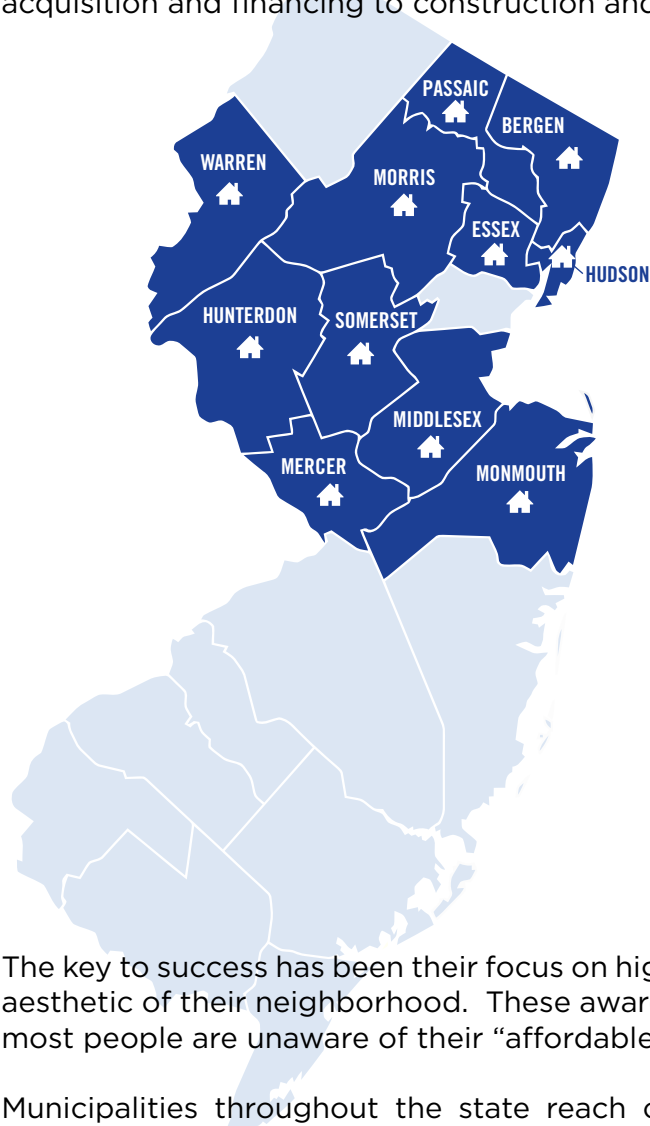


# BERGEN COUNTY'S UNITED WAY & MADELINE HOUSING PARTNERS, LLC

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.



 **44** projects completed

 **28** projects in the pipeline

 **608** 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](http://www.njhousing.gov)



Federal Home Loan Bank  
NEW YORK



# PROJECTS UNDER CONSTRUCTION 2025

## BAYONNE • 7 Oak Street



### Land

- 18,300-square-foot lot leased for 55 years from Bayonne Housing Authority for \$1/year.

### Use

- 40 units including 36 one-bedroom and 4 two-bedroom apartments serving 20 adults with developmental disabilities and 20 seniors.

### Financing

- NJ Housing Mortgage Financing Agency, 9% Low Income Housing Tax Credit, Bayonne Housing Authority and Bergen County United Way capital and seeking grants and philanthropic support.

## CHATHAM • Bowers Lane



### Land

- 1/2-acre site donated by Chatham Borough.

### Use

- 15 family units, including 3 one-bedroom, 9 two-bedroom, and 3 three-bedroom apartments.

### Financing

- Borough of Chatham, Morris County HOME Program, NJ Department of Community Affairs, and Bergen County United Way capital and seeking grants and philanthropic support.

## DEMAREST • 127 & 129 Hardenburgh Avenue



### Land

- 1/2-acre site donated by the Borough of Demarest.

### Use

- 17 units, including 26 beds, serving five individuals with special needs, eight families, and four seniors.

### Financing

- NJ Department of Community Affairs, Borough of Demarest, and Bergen County United Way capital and seeking grants and philanthropic support.

# PROJECTS UNDER CONSTRUCTION 2025

## HILLSDALE • 40 Central Avenue



### Land

- .6-acre property purchased by Bergen County's United Way/Madeline Housing Partners, LLC.

