



# COMMUNITY RESIDENCE DEVELOPMENTS



# Nouvelle, LLC Experience

- Development and construction management experience in residential & commercial construction
  - Construction & Project Management, Development, Owner Representation
  - Affordable & Special Needs Housing
- Nearly 100 single family dwellings constructed
- 35 affordable & special needs projects
- Obtained funding through HMFA, DCA, NHTF, DDD, FHLB NY, Municipalities, donated land
- Nouvelle, LLC has successfully developed and completed 20 group homes in the past 4 years.
- Developed and built numerous multi-family low to moderate income units



# Successful Developments



Glenwood Place Supportive Housing



Old Turnpike Road Supportive Housing



Mount Kemble Supportive Housing



Espanong Road Supportive Housing

# Community Residence (Group Home) Advantage

## Community Residence Background

1999: The US Supreme Court decided that the State wasn't allowing seriously disabled consumers to live in the least restrictive and most appropriate settings. This would allow consumers to live in a more home-based setting that provided a better environment for the consumer to live in.

2011: The State stopped admitting people to the developmental centers to allow for community-based living for the consumers.

2019: People living in States developmental centers has fallen from 3,051 to less than 1,700 from 2006 to present.

The MLUL (Municipal Land Use Law) Section 40:55D-66.1 States that a community residence is a permitted use and is treated like any residential home. As long as an application for a community residence to a municipality is complying and does not require any relief or variances they are treated like any other residential home and must be approved, and permits granted.

The creation of the community residence model allows for better service to the consumer. The consumer to aid ratio is 4:1 for a community residence. For the developmental center, the ratio is 10:1 and some cases 12:1.

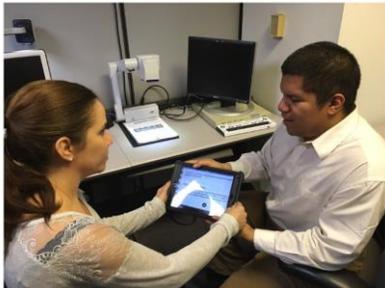
The cost impact to the State for a community residence is much less than a developmental center. The cost to operate and manage a community residence is roughly \$160,000 annually per consumer. For a developmental center, the cost is more than \$300,000 annually per consumer.

The creation of community residence allows for disabled consumers to live like you and me. They allow for more personal care and more attention by the Aides. This home environment allows the consumer to go outside to a deck and watch the changing colors of the leaves from a deck. They can create a garden and plant seeds for various vegetables and herbs in their back yard. This is not easy or even possible in a developmental center. The community residence gives the consumers a real home to live in. A home to call their own.





