

BCUW/MADELINE HOUSING PARTNERS, LLC

ORGANIZATION OVERVIEW

THE MADELINE CORPORATION AND BERGEN COUNTY'S UNITED WAY, both non-profit organizations with over 60 years of continuous service to the community, formed a partnership in 2004 to address the housing crisis in New Jersey by providing safe, affordable housing for families, seniors and individuals with special needs.

We manage all aspects of project development including multi-layered financing, site acquisition, new construction, renovation, revitalization, and property management, as well as, service coordination for our special needs projects. We are one of the few developers in New Jersey that provide the full spectrum of affordable housing from supportive housing to rental to affordable homeownership.

We create quality and sustainable housing. Our award winning designs are state and national models. In 2010, our Orchard Commons Special Needs Housing in Allendale, NJ, received the Governor's Excellence in Housing Award for Best Supportive Housing. Ten adults with developmental disabilities now live independently for the first time in their lives.

In 2013, our Airmount Woods Special Needs Housing in Ramsey, NJ, earned the Innovation in Supportive Housing Award from the Supportive Housing Association of NJ. Airmount Woods is the first development of its kind in the country. In July 2014, nine adults with high-need autism made it their home.

In 2015, Dina's Dwellings, an adaptive reuse of the First Reformed Church of New Brunswick sanctuary received three design awards. The project, which will house survivors of domestic violence, was nominated by Anthony L. Marchetta, Executive Director of the NJ Housing and Mortgage Finance Agency for the Innovation Award from the Supportive Housing Association of NJ. PLAN/NJ and the League of Municipalities also awarded Dina's Dwelling for Innovation in Governance. The nomination was made by New Brunswick Mayor James Cahill.

Ours is an established record of collaboration and trust with municipal, county and state leaders. Collectively, we have secured over \$30 million in funding as valued partners of:

We are valued partners of:

- New Jersey Housing and Mortgage Finance Agency
- New Jersey Department of Community Affairs
- New Jersey Department of Human Services, Division of Developmental Disabilities
- US Department of Housing and Urban Development (HUD)
- Federal Home Loan Bank of New York
- Bergen County Community Development HOME and CDBG Programs
- City of New Brunswick HOME Program
- Municipal Housing Trust Funds

FOR MORE INFORMATION PLEASE CONTACT:

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BCUW/MADELINE
HOUSING PARTNERS

Special homes for very special people

www.bcuw-madeline.org

BCUW/MADELINE HOUSING PARTNERS, LLC

Housing Projects Under Construction

ALLENDALE • 221 East Crescent Avenue



Land

- Two single-family lots donated by Allendale Heights LLC.

Use

- Two 3-bedroom homes for military veterans and their families.

Financing

- HUD/Bergen County HOME program, Bergen County's United Way capital and seeking philanthropic support.

GLEN ROCK • 15 Bradford Street



Land

- 1/3-acre lot one block from downtown purchased by BCUW/Madeline for \$450,000.

Use

- Proposed four-bedroom licensed group home.

Financing

- Glen Rock Municipal Housing Trust Fund, HUD/Bergen County HOME program, Bergen County's United Way capital and seeking grants and philanthropic support.

MAHWAH • 92-98 Ramapo Valley Road



Land

- Approximately 1.2 acre vacant lot donated by municipality.

Use

- New construction of 13 units of senior housing.

Financing

- Mahwah Municipal Housing Trust Fund, HUD/Bergen County HOME Program and Bergen County's United Way capital.

BCUW/MADELINE HOUSING PARTNERS, LLC

Housing Projects Under Construction

MONTVALE • 9 & 11 East Grand Avenue



Land

- School building and vacant land donated by the municipality.

Use

- Four-bedroom licensed group home and 10 one-bedroom senior living apartments.

Financing

- HUD/Bergen County HOME program, Bergen County's United Way capital and seeking grants and philanthropic support.

NEW BRUNSWICK • 101 Zebra Way



Land

- Approximately 1/3-acre site purchased by BCUW/Madeline for \$100,000 from the New Brunswick Housing Authority.

Use

- Twelve apartments for formerly homeless individuals.

Financing

- NJ Housing and Mortgage Finance Agency, HUD/City of New Brunswick HOME program, Housing First Capital Fund, Bergen County's United Way capital and seeking grants and philanthropic support.

WYCKOFF • 370 Clinton Avenue



Land

- 12,000 square-foot lot being purchased from the municipality by BCUW/Madeline for \$400,000.

Use

- Proposed four-bedroom shared home and 2 one-bedroom apartments.