### Use

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

### Financing

- New Jersey Housing and Mortgage Finance Agency (proposed), HUD/Bergen County HOME program, Bergen County's United Way capital and seeking grants and philanthropic support.

## MAHWAH • 70 Island Road



### Land

- Approximately 20,000 square foot site donated by the Township of Mahwah.

### Use

- 15 independent living apartments for adults with developmental disabilities.

### Financing

- Borough of Mahwah Municipal Housing Trust Fund, Bergen County's United Way, Federal Home Loan Bank (proposed), and New Jersey Department of Community Affairs.

## RUMSON • 15 Maplewood Avenue B



### Land

- Lot donated by the Borough of Rumson.

### Use

- 1 four-bedroom group home for adults with developmental disabilities.

### Financing

- Borough of Rumson Municipal Housing Trust, NJ Housing Mortgage Finance Agency (proposed) and seeking additional grants and philanthropic support.



# PROJECTS UNDER CONSTRUCTION 2025

## RUMSON • 62 Carton Avenue



Z+ Architects

### Land

- Lot donated by the Borough of Rumson.

### Use

- 10 affordable family rental units and 6 independent living apartments for adults with developmental disabilities.

### Financing

- Borough of Rumson Municipal Housing Trust, NJ State Affordable Housing Trust Fund and seeking additional grants and philanthropic support.

## SOUTH ORANGE • 41 & 45 3rd Street



Z+ Architects

### Land

- Approximately 10,000 square foot site donated by the Village of South Orange.

### Use

- 26-unit, 3-story apartment building with 10 units for families and 16 units for adults with developmental disabilities.

### Financing

- Village of South Orange Municipal Housing Trust Fund, Bergen County's United Way capital and 9% Federal Low-Income Housing Tax Credits.

## SOUTH ORANGE • 232 Waverly Place



Virgona + Virgona Architects

### Land

- 1,800-square-foot lot donated by Borough of South Orange.

### Use

- 2 independent living units including six bedrooms for adults with developmental disabilities.

### Financing

- NJ Housing Mortgage Finance Agency 9% Low Income Tax Credit Program, Village of South Orange, Bergen County's United Way capital and seeking grants and philanthropic support.

# PROJECTS UNDER CONSTRUCTION 2025

**WALDWICK** • 289 Wyckoff Avenue

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## Land

- Purchased by BCUW/Madeline Housing Partners for \$350,000.

## Use

- 1 four-bedroom licensed group home for individuals with developmental disabilities.

## Financing

- Federal Home Loan Bank of New York, NJ Housing and Mortgage Finance Agency.

# 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.

### **Use**

- 6 affordable family 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. and Bergen County's United Way.

### **Use**

- New construction of 17 independent living 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

- 2 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 Borough of Cliffside Park.

### 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.

## CRESSKILL • 65 E. Madison Avenue



### Land

- 0.15-acre lot donated by the Borough of Cresskill.

### Use

- 1 four-bedroom licensed group home and 5 affordable apartments, including 2 one-bedroom and 1 two-bedroom independent living apartments for adults with developmental disabilities; and 1 two-bedroom and 1 three-bedroom apartments for families.

### Financing

- Cresskill Municipal Housing Trust Fund and Bergen County's United Way capital.



# PROJECTS COMPLETED

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

## FAIR LAWN • 9-10 Campbell Road



### Land

- Land donated by the Borough of Fair Lawn.

### Use

- 1 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.

## FAIRVIEW • 447 Fairview Avenue



### Land

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

### 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.

# PROJECTS COMPLETED

## FLORHAM PARK • *The Green at Florham Park*

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### Land

- 8-acre site donated by The Rockefeller Group.

### Use

- 62 units of independent living apartments and 1 four-bedroom licensed group home for people with developmental disabilities.

### Financing

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

## FORT LEE • *620 Church Lane*

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### Land

- 8,300-square-foot lot purchased by Bergen County's United Way.

### Use

- 1 five-bedroom licensed group home.

### Financing

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

## FORT LEE • *1253 Inwood Terrace*

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### Land

- 32,500-square-foot lot purchased by Bergen County's United Way.

