Rutherford Borough, Bergen County

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

Site / Program Name			ormerly Maples	/ Park A)	ve	Ruthe Obliga	erford Reation	ehabilit	ation		Ruthe	erford S	enior M	anor		17 Me Gate)		Road (R	utherfo	rd		Comprehensive Behavioral Healthcare Inc. (Former SBMHC)				
Project Type	Inclus	ionary F	amily R	ental		Inclusionary Rehabilitation						Afforda ıl	ble Age	Restrict	ted	Inclus	ionary F	amily R	Rental		Special Needs Rental					
Block & Lot / Street	B:73 L: 106 Pa St (Bac	rk Aven	ue (Fron	t)/137 Ch	nestnut	Various						B: 75 / L: 2 67 Kip Avenue					L:1.01 adow Ro	oad			West Passaic Avenue					
Status	Completed					Under Construction						leted				Comp	leted				Completed					
Date	5/2021					Various)/1992				6/1/2	016				See Notes					
Length of Affordability Controls						10 Years						ars				30 Ye	ars				Perpetual					
Administrative Agent	N/A, ,	, , ,				Count Hacke (201) https:	m, 1 Bei				ousing Co	• •	Road, 08512	Suite 30 2, (609) 0 //www.	01, Crar 664-276	outh Rive nbury, N 59, iblehom	IJ	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 U	nit Note	es			Rehabilitation						estricte	d Renta	l		Famil	y Rental				Special Needs Rental					
Total Affordable Units	0					119										4					8					
Units Notes	-	a 6-uni		ffordabl		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.							olied to unmet n	the prio	or						Licensed facility, units are bedrooms.					
Income/Bedroom Distribution	Eff.	BR	BR	BR	BR	Eff.	BR	BR	BR	BR	Eff.	BR	BR	BR	BR	Eff.	BR	BR	BR	BR	Eff.	BR	BR	BR	BR	
	Std.	1	2	3	4	Std.	1	2	3	4	Std.	1 55	2	3	4	Std.	1	2 1	3	4	Std.	8	2	3	4	
Very-Low-Income	-	-	-	-	-	_		-		-		33	-	-	-	_			-		<u> </u>	٥	-		<u> </u>	
Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	

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Site / Program Name	Vanta Group	-	lth (For	mer DA	CKK		anklin P opers L		ative		62 Kij) Avenu	e Apart	ments		Knigh	ts of Co	lumbus			301-311 Union Ave: Varabee Realty LLC					
Project Type	100% Renta	ds	Inclusionary Family Rental						Inclusionary Family Rental					ionary F	amily R	ental		Inclusionary Family Rental								
Block & Lot / Street	Clark (Court				B:73 / L:12.02, 17 & 25.02 19 Franklin Place						/ L:17 Avenue				Ave (L	ower Pro L: 12.02;	perty);	29 & 39 ton Place		B: 7 / L: 20, 20.01, 21 301-311 Union Avenue					
Status	Comp	leted				Under Construction						sed/Zo	ned			Final	Approva	al			Proposed/Zoned					
Date	3/5/2	003				Applied for Temp C/O 6/1/2020						2007 Zo	ning Bd	. Approv	val	4/17/	2018 Zo	oning Bo	ard App	oroval	12/20/18 Planning Bd Approval					
Length of Affordability Controls	30 Yea	ars				30 Ye	ars				30 Ye	ars				30 Ye	ars				30 Years					
Administrative Agent		_	Ith Syste			Road, 08512	outh Rive nbury, N 59, blehom	J	Road, 08512 https:	Suite 3 2, (609)	01, Crar 664-276	uth Rive abury, N 9, blehom	J	Road, 08512	Suite 3 2, (609) //www.	01, Crar 664-276	outh Rive nbury, N 59, blehom	IJ	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewj ersey.com/							
Contribution	N/A					N/A										N/A					N/A					
Type of Units	Specia	al Need:	s Rental			Family Rental						y Renta				Famil	y Rental	I			Family Rental					
Total Affordable Units	1					1					1					1					1					
Units Notes									Project includes a Payment in Lieu for 1 additional unit.					Propo	osed Dis	tributio	n		Proposed Distribution							
Income/Bedroom Distribution	Eff.	BR	BR	BR	BR	Eff.	BR	BR	BR	BR	Eff.	BR	BR	BR	BR	Eff.	BR	BR	BR	BR	Eff.	BR	BR	BR	BR	
	Std.	1	2	3	4	Std.	1	2	3	4	Std.	1	2	3	4	Std.	1	2	3	4	Std.	1	2	3	4	
Very-Low-Income	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Low-Income	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	1	-	-	1 -					
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-						

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Project/Unit Monitoring - June 10, 2020 (Page 3)

Site / Program Name	_			Triangle w & Cht			v Place ie,Unio		Square w & Cht	nut	Mead Area	low Roa	d Rede	velopme	ent										
Project Type	Inclus	ionary F	amily R	ental		Inclusionary Family Rental						ionary F	amily R	ental											
Block & Lot / Street		5,6,15 & 1, 1.02,		B: 76 L:3 on Aven				B: 155 B: 221	∕leadow		127-131	Ε.													
Status	Propo	sed/Zor	ned			Propo	sed/Zor	ned			Propo	sed/Zo	ned												
Date	12/19	/2019 P		2019. oved Nev o Comm	4/22/	2019				T.B.D															
Length of Affordability Controls	30 Yea	ars				30 Yea	ars				30 Ye	ars													
Administrative Agent	Road, 08512	Suite 30 , (609) 6 //www.	01, Cran 664-276	uth Rive Ibury, N. 9, blehome	J	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewj ersey.com/						Suite 3 2, (609)	1249 So 01, Crar 664-276 .afforda	bury, N 9,	J										
Contribution	N/A					N/A			N/A																
Type of Units	Family	/ Rental				Family Rental						y Renta	I												
Total Affordable Units	28					3					24														
Units Notes	before Propo	Borou sal now	ndments gh Com at 185 ed Distril	total	rently	Site B Distrik	: 3 Units	s; Propo	sed		Propo	osed Dis	tributio	n											
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	-	1	2	1	-	-	-	1	-	-	-	1	2	1	-										
Low-Income	-	1	6	3	-	-	-	-	1	-	-	1	5	2	-										
Moderate-Income	-	2	8	4	_	-	-	1	-	_	_	2	7	3	-										