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***** PRESS RELEASE *****

**Mayor Fulop and The Community Builders Welcome Partners to
Celebrate Rehabilitation of Bergenview Apartments**

*Historic Preservation of Former YMCA Creates 111 Homes for Formerly
Homeless Residents*

JERSEY CITY – Mayor Steven M. Fulop joined **The Community Builders (TCB)** and the **New Jersey Housing and Mortgage Finance Agency (NJHMFA)** today to celebrate the substantial rehabilitation and grand opening of Bergenview Apartments, a supportive housing development that preserves a historic former YMCA building. The apartment community features 111 studio apartments for individuals who have previously experienced homelessness. Bergenview Apartments is located at 654 Bergen Avenue.

“The Community Builders is thrilled to give this historic site new life as Bergenview Apartments, providing residents with stable housing and supportive services to make the neighborhood even stronger,” said **Jacqueline Alexander, The Community Builders' regional Vice President for real estate development**. “I extend my deepest thanks and a well-earned congratulations to Mayor Fulop, the NJHMFA, and the many partners, stakeholders, and neighbors who made this development possible, especially the people who call Bergenview Apartments home. We’re proud to continue to provide residents with quality homes, supportive services, and new amenities as they begin a new chapter in their lives.”

The unveiling of the new Bergenview Apartments comes after the substantial rehabilitation and preservation of a historic former YMCA building. The apartment community features 111 studio apartments for individuals who have previously experienced homelessness.

“These newly renovated units provide formerly homeless residents with a place they can really feel at home with their very own kitchen and bathroom facilities and other updated amenities,” said **Mayor Fulop**. “We are grateful to The Community Builders and NJHMFA for their great

work on this project and the on-site supportive services and community resources they offer to help residents who formerly experienced homelessness find a path for a successful future.”

All of the affordable homes now feature in-unit private bathrooms, kitchens, and energy efficient appliances. Additionally, the new amenities are specifically designed to create an engaging environment for all residents.

New common amenities include an on-site property management and social service suite, a gym, and a bicycle storage room. A newly designed community room fosters gatherings with a foosball and ping pong table, a demonstration kitchen, and a learning center. The rehabilitation also enhanced major building systems, including HVAC, roof, and elevator. Environmentally friendly, Bergenview Apartments achieved ENERGY STAR and Enterprise Green Communities (EGC) certifications.

"NJHMFA is proud to support and finance the rehabilitation of Bergenview Apartments, a development that will provide over 100 Jersey City residents with long-term, affordable housing opportunities," **said NJHMFA Managing Architect Roger Grutzmacher.** "The improvements are the result of a collaborative effort made by NJHMFA, the City of Jersey City, and The Community Developers, and will represent a significant investment in supportive housing to provide Jersey City residents with a thriving, healthy community."

TCB acquired the historic YMCA building in 1999 and, under the HUD McKinney Program, converted the structure from a 210-unit, single room occupancy (SRO) building into a 131-unit building containing 59 SRO units and 72 studios serving formerly homeless residents. In November 2020, TCB secured construction financing to substantially rehabilitate and convert the site under the HUD Rental Assistance Demonstration Program (RAD). The renovation converted the remaining 59 SRO units into 40 studio units.

The preservation of Bergenview Apartments was made possible through funding provided by NJHMFA, low-income housing tax credit equity, FHLB-AHP funding, and TD Bank. Boston Financial Investment Management (BFIM) will serve as syndicator, and the Community Preservation Corporation (CPC) will service the permanent mortgage, a tax-exempt loan provided through Freddie Mac. Kramer+Marks Architects (KMA) is the project architect. Pike Construction Co. LLC is the general contractor.

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About The Community Builders

The Community Builders' mission is to build and sustain strong communities where all people can thrive. Our mission-driven businesses work with partners to develop, finance, and operate residential communities, neighborhood amenities, and opportunity programs for families, seniors, and adults with disabilities. Since 1964, we have advanced housing equity through award-winning affordable and mixed-income communities and our pioneering Community Life model for resident success. Today, our ownership and management portfolio include over 14,000

apartment homes. Anchored by offices in Boston, Chicago, Columbus, New York, and Washington D.C., we operate across 15 states.

About the New Jersey Housing and Mortgage Finance Agency (NJHMFA):

The New Jersey Housing and Mortgage Finance Agency (NJHMFA) advances the quality of life for residents of and communities throughout New Jersey by investing in, financing, and facilitating access to affordable rental housing and homeownership opportunities for low and moderate-income families, older adults, and individuals with specialized housing needs. To learn more about NJHMFA, visit: <https://NJHousing.gov/>



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