### 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.



# PROJECTS COMPLETED

## GLEN ROCK • 15 Bradford Street



### Land

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

### Use

- 1 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.

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



### Land

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

### Use

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

### Financing

- Borough of Ho-Ho-Kus Municipal Housing Trust Fund, Federal Home Loan Bank of New York, Bergen County's United Way capital and seeking grants and philanthropic support.

## HARRINGTON PARK • 106 Schraalenburgh Road



### Land

- Approximately 1/4-acre site purchased by Bergen County's United Way/Madeline Housing Partners, LLC.

### Use

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

### Financing

- 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 the Estate of Judith Webster.

### Use

- New construction of 4 independent living apartments and 1 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 Township of Mahwah.

### 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.

## METUCHEN • 320 Grove Street



### Land

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

### Use

- 1 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



Z+ Architects

### Land

- School building and vacant land donated by the Borough of Montvale.

### Use

- 1 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



Z+ Architects

### Land

- 1/3-acre site purchased by Bergen County's United Way/Madeline Housing Partners, LLC.

### Use

- 12 apartments for formerly homeless individuals.

### Financing

- NJ Housing and Mortgage Finance Agency, HUD/City of New Brunswick HOME Program, Middlesex County Housing First Capital Fund, Bergen County's United Way capital.

## NEW BRUNSWICK • 9 Bayard Street

PHOTO COURTESY OF NICHOLAS LEE VENEZIA



DI Group Architecture

### 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

## OLD TAPPAN • Grace Avenue

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### Land

- 9,000-square-foot lot donated by the Borough of Old Tappan.

### Use

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

### 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.

## RAMSEY • 180 Airmount Avenue • Owner: Ramsey Housing Inc.

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### Land

- 1.2-acre site purchased by Ramsey Housing, Inc.

### Use

- 9 one-bedroom units 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.

## ROCHELLE PARK • 47 Central Avenue

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### Land

- 6,400-square-foot site purchased by Bergen County's United Way/Madeline Housing Partners, LLC.

### Use

- 1 four-bedroom licensed group home.

### Financing

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

# PROJECTS COMPLETED

## 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 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, Federal Home Loan Bank of New York, and Bergen County's United Way capital.

## RUMSON • 6 Maplewood Avenue

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### Land

- 1,800 square foot lot donated by the Borough of Rumson.

### Use

- 2-bedroom single family home.

### Financing

- Borough of Rumson Municipal Housing Trust and NJ Department of Community Affairs HOME.

## RUMSON • 15A Maplewood Avenue

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### Land

- 2,250 square foot lot donated by the Borough of Rumson.

### Use

- Single family 3-bedroom home.

### Financing

- Borough of Rumson Municipal Housing Trust.



# PROJECTS COMPLETED

## **RUMSON** • 61 S. Ward Avenue

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### **Land**

- 4 lots donated by the Borough of Rumson.

### **Use**

- Conversion of property into 2 affordable family rentals.

### **Financing**

- Borough of Rumson Municipal Housing Trust, New Jersey Department of Community Affairs, and seeking additional grants and philanthropic support.

## **TENAFLY** • 311 Tenafly Road

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### **Land**

- 1-acre vacant lot donated by the Borough of Tenafly.

### **Use**

- New construction of 6 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.

## **WYCKOFF** • 370 Clinton Avenue

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### **Land**

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

### **Use**

- 1 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

## HAWORTH • 60 Massachusetts Avenue



front elevation  
[1/8" = 1'-0"]

*Virgona + Virgona Architects*

### Land

- Land donated Borough of Haworth

### Use

- A mix of market rate and 14 affordable family, senior and supportive housing units for adults with developmental disabilities.

### Financing

- Bergen County HOME program (proposed), Columbia Bank financing (proposed) and Bergen County United Way capital and seeking further philanthropic support.

## READINGTON • 2 Railroad Avenue



FRONT  
1/8" = 1'-0"

*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 1 four-bedroom 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 PARTNERSHIP

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

**Land:** ¼-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:** ¼-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:** 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.

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

**Land:** ¼-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:** 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:** 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:** ¼-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:** ¼-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.