





# Maplewood Township, Essex County

## Project/Unit Monitoring - February 22, 2023 (Page 3)

Site / Program Name	Cerebral Palsy of Northern NJ					Collaborative Support Programs of NJ					Maplewood Senior Citizens Apartments					Avalon Maplewood					255 Tuscan				
<b>Project Type</b>	100% Affordable Special Needs Rental					100% Affordable Special Needs Rental					100% Affordable Age Restricted Rental					Inclusionary Family Rental					Inclusionary Family Rental				
<b>Block &amp; Lot / Street</b>	Valley Street					Colgate Road					B:38.01 / L: 213 Irvington Ave					B: 44.02 / L: 2 Boyden Ave					B: 31.05 / L: 25 Tuscan Road				
<b>Status</b>	Completed					Completed					Completed					Completed					Completed				
<b>Date</b>	2011					8/1/1997					See Unit Notes					04/03/2018					5/5/2017				
<b>Length of Affordability Controls</b>	20 Years					40 Years					See Notes					30 Years					30 Years				
<b>Administrative Agent</b>	Cerebral Palsy of North Jersey, 220 S. Orange Ave, Suite 300, Livingston, NJ 07039, (973) 763-9900, <a href="http://cpnj.org/contact/">http://cpnj.org/contact/</a>					Collaborative Support Programs of NJ, 8 & 11 Spring Street, Freehold, NJ 07728, (732) 780-1175, <a href="https://cspnj.org/contact/">https://cspnj.org/contact/</a>					SHP Management, 7 Thomas Drive, Cumberland Foreside, ME 04110, (207) 829-9200, <a href="https://shpmanagement.com/contact-us/">https://shpmanagement.com/contact-us/</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>				
<b>Contribution</b>	N/A					N/A					N/A					N/A					N/A				
<b>Type of Units</b>	Special Needs Rental					Special Needs Rental					Age Restricted Rental					Family Rental					Family Rental				
<b>Total Affordable Units</b>	3					3					113					6					3				
<b>Units Notes</b>											HUD Project Based Section 8. 81 credits are applied to the rehabilitation obligation.														
<b>Income/Bedroom Distribution</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>
<b>Very-Low-Income</b>	-	3	-	-	-	-	-	-	-	-	28	85	-	-	-	-	-	1	-	-	-	-	-	-	-
<b>Low-Income</b>	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	1	-	1	-	-	2	-	-	-
<b>Moderate-Income</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2	-	-	-	-	1	-	-



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## Project/Unit Monitoring - February 22, 2023 (Page 5)

Site / Program Name	The Alivia					Maplewood Lofts					Assisted Living Facility					Iron Ore Redevelopment					Highland Place				
<b>Project Type</b>	Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Assisted Living					Inclusionary Family Rental					Inclusionary Family Rental				
<b>Block &amp; Lot / Street</b>	B: 16.01 / L: 37 Valley Road					B: 31.05 / L: 10 Springfield Ave					B: 48.47 / L: 123, 124.01, 130.02, 131					Block 12.06, Lot 237.01 Baker St					B: 12.03 / L: 162 Highland Pl				
<b>Status</b>	Completed					Completed					No Applications Recv'd to Date					Completed					Final Approval				
<b>Date</b>	11/6/19					2/5/2021					NA					3/15/20					ZBA approval 9/2/20				
<b>Length of Affordability Controls</b>	30 Years					30 Years					30 Years					30 Years					30 Years				
<b>Administrative Agent</b>	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>					T.B.D.					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>				
<b>Contribution</b>	N/A					N/A					N/A					N/A					N/A				
<b>Type of Units</b>	Family Rental					Family Rental					Assisted Living					See Unit Notes					Family Rental				
<b>Total Affordable Units</b>	2					5					91					2					6				
<b>Units Notes</b>											The developer for the project is no longer moving forward with any development on this site. No units are expected to be created.					2-bedroom rental is on-site. 3-bedroom off-site rental located at 465 Valley St #2L is occupied.					Income/bedroom distribution to be finalized.				
<b>Income/Bedroom Distribution</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>
<b>Very-Low-Income</b>	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
<b>Low-Income</b>	-	-	1	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	2	1	-
<b>Moderate-Income</b>	-	-	-	1	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-

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## Project/Unit Monitoring - February 22, 2023 (Page 6)

Site / Program Name	285 Parker Ave					Maplewood Home Ownership Program					1782 Springfield					7 West Parker					Nigiri 1722 Springfield				
<b>Project Type</b>	Inclusionary Family Rental					100% Affordable Family Sale					Inclusionary Family					Inclusionary Family Rental					Inclusionary Family Rental				
<b>Block &amp; Lot / Street</b>	B: 42.08 / L: 146.01 Parker Ave					B: 42.11 / L: 358 Franklin St					B: 30.01 / L: 107 Springfield Ave					B: 16.01 / L: 32 Parker Ave W					B: 30.04 / L: 127, 129, 135, 137, 140 Springfield Ave				
<b>Status</b>	Under Construction					Completed					Under Construction					Final Approval					Funded / Prelim. Approval				
<b>Date</b>	PB Approval 11/10/2020					8/1/2021, 9/15/2021					PB Approval 6/8/21					PB Approval 11/9/2022					PB Approval 7/12/2022				
<b>Length of Affordability Controls</b>	30 Years					30 Years					30 Years					30 Years					30 Years				
<b>Administrative Agent</b>	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>				
<b>Contribution</b>	N/A					N/A					N/A					N/A					N/A				
<b>Type of Units</b>	Family Rental					Family Sale					Family					Family Rental					Family Rental				
<b>Total Affordable Units</b>	2					1					2					7					5				
<b>Units Notes</b>	Income/bedroom distribution to be finalized.					129 Franklin Terrace are completed and occupied.					Income/bedroom distribution to be finalized.					Income/bedroom distribution to be finalized.					Income/bedroom distribution to be finalized.				
<b>Income/Bedroom Distribution</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>
<b>Very-Low-Income</b>	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-
<b>Low-Income</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	1	-	-	-	2	-	-
<b>Moderate-Income</b>	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	2	1	-	-	-	1	1	-

## Maplewood Township, Essex County: Very-Low Income Units 2023

Development/Compliance Mechanism	Project Status	Controls Date	Affordable Units	Very-Low Income Units
Avalon Maplewood	Completed	04/03/2018	6	1
The Alivia	Completed	11/6/19	2	0
1611 Springfield	Completed	11/8/2016	1	0
Station House at Maplewood	Completed	2/20/2013	4	1
Maplewood Lofts	Completed	2/5/2021	5	1
Cerebral Palsy of Northern NJ	Completed	2011	3	3
Iron Ore Redevelopment	Completed	3/15/20	2	0
401 Boyden Ave Apartments	Completed	3/28/2014	1	0
255 Tuscan	Completed	5/5/2017	3	0
Elite on Springfield	Completed	7/9/2018	3	1
Maplewood Home Ownership Program	Completed	8/1/2021, 9/15/2021	1	0
Maplewood Crossing	Completed	9/17/2013	16	2
285 Parker Ave	Under Construction	PB Approval 11/10/2020	2	1
7 West Parker	Final Approval	PB Approval 11/9/2022	7	1
1782 Springfield	Under Construction	PB Approval 6/8/21	2	1
Nigiri 1722 Springfield	Funded / Prelim. Approval	PB Approval 7/12/2022	5	1
Highland Place	Final Approval	ZBA approval 9/2/20	6	1
<b>Totals:</b>			<b>69</b>	<b>14</b>
			<i>(%) of VLI units: 20%</i>	