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Mayor Fulop Announces Revitalization of Montgomery Gardens Affordable Housing Development

Three Buildings to be Imploded on August 29, Will Make Way for 116 Brand-New Affordable Units

Today Mayor Fulop announced the first step in revitalizing the five-decade-old Montgomery Gardens housing project and the community around it. On Saturday August 29th, three of Montgomery Gardens' six buildings will be imploded to make way for 126 brand-new housing units, the vast majority of which will be affordable.

For half a century, Montgomery Gardens – according to many in the community – has been a prime example of a failed housing policy: housing that isolates low-income families, and therefore only creates more poverty. The new development, which has been a priority for the Fulop Administration and for federal officials will help put an end to that legacy.

“I believe that what they told me in the Marine Corps should apply in Jersey City: No one gets left behind,” said Mayor Fulop, “Yet for a long time, the residents of Montgomery Gardens have been left behind in an affordable housing development that’s cut off from the rest of the city – and from opportunity.”

“These brand-new homes will change that. They’re not only going to be modern, affordable places for people to live – they’re going to be built in a development aimed at attracting businesses and jobs.” Added Fulop, “None of it would have been possible without the support of New Jersey’s representatives in Washington, especially Senator Booker.”

“The redevelopment of Montgomery Gardens is great news for Jersey City,” said Sen. Booker. “Creating more vibrant and diverse communities through the revitalization of these buildings is an important step in improving the quality of life for Jersey City’s most vulnerable residents. I applaud the efforts of Mayor Fulop on this project and for keeping seniors in mind, ensuring that they continue to have access to affordable housing in our state.”

Buildings #3, #5, and #6 in Montgomery Gardens are set for implosion on Saturday. In place of these buildings, 126 brand-new units will be constructed. One hundred sixteen will be subject to rent restrictions: rent will be limited to only 30 percent of tenants’ income in 78 units, and limited to 60 percent Annual Median Income in 38 units. The remaining 10 units will be market-rate.

The new construction will bring the total number of affordable units created or preserved during the Fulop administration to 1,149 – nearly matching in two years the 1,255 affordable units created or preserved during the entire eight years of the previous administration.

The affordable units in the Montgomery Gardens redevelopment will be financed by a mix of Section 8 vouchers, Low-Income Housing Tax Credits, and Annual Contribution Contracts with the US Department of Housing and Urban Development (HUD).

According to the director of HUD’s New Jersey Field Office, the HUD Development Choice Neighborhood Initiative Planning Grant that the project received was the first one awarded in the State of New Jersey. “I am very pleased to see this project moving from planning to implementation,” said the Director, Maria Maio-Messano.

The redevelopment of Montgomery Gardens is part of a broader plan to improve the neighborhood’s affordable housing stock as well as bring mixed income and other types of development to the area. Building #1 will be renovated and turned into the Catherine Todd Senior Living Center, providing an additional 68 units of senior housing.

All residents who previously lived in Montgomery Gardens have either relocated to another public housing project or taken a tenant-based voucher to help pay rent in the private market. Buildings #3, #5 and #6 are now vacant.

Said the Jersey City Housing Authority, “We’re pleased to lead the way to better affordable housing for our City. This implosion will be the catalyst to achieving that goal in the Montgomery Neighborhood.”

The project comes on the heels of an announcement Mayor Fulop made in June: a new development in the city’s waterfront district that would make 20 of its units affordable – the first new waterfront development to do that in 30 years.

All media inquiries should be directed to Ryan Jacobs, Communications Director to Mayor Steven M. Fulop at 201-547-4836. ////