

Garwood Borough, Union County

Project/Unit Monitoring - April 19, 2023 (Page 1)

Site / Program Name	Garwood Rehab (Union County CDBG)	Westfield Senior Housing Complex	Vermella at Garwood Station	Garwood Paperboard Redevelopment Site	Garwood Mall Overlay Zone																				
Project Type	Housing Rehabilitation Program	Assisted Living	Inclusionary Family Rental	Inclusionary Family Rental	Inclusionary Family Rental																				
Block & Lot / Street	Various	B: 108 / L: 9 2nd Ave	B: 401 / L: 1-5 South Ave	B: 211 / L: 6 North Ave	B: 402 / L: 5, B: 1000 / L: 2 Center St																				
Status	Under Construction	Completed	Completed	Under Construction	No Applications Recv'd to Date																				
Date	Various	Constructed in 2014	09/16/2021	03/18/2022- Final Site Plan	11/14/2017- Amendment to Zoning Ordinance Adopted																				
Length of Affordability Controls	10 Years	30 Years	30 Years	30 Years	30 Years																				
Administrative Agent	Union County CDBG, County of Union, Department of Economic Development Division of Community Services Administration Building, 3rd Floor 10 Elizabethtown Plaza, Elizabeth, New Jersey 07207, (908) 527-4000, https://ucnj.org/cdbg/	Westfield Senior Citizens Housing Corporation, 1133 Boynton Ave, Westfield, New Jersey 07090, (908) 233-5898, https://www.westfieldseniorhousing.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	T.B.D.	T.B.D.																				
Contribution	N/A	N/A	N/A	N/A	N/A																				
Type of Units	Housing Rehabilitation Program	Assisted Living	Family Rental	Family Rental	Family Rental																				
Total Affordable Units	27	71	30	18	27																				
Units Notes	25 units have been completed, the remaining two units will be completed by 2025.			Bedroom-Income distribution is projected, not finalized.	Bedroom/income distribution is proposed, 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	-	-	-	-	-	-	71	-	-	-	-	1	2	1	-	-	1	2	-	-	-	1	2	1	-
Low-Income	-	-	-	-	-	-	-	-	-	-	-	2	7	2	-	-	1	3	3	-	-	2	6	2	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	3	9	3	-	-	1	4	3	-	-	2	8	3	-

Garwood Borough, Union County

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Site / Program Name	Central Business District Zone				
Project Type	Inclusionary Family Rental				
Block & Lot / Street	Various				
Status	No Applications Recv'd to Date				
Date	12/26/2017- Amendment to Zoning Ordinance Adopted.				
Length of Affordability Controls	30 Years				
Administrative Agent	T.B.D.				
Contribution	N/A				
Type of Units	Family Rental				
Total Affordable Units	5				
Units Notes	Bedroom-Income Distribution projected, not finalized.				
Income/Bedroom Distribution	Eff. Std.	BR 1	BR 2	BR 3	BR 4
Very-Low-Income	-	1	-	-	-
Low-Income	-	1	1	-	-
Moderate-Income	-	-	2	-	-