Real Estate Portfolio
Public Housing Communities

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

PROPERTY MANAGEMENT
Jersey City Housing Authority
Asset Manager, Brenda Griffin
57 Dales Avenue, Jersey City, NJ 07306-6807
Phone: (201) 706-4779
Fax: (201) 547-8982

YEAR COMPLETED
1940

DEVELOPMENT PROFILE
<table>
<thead>
<tr>
<th>Type</th>
<th>#/Units</th>
<th>#/HC Units</th>
<th>Size</th>
</tr>
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<tbody>
<tr>
<td>1 Bedroom</td>
<td>37</td>
<td>5</td>
<td>490 SF</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>44</td>
<td>5</td>
<td>650 SF</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>75</td>
<td>1</td>
<td>880 SF</td>
</tr>
<tr>
<td>4 Bedroom</td>
<td>42</td>
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<td>1150 SF</td>
</tr>
<tr>
<td>5 Bedroom</td>
<td>17</td>
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<td>1260 SF</td>
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<td>18</td>
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<td>1500 SF</td>
</tr>
<tr>
<td>Total</td>
<td>233</td>
<td>11</td>
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Dwelling units: 228  
Non-dwelling units: 5
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 (4800 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, Louranett George
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

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<th>Type</th>
<th>#/Units</th>
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<td>500 SF</td>
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<tr>
<td>2 Bedroom</td>
<td>126</td>
<td>1</td>
<td>640 SF</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>79</td>
<td>1</td>
<td>750 SF</td>
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<tr>
<td>4 Bedroom</td>
<td>29</td>
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<td>920 SF</td>
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<tr>
<td>Total</td>
<td>319</td>
<td>3</td>
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Dwelling units: 307 Non-dwelling units: 12
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

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<td>2 Bedroom</td>
<td>84</td>
<td>0</td>
<td>650 SF</td>
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<tr>
<td>3 Bedroom</td>
<td>50</td>
<td>0</td>
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<td>Total</td>
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Dwelling units: 221  Non-dwelling units: 3
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.

Updated 03/2020
# Holland Gardens

## PROJECT SUMMARY

### PROPERTY MANAGEMENT
Jersey City Housing Authority
Asset Manager, Elizabeth Nunez
241 Sixteenth Street, Jersey City, NJ 07310-1119
Phone: (201) 706-4768
Fax: (201) 547-8985

### YEAR COMPLETED
1944

## DEVELOPMENT PROFILE

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<th>Type</th>
<th>#/Units</th>
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<th>Size</th>
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<td>74</td>
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<tr>
<td>3 Bedroom</td>
<td>42</td>
<td>0</td>
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<tr>
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<td>880 SF</td>
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<tr>
<td>Total</td>
<td>192</td>
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- 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, Maria Serrano
3 New Heckman Drive, Jersey City, NJ 07305-2300
Phone: (201) 706-4762
Fax: (201) 547-8926

YEAR COMPLETED/ RENOVATED
1957/1995

DEVELOPMENT PROFILE

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<tr>
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<tr>
<td>2 Bedroom</td>
<td>52</td>
<td>7</td>
<td>930 SF</td>
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<td>3 Bedroom</td>
<td>13</td>
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<td>1100 SF</td>
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<tr>
<td>Total</td>
<td>91</td>
<td>20</td>
<td></td>
</tr>
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</table>

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, Maria Serrano
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

<table>
<thead>
<tr>
<th>Type</th>
<th># Units</th>
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<th>Size</th>
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<tr>
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<td>18</td>
<td>0</td>
<td>1000 SF</td>
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<tr>
<td>4 Bedroom (Row)</td>
<td>24</td>
<td>0</td>
<td>1200 SF</td>
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<tr>
<td>4 Bedroom (Walkup)</td>
<td>4</td>
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<td>1200 SF</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>46</strong></td>
<td><strong>2</strong></td>
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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, Maria Serrano
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

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<th>Type</th>
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<th>#/HC Units</th>
<th>Size</th>
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<tbody>
<tr>
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<td>14</td>
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<td>1300 SF</td>
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<tr>
<td>Total</td>
<td>20</td>
<td>1</td>
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</table>

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, Maria Serrano
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

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<th>#/HC Units</th>
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<td>3 Bedroom (Walkup)</td>
<td>3</td>
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<td>1200 SF</td>
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<td>1400 SF</td>
</tr>
<tr>
<td>Total</td>
<td>18</td>
<td>1</td>
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</tr>
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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, Maria Serrano
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

