

Gloria Robinson Court Homes Phase IV

PROJECT SUMMARY

PROPERTY MANAGEMENT

Pennrose Management Company
Property Manager, Tasha Smith
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	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.)
Total	70	7 HC, 2 H&VI	

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.

