

# CITY OF JERSEY CITY

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**FOR IMMEDIATE RELEASE**  
February 2, 2009

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## **MAYOR HEALY TOURS THE COMPLETED GLORIA ROBINSON COURT HOMES I PHASE I OF THE HOPE VI REDEVELOPMENT PLANS**

**JERSEY CITY** -- Mayor Jerramiah T. Healy and the **Municipal Council**, in partnership with **Jersey City Housing Authority** and the **A. Harry Moore Phase I Associates, LLC** will host the **Gloria Robinson Court Homes I** open house **10:00 a.m.** on **Tuesday, February 3, 2009**, **Route 440** and **Duncan Avenue**.

“All throughout the city, you can see tremendous growth and progress,” said **Mayor Healy**. “The **A. Harry Moore HOPE VI Revitalization Program** marks the beginning of a new era for this site and my administration is committed to moving our great city forward revitalizing all of our neighborhoods.”

Originally built in 1954, A. Harry Moore originally consisted of 664 units in seven, twelve-story buildings on approximately 7.6 acres of land. During the late 1980's and early 1990's, A. Harry Moore Apartments experienced severely deteriorating site conditions, concentrated poverty, ever-increasing vacancies, vandalism and criminal activity.

Through a joint partnership with the City of Jersey City, **Jersey City Housing Authority** (JCHA), and the **A. Harry Moore Resident Management Corporation** received HOPE VI Demolition funding for the demolition of four public housing high-rises. The redevelopment will consist of three phases. The **Gloria Robinson Court Homes I** is the first phase of the two-phase A. Harry Moore HOPE VI Revitalization Program (the 78 units of Phase II are under construction).

Residents and community members have been an integral part of the planning process of the A. Harry Moore HOPE VI Revitalization Plan. The Gloria Robinson Court Homes Phase I will consist of 66 mixed-income rental 1 – 4 bedroom units, from 885 – 1,475 square feet, located within two buildings including 24 units in a row of townhouse-type flat over flat design and 42 units in a 3 ½ story walk-up design.

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The development includes landscaping, semi-private entrances onto the street, and are equipped with a generous amenities including spacious living accommodations, ample closet space, central heating and cooling systems, dishwashers, washers and dryers as well onsite parking. In order to comply with green requirements, the interiors also feature recycled-fiber carpeting, linoleum flooring, and bamboo flooring, low-VOC paints, sealants and adhesives. All of the units meet or exceed Energy Star requirements.

All of the 28 first floor units have been designed in compliance with Section 504 of the Housing Act that features appropriate clearances for wheelchair access, as well as, two units for the visually and hearing impaired equipped with strobe lighting and for the visually impaired the unit is equipped with an audible alarm system.

Total funding for this project was more than \$16.5 million and has been made possible by the following: Low-Income Housing Tax Credit Equity (\$10.7M), JCHA HOPE VI Grant (\$ 3.06 M), NJ Housing Mortgage & Finance Agency (\$1.15M), NJ Balanced Housing funds (\$1.05M); and the City of Jersey City HOME grant (\$ 625,000).

For more detailed information, please see attached.

**All media inquiries should be directed to Jennifer Morrill, Press Secretary to Mayor Jerramiah T. Healy at 201-547-4836 or 201-376-0699.///**

**A. Harry Moore HOPE VI Revitalization Program  
Gloria Robinson Court Homes  
Phase I**

**BACKGROUND INFORMATION**

**RATIONALE FOR REVITALIZATION**

Built in 1954, A. Harry Moore originally consisted of 664 units (94, one-bedroom, 364, two-bedroom, 150, three-bedroom and 56, four-bedroom units) in seven, twelve-story buildings on approximately 7.6 acres of land. During the late 1980's and early 1990's A. Harry Moore Apartments experienced severely deteriorating site conditions, concentrated poverty, ever-increasing vacancies, vandalism and criminal activity. This distress highlighted the site's physical obsolescence and social isolation from the neighboring, more stable neighborhood.

Recognizing the need to completely transform this development, the JCHA in cooperation with the City of Jersey City and the A. Harry Moore Resident Management Corporation received HOPE VI Demolition funding from 1998 through 2004 for the demolition of four out of the seven public housing high-rises (380 units).

**DEVELOPMENT DESCRIPTION**

Gloria Robinson Court Homes I is the first phase of the two-phase A. Harry Moore HOPE VI Revitalization Program (the 78 units of Phase II are under construction). The phase will be constructed on the portion of the A. Harry Moore public housing site vacated from the previous demolition of Buildings #4 and #6. *(Please note: three additional phases of development are in planning.)*

In March 2005, the JCHA, in consultation with the A. Harry Moore Resident Management Corporation and the City of Jersey City, selected Ingerman Affordable Housing as a Developer Partner and Kitchen & Associates as Master Planner/Architect for the planning, design and financing of Phase I and II of the A. Harry Moore HOPE VI Revitalization Program.