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<th>Size</th>
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<tr>
<td>2 Bedroom (Walkup)</td>
<td>14</td>
<td>2</td>
<td>1100 SF</td>
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<tr>
<td>3 Bedroom (Walkup)</td>
<td>14</td>
<td>0</td>
<td>1400 SF</td>
</tr>
<tr>
<td>3 Bedroom (Row)</td>
<td>10</td>
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<td>1425 SF</td>
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<tr>
<td>4 Bedroom (Row)</td>
<td>2</td>
<td>0</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>40</strong></td>
<td><strong>2</strong></td>
<td></td>
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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 (3885 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, Maria Serrano
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

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<th>Type</th>
<th># Units</th>
<th>#/HC Units</th>
<th>Size</th>
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<tbody>
<tr>
<td>2 Bedroom (Walkup)</td>
<td>44</td>
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<td>1100 SF</td>
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<tr>
<td>3 Bedroom (Walkup)</td>
<td>12</td>
<td>0</td>
<td>1400 SF</td>
</tr>
<tr>
<td>3 Bedroom (Row)</td>
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<td>1425 SF</td>
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<tr>
<td>Total</td>
<td>80</td>
<td>17</td>
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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, Maria Serrano
3 New Heckman Drive, Jersey City, NJ 07305-2300
Phone: (201) 706-4762
Fax: (201) 547-8926

YEAR COMPLETED
2000

DEVELOPMENT PROFILE

<table>
<thead>
<tr>
<th>Type</th>
<th>Size</th>
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<tbody>
<tr>
<td>Community Room Space</td>
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<td>Support Services Spaces</td>
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<tr>
<td><strong>Total</strong></td>
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Amenities/Special Features:
Community Room Space features include Mail Room (100 SF) and Community Room (2850 SF) with Commercial 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, Neil Fernando (Building A)
Asset Manager, Marilyn Rivera (Building B)
199 Ocean Avenue, Jersey City, NJ 07305-3827
92 Danforth Avenue, Jersey City, NJ 07305-3908
Phone: (201) 706-4751
Fax: (201) 547-8969

YEAR COMPLETED
1966

DEVELOPMENT PROFILE

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<tr>
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<tr>
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<td>390 SF</td>
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<td>102</td>
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<td>480 SF</td>
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<tr>
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<td>1 HC</td>
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<td>Subtotal</td>
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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 III & IV - Danforth Hall

PROJECT SUMMARY

PROPERTY MANAGEMENT
Jersey City Housing Authority
Asset Manager, Marilyn Rivera
72-82 Danforth Avenue, Jersey City, NJ 07305-3986
Phone: (201) 706-4751
Fax: (201) 547-8969

YEAR ACQUIRED
1982

DEVELOPMENT PROFILE

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<tr>
<td>Subtotal</td>
<td>42</td>
<td>1 HC</td>
<td></td>
</tr>
</tbody>
</table>

Total Dwelling units: 72  Non-dwelling units: 11  
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, Stephanie Carson
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

<table>
<thead>
<tr>
<th>Type</th>
<th>#/Units Constructed</th>
<th>#/Units still Owned by JCHA</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 BR Semi-detached(2 story)</td>
<td>46</td>
<td>6</td>
<td>1000 SF</td>
</tr>
<tr>
<td>4 BR Semi-detached (2 story)</td>
<td>46</td>
<td>6</td>
<td>1200 SF</td>
</tr>
<tr>
<td>3 BR HC Semi-detached (1 story)</td>
<td>8</td>
<td>2</td>
<td>978 SF</td>
</tr>
<tr>
<td>Total</td>
<td>100</td>
<td>14</td>
<td></td>
</tr>
</tbody>
</table>

Number of buildings (constructed): 50
Number of buildings (still owned by JCHA): 8

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, Elizabeth Nunez
88-92 Erie Street, Jersey City, NJ 07302-2400
Phone: (201) 706-4778
Fax: (201) 547-3823

YEAR ACQUIRED
1983

DEVELOPMENT PROFILE

<table>
<thead>
<tr>
<th>Type</th>
<th>#/Units</th>
<th>#/HC Units</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 Bedroom</td>
<td>8</td>
<td>1 HC/1 H&amp;VI</td>
<td>490 SF</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>40</td>
<td>2 HC/5 H&amp;V</td>
<td>575 SF (AV.)</td>
</tr>
<tr>
<td>Total</td>
<td>48</td>
<td>3 HC/6 H&amp;VI</td>
<td></td>
</tr>
</tbody>
</table>

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.
Affordable Housing Communities

