

**FLORHAM PARK, MORRIS COUNTY, NJ
AFFORDABLE HOUSING ANNUAL UNIT MONITORING REPORTS**

*Date of Judgement of Compliance and Repose – March 6, 2019
Annual Reporting through March 7, 2023*

Site / Project Name	Riverbend			Sun Valley I			Sun Valley II		
Project Type	50 Rental Apartments			75 Rental Apartments			29 Rental Apartments		
Block & Lot / Address	Block 42.01, Lots 26 and 27 / Passaic Avenue			Block 4201, Lot 29 / 57 Passaic Avenue			Block 4201, Lot 29 / 57 Passaic Avenue		
Site History	Built in 2001			Built in 2001			Built in 2013		
Status	Completed			Completed			Completed		
Length of Affordability Controls	30 Years			30 Years			30 Years		
Administrative Agent	Sterling Properties (973) 665-0050 http://www.sterlingpropertiesnj.com/			Piazza and Associates, Inc. 216 Rockingham Row, Princeton, NJ 08540 (609) 786-1100 http://www.piazza-and-associates.com/afhousing.php			Piazza and Associates, Inc. 216 Rockingham Row, Princeton, NJ 08540 (609) 786-1100 http://www.piazza-and-associates.com/afhousing.php		
Contribution	20% Set-Aside			20% Set-Aside			Partial Inclusionary with Off-site units		
Type of Units	Rental			Rental			Rental		
Total Affordable Units	50 Rental Apartments			75 Rental Apartments			29 Rental Apartments		
Income/Bedroom Distribution	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<i>Very-Low Income</i>	-	-	-	-	-	-	2	1	1
<i>Low Income</i>	5	15	5	8	23	7	1	8	2
<i>Moderate Income</i>	5	15	5	7	22	8	1	9	3

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Site / Project Name	Ward Place / Woodfield Estates			Cheshire Home III			Villa at Florham Park		
Project Type	155 Rental Apartments			8 Special Needs Rental			1 Medicaid Waiver Beds		
Block & Lot / Address	Block 1201, Lot 4 / 188 Park Avenue			Block 2802, Lot 3 / 305 Greenwood Avenue			Block 1201, Lot 3 / 190 Park Avenue		
Site History	Built in 1996 . Deed Restriction Expired and Units have since reverted to market-rate			Built in 1985			In December 2002, the new Saint Anne Villa was renovated to include 80 rooms for long-term care. In 2004, 21 Assisted Living suites were added. In 2016, Lutheran Social Ministries of New Jersey purchased site from the Sisters of Charity Saint Elizabeth. CLOSED in 2021.		
Status	Completed - Deed Restriction Expired			Completed			Completed. Facility closed in 2021		
Length of Affordability Controls	20 Years			30 Years			Perpetual		
Administrative Agent	Bertram Associates 1325 Morris Ave, Union, NJ 07083 (908) 688-7711			Cheshire Home III (973) 966-1232 http://cheshirehome.org/			Villa at Florham Park (973) 867-1500 https://www.thevillaafp.org/		
Contribution	100% Affordable			100% Affordable			10% Medicaid Waivers		
Type of Units	Rental			Special Needs Rental			Medicaid/Rental		
Total Affordable Units	155 Rental Units			8 Special Needs Beds			1 Medicaid Waiver Bed		
Income/Bedroom Distribution	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<i>Very-Low Income</i>	-	-	-	7 very-low income beds, 1 low-income bed			1 Medicaid Waiver Beds, Low Income		
<i>Low Income</i>	16	47	15						
<i>Moderate Income</i>	15	46	16						

