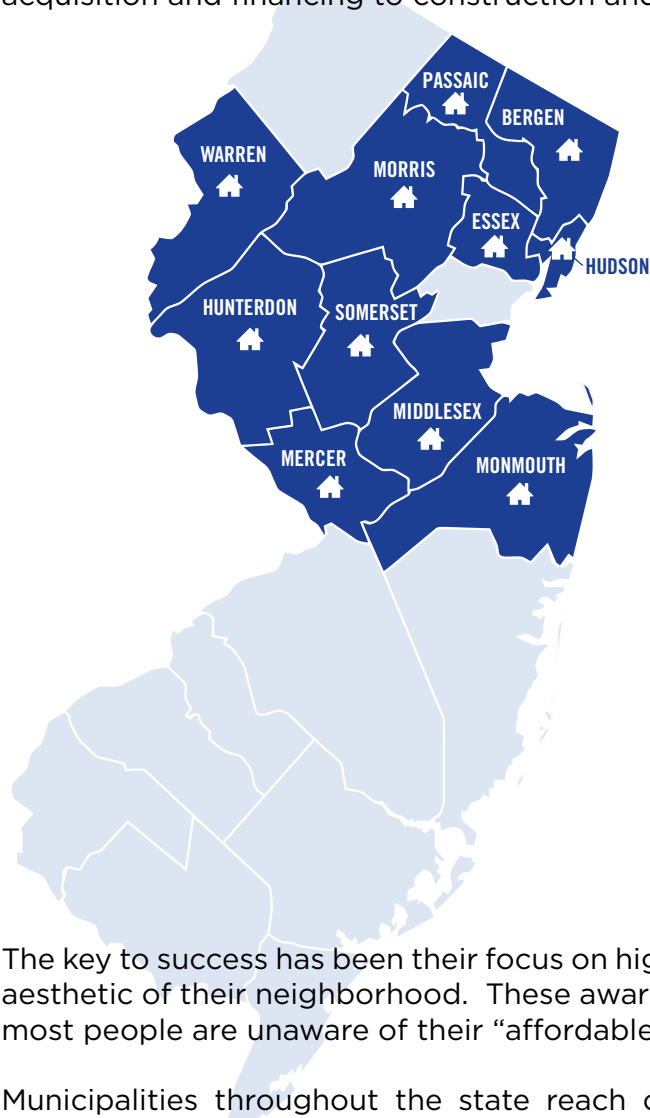


BERGEN COUNTY'S UNITED WAY & MADELINE HOUSING PARTNERS, LLC

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



Federal Home Loan Bank
NEW YORK



PROJECTS UNDER CONSTRUCTION 2024

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.

OLD TAPPAN • Grace Avenue



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.

SOUTH ORANGE • 232 Waverly Place



Land

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

Use

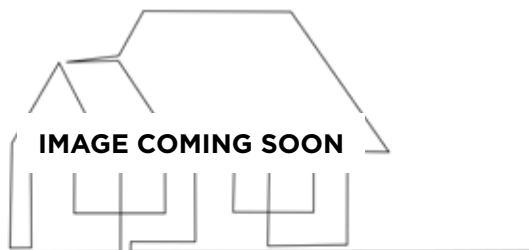
- 2 independent living units including six bedrooms for adults with developmental disabilities.

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 2024

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



Virgona + Virgona Architects

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



Virgona + Virgona Architects

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 COMPLETED

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



Land

- ½-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

- ⅔-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.

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.

FLORHAM PARK • The Green at Florham Park



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.

PROJECTS COMPLETED

FORT LEE • 620 Church Lane



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



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.

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.

PROJECTS COMPLETED

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.

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.

PROJECTS COMPLETED

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.

MONTVALE • 9 & 11 East Grand Avenue



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.

PROJECTS COMPLETED

NEW BRUNSWICK • 101 Zebra Way



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



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.



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.

PROJECTS COMPLETED

ROCHELLE PARK • 47 Central Avenue



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.

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

RUMSON • 6 Maplewood Avenue



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.

PROJECTS COMPLETED

RUMSON • 15A Maplewood Avenue



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.

TENAFLY • 311 Tenafly Road



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



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

EAST HANOVER • Nike Drive



Land

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

Use

- Multi-building community with 55 residences for seniors, 1 four-bedroom group home for adults with developmental disabilities, and a senior center.

Financing

- Township of East Hanover Municipal Housing Trust Fund, Bergen County's United Way capital and seeking grants and philanthropic support.

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.

PROJECTS IN PRE-DEVELOPMENT

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 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

RUMSON • 61 S. Ward Avenue



Z+ Architects

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.

RUMSON • 15 Maplewood Avenue B



Z+ Architects

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 IN PRE-DEVELOPMENT

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.

WANAQUE • 10 Warren Hagstrom Boulevard



Virgona + Virgona Architects

Land

- Approximately ½-acre site donated by Borough of Wanaque.

Use

- 1 licensed five-bedroom group home.

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 PRE-DEVELOPMENT

WARREN • 180 Mountain Avenue



Land

- 10-acre site conveyed by the Township of Warren with a long-term ground lease.

Use

- 30 units for adults with developmental disabilities.

Financing

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

WALDWICK • 289 Wyckoff Avenue



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 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.