

Rutherford Borough, Bergen County

Project/Unit Monitoring - June 10, 2020 (Page 1)

Site / Program Name	The Parker (Formerly Park Ave Redevel & The Maples)	Rutherford Rehabilitation Obligation	Rutherford Senior Manor	17 Meadow Road (Rutherford Gate)	Comprehensive Behavioral Healthcare Inc. (Former SBMHC)																					
Project Type	Inclusionary Family Rental	Inclusionary Rehabilitation	100% Affordable Age Restricted Rental	Inclusionary Family Rental	Special Needs Rental																					
Block & Lot / Street	B:73 L:23.01 106 Park Avenue (Front)/137 Chestnut St (Back)	Various	B: 75 / L: 2 67 Kip Avenue	B:221 L:1.01 17 Meadow Road	West Passaic Avenue																					
Status	Completed	Under Construction	Completed	Completed	Completed																					
Date	5/2021	Various	11/19/1992	6/1/2016	See Notes																					
Length of Affordability Controls		10 Years	40 Years	30 Years	Perpetual																					
Administrative Agent	N/A, , , ,	Bergen County Housing Improvement Program, 1 Bergen County Plaza, 4th floor, Hackensack, New Jersey 07601, (201) 336-7210, https://www.co.bergen.nj.us/departments-and-services/human-services	Rutherford Senior Housing Corp, 67 Kip Avenue, Rutherford, NJ 07070, ,	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	Comprehensive Behavioral Healthcare Inc. (Former SBMHC), 25 East Salem Street, Hackensack, NJ 07601, (201) 646-0333, https://cbhcare.com/																					
Contribution	N/A	N/A	N/A	N/A	N/A																					
Type of Units	See Unit Notes	Rehabilitation	Age Restricted Rental	Family Rental	Special Needs Rental																					
Total Affordable Units	0	119	55	4	8																					
Units Notes	Project contains no affordable units, a 6-unit PIL to be completed 5/2021	Rutherford has completed 1 rehab out of a possible 119 unit obligation. The Borough has yet to complete a windshield survey that may reduce its obligation.	24 credits applied to the prior round, 31 to unmet need.		Licensed facility, units are bedrooms.																					
Income/Bedroom Distribution	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	
Very-Low-Income	-	-	-	-	-	-	-	-	-	-	-	55	-	-	-	-	-	1	-	-	-	-	8	-	-	-
Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	