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Site / Project Name	Brookdale Assisted Living			Brighton Gardens		
Project Type	8 Senior Medicaid Waiver Beds			14 Senior Medicaid Waiver Beds		
Block & Lot / Address	Block 901, Lot 5 / 8 James Street			Block 2601, Lot 43 / 21 Ridgedale Ave		
Site History	Built in 1999			Built in 1999		
Status	Completed			Completed		
Length of Affordability Controls	Perpetual			Perpetual		
Administrative Agent	Brookdale Assisted Living (973) 443-0444 https://www.brookdale.com/en/communities/brookdale-florham-park.html?cid=yext			Brighton Gardens (973) 966-8999 https://www.sunriseseniorliving.com/communities/brighton-gardens-of-florham-park/about.aspx		
Contribution	10% Medicaid Waivers			10% Medicaid Waivers		
Type of Units	Medicaid/Rental			Medicaid/Rental		
Total Affordable Units	8 Medicaid Waiver Beds			14 Medicaid Waiver Beds		
Income/Bedroom Distribution	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<i>Very-Low Income</i>	8 Medicaid Waiver Beds, Low Income			14 Medicaid Waiver Beds, Low Income		
<i>Low Income</i>						
<i>Moderate Income</i>						

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a. Project Status – Completed Units – Part 4

Site / Project Name	Universal Institute			Universal Institute		
Project Type	5 Special Needs Rental			4 Special Needs Rental		
Block & Lot / Address	Block 1907, Lot 23 / 154 Ridgedale Avenue			Block 3701, Lot 41 / 9 Woodbine Road		
Site History	Completed in 2004			Completed in 2014		
Status	Completed			Completed		
Length of Affordability Controls	Perpetual			Perpetual		
Administrative Agent	Universal Institute (973) 410-9433 https://uirehabcorp.com/			Universal Institute (973) 410-9433 https://uirehabcorp.com/		
Contribution	Special Needs Beds			Special Needs Beds		
Type of Units	Special Needs Rental			Special Needs Rental		
Total Affordable Units	5 Special Needs Beds			4 Special Needs Beds		
Income/Bedroom Distribution	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<i>Very-Low Income</i>	5 Special Needs, Low-Income			4 Special Needs, Low-Income		
<i>Low Income</i>						
<i>Moderate Income</i>						

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Site / Project Name	Sun Valley III			The Afton of Morris			Pulte/Del-Webb		
Project Type	160 Rental Apartments			16 For-Sale			425 Age-Restricted, For-Sale Townhomes Single-Family Homes		
Block & Lot / Address	Block 4201, Lot 29 / 55, 57, 61, 75, 81 and 83 Passaic Avenue			Block 905, Lot 30.02 / 2 Hanover Road			Block 1401, Lot 1.06 / 86 Park Avenue		
Site History	Zoning - MF-4 Zone Changed by Ordinance No. 15-11 adopted July 16, 2015 Approvals Received - Application No. 16SP-4 Approved by Planning Board by Resolution dated July 11, 2016			Approvals Received - Application No. BOA 15- 18 approved by Board of Adjustment by Resolution dated October 26, 2016			Approvals Received - Approved by Planning Board Application #17SP-3 & 17MSD-2 March 12, 2018		
Status	Completed and Occupied			Completed and Occupied			Partially Completed and Occupied		
Length of Affordability Controls	30 Years			30 Years			30 Years		
Administrative Agent	Piazza and Associates, Inc. 216 Rockingham Row, Princeton, NJ 08540 (609) 786-1100 http://www.piazza-and-associates.com/afhousing.php			CGP&H, LLC 1249 South River Road, Suite 301, Cranbury, NJ 08512 (609) 664-2769 https://www.affordablehomesnewjersey.com/			CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512 (609) 664-2769 https://www.affordablehomesnewjersey.com/		
Contribution	20% Set-Aside			20% Set-Aside			Partial Inclusionary with Off-site units		
Type of Units	Rental			For-Sale			Age-Restricted, For-Sale		
Total Affordable Units	32 Affordable Units			2 Affordable Units			18 Affordable Units		
Income/Bedroom Distribution	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<i>Very-Low Income</i>	-	-	-	-	-	-	-	-	-
<i>Low Income</i>	3	10	3	1	-	-	1	8	-
<i>Moderate Income</i>	3	9	4	-	1	-	2	7	-

