

**TOWNSHIP OF WARREN
RESOLUTION NO. 18-203
TRANSFER AND DEVELOPMENT AGREEMENT
BCUW/MADELINE HOUSING PARTNERS, LLC**

WHEREAS, the Township of Warren ("Township") wishes to enter into a Transfer and Development Agreement ("Agreement") with BCUW/Madeline Housing Partners, LLC ("Developer"); and

WHEREAS, the purpose of this agreement is for the Developer to provide special needs housing in relation to the Township's 3rd Round Affordable Housing Plan; and

WHEREAS, the Developer will provide for thirty-two (32) affordable housing bedrooms for persons who are developmentally disabled; and

WHEREAS, it is necessary for the Township Committee to authorize the Mayor to execute the Agreement between the Township and the Developer.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Warren, in the County of Somerset, State of New Jersey as follows:

1. The Mayor and Township Clerk are hereby authorized to execute four (4) copies of the Transfer and Development Agreement, attached hereto as Exhibit "A."

2. A certified copy of this Resolution, together with two (2) executed copies of this Agreement shall be forwarded to the Bergen County United Way, one (1) copy will be transmitted to the Township Attorney's office and one (1) copy will be kept on file with the

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		LAZO	x			
		MARION	x			
	x	GARAFOLA	x			
x		DINARDO	x			
		SORDILLO	x			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on August 9, 2018.

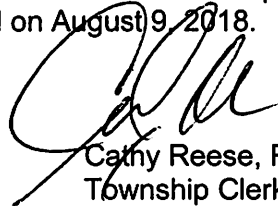

Cathy Reese, RMC
Township Clerk

Exhibit “A”

Affordable Supportive Housing Development
188 Mountain Avenue
Lot 4, Block 83, Warren Township, New Jersey

Project Description

BCUW/Madeline Housing Partners, a New Jersey based not for profit affordable housing developer working in collaboration with Warren Township, will build rental housing at 188 Mountain Avenue for 32 adult individuals with developmental disabilities in partial fulfillment of the Township’s 3rd Round affordable housing plan.

Recognized diagnoses of developmental disabilities include Autism, Cerebral Palsy, Down’s syndrome, and Multiple Sclerosis.

BCUW/Madeline will build 2-3 one story buildings that may contain a mix of one and two bedroom units but will not exceed 32 bedrooms. A community room will also be included to support tenant gatherings – birthday parties, yoga classes etc.

A full site plan presentation will be made to the Warren Township Planning Board once geologic and other testing is completed at the site which will inform the project’s architect and engineer on building placement and design. Application is expected to be made during 2019 with construction expected to begin by the end of 2019 and be completed by the end of 2020 depending on weather conditions.

Tenant selection will be made based on eligibility which includes a certified diagnosis of a developmental disability and compliance with income limits for affordable housing.

Only tenants will live at the site. There will be no caregivers living at the site though service providers will be on site to support tenants.

The project will operate like any residential setting. Tenants will leave during the day to attend service programs, work activities and on weekend participate in recreational activities in the area. Family and friends will visit as with any residential apartment type project.

Funding for construction is expected from a variety of sources and may include Federal, State and County funding, private philanthropic funds and potentially conventional bank financing.

Property maintenance will be done by BCUW/Madeline.