Financing

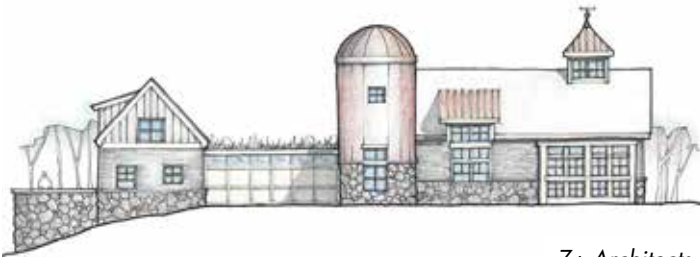
- Wyckoff Municipal Housing Trust Fund, HUD/Bergen County HOME program, Bergen County's United Way capital and seeking grants and philanthropic support.



BCUW/MADELINE HOUSING PARTNERS, LLC

Pre-Development

COLTS NECK • Overbrook Farms



Z+ Architects

Land

- 12-acre site donated by Overbrook Farm Estates.

Use

- 10-bedroom residence for people on the autism spectrum.

Financing

- Overbrook Commons Developer Contribution, Bergen County's United Way capital and seeking grants and philanthropic support.

FAIR LAWN • 18-25 River Road



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Montoro Architectural Group

Land

- 3.5-acre site purchased by Borough of Fair Lawn and Bergen County's United Way for \$1,750,000.

Use

- 85 apartments for seniors and permanent supportive housing for homeless veterans.

Financing

- Fair Lawn Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency, Bergen County's United Way capital and PenWal Affordable Housing Corporation capital.

FAIR LAWN • Campbell Road



Rendering Coming Soon

Z+ Architects

Land

- Municipally owned property donated to Bergen County's United Way.

Use

- Four-bedroom licensed group home and two independent living apartments for people with developmental disabilities.

Financing

- Fair Lawn Municipal Housing Trust Fund, HUD/Bergen County HOME Program, Bergen County's United Way capital and seeking grants and philanthropic support.



BCUW/MADELINE HOUSING PARTNERS, LLC

Pre-Development

FLORHAM PARK • *The Green at Florham Park*



Land

- Approximately 8-acre site donated by The Rockefeller Group.

Use

- 102 units of independent living apartments and a licensed group home for people with developmental disabilities.

Financing

- NJ Housing and Mortgage Finance Agency, The Rockefeller Group, Bergen County's United Way capital and seeking grants and philanthropic support.

HARRINGTON PARK • *106 Schralenburg Road*



Land

- Two lots purchased by Bergen County's United Way in partnership with Reduce Construction Corporation.

Use

- Four-bedroom licensed group home, one three-bedroom, one two-bedroom and one one-bedroom affordable family rental and one two-bedroom independent living apartment for individuals with special needs.

Financing

- Allegro Senior Living, Reduce Construction Corporation, Bergen County's United Way capital and seeking grants and philanthropic support.

LINCOLN PARK • *46 Chapel Hill Road*



Land

- 5-acre site donated by the municipality.

Use

- 10-unit licensed group home for people on the autism spectrum.

Financing

- Bergen County's United Way capital and seeking grants and philanthropic support.

BCUW/MADELINE HOUSING PARTNERS, LLC

Pre-Development

METUCHEN • 320 Grove Street



Land

- 1/3-acre site with existing ranch home purchased by BCUW/Madeline for \$400,000.

Use

- Proposed four-bedroom licensed group home.

Financing

- Metuchen Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency, NJ Division of Developmental Disabilities, Bergen County's United Way capital and seeking grants and philanthropic support.

OLD TAPPAN • Grace Avenue



Land

- 9,000-square-foot lot donated by the municipality.

Use

- Four-bedroom group home.

Financing

- Old Tappan Municipal Housing Trust Fund, HUD/Bergen County HOME program, Bergen County's United Way capital and seeking grants and philanthropic support.

RIDGEWOOD • 257 E. Ridgewood Avenue



Land

- Former Sealfon's Building.

Use

- Two four-bedroom licensed group homes and seven one-bedroom independent living apartments for people with developmental disabilities.

Financing

- Village of Ridgewood Housing Trust Fund, Onyx Properties, Bergen County's United Way capital and seeking grants and philanthropic support.

BCUW/MADELINE HOUSING PARTNERS, LLC

Pre-Development

ROCHELLE PARK • 47 Central Avenue



Arcari + Iovino Architects

Land

- Approximately 6,400 square-foot site purchased from private developer.

Use

- Four-bedroom group home.

Financing

- Rochelle Park Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency, Bergen County's United Way capital and seeking grants and philanthropic support.

WANAQUE • 10 Warren Hagstrom Boulevard



Virgona + Virgona Architects

Land

- Approximately ½-acre site donated by the municipality.

Use

- Eight independent living apartments for individuals with developmental disabilities.

Financing

- Wanaque Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency (proposed), Bergen County's United Way capital and seeking grants and philanthropic support.

