



SPRING QUARTERLY 2015

Garden State Episcopal CDC (GSECDC) is a proven nonprofit serving New Jersey since 1986. With the goal of "BUILDING STRONG COMMUNITIES", our approach is structured to meet the multi-faceted and ever-changing needs of specific neighborhoods and populations.



**GARDEN STATE EPISCOPAL**  
Community Development Corporation

GSECDC 118 Summit Avenue Jersey City, NJ 07304 Tel: 201-209-9301 www.gsecdc.org

**Community Outreach**



**Affordable Housing**



**Community Partnerships**



**Future Development**



**Building Strong Communities...**



Mother Earth Festival, April 26, 2015

Garden State Episcopal CDC partnered with the Historic Jersey City & Harsimus Cemetery and other leading Jersey City organizations to create a fun-filled day for all at this beloved cemetery. Garden State CDC is overjoyed to assist with the development of the cemetery's Community Garden. Garden State staff, volunteers and clients will assist with revitalizing the site with planting and caring for the garden.



Future site of Community Garden



**SAINT JOHNS REVIVAL**  
Union City

Revitalizing space for a good cause has become a standard at Garden State Episcopal CDC. The closing of St. John's Church at 16th Street and Palisade Avenue was approved last year at the annual Diocesan Convention. This past summer the Union City Zoning Board approved GSECDC's application to purchase the property, except the rectory and sanctuary, and build 13 condominium units within the space. The condominiums will be for legally disabled residents who are collecting supplemental security income. Working with the Episcopal Church to rectify concerns over how the sanctuary would be used, Executive Director Carol Mori and Nina Nicholson of the Episcopal Diocese of Newark both shared that the diocese plans to use the rectory to house interns for its service-learning program for young adults, while the sanctuary will be used for ministry.



**SNEAK PEAK:** Similarly, GSECDC is working with St John Episcopal Church to revitalize the Bergen Hill Neighborhood in Jersey City.

Your support will go towards GSECDC's mission in funding affordable housing development, supportive housing and social services for people living with disabilities, homelessness and dependency as well as families realizing the dream of home ownership. Learn how you can contribute to GSECDC through our website: [www.gsecdc.org/donate](http://www.gsecdc.org/donate).



**WEBER BRIAR HOMES**  
Jersey City

Located at 134-142 Cator Avenue and 33-39 New Street, Jersey City, these nine brand new two-family homes are approximately 2,700 gross square feet. The owner will occupy the larger unit which comes with a garage and large back yard. The amenities include powder rooms, spacious livingroom, formal dining room, ample closet space, ceramic tile and hardwood floors, and stainless steel Energy Star appliances. Its' proximity to the Danforth Light Rail Station and other transportation options, two new public and charter schools and to Liberty State Park make these homes a very attractive option.

**Eligibility Criteria:**

1. Must be 1st time home buyer.
2. Must have completed a first time home buyer training before closing.
3. Must be able to obtain a prequalification from a mortgage company.
4. Must demonstrate a minimum of 3.5% of purchase price for down payment and savings for closing costs.
5. Households cannot exceed the following income maximums:

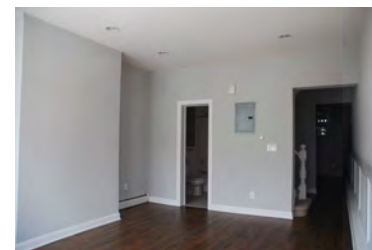
Household Size	Min. Income**	Max. Income
1 Person	\$31,000	\$42,950
2 People	\$31,000	\$49,050
3 People	\$31,000	\$55,200
4 People	\$31,000	\$61,300
5 People	\$31,000	\$66,250
6 People	\$31,000	\$71,150
7 People	\$31,000	\$76,050

\*\*Minimum income could be lower depending on down-payment and mortgage financing products.



**BERGEN HILL HOMES**  
Jersey City

The Bergen Hill section of Jersey City holds a grand presence in the long history of Jersey City. The architecture of the area includes rowhouses, brownstones, Queen Anne style apartment buildings and private homes. 60 Belmont Avenue is the first of three GSECDC renovations and, in keeping with the neighborhood, many original details remain while several upgrades and improvements have been made to this special property. Coming to the market soon!



Front Entrance Detail

For more information on our **homeowner approval process**, email [realestate@gsecdc.org](mailto:realestate@gsecdc.org) or visit our website: [www.gsecdc.org/apply/](http://www.gsecdc.org/apply/). Any further questions, call (201) 209-9301.

Download an application from our website, gather supporting materials and return completed applications to: Garden State Episcopal CDC, Division of Housing and Development, 118 Summit Ave, Jersey City, NJ 07304.