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Site / Project Name	Dahlia Brook Townhomes (B&B Associates)			Bergen United Way
Project Type	7 For-Sale Townhomes			102 Special Needs Beds
Block & Lot / Address	Block 1906, Lots 12 & 13 / 165-167 Ridgedale Ave			Block 1401, Lot 1.09 / 1 – 8 Independence Way
Site History	Zoning - MF-7 Zone Changed by Ordinance No. 18-1 adopted February 15, 2018 Approvals Received - Approved by Planning Board Application # 18SP-5 by Resolution dated August 6, 2018			Approvals Received - Application #19SP-1 Approved by Planning Board by Resolution dated February 12, 2019
Status	Completed and Occupied			Completed and Occupied
Length of Affordability Controls	30 Years			30 Years
Administrative Agent	To Be Determined			Bergen United Way 201-291-0619 housing@bergenunitedway.org
Contribution	20% Set-Aside			100% Affordable
Type of Units	For-Sale			Special Needs / Group Home
Total Affordable Units	1 Affordable Unit			98 Special Needs Beds (62 independent living apartments - 26 one-bedroom apartments and 36 two-bedroom apartments) 4 Group Home Beds
Income/Bedroom Distribution	1 BR	2 BR	3 BR	102 Low-Income Group Home Beds
<i>Very-Low Income</i>	-	-	-	
<i>Low Income</i>	-	-	-	
<i>Moderate Income</i>	1	-	-	

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Site / Project Name	Braemar Homes			Palmont Associates			Sisters of Charity		
Project Type	49 For-Sale Townhomes			126 Rental Apartments			150 For-Sale Townhouses		
Block & Lot / Address	Block 303, Lot 11 / 2 Vreeland Road			Block 1903, Lot 5 / 147 Columbia Turnpike			Park Avenue		
Site History	Zoning - MF-9 Zone Changed by Ordinance No. 18-9 adopted May 17, 2018			Application No. 19SP-4 approved by the Planning Board by Resolution, dated January 13, 2020			-Approved by Planning Board Application #20SP-1 and #20MSD-1, June 2020.		
Status	Under Construction			Approved but not yet constructed			New developer as of 2023		
Length of Affordability Controls	30 Years			30 Years			30 Years		
Administrative Agent	To Be Determined			To Be Determined			To Be Determined		
Contribution	20% Set-Aside			20% Set-Aside			20% Set-Aside		
Type of Units	For-Sale			Rental			For-Sale		
Total Affordable Units	10 Affordable Units			25 Affordable Units			30 Affordable Units		
Income/Bedroom Distribution	To Be Determined Pursuant to Deed Restriction (below is a sample)			To Be Determined Pursuant to Deed Restriction (below is a sample)			To Be Determined Pursuant to Deed Restriction (below is a sample)		
	1 BR	2 BR	1 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<i>Very-Low Income</i>	1	1	2	2	1	1	2	1	1
<i>Low Income</i>	1	2	1	2	4	2	1	9	1
<i>Moderate Income</i>	-	3	1	1	10	2	1	8	4

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Site / Project Name	215 Ridgedale Avenue			Alfieri		
Project Type	54 Rental Apartments			560 Rental Apartments		
Block & Lot / Address	Block 801, Lot 4 / 215 Ridgedale Avenue			Columbia Turnpike		
Site History	Zoning - MF-8 Zone Changed by Ordinance No. 18-10 adopted May 17, 2018			Zoning - C-2 Zone Amended by Ordinance No. 18-21 adopted September 20, 2018		
Status	No Approvals to Date			No Approvals to Date		
Length of Affordability Controls	30 Years			30 Years		
Administrative Agent	To Be Determined			To Be Determined		
Contribution	20% Set-Aside			20% Set-Aside		
Type of Units	Rental			Rental		
Total Affordable Units	11 Affordable Units			112 Affordable Units		
Income/Bedroom Distribution	To Be Determined Pursuant to Deed Restriction (below is a sample)			To Be Determined Pursuant to Deed Restriction (below is a sample)		
	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<i>Very-Low Income</i>	1	1	-	6	6	3
<i>Low Income</i>	1	2	1	8	23	10
<i>Moderate Income</i>	-	3	2	8	28	10