

HOUSING AUTHORITY OF BAYONNE OAK STREET PROJECT PURSUANT TO
N.J.S.A. 40:55D-31
NARRATIVE STATEMENT OF APPLICANT

OAK COURT WEST PROPERTY, BAYONNE, NEW JERSEY 07002
BLOCK - 471 LOTS - 1-7

The Housing Authority of the City of Bayonne (hereinafter referred to as the "BHA") in partnership with Bergen County United Way (the "BCUW") /Madeline Housing Partners, Penwal Affordable Housing Corporation and JESPY House, Inc. together propose to construct a Supportive Housing and Senior Affordable Housing building consisting of forty (40) units of a combination of supportive housing units and senior affordable housing units (hereinafter referred to as the "project") on a site described as Lots 1-7, Block 471, as shown on the Official Assessment Map of the City of Bayonne, Hudson County and commonly known as the Oak Court West Property, Bayonne, New Jersey.

The project proposes a six (6) story building consisting of a two (2) story interior parking deck and four (4) stories containing forty (40) residential apartments of which 20 will be reserved for seniors and 20 households with residents with developmental disabilities. The first and second levels of the building will contain parking floors; levels 3-6 will contain all 40 apartments.

The proposed building will front on Oak Street and extend along the West side of Oak Court covering existing Lots 1-7. There will be thirty (30) parking spaces within the interior parking deck

BCUW/Madeline Housing Partners, LLC has been working with the City of Bayonne for several years to develop this site for family and special needs housing. The project site is currently owned by the BHA and will be conveyed via ground lease to the project. The project will provide 20 beds (in 20 units) for residents with developmental disabilities. The tenants will be eligible for residential service budgets provided through the NJ State Department of Developmental Disabilities (DDD) and will be supported in their home by the staff of Fordham-Lewis Consulting (FLC), a State licensed residential service provider based in South Orange. Penwal Affordable Housing Corporation will act as the property manager for the project.

The site offers access to a variety of amenities – shopping, recreation, transportation, local services and education and employment opportunities. The building has been thoughtfully designed with resident lounges on floors 3-6 and a rooftop terrace. The rooftop terrace will afford residents of wonderful views of the Statue of Liberty and downtown Jersey City and New York City skylines along the Upper Bay and Hudson River. Directly across West Oak Court and the front of the building is open space in which a new park is planned. The development will be staffed by personnel trained to DDD standards and requirements and will be supervised by the FLC's senior management team who are registered, trained and certified by DDD.

Tenants for the DDD units will be selected in consultation with FLC, DDD and interested parents/guardians with adult children who meet diagnosis and level of care criteria which follows a well-established process implemented for all the residences that BCUW/Madeline and Penwal have established over the years. Penwal and BCUW/Madeline have worked together in the past to develop Fair Lawn Senior Housing (LITC #1717), a project which received 9% LIHTCs in 2017 and is now complete and fully stabilized.