

Gloria Robinson Court Homes Phase IV

PROJECT SUMMARY

PROPERTY MANAGEMENT

Pennrose Management Company
Regional Manager, Lorena Gomez
Property Manager, Sharetta Treadwell
344 Duncan Avenue, Jersey City, NJ 07306
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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	3 HC, 1 H&VI	662 SF (AV.)
1 Bedroom Walkup	2	1 HC	716 SF (AV.)
2 Bedroom	9	1 HC, 2 H&VI	898 SF (AV.)
2 Bedroom Walkup	2	1 HC	901 SF (AV.)
3 Bedroom Walkup	22	1 HC, 1 H&VI	1317 SF (AV.)
4 Bedroom Walkup	2	1 H&VI	1763 SF (AV.)
Total	70	8 HC, 4 H&VI	

Dwelling units: 70

Public Housing Units: 5

Market Rate Units: 6

Public Housing/Tax Credit Units: 22

Number of buildings: 4

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 community space. Buildings H and J have common laundry facilities.

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

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.