*Raised bed, accessible square foot garden at an Everas Residential Program*

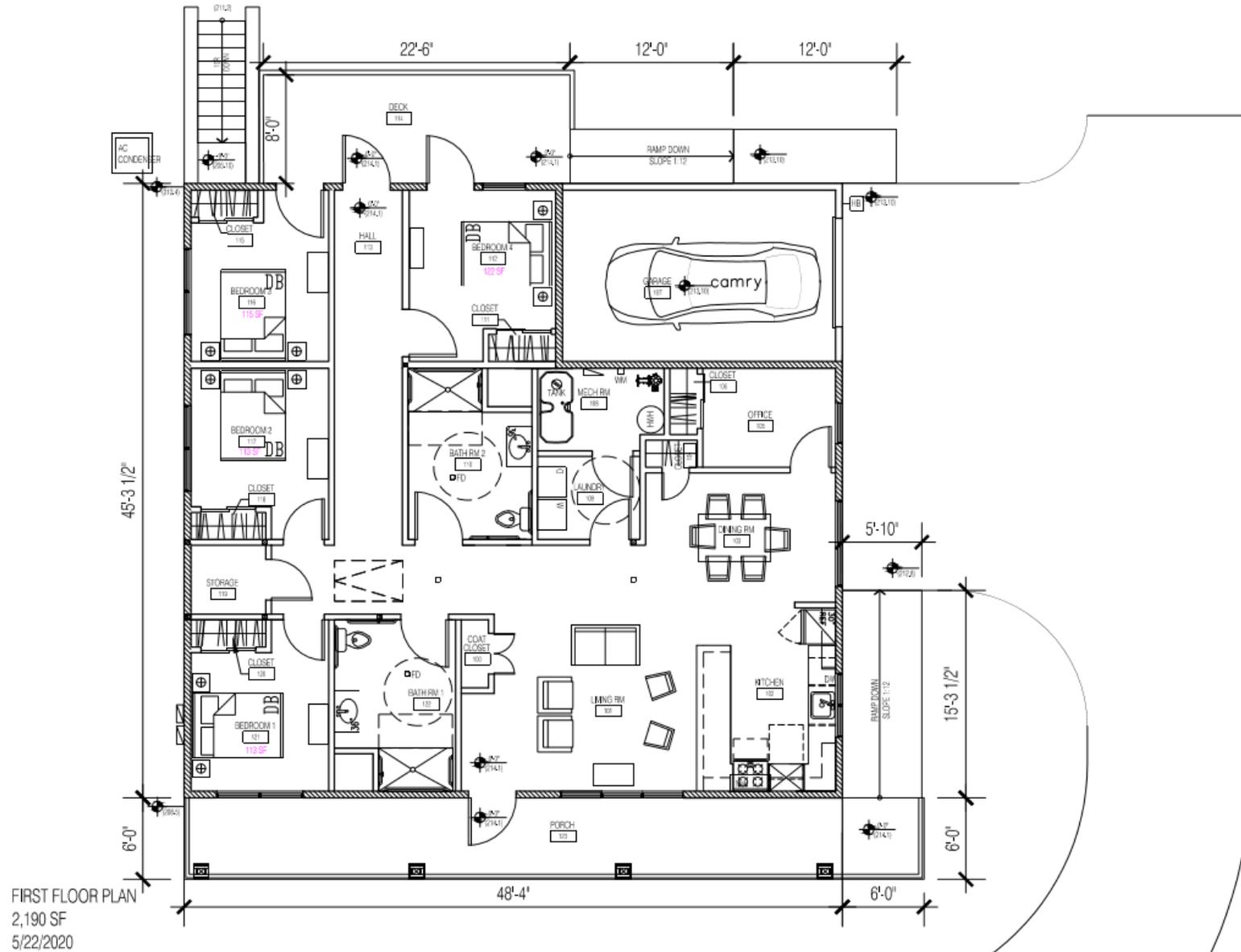


# About the Fairmount Ave Service Provider

- In the mid 1960's an epidemic of Rubella (German measles) swept through the United States causing more than twenty thousand babies to be born with varying degrees of deafness, blindness, limb defects, heart defects as well as intellectual and developmental disabilities. In New Jersey, several families impacted by what is known as Congenital Rubella Syndrome (CRS) formed a support group and quickly realized the need for action.
- There were no services in place in New Jersey that could meet the unique education, communication, mobility and daily support needs of their children. Doctors and other professionals consistently told families their children cannot be taught and cannot be raised along with their siblings. That a life in an institutional setting was their best and only hope.
- These families – our founders, wanted something different for their children and those like them in New Jersey. Through their dedicated work and advocacy our organization was incorporated in 1978, and we received funding from the State of New Jersey to begin providing community based, daily living support to people with deaf-blindness in New Jersey.
- In the 42 years following our incorporation, the evolution of our experience with this low incidence, yet intensive support needs population, cultivated the highly adaptive, creative and resourceful organization we are today. We have grown from this unique starting point to include people beyond the scope of sensory impairments, and work to support independence and community inclusion for people with various disabilities and other specialized needs.

