

**Borough of Franklin Lakes, Bergen County  
Project Unit Monitoring**

April 16, 2024

	1					2					3					4					5					6					7					8					9									
<b>DBA</b>						<b>Mill Pond</b>					<b>Colonial Pointe</b>					<b>Reserve at Franklin Lakes</b>					<b>McCoy Place</b>					<b>Franklin Manor</b>										<b>Sunrise of Franklin Lakes</b>														
<b>Site / Program Name</b>	<b>Garfield RCA</b>					<b>Mill Pond</b>					<b>Colonial Pointe / Excelsior</b>					<b>High Mountain / Reserve at FL</b>					<b>FL Supportive Housing</b>					<b>793 Franklin Manor</b>					<b>Cigna Site</b>					<b>Cigna Site</b>					<b>Sunrise</b>									
<b>Project Type</b>	RCA					Inclusionary, Family					Inclusionary, Family					Inclusionary, Family					100%, Special Needs					Inclusionary, Family					Inclusionary, Family					100%, Affordable Family and Supportive Housing					Assisted Living									
<b>Block &amp; Lot / Street</b>						741 Old Mill Rd B 2514, L 1, 1.01					556 Colonial Rd B 1411, L 2 & 4					66106 Northwood Drive Various, B 3104 Lot No. 1 Q's C4101 - C8306					680 & 720 McCoy Road B 1406 L 1, 1.01, 2 B 1408 L 1					8 Tice Rd B 1518 L 10.01										728 Franklin Ave B 1424.01 L 2.01														
<b>Status</b>	Paid					Developed					Developed					Developed					Developed					Developed					Proposed					Proposed					Developed									
<b>Date (Deed restriction)</b>						3/28/2007					4/19/2022					Varies Unit # 66106 - 4/12/19					9/14/2017					4/7/2022															No recorded deed w/ restrictions on County search									
<b>Length of Affordability Controls</b>						30 years					30 years Borough may extend controls?					30 years/ 10 years high poverty census tract					15 years compliance 30 years extended use to 45th year???					30 years																								
<b>Administrative Agent</b>						Sterling Properties Group 201-848-5287					Piazza & Associates, Inc. 216 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540 609-786-1100					Piazza & Associates, Inc. 216 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540 609-786-1100					The Housing Authority of Bergen County, 201-336-7600 For tenant services: Robert Butler, Jr., Property Manager, The Alpert Group, 201-416-4300					Adoni Property Group Leasing Department 732-634-3900																								
<b>Contribution</b>																																																		
<b>Type of Units</b>						Rent					Rent					Purchase					Rent					Rent					Rent					Rent					-									
<b>Total Affordable Units</b>	54					15					18					55					39					8					62					71					11									
<b>Bonus</b>	0					15					18					0					39					8					32					0					0									
<b>Credits</b>	54					30					36					55					78					16					94					71					11									
<b>Unit Notes</b>																																																		
<b>Income/Bedroom Distribution</b>	Eff	BR 1	BR 2	BR 3	BR 4	Eff	BR 1	BR 2	BR 3	BR 4	Eff	BR 1	BR 2	BR 3	BR 4	Eff	BR 1	BR 2	BR 3	BR 4	Eff	BR 1	BR 2	BR 3	BR 4	Eff	BR 1	BR 2	BR 3	BR 4	Eff	BR 1	BR 2	BR 3	BR 4	Eff	BR 1	BR 2	BR 3	BR 4	Eff	BR 1	BR 2	BR 3	BR 4	Eff	BR 1	BR 2	BR 3	BR 4
<b>Very-Low-Income</b>	-	-	-	-	-	-	-	-	-	-	-	-	3	1	-	-	-	-	-	-	-	39	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
<b>Low-Income</b>	-	-	-	-	-	-	2	5	2	-	-	2	2	1	-	-	6	17	6	-	-	-	-	-	-	-	-	3	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
<b>Moderate-Income</b>	-	-	-	-	-	-	1	4	1	-	-	1	6	2	-	-	5	16	5	-	-	-	-	-	-	-	-	2	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					