- 254 Bergen Avenue
- Arlington Gardens
254 Bergen Avenue

PROJECT SUMMARY

PROPERTY MANAGEMENT
Jersey City Housing Authority
Asset Manager, Stephanie Carson
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

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

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, Stephanie Carson
315 Randolph Avenue, Jersey City, NJ 07304-2843
Phone: (201) 706-4741
Fax: (201) 547-8993

YEAR ACQUIRED
1992

DEVELOPMENT PROFILE

<table>
<thead>
<tr>
<th>Type</th>
<th>#/Units</th>
<th>#/HC Units</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Bedroom</td>
<td>90</td>
<td>0</td>
<td>775 SF (AV.)</td>
</tr>
<tr>
<td>Total</td>
<td>90</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

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

The Michaels Organization, Property Manager
- Lafayette Senior Living Center
- Pacific Court
- 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
PROJECT SUMMARY

PROPERTY MANAGEMENT
McCormack Baron Ragan
Property Manager, Diana Gallo
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

<table>
<thead>
<tr>
<th>Type</th>
<th>#/Units</th>
<th>#/HC Units</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Bedroom Row (1.5 bath)</td>
<td>57</td>
<td>0</td>
<td>1024 SF</td>
</tr>
<tr>
<td>2 Bedroom Walkup (1 &amp; 2 bath)</td>
<td>32</td>
<td>5</td>
<td>912 SF &amp; 1011 SF</td>
</tr>
<tr>
<td>3 Bedroom Walkup (2 bath)</td>
<td>4</td>
<td>2</td>
<td>1218 SF</td>
</tr>
<tr>
<td>3 Bedroom Semi-detached (1.5 bath)</td>
<td>23</td>
<td>0</td>
<td>1432 SF</td>
</tr>
<tr>
<td>4 Bedroom Semi-detached (2.5 bath)</td>
<td>7</td>
<td>0</td>
<td>1551 SF</td>
</tr>
<tr>
<td>4 Bedroom Row (2.5 bath)</td>
<td>1</td>
<td>0</td>
<td>1551 SF</td>
</tr>
<tr>
<td>Total</td>
<td>124</td>
<td>7</td>
<td></td>
</tr>
</tbody>
</table>

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, Lissette Powell
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, Lavallette, NJ

ARCHITECT
Lindemon Winkelmann Deupree Martin & Associates, Jersey City, NJ

DEVELOPMENT PROFILE

<table>
<thead>
<tr>
<th>Type</th>
<th>#/Units</th>
<th>#/HC Units</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>78</td>
<td>4 HC, 2 H&amp;VI</td>
<td>620 SF</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>4</td>
<td>0</td>
<td>830 SF</td>
</tr>
<tr>
<td>2 Bedroom Superintendent</td>
<td>1</td>
<td>0</td>
<td>850 SF</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>83</strong></td>
<td><strong>4 HC, 2 H&amp;VI</strong></td>
<td></td>
</tr>
</tbody>
</table>

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
The Michaels Organization
Property Manager, Lissette Powell
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

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

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.
**PROJECT SUMMARY**

**PROPERTY MANAGEMENT**
The Michaels Organization  
Property Manager, Lissette Powell  
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**

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

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

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

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.
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
Total       27       3    

WEST BLDG.
Type    #/Units  #/HC Units  Size
1 Bedroom    29       3  685-870 SF
2 Bedroom    3        0   920 SF
Total       32       3    

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.

Updated 03/2020

X:\JCHA Site Summaries\Updated 2020\Ocean Pointe Updated 03-2020.pub
Glennview Townhouses Phase I

PROJECT SUMMARY

PROPERTY MANAGEMENT
The Michaels Organization
Property Manager, Lissette Powell
463 Pacific Avenue, Jersey City, NJ 07304-3918
Phone: (201) 395-0900
Fax: (201) 395-0911

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

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

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  
403 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**

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

**WEST**

<table>
<thead>
<tr>
<th>Type</th>
<th>#/Units</th>
<th>#/HC Units</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom Walkup</td>
<td>6</td>
<td>2 HC, 1 H&amp;VI</td>
<td>884 SF (AV.)</td>
</tr>
<tr>
<td>2 Bedroom 1 Bath Walkup</td>
<td>7</td>
<td>1 HC</td>
<td>990 SF (AV.)</td>
</tr>
<tr>
<td>2 Bedroom 2 Bath Walkup</td>
<td>5</td>
<td>0</td>
<td>1444 SF (AV.)</td>
</tr>
<tr>
<td>3 Bedroom 1.5 Bath Walkup</td>
<td>6</td>
<td>0</td>
<td>1412 SF</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>24</td>
<td>3 HC, 1 H&amp;VI</td>
<td></td>
</tr>
</tbody>
</table>