# Fairmount Ave Proposed Floor Plan

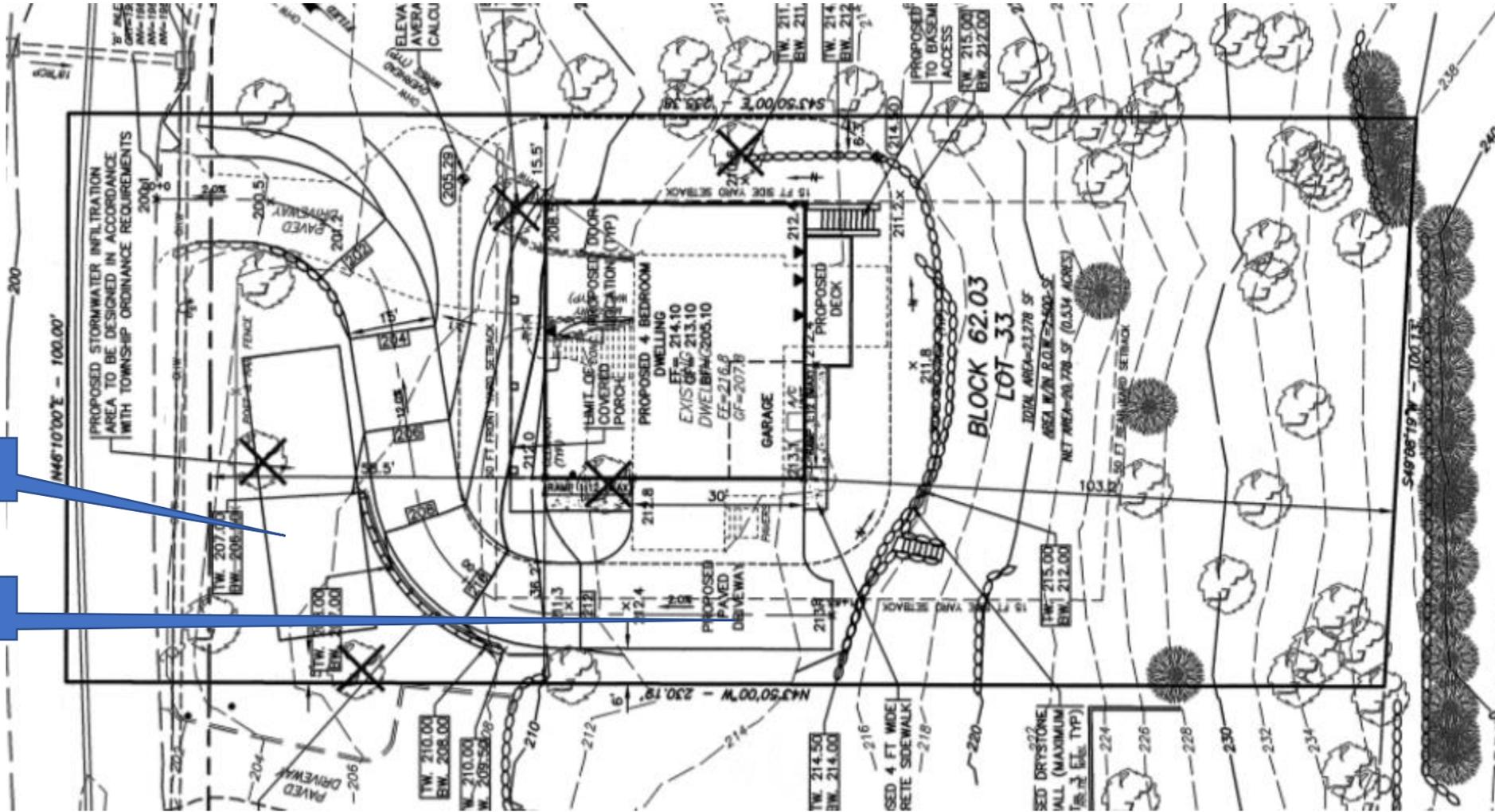
1. Windows to be vinyl and Energy Star qualified.
2. Home will have full sprinkler coverage.
3. All flooring to be pre-engineered flooring with stain finish.
4. All doors to be solid core with a minimum 3'0" width to access common areas. All doors to have lever handles.
5. Bathrooms to have tile floors and base with wall tile in roll in showers. All fixtures to be Kohler or equal.
6. Ceiling height will be 8'0" throughout. Trim to be colonial style and paint to be flat latex.
7. Kitchen to have GE or equal appliances. Cabinets to be oak or maple with stain finish.



