Units: 6

Public Housing/Tax Credit Units: 22

Number of buildings: 4

Non-dwelling units: 0

Tax Credit Units: 27

Tax Credit/Project Based Section 8 Units: 10

Super's Unit: 1

Number of stories: 3 & 4

Site size: 1.51 acres

**Amenities/Special Features:** Greater Bergen Head Start Program in Building H with 7 infant/toddler classrooms (ages 0-3) and 4 preschool classrooms (ages 3-5). Building J has Management office space including a Community Room. Buildings H and J have common laundry facilities.

### CONSTRUCTION TYPE

Three and four story (slab on grade) wood frame construction with brick veneer and siding and flat roofs.

### DEVELOPMENT TYPE

Mixed income rental apartments accommodating families.