Dwelling units: 64 (Total), 40 (East), 24 (West)  
Non-dwelling units: 0

Market Rate Units: 0 (East), 8 West  
Public Housing/Tax Credit Units: 23 (East), 10 (West)  
Project Based Vouchers: 12 (East), 4 (West)

Number of buildings: 8  
Number of stories: 3 & 4  
Site size: 2.025 acres

**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.
PROJECT SUMMARY

PROPERTY MANAGEMENT
The Michaels Organization
Property Manager, Kimberly Jones
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

<table>
<thead>
<tr>
<th>Type</th>
<th>#/Units</th>
<th>#/HC Units</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>58</td>
<td>7 HC</td>
<td>651 SF (AV.)</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>10</td>
<td>4 HC, 1 H&amp;VI</td>
<td>854 SF (AV.)</td>
</tr>
<tr>
<td>Total</td>
<td>68</td>
<td>11 HC, 1 H&amp;VI</td>
<td></td>
</tr>
</tbody>
</table>

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**

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

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 86 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
Phone: (201) 333-8107
Fax: (201) 985-9403

**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**

<table>
<thead>
<tr>
<th>PHASE I</th>
<th>Type</th>
<th>#/Units</th>
<th>#/HC Units</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom Walkup</td>
<td>6</td>
<td>1 HC</td>
<td>800 SF</td>
<td></td>
</tr>
<tr>
<td>2 Bedroom Walkup</td>
<td>28</td>
<td>2 HC</td>
<td>1010 SF (AV.)</td>
<td></td>
</tr>
<tr>
<td>3 Bedroom Walkup</td>
<td>26</td>
<td>1 HC, 1 H&amp;VI</td>
<td>1374 SF (AV.)</td>
<td></td>
</tr>
<tr>
<td>4 Bedroom Walkup</td>
<td>6</td>
<td>1 H&amp;VI</td>
<td>1830 SF</td>
<td></td>
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<tr>
<td>Total</td>
<td>66</td>
<td>4 HC, 2 H&amp;VI</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>PHASE II</th>
<th>Type</th>
<th>#/Units</th>
<th>#/HC Units</th>
<th>Size</th>
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<tbody>
<tr>
<td>1 Bedroom Walkup</td>
<td>33</td>
<td>2 HC</td>
<td>730 SF</td>
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<tr>
<td>2 Bedroom Walkup</td>
<td>19</td>
<td>2 HC</td>
<td>958 SF (AV.)</td>
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</tr>
<tr>
<td>3 Bedroom Walkup</td>
<td>26</td>
<td>1 HC, 2 H&amp;VI</td>
<td>1265 SF (AV.)</td>
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<tr>
<td>Total</td>
<td>78</td>
<td>5 HC, 2 H&amp;VI</td>
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<td></td>
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</tbody>
</table>

Dwelling units: 144 (Total), 66 (Phase I), 78 (Phase II)  
Non-dwelling units: 0  
Public Housing Units: 5 (Phase I), 6 (Phase II)  
Tax Credit Units: 0  
Market Rate Units: 8 (Phase I), 7 (Phase II)  
Public Housing/Tax Credit Units: 53 (Phase I), 65 (Phase II)  
Super’s Unit: 0  
Number of buildings: 5  
Number of stories: 3 & 4  
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) 333-3808

YEAR COMPLETED
2012

DEVELOPER
Pennrose Properties, LLC, Philadelphia, PA

CONTRACTOR
AJD Construction, Leonardo, NJ

ARCHITECT
Kitchen & Associates, Collingswood, NJ

DEVELOPMENT PROFILE

PHASE I

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

Dwelling units: 60  Non-dwelling units: 0
Public Housing Units: 5  Tax Credit Units: 15
Market Rate Units: 6  Tax Credit/Project Based Section 8 Units: 15
Public Housing/Tax Credit Units: 19  Super’s Unit: 1
Number of buildings: 2  Number of stories: 3 & 4  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.

Updated 03/2020
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

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

Dwelling units: 70
Non-dwelling units: 0
Public Housing Units: 5
Tax Credit Units: 27
Market Rate Units: 6
Tax Credit/Project Based Section 8 Units: 10
Public Housing/Tax Credit Units: 22
Super's Unit: 1
Number of buildings: 4
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.