# Fairmount Ave Proposed Elevation



# Fairmount Ave Proposed Site Plan



Proposed storm infiltration

Exterior Parking and turnaround

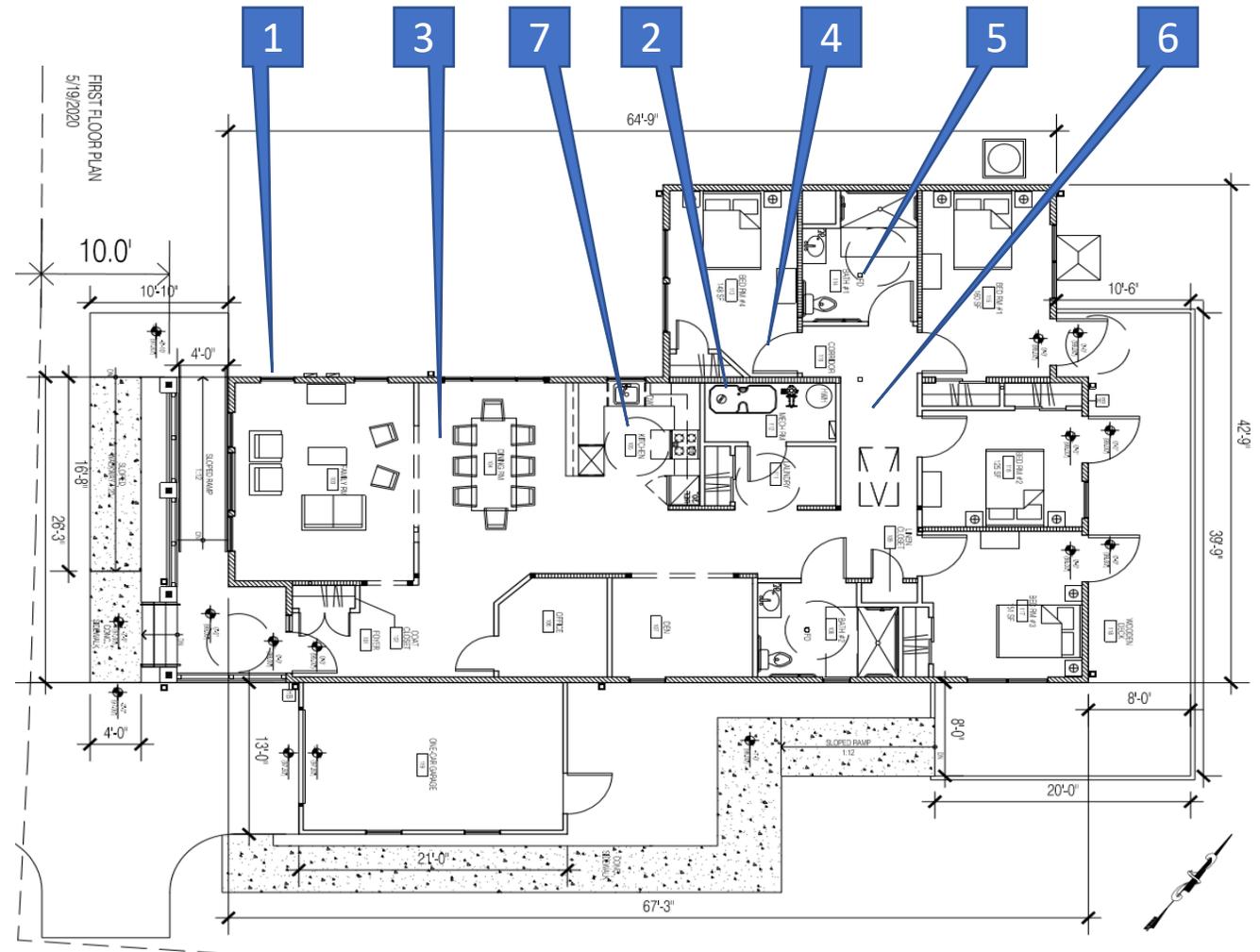
# About the Southern Blvd Service Provider



