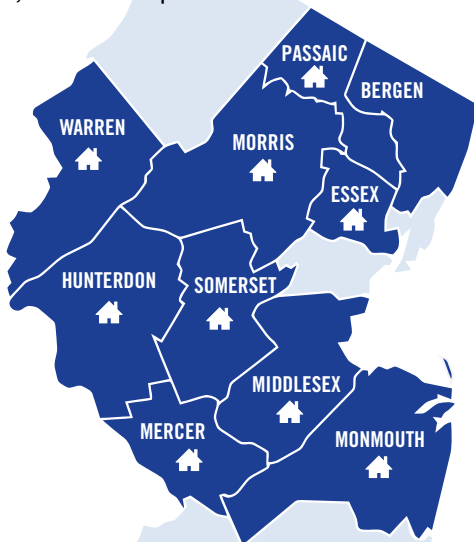


# BERGEN COUNTY'S UNITED WAY & MADELINE HOUSING PARTNERS, LLC

**WITH A COMBINED 60 YEARS OF SERVICE,** Bergen County's United Way and Madeline Corporation are non-profit organizations that work to address the housing crisis in New Jersey. Its mission is to build safe and affordable housing options for seniors, veterans and individuals with physical and developmental disabilities, such as autism, multiple sclerosis or Down syndrome. The organization manages all aspects of development from site acquisition and financing to construction and service coordination.

To date, the organization has developed 28 projects providing homes to over 250 people. Another 15 projects, with the potential to serve an additional 350 people, are under construction.



 **28** projects completed

 **15** projects in the pipeline

 **600** people have a place to call home

The key to success has been the organization's focus on high-quality, sustainable developments that take on the aesthetic of their neighborhood. These award-winning designs are built throughout the state, yet most people are unaware of their "affordable" designation.

While the organization is headquartered in Bergen County, municipalities throughout the state reach out to Bergen County's United Way and Madeline Corporation in an effort to increase their supply of affordable housing. The organization has an established record of collaboration and trust with municipal, county and state leaders.

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## OUR AWARDS

### **Orchard Commons Special Needs Housing in Allendale, NJ**

Governor's Excellence in Housing Award for Best Supportive Housing

### **Airmont Woods Special Needs Housing in Ramsey, NJ**

Supportive Housing Association's Innovation in Supportive Housing Award

### **Dina's Dwelling in New Brunswick, NJ**

League of Municipalities' Innovation in Governance Award &  
Supportive Housing Association's Innovation in Supportive Housing Award

## OUR VALUED PARTNERS



# PROJECTS UNDER CONSTRUCTION

## FAIR LAWN • 18-25 River Road

COMPLETION JUNE 2020



### 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, Low Income Housing Tax Credit 9%, Federal Home Loan Bank, HUD/Bergen County HOME Program, Bergen County's United Way capital and PenWal Affordable Housing Corporation capital.

## FLORHAM PARK • The Green at Florham Park

COMPLETION JULY 2020



### Land

- 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

- Pulte Homes, Borough of Florham Park, The Rockefeller Group, Bergen County's United Way capital and seeking grants and philanthropic support.

## FORT LEE • 620 Church Lane

COMPLETION APRIL 2020



### Land

- 8,300-square-foot lot.

### Use

- Five-bedroom licensed group home.

### Financing

- Fort Lee Municipal Housing Trust Fund, NJ Department of Developmental Disabilities, Ray Reduce Development, Bergen County's United Way capital and seeking philanthropic support.

# PROJECTS UNDER CONSTRUCTION

## HARRINGTON PARK • 106 Schraalenburgh Road

COMPLETION JUNE 2020



### Land

- Approximately 1/4-acre former gas station site fully remediated to a residential standard and purchased by Bergen County's United Way/Madeline Housing Partners, LLC.

### Use

- Four-bedroom licensed group home, 3 affordable family apartment units and 1 one-bedroom supportive housing apartment.

### Financing

- Contribution and mortgage financing through Allegro Senior Assisted Living, Reduce Development Corporation, NJ Division of Developmental Disability and Bergen County's United Way capital.

