

# Oakland Borough, Bergen County

## Project/Unit Monitoring - April 27, 2022 (Page 1)

Site / Program Name	Oakland Home Improvement Program	91 West Oakland Ave.	Bi-County Rentals	Bi-County Sales	Oakland Senior Housing
Project Type	Housing Rehabilitation Program	Inclusionary Family Rental	Inclusionary Family Rental	Inclusionary Family Sale	100% Affordable Age Restricted Rental
Block & Lot / Street	Various	Block: 1801 / Lot: 9 W. Oakland Ave.	Block: 3001 / Lot: 1, 4, 15, 18 Back-Long Hill Rd.	Block: 3001 / Lot: 1, 4,15,18 Back-Long Hill Rd.	Block: 1901 / Lot: 14 Ramapo Valley Rd.
Status	Under Construction	Completed	Proposed/Zoned	Proposed/Zoned	Proposed/Zoned
Date	Various	02/08/2021	07/08/2020- Updated Settlement Agreement.	07/08/2020- Updated Settlement Agreement.	10/17/2012- date of sale to Borough.
Length of Affordability Controls	10 Years	30 Years	30 Years	30 Years	30 Years
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>	New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue P.O. Box 18550, Trenton, New Jersey 08650, (609) 278-7400, <a href="https://www.nj.gov/dca/hmfa/">https://www.nj.gov/dca/hmfa/</a>	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Housing Rehabilitation Program	Family Rental	Family Rental	Family Sale	Age Restricted Rental
Total Affordable Units	23	1	9	18	10
Units Notes	6 Units Completed, 17 Units to be Completed by 2025.		Part of Durational Adjustment. Bedroom-Income Distribution is Projected, Not Finalized.	Part of Durational Adjustment. Bedroom-Income Distribution is Projected, Not Finalized.	Part of Durational Adjustment. Bedroom-Income Distribution is Projected, Not Finalized.
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 1 - -	- 1 1 1 -	- 2 - - -
Low-Income	- - - - -	- - 1 - -	- - 2 1 -	- 1 3 2 -	- 2 1 - -
Moderate-Income	- - - - -	- - - - -	- - 3 1 -	- 1 5 2 -	- 4 1 - -

# Oakland Borough, Bergen County

## Project/Unit Monitoring - April 27, 2022 (Page 2)

Site / Program Name	Fanale/K. Hovnanian					Block 1706 Lot 4.01					Block 1707 Lot 2					Terhune Street					Raritan Avenue				
Project Type	Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Sale				
Block & Lot / Street	Block: 4202 / Lot: 1-3 McCoy Rd.					Block: 1706 / Lot: 4.01 W. Oakland Ave.					Block: 1707 / Lot: 2 W. Oakland Ave.					Block: 1802 / Lot: 1					Block: 4004 / Lot: 8-9 Raritan Ave.				
Status	Proposed/Zoned					Proposed/Zoned					Proposed/Zoned					Proposed/Zoned					Proposed/Zoned				
Date	07/10/2019- Settlement Agreement.					T.B.D.					T.B.D.					T.B.D.					T.B.D.				
Length of Affordability Controls	30 Years					See Notes					See Notes					See Notes					See Notes				
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Family Rental					Family Rental					Family Rental					Family Rental					Family Sale				
Total Affordable Units	40					8					4					17					20				
Units Notes	Part of Durational Adjustment. Bedroom-Income Distribution is Projected, Not Finalized.					Part of Durational Adjustment. Bedroom-Income Distribution is Projected, Not Finalized.					Part of Durational Adjustment. Bedroom-Income Distribution is Projected, Not Finalized.					Part of Durational Adjustment. Income Distribution is Projected, Not Finalized.					Part of Durational Adjustment. Bedroom-Income Distribution is Projected, Not Finalized.				
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	-	2	4	2	-	-	-	2	-	-	-	-	1	-	-	-	1	2	-	-	-	1	1	1	-
Low-Income	-	2	6	4	-	-	-	1	1	-	-	-	-	1	-	-	1	2	3	-	-	1	4	2	-
Moderate-Income	-	4	10	6	-	-	-	3	1	-	-	-	1	1	-	-	1	4	3	-	-	2	5	3	-

# Oakland Borough, Bergen County

## Project/Unit Monitoring - April 27, 2022 (Page 3)

Site / Program Name	Central Business District Overlay Zone				
Project Type	Family				
Block & Lot / Street	Various				
Status	Proposed/Zoned				
Date	12/20/2021- Ordinance Passed				
Length of Affordability Controls	See Notes				
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>				
Contribution	N/A				
Type of Units	Family				
Total Affordable Units	534				
Units Notes	Zoned for Unmet Need.				
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	- - - - -				
Low-Income	- - - - -				
Moderate-Income	- - - - -				