Oakland Borough, Bergen County

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

Site / Program Name	Oakl Prog		me Imp	rovemei	nt	91 W	/est Oal	dand A	ve.		Bi-Co	ounty R	entals			Bi-Co	ounty Sa	ales			Oak	Oakland Senior Housing					
Project Type	Hous	Inclu	sionary	Family	Rental		Inclu	isionary	Family	Rental		Inclu	isionary	Family	Sale			100% Affordable Age Restricted Rental									
Block & Lot / Street	Vario		Block: 1801 / Lot: 9 W. Oakland Ave.						k: 3001 / -Long Hil	,	, 15, 18			k: 3001 / -Long Hil	Lot: 1, 4, l Rd.	,15,18			Block: 1901 / Lot: 14 Ramapo Valley Rd.								
Status	Unde	er Const	ruction			Completed						osed/Zo	oned			Prop	osed/Zo	oned			Prop	Proposed/Zoned					
Date	Vario	ous				02/08/2021						8/2020- ement.	Update	ed Settle	ement		8/2020- ement.	Update	ed Settle	ement		10/17/2012- date of sale to Borough.					
Length of Affordability Controls	10 Ye	ears				30 Ye	ears				30 Y	ears				30 Ye	ears				30 Y	30 Years					
Administrative Agent	Road 0851 https	l, Suite 3 2, (609)	301, Cra 664-27	outh Riv nbury, f 69, ablehon	1)	Finar Aver P.O. Jerse	; and Mo 7 South nton, Ne 278-740 /dca/hm	Clinton ew 10,	Road 0851 http:	d, Suite 12, (609)	301, Cra 664-27	outh Riv anbury, I '69, ablehon	NJ	Road 0851 http:	d, Suite 12, (609)	, 1249 Si 301, Cra 664-27 v.afford	inbury, 69,	NJ	Road 0853 http	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesner jersey.com/							
Contribution	N/A					N/A			N/A					N/A					N/A								
Type of Units	Hous	ing Reh	abilitat	on Prog	ram	Fami			Fam	ily Renta	al			Fami	ily Sale				Age Restricted Rental								
Total Affordable Units	23					1					9					18					10						
Units Notes			pleted, by 2025.	17 Units	to be				Bedr		come D	djustme istributi lized.	Bedr	oom-In	tional A come Di ot Final	istributi		Part of Durational Adjustment. Bedroom-Income Distribution is Projected, Not Finalized.									
Income/Bedroom Distribution	Eff. Std.	BR	BR 2	BR 3	BR 4	Eff.	BR	BR	BR	BR	Eff.	BR 1	BR	BR 3	BR	Eff.	BR	BR 2	BR	BR	Eff.	BR	BR 2	BR 3	BR		
Very-Low-Income	- sta.	1	-	-	-	Std.	-	2	3	4	Std.	1	2 1	-	4	Std.	1	2	3 1	4	Std.	1 2	-	-	4		
Low-Income	-	-	-	-	-	-	-	1	-	-	-	-	2	1	-	-	1	3	2	-	-	2	1	-	-		
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	3	1	-	-	1	5	2	-	-	4	1	-	-		

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Site / Program Name	Fana	le/K. H	ovnania	n		Bloc	k 1706 L	ot 4.01			Bloc	k 1707 l	.ot 2			Terh	une Stro	eet			Rari	Raritan Avenue					
Project Type	Inclu	Inclu	sionary	Family	Rental		Inclu	usionary	Family	Rental		Inclu	sionary	Family	Rental		Inclu	Inclusionary Family Sale									
Block & Lot / Street	Block McCc	: 4202 / oy Rd.	Lot: 1-3	Block: 1706 / Lot: 4.01 W. Oakland Ave.						k: 1707 / Jakland A				Block	:: 1802 /	Lot: 1				Block: 4004 / Lot: 8-9 Raritan Ave.							
Status	Prop	osed/Zo	oned			Prop	osed/Zo	ned			Prop	oosed/Zo	oned			Prop	osed/Zo	oned			Prop	Proposed/Zoned					
Date	· ·	0/2019- ement.	Settlen	nent		T.B.C).				T.B.I	D.				T.B.C).				T.B.I	T.B.D.					
Length of Affordability Controls	30 Ye	ears				See I	Notes				See	Notes				See	Notes				See	See Notes					
Administrative Agent	Road 0851 https	l, Suite 2, (609)	, 1249 So 301, Cra 664-27 v.afford	nbury, 1 69,	IJ	Road 0851 https	l, Suite 3 2, (609)	outh Riv Inbury, I 69, ablehon	IJ	Road 0851 http	d, Suite 12, (609)	301, Cra 664-27	outh Riv anbury, I '69, ablehon	NJ	Road 0851 http:	&H, LLC, d, Suite : .2, (609) s://wwv sy.com/	301, Cra 664-27	anbury, '69,		Road 0851 http	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnev jersey.com/						
Contribution	N/A					N/A				N/A					N/A					N/A							
Type of Units	Fami	ly Renta	al			Fami	ly Renta			Fam	ily Rent	al			Fam	ily Renta	al			Family Sale							
Total Affordable Units	40					8					4					17					20						
Units Notes	Bedr	oom-In	tional A come Di ot Final	stributio		Bedr		come Di	djustme istributio ized.		Bed		come D	djustme istributi lized.		Inco	of Dura me Disti Finalized	ribution			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	-		

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

Site / Program Name	Cent Zone		ness Di	strict Ov	verlay																				
Project Type	Fami	ily																							
Block & Lot / Street	Vario	us																							
Status	Prop	osed/Zo	oned																						
Date	12/2																								
Length of Affordability Controls	See I	Notes																							
Administrative Agent	Road 0851 https	l, Suite 3 .2, (609)	301, Cra) 664-27	outh Riv anbury, I 69, ablehon	IJ																				
Contribution	N/A																								
Type of Units	Fami	ily																							
Total Affordable Units	534																								
Units Notes	Zone	d for U	nmet No	eed.																					
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	-	-	-	-	-																				