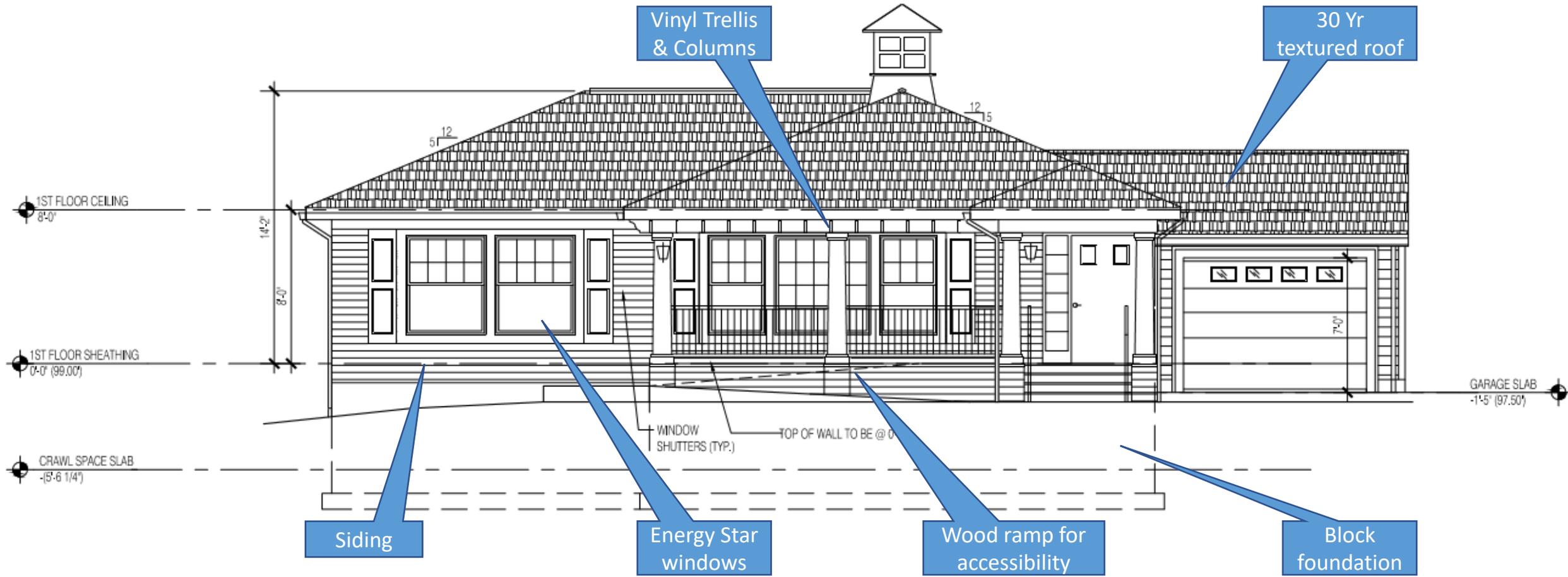
- Matheny is a special hospital for children and adults with medically complex developmental disabilities . . . a special education school providing academics, combined with functional life skills, for students, ages 3-21 . . . and a comprehensive outpatient center meeting the health care needs of people with all types of disabilities in the community. Matheny also trains healthcare professionals, therapists and educators in how to work effectively with persons who have developmental disabilities.
- Matheny's main campus in Peapack, New Jersey, is home to 101 children and adults with developmental disabilities. Its 5 group homes, located in Somerset and Warren counties, provide a residence in the community for an additional 30 adults. Many of the children and adults currently at Matheny, in addition to their primary diagnoses, have a long list of associated clinical conditions such as vision and hearing deficits, seizure disorders, mental retardation and dysphagia, with resulting aspiration problems.
- While the great majority of Matheny patients have cerebral palsy as their primary diagnoses, Matheny also has patients with spina bifida, Lesch-Nyhan Disease (LND) and a wide range of uncommon conditions including Rett syndrome, Angelman syndrome, Cornelia De Lange syndrome, Wolf-Hirshorn syndrome and 4Q Deletion syndrome. Lesch-Nyhan Disease is a rare x-linked recessive disorder associated with cognitive impairment, high levels of uric acid in the blood, kidney involvement and the hallmark symptom — severe and involuntary self-injurious behaviors. Matheny is recognized as the leading source of information on care issues regarding LND.
- Matheny is also committed to spreading its expertise into the community. For example:
  - The Matheny Center of Medicine and Dentistry, our outpatient clinic, provides services to people with disabilities from communities throughout New Jersey.
  - Matheny's Community Services program offers contract services and consulting to public school districts to help them better manage the challenges of educating special needs students.
  - Matheny's Arts Access Program has been adapted by other organizations serving people with disabilities.