The JCHA and the Ingerman Affordable Housing collaborated with the residents of A. Harry Moore throughout the revitalization planning process. The JCHA conducts a number of monthly resident and community meetings regarding the A. Harry Moore HOPE VI Revitalization Plan. Additionally the JCHA publishes a bi-monthly newsletter to keep residents informed about the on-going revitalization activities at A. Harry Moore.

Gloria Robinson Court Homes: Phase I will consist of 66 mixed-income rental units in the following income categories:

Public Housing /Tax Credit (0-60% AMI)	53 units
Public Housing Only Units (61-80% AMI)	5 units
Market Rate Units	8 units

**Bedroom Breakdown:**

Bedrooms	Phase I
1	6
2	28
3	26
4	6
<b>Total</b>	<b>66</b>

The 66 units will include approximately 28,260 square feet of living space.

Bedrooms	Number of Units	Square Footage
1	6	885 each
2	28	1,025 each
3	26	1,325 each
4	6	1,475 each
<b>Total</b>	<b>66</b>	<b>28,260 SF</b>

**BUILDING DESIGN**

Gloria Robinson Court Homes Phase I has been designed by the architectural and planning firm of Kitchen & Associates, P.A. The 66 units are located within two buildings including 24 units in a row of townhouse-type flat over flat design and 42 units in a 3 ½ story walk-up design.

Gloria Robinson Court Homes was designed to repair the disconnect between the surrounding neighborhood of one and two family homes and the high-rise buildings at A. Harry Moore. The buildings’ orientation are designed to address the superbloc site according to New Urbanist principles. Because A. Harry Moore is located on a corner of one of the main western entrances to the city, the buildings are designed to be prominent and architecturally distinguished.

Gloria Robinson Court Homes have a significant amount of brick and other masonry materials and are designed in a modern take on the arts and crafts style. Contrasting with the current concrete public space now surrounding the remaining high rises, Phase I has generous landscaping and largely private and semi-private entrances onto the street.

The apartments are equipped with a generous amenities including spacious living accommodations, ample closet space, central heating and cooling systems, dishwashers, washers and dryers as well onsite parking. In order to comply with green requirements, the interiors also feature recycled-fiber carpeting, linoleum flooring, and bamboo flooring, low-VOC paints, sealants and adhesives. All of the units meet or exceed Energy Star requirements.

## VISITABILITY AND ACCESSIBILITY

Gloria Robinson Court Homes has been designed in compliance with Section 504 of the Housing Act with respect to “visitability”. All of the 28 first floor units will be visitable by persons in wheelchairs.

Three units have been designed as accessible apartments with appropriate clearances and features for wheelchair access. In addition the Gloria Robinson Court Homes Phase I includes two units equipped for the visually and hearing impaired. For the hearing impaired, the unit is equipped with strobe lighting and for the visually impaired the unit is equipped with an audible alarm system.

## DEVELOPMENT PARTNERS

**A. Harry Moore Phase I Associates, LLC**, is the owner of the Gloria Robinson Court Homes buildings. This corporation is composed of the tax credit investor, an affiliate of Ingerman Affordable Housing, and a JCHA affiliated non-profit corporation, Gloria Robinson Court Homes, Inc.

**The Housing Authority of the City of Jersey City (JCHA)** will act as a lender, loaning HOPE VI funding. The JCHA will also act as the landlord, leasing the Phase I site to the ownership entity with a long term ground lease. The JCHA will also act as an asset manager for the public housing units.

**Ingerman Affordable Housing, Inc., Cherry Hill, NJ** is the Developer for A. Harry Moore – Gloria Robinson Court Homes: Phase I. Ingerman is an experienced affordable housing developer with 20+ years experience.

**Kitchen & Associates, PA (K&A)** is the architectural and planning firm providing overall master planning services for the entire A. Harry Moore HOPE VI Revitalization Program. K&A is one of the most active residential architectural firms in New Jersey and has been involved in eight HOPE VI revitalization initiatives across the country. K&A is also the architect of record for Gloria Robinson Court Homes: Phase I.

**Ingerman Construction Company**, an affiliate of Ingerman Affordable Housing, Inc. is the construction manager for Phase I.

**Ingerman Management Company** is an affiliate of Ingerman Affordable Housing, Inc. IMC has extensive experience managing affordable housing with over 2,600 units in their portfolio.

## PROJECT FUNDING

Low-Income Housing Tax Credit Equity	\$ 10.7 million
JCHA HOPE VI Grant	\$ 3.06 million
NJ Housing Mortgage & Finance Agency mortgage	\$ 1.15 million
NJ Balanced Housing funds	\$ 1.05 million
City of Jersey City HOME grant	\$ 625,000
<b>Total</b>	<b>\$16,590,000</b>