## HO-HO-KUS • Brookside & First Streets



### Land

- Site was donated by the Borough of Ho-Ho-Kus.

### Use

- A four-story apartment building with 10 units for families and 3 units for adults with developmental disabilities.

### Financing

- Borough of Ho-Ho-Kus, Bergen County's United Way capital and seeking grants and philanthropic support.

## MAHWAH • 92-98 Ramapo Valley Road

COMPLETION APRIL 2020



### 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 and seeking philanthropic support.

# PROJECTS UNDER CONSTRUCTION

## RIDGEWOOD • 257 E. Ridgewood Avenue

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### Land

- Iconic Sealfon's Building, 31-year lease for 2<sup>nd</sup> floor.

### Use

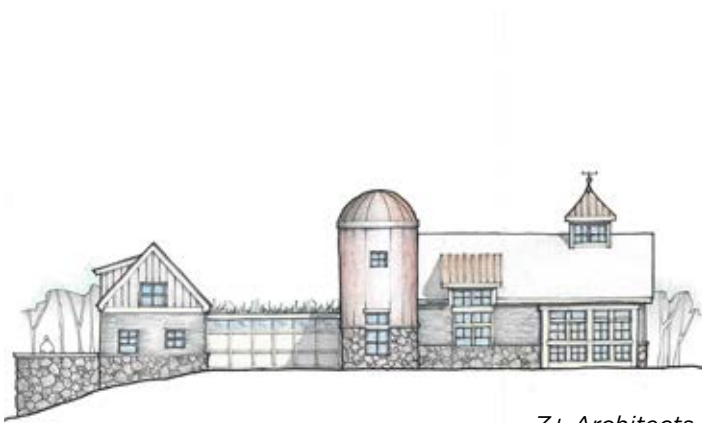
- 2 four-bedroom licensed group homes and 8 one-bedroom independent living apartments for people with developmental disabilities.

### Financing

- Village of Ridgewood Housing Trust Fund, Onyx Properties, NJ Housing and Mortgage Finance Agency (proposed), Bergen County's United Way capital and seeking grants and philanthropic support.

# PROJECTS IN 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 • *Campbell Road, Lots 2 and 3, Block 5709*



Z+ Architects

### Land

- Land donated by the Borough of Fair Lawn.

### Use

- Four-bedroom licensed group home and 2 one-bedroom independent living apartments.

### Financing

- NJ Housing Mortgage Finance Agency (proposed), HUD/County of Bergen HOME Program (proposed), NJ Division of Developmental Disability, Bergen County's United Way capital and seeking philanthropic support.

## LINCOLN PARK • *46 Chapel Hill Road*



Arcari + Iovino Architects

### 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.

# PROJECTS IN PRE-DEVELOPMENT

## HILLSDALE • 40 Central Avenue



### Land

- .6-acre property was purchased by Bergen County's United Way/Madeline Housing Partners, LLC, for \$450,000.

### Use

- A licensed four-bedroom group home for adults with developmental disabilities.

### Financing

- PREVAIL NJ, Bergen County 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 licensed group home.

### Financing

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

## READINGTON • 2 Railroad Avenue



Z+ Architects

### Land

- 1.7 acre site was purchased by Bergen County's United Way/Madeline Housing Partners, LLC, for \$462,500.

### Use

- 20 apartments for seniors, 6 one-bedroom and 6 two-bedroom independent living apartments and a licensed group home for adults with developmental disabilities.

### Financing

- Readington Municipal Housing Trust Fund, Bergen County's United Way capital and seeking grants and philanthropic support

# PROJECTS IN PRE-DEVELOPMENT

## ROCHELLE PARK • 47 Central Avenue

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### Land

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

### Use

- Four-bedroom licensed 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

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### Land

- Approximately 1/2-acre site donated by the municipality.

### Use

- 8 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.



# PROJECTS COMPLETED

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



### **Land**

- 1/2-acre site purchased by Bergen County's United Way for \$500,000.

### **Use**

- 6 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**

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

### **Use**

- New construction of 6 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**

- 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.