# Southern Blvd Proposed Floor Plan

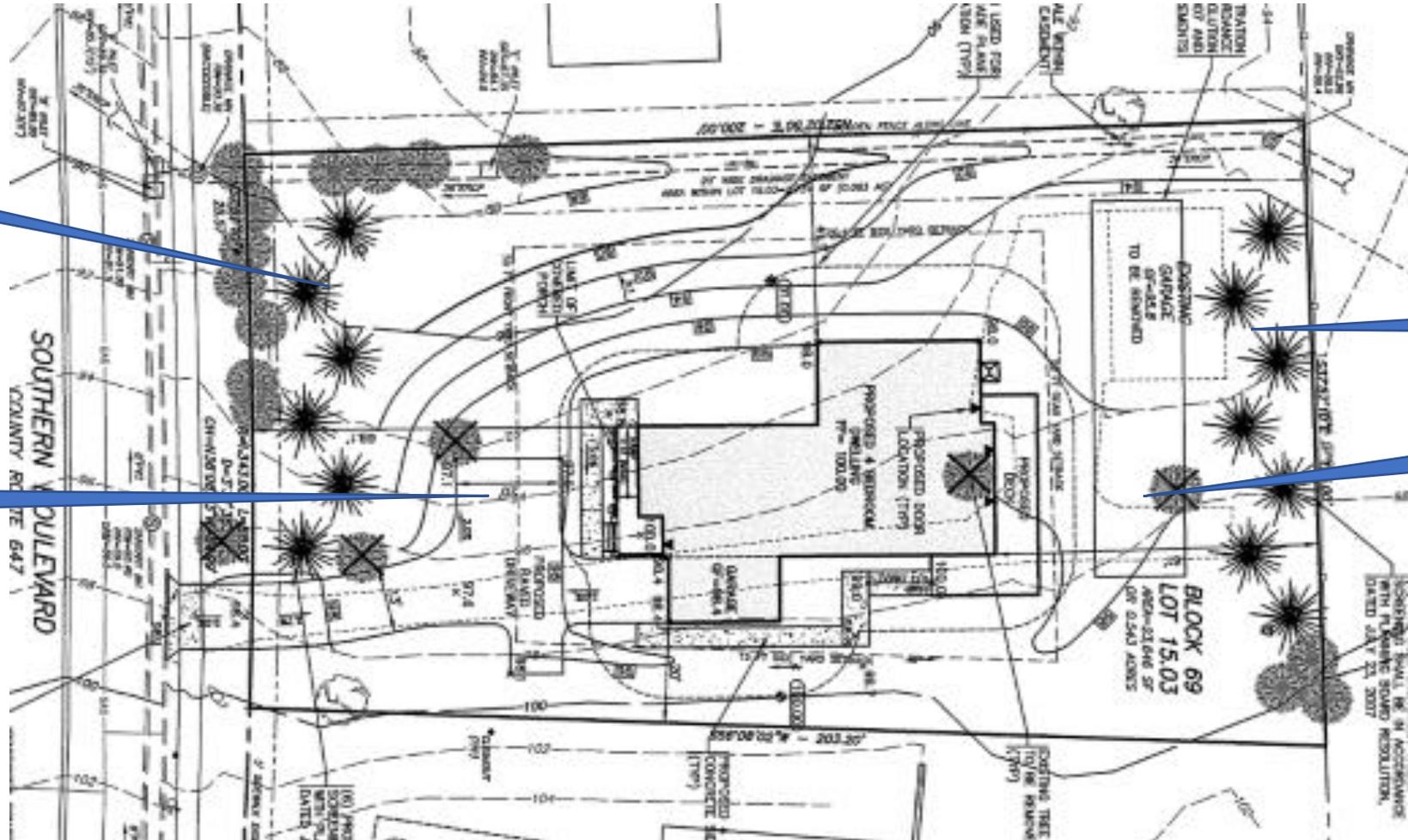
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# Southern Blvd Proposed Elevation



