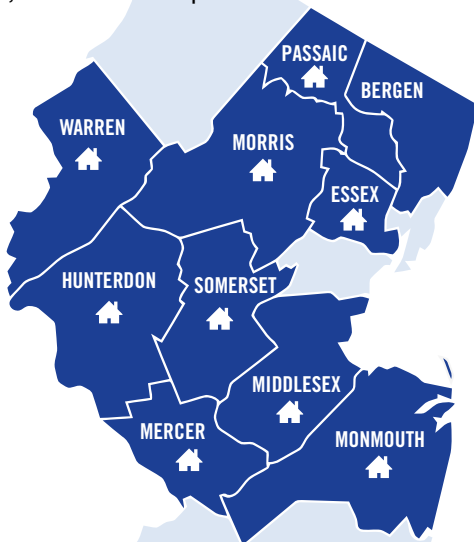


BERGEN COUNTY'S UNITED WAY & MADELINE HOUSING PARTNERS, LLC

Bergen County's United Way and Madeline Corporation are non-profit organizations that work to address the housing crisis in New Jersey. Their 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. They manage all aspects of development from site acquisition and financing to construction and service coordination.

Together, Bergen County's United Way and Madeline Corporation have developed 34 projects providing homes to over 480 people. Two more projects, with the potential to serve an additional 30 people, will be complete in 2021. Another 21 projects are in the pipeline.



 **34** projects completed

 **21** projects in the pipeline

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

The key to success has been their 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.

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 organizations have established a 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



New Jersey Housing
and Mortgage
Finance Agency
www.njhousing.gov



Federal Home Loan Bank
NEW YORK



PROJECTS UNDER CONSTRUCTION

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.

RIDGEWOOD • 257 E. Ridgewood Avenue



Land

- Iconic Sealfon's Building, 31-year lease for 2nd floor.

Use

- 2 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.

ROCHELLE PARK • 47 Central Avenue



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.

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



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



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.

FAIR LAWN • 18-25 River Road



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.

PROJECTS COMPLETED

FAIRVIEW • 447 Fairview Avenue



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.

FLORHAM PARK • The Green at Florham Park



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



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 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.

HARRINGTON PARK • 106 Schraalenburgh Road



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.

PROJECTS COMPLETED

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.

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 and seeking philanthropic support.

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.

PROJECTS COMPLETED

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.

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.

PROJECTS COMPLETED

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.

WYCKOFF • 370 Clinton Avenue



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

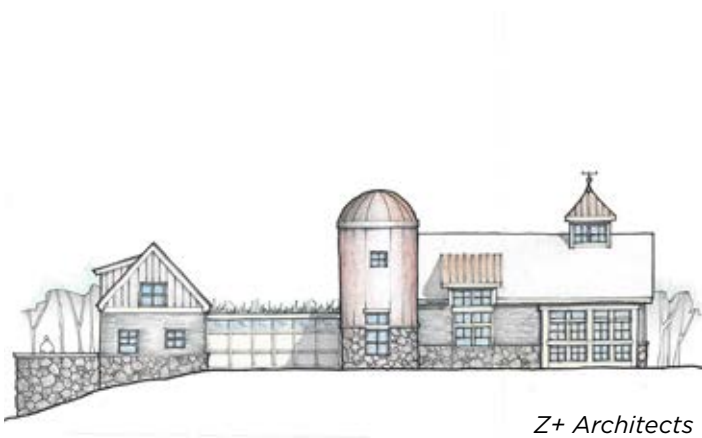
- Four-bedroom group home and 2 one-bedroom apartments.

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 PRE-DEVELOPMENT

COLTS NECK • *Overbrook Farms*



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.

EAST HANOVER • *Nike Drive*



Land

- 19-acre property donated by the Township of East Hanover.

Use

- Multi-building community with 55 residences for seniors, a 4-bedroom group home for adults with developmental disabilities and a senior center.

Financing

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

FAIR LAWN • *Campbell Road, Lots 2 and 3, Block 5709*



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.

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

- Four-bedroom licensed group home for adults with developmental disabilities and 2 apartments.

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 for adults with developmental disabilities and 2 apartments.

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

WANAQUE • 10 Warren Hagstrom Boulevard



Virgona + Virgona Architects

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 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.