BCUW/MADELINE HOUSING PARTNERS, LLC

Completed Projects

ALLENDALE • 100-106 Crescent Commons Court • Owner/Service Provider: Allendale Housing Inc.



Land

- Half-acre site purchased by Bergen County's United Way for \$500,000.

Use

- Six homeownership townhouse units.

Financing

- Allendale Municipal Housing Trust Fund, NJ Department of Community Affairs HOME program and Bergen County's United Way capital.

ALLENDALE • 289-301 Franklin Turnpike • Owner/Service Provider: Allendale Housing Inc.



Land

- Approximately 2/3-acre vacant lot purchased by Allendale Housing Inc. with Municipal Housing Trust Funds for \$750,000.

Use

- New construction of six independent living apartments.

Financing

- Allendale Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency, HUD/Bergen County HOME Program and Bergen County's United Way capital.

ALLENDALE • 200-400 Crescent Commons Court • Owner/Service Provider: Allendale Housing Inc.



Land

- Approximately 1.5 - acre former commercial lot purchased by Allendale Housing Inc. with Municipal Housing Trust Funds for \$1.1 million and another \$400,000 from Bergen County's United Way.

Use

- New construction of 17 independent apartments.

Financing

- Allendale Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency, NJ Division of Developmental Disabilities, HUD/Bergen County HOME Program, Federal Home Loan Bank of New York, Bergen County's United Way capital and Lakeland Bank.

BCUW/MADELINE HOUSING PARTNERS, LLC

Completed Projects

CLIFFSIDE PARK • 245 Walker Street



Land

- Approximately 1/3-acre donated by the municipality.

Use

- Nine affordable apartments for homeownership including: 2 three-bedroom, 6 two-bedroom and 1 one-bedroom units.

Financing

- Cliffside Park Municipal Housing Trust Fund, HUD/Bergen County HOME program and Bergen County United Way capital.

FAIRVIEW • 447 Fairview Avenue



Land

- 12,000 square-foot lot purchased by BCUW/Madeline for \$640,000.

Use

- 12 two-bedroom homeownership units – 6 market rate and 6 affordable.

Financing

- HUD/Bergen County HOME program and Bergen County's United Way capital.

FORT LEE • 1253 Inwood Terrace



Land

- 32,500-square-foot lot purchased for \$2,750,000.

Use

- Mix of 25 market apartments, 4 two-bedroom and 1 one-bedroom independent living apartments and 1 four-bedroom licensed group home.

Financing

- Fort Lee Municipal Housing Trust Fund, HUD/Bergen County HOME program and Bergen County's United Way capital.



BCUW/MADELINE HOUSING PARTNERS, LLC

Completed Projects

MAHWAH • 92-98 Ramapo Valley Road



Land

- Approximately 1.2 acre vacant lot donated by municipality.

Use

- New construction of four units of independent living apartments and a four-bedroom licensed group home.

Financing

- Mahwah Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency, HUD/Bergen County HOME Program and Bergen County's United Way capital.

NEW BRUNSWICK • 9 Bayard Street



Land

- 9,000-square-foot addition to the 200-year-old historic First Reformed Church.

Use

- 10 independent living apartments for women and their children who have survived domestic violence.

Financing

- NJ Housing and Mortgage Finance Agency, HUD/City of New Brunswick HOME program, Bergen County's United Way capital.

RAMSEY • 180 Airmount Avenue • Owner: Ramsey Housing Inc; Service Provider: New Horizons in Autism



Land

- 1.2-acre site purchased from the Borough of Ramsey for \$800,000 by Ramsey Housing Inc.

Use

- Nine one-bedroom units purpose built for people on the autism spectrum.

Financing

- Ramsey Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency, NJ Division of Developmental Disabilities and Bergen County's United Way capital.



BCUW/MADELINE HOUSING PARTNERS, LLC

Completed Projects

TENAFLY • 311 Tenafly Road



Land

- Approximately one-acre vacant lot purchased by the municipality with Municipal Housing Trust Funds for \$999,999.

Use

- New construction of six independent living apartments.

Financing

- Tenafly Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency, HUD/Bergen County HOME Program and Bergen County's United Way capital.

BCUW/MADELINE HOUSING PARTNERS, LLC

PROJECTS IN PARTNERSHIP

BOGOTA • 215 Ridgely Avenue • Owner/Service Provider: Alliance Against Homelessness



Schwanewede Hals Engineering

Land

- Approximately ¼-acre site purchased with funding from the NJ Department of Human Services.