# PROJECTS COMPLETED

## ALLENDALE • 221 & 223 East Crescent Avenue

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### Land

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

### Use

- 2 three-bedroom low and very low rental homes for military veterans and their families.

### Financing

- HUD/Bergen County HOME Program, Lakeland Bank, Kuiken Brothers, Bergen County's United Way capital.

## CLIFFSIDE PARK • 245 Walker Street

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### Land

- 1/3-acre donated by the municipality.

### Use

- 9 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's United Way capital.

## FAIRVIEW • 447 Fairview Avenue

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### Land

- 12,000 square-foot lot purchased by Bergen County's United Way/Madeline Housing Partners, LLC, for \$640,000.

### Use

- 12 two-bedroom homeownership units, including: 6 market rate and 6 affordable.

### Financing

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

# PROJECTS COMPLETED

## FORT LEE • 1253 Inwood Terrace



### Land

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

### Use

- Mix of 25 market-rate 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.

## GLEN ROCK • 15 Bradford Street



### Land

- 1/3-acre lot one block from downtown purchased by Bergen County's United Way/Madeline Housing Partners, LLC, for \$450,000.

### Use

- Four-bedroom licensed group home.

### Financing

- Glen Rock Municipal Housing Trust Fund, HUD/Bergen County HOME Program, NJ State Division of Developmental Disabilities, REED Next, Bergen County's United Way capital.

## MAHWAH • 92-98 Ramapo Valley Road



### Land

- 1.2-acre vacant lot donated by municipality.

### Use

- New construction of 4 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.

# PROJECTS COMPLETED

## METUCHEN • 320 Grove Street



### Land

- 1/3-acre site with existing ranch home purchased by Bergen County's United Way/Madeline Housing Partners, LLC for \$400,000.

### Use

- 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.

## 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.

## NEW BRUNSWICK • 101 Zebra Way



### Land

- 1/3-acre site purchased by Bergen County's United Way/Madeline Housing Partners, LLC, for \$100,000 from the New Brunswick Housing Authority.

### Use

- 12 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.

# PROJECTS COMPLETED

## 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 and 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

- 9 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.

## TENAFLY • 311 Tenaflly Road



### Land

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

### Use

- New construction of 6 independent living apartments.

### Financing

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

# PROJECTS COMPLETED

## WYCKOFF • 370 Clinton Avenue

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### Land

- 12,000 square-foot lot being purchased from the municipality by Bergen County's United Way/ Madeline Housing Partners, LLC, for \$400,000.

### Use

- Four-bedroom group home and 2 one-bedroom apartments.

### Financing

- Wyckoff Municipal Housing Trust Fund, HUD/Bergen County HOME program, NJ State Division of Developmental Disabilities and Bergen County's United Way capital.

# PROJECTS IN PARTNERSHIP

**BERNARDSVILLE** 181 Claremont Avenue  
Owner/Service Provider: NGC Development/Midland Adult Services, Inc.

**Land:** 1/4-acre lot with existing ranch home.  
**Use:** Renovation into a licensed four-bedroom group home.  
**Financing:** Public-private partnership.

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

**Land:** 1/4-acre site purchased with funding from the NJ Department of Human Services.  
**Use:** Rehabbed a project for Alliance Against Homelessness, which houses 4 homeless/mentally ill women.  
**Financing:** HUD/Bergen County Community Development Block Grant.

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

**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

**Land:** 1/4-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.

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

**Land:** 1/4-acre lot with existing home.  
**Use:** Renovation into a licensed three-bedroom licensed 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

**Land:** 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

**Land:** 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.

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

**Land:** 3/4-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:** 2,000-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:** 1-acre lot with existing home.  
**Use:** Renovation into four-bedroom licensed group home.  
**Financing:** Phillipsburg Municipal Housing Trust Fund, NJ Housing and Mortgage Finance Agency and NJ Division of Developmental Disabilities.

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

**Land:** 3-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:** 1/4-acre lot with existing home.  
**Use:** Renovation into a 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:** 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.