



WinnDevelopment Selected to Renovate Two Public Housing Properties in Plainfield, New Jersey

Project will modernize 353 apartments and strengthen services for residents

BOSTON (May 21, 2025) – The Housing Authority of Plainfield, NJ, has selected WinnDevelopment, the award-winning development arm of [WinnCompanies](#), as its partner to renovate two of the city's affordable housing communities under a federal program that empowers housing authorities to preserve and improve aging public housing properties.

The project will modernize Richmond Towers, a 225-unit community offering low-income housing for seniors and disabled individuals, and Joanne Hollis Gardens, a 128-unit family housing community. All residents will have the right to return to the renovated apartments and will continue to pay no more than 30 percent of their adjusted income towards the rent.

After renovations, residents will benefit from on-site, professional management and maintenance teams, as well as new services supported by the non-profit [Connected Communities](#), one of the nation's largest providers of housing-based supportive services.

"WinnDevelopment was selected as our preferred partner based on an open, competitive request for proposals that demonstrated that they have the financial resources, public housing experience, and development expertise for this important project. This transformative solution will allow the Housing Authority of Plainfield to raise the quality of its properties portfolio-wide for residents and the community for many years to come," said **Housing Authority of Plainfield Executive Director Randall Wood**.

The project will be carried out under the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program, which allows the housing authority to leverage public and private debt and equity to reinvest in its housing stock and make it affordable to low-income households for decades to come.

"We look forward to working with the housing authority and the community to plan and execute these renovations in a way that delivers modern, high quality and safe apartments in sustainable, healthy communities that offer essential amenities for a diverse population of residents," said **Keith Kinard, senior vice president of public housing and affordable partnerships for WinnDevelopment**.

WinnDevelopment has a long, successful history of working with public housing authorities to modernize or replace obsolete apartments and strengthen housing opportunities, partnering with

tenant leaders, municipal governments and HUD to transform public housing complexes in Massachusetts, New Jersey, North Carolina, Rhode Island, Virginia and Washington, D.C.

Housing authority officials believe the project represents a positive trajectory for its future housing standards. Richmond Towers was built more than 50 years ago and features two 12-story towers housing 135 studio apartments and 90 one-bedroom apartments. Built in 1954 as West End Gardens, Joanne Hollis Gardens was rededicated in 2015 to posthumously honor Joanne Hollis, a longtime resident who served as a Plainfield Housing Commissioner and City Councilwoman. The two-story, garden-style complex offers 16 one-bedroom, 66 two-bedroom, 32 three-bedroom and 14 four-bedroom apartments.

"Every resident of Plainfield deserves to live in a home that is safe, dignified and built for the future. That's the promise we're working to fulfill, one building at a time," said **Plainfield Mayor Adrian O. Mapp**. "This partnership between the Housing Authority and my administration reflects our deep commitment to elevating the quality of life for all our residents, especially our seniors, families, and long-time community members, and allowing them to remain in the city they love. Joanne Hollis Gardens carries the name of a beloved leader who dedicated her life to service, and we are proud to honor her legacy by investing in the people and the place she held dear. This is more than a renovation. It's a renewal of our values, our priorities, and our vision for a stronger, more inclusive Plainfield."

Leaders from the housing authority and the development team have been meeting monthly with residents since January. Personnel from KOW Building Consultants of Smithtown, NY, are also conducting a comprehensive physical needs assessment of the two sites.

"I was born and raised in Joanne Hollis Gardens. It is an honor to stand on the front line and watch this amazing transition that will benefit all the residents of these two invaluable communities. As the chair of the housing authority, I am going to make sure that the residents are a critical part of this transition. They will have nothing but the best," said **Plainfield Housing Authority Chairwoman Bridget Rivers**.

Inglese Architecture & Engineering, of Cedar Grove, NJ, is the architect. HousingToHome, of Boston, will serve as the temporary relocation coordinator to support residents.

About WinnDevelopment

As the development arm of Boston-based WinnCompanies, WinnDevelopment focuses on creating or revitalizing high-impact, mixed-income apartment communities through award-winning new construction and adaptive reuse techniques. Focused on quality over quantity, the company has earned a reputation as a trusted, stable community development partner among local planners, public sector housing agencies and private sector financiers. A longtime advocate of workforce housing, WinnDevelopment offers integrated asset management services and pioneering environmentally sustainable design and construction. Learn more at <https://www.winncompanies.com/development>.

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