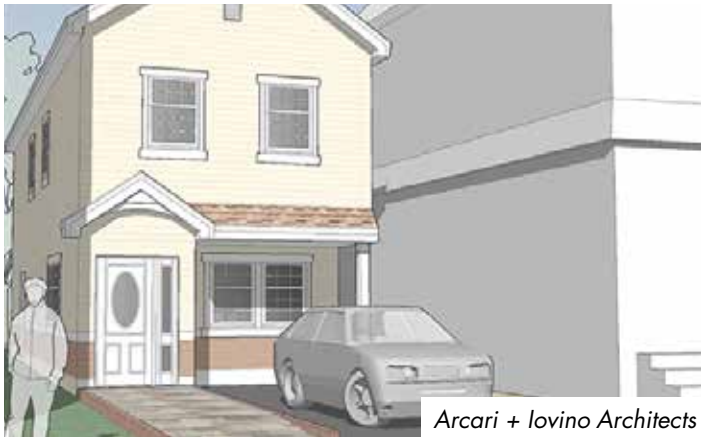
Use

- Bergen County's United Way is rehabbing a project for Alliance Against Homelessness, which houses four homeless/mentally ill women.

Financing

- HUD/Bergen County Community Development Block Grant.

CLIFTON • 12 Arthur Street • Owner/Service Provider: Community Options, Inc.



Arcari + Iovino Architects

Land

- Lot donated by the municipality.

Use

- New construction of a licensed four-bedroom group home.

Financing

- Clifton Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency, NJ Division of Developmental Disabilities and Community Options, Inc. capital.

DEMAREST • 23 Knickerbocker Road • Owner/Service Provider: Advancing Opportunities



Arcari + Iovino

Land

- Approximately ¼-acre lot with existing home.

Use

- Renovation into a licensed four-bedroom group home.

Financing

- Demarest Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency and NJ Division of Developmental Disabilities.

BCUW/MADELINE HOUSING PARTNERS, LLC

PROJECTS IN PARTNERSHIP

EMERSON • 5 Pine Drive • Owner/Service Provider: *Advancing Opportunities*



Arcari + Iovino

Land

- Approximately ¼-acre lot with existing home.

Use

- Renovation into a licensed three-bedroom group home.

Financing

- Emerson Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency and NJ Division of Developmental Disabilities.

MAHWAH • 105 Church Street • Owner/Service Provider: *New Concepts for Living*



Z+ Architects

Land

- Approximately 7,000-square-foot vacant lot.

Use

- New construction of a licensed four-bedroom group home.

Financing

- NJ Housing and Mortgage Finance Agency, NJ Division of Developmental Disabilities and New Concepts for Living capital.

MAHWAH • 16 Mountain Avenue • Owner/Service Provider: *New Concepts for Living*



Z+ Architects

Land

- Approximately 5,800-square-foot vacant lot.

Use

- New construction of a licensed four-bedroom group home.

Financing

- NJ Housing and Mortgage Finance Agency, NJ Division of Developmental Disabilities and New Concepts for Living capital.

BCUW/MADELINE HOUSING PARTNERS, LLC

PROJECTS IN PARTNERSHIP

MONTVALE • 42 Middletown Road • Owner/Service Provider: Children's Aid and Family Services



Land

- Approximately ¾-acre lot with existing ranch home.

Use

- Renovation into a licensed six-bedroom group home.

Financing

- NJ Housing and Mortgage Finance Agency, NJ Division of Developmental Disabilities and Children's Aid and Family Services capital.

NEWARK • Fulton Street • Owner/Service Provider: United Community Corporation



Land

- 12,000-square foot building located in the Central Ward of the City of Newark.

Use

- 60-bed homeless shelter run by United Community Corporation.

Financing

- NJ Department of Community Affairs – Shelter Support Funding.

PHILLIPSBURG • 350 Ridge Road • Owner/Service Provider: Advancing Opportunities



Land

- Approximately one-acre lot with existing home.

Use

- Renovation into four-bedroom group home.

Financing

- Phillipsburg Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency, NJ Division of Developmental Disabilities.

BCUW/MADELINE HOUSING PARTNERS, LLC

PROJECTS IN PARTNERSHIP

ROBBINSVILLE • 181 Robbinsville-Edinburg Road • Owner/Service Provider: Advancing Opportunities



Land

- Approximately three-acre lot with existing Ranch home.

Use

- Renovation into a licensed four-bedroom group home.

Financing

- Robbinsville Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency and NJ Division of Developmental Disabilities.

ROBERT'S HOUSE • 345 West Crescent Avenue • Owner/Service Provider: Allendale Housing Inc.



Land

- Approximately 1/4-acre lot with existing home.

Use

- Renovation into a licensed three-bedroom shared home.

Financing

- NJ Housing and Mortgage Finance Agency and Bergen County's United Way capital.

WOODLAND PARK • 5 Greenway Lane • Owner/Service Provider: Advancing Opportunities



Land

- Approximately 1/4-acre lot with existing home.

Use

- Renovation into a licensed three-bedroom group home.

Financing

- Woodland Park Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency, NJ Division of Developmental Disabilities and Advancing Opportunities Capital.