# Southern Blvd Proposed Site Plan



Landscape buffer

Exterior Parking and turnaround

Landscape buffer

Proposed location of Retention system

# Development Budget



PROJECT: 587 FAIRMOUNT AVE		5/27/2020
DEVELOPMENT BUDGET ITEMS	BUDGET	NOTES
<b>TOWNSHIP COSTS</b>		
PROPERTY PURCHASE	\$515,000	PAID BY THE TOWNSHIP
CLOSING COSTS	\$10,000	COSTS FOR TITLE AND PROF CONSULTANTS PAID BY TOWNSHIP
ADDITIONAL SITE COSTS	\$15,000	PAID BY TOWNSHIP
UPGRADE ARCHITECTURAL EXTERIOR	\$19,045	PAID BY TOWNSHIP
<b>TOWNSHIP COST SUB-TOTAL</b>	<b>\$559,045</b>	
<b>CONSTRUCTION HARD COSTS</b>		
CONSTRUCTION COST	\$432,757	
O&P	\$33,675	BASED ON HMFA REQUIREMENTS
GENERAL CONDITIONS	\$25,250	BASED ON HMFA REQUIREMENTS
CONTINGENCY DURING CONSTRUCTION	\$26,195	REQUIRED BY THE STATE
<b>CONSTRUCTION COST SUB-TOTAL</b>	<b>\$517,877</b>	
<b>SOFT COSTS</b>		
ARCHITECT	\$10,500	FUNDING UNDER CONSTRUCTION
APPRAISAL	\$2,200	REQUIRED BY THE STATE
ENGINEERING	\$12,500	FUNDING UNDER CONSTRUCTION
ENVIRONMENTAL	\$3,100	REQUIRED BY THE STATE
ATTORNEY FEES	\$7,500	FOR CLOSING AND COMMITMENT DOCS WITH STATE
COST CERTIFICATION FEE	\$7,500	REQUIRED BY THE STATE
DEVELOPER FEE	\$29,000	BASED ON HMFA REQUIREMENTS
TITLE COSTS	\$5,000	CLOSING WITH FUNDING SOURCE
CONNECTION FEE	\$8,000	FEES FOR ALL UTILITY INSTALLATION
HMFA ESCROW FEE	\$4,000	REQUIRED BY THE STATE
INSURANCE FEE	\$878	REQUIRED BY THE STATE
SURVEYING	\$1,500	DURING CONSTRUCTION AND AS BUILT
BONDING	\$3,550	FOR 2 YEAR BOND
PERMITS	\$7,500	ALLOWANCE
<b>SOFT COST SUB-TOTAL</b>	<b>\$102,728</b>	
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$1,179,650</b>	



PROJECT: 76 SOUTHERN BLVD		5/27/2020
DEVELOPMENT BUDGET ITEMS	BUDGET	NOTES
<b>TOWNSHIP COSTS</b>		
PROPERTY PURCHASE	\$530,000	PAID BY THE TOWNSHIP
CLOSING COSTS	\$10,000	COSTS FOR TITLE AND PROF CONSULTANTS PAID BY TOWNSHIP
ADDITIONAL SITE COSTS	\$40,000	PAID BY THE TOWNSHIP
UPGRADE ARCHITECTURAL FEATURES	\$20,000	PAID BY THE TOWNSHIP
<b>TOWNSHIP COST SUB-TOTAL</b>	<b>\$600,000</b>	
<b>CONSTRUCTION HARD COSTS</b>		
CONSTRUCTION COST	\$448,155	2,509 SF RANCH HOME
O&P	\$36,750	BASED ON HMFA REQUIREMENTS
GENERAL CONDITIONS	\$27,575	BASED ON HMFA REQUIREMENTS
CINTINGENCY DURING CONSTRUCTION	\$28,480	REQUIRED BY THE STATE
<b>CONSTRUCTION COST SUB TOTAL</b>	<b>\$540,960</b>	
<b>SOFT COSTS</b>		
ARCHITECT	\$10,500	FUNDING UNDER CONSTRUCTION
APPRAISAL	\$2,200	REQUIRED BY THE STATE
ENGINEERING	\$12,500	FUNDING UNDER CONSTRUCTION
ENVIRONMENTAL	\$3,100	REQUIRED BY THE STATE
ATTORNEY FEES	\$7,500	FOR CLOSING AND COMMITMENT DOCS WITH STATE
COST CERTIFICATION FEE	\$7,500	REQUIRED BY THE STATE
DEVELOPER FEE	\$29,000	BASED ON HMFA REQUIREMENTS
TITLE COSTS	\$5,000	CLOSING WITH FUNDING SOURCE
CONNECTION FEE	\$11,000	FEES FOR ALL UTILITY INSTALLATION
HMFA ESCROW FEE	\$4,000	REQUIRED BY THE STATE
INSURANCE FEE	\$878	REQUIRED BY THE STATE
SURVEYING	\$1,500	DURING CONSTRUCTION AND AS BUILT
BONDING	\$3,920	FOR 2 YEAR BOND
PERMITS	\$7,500	ALLOWANCE
<b>SOFT COST SUB-TOTAL</b>	<b>\$106,098</b>	
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$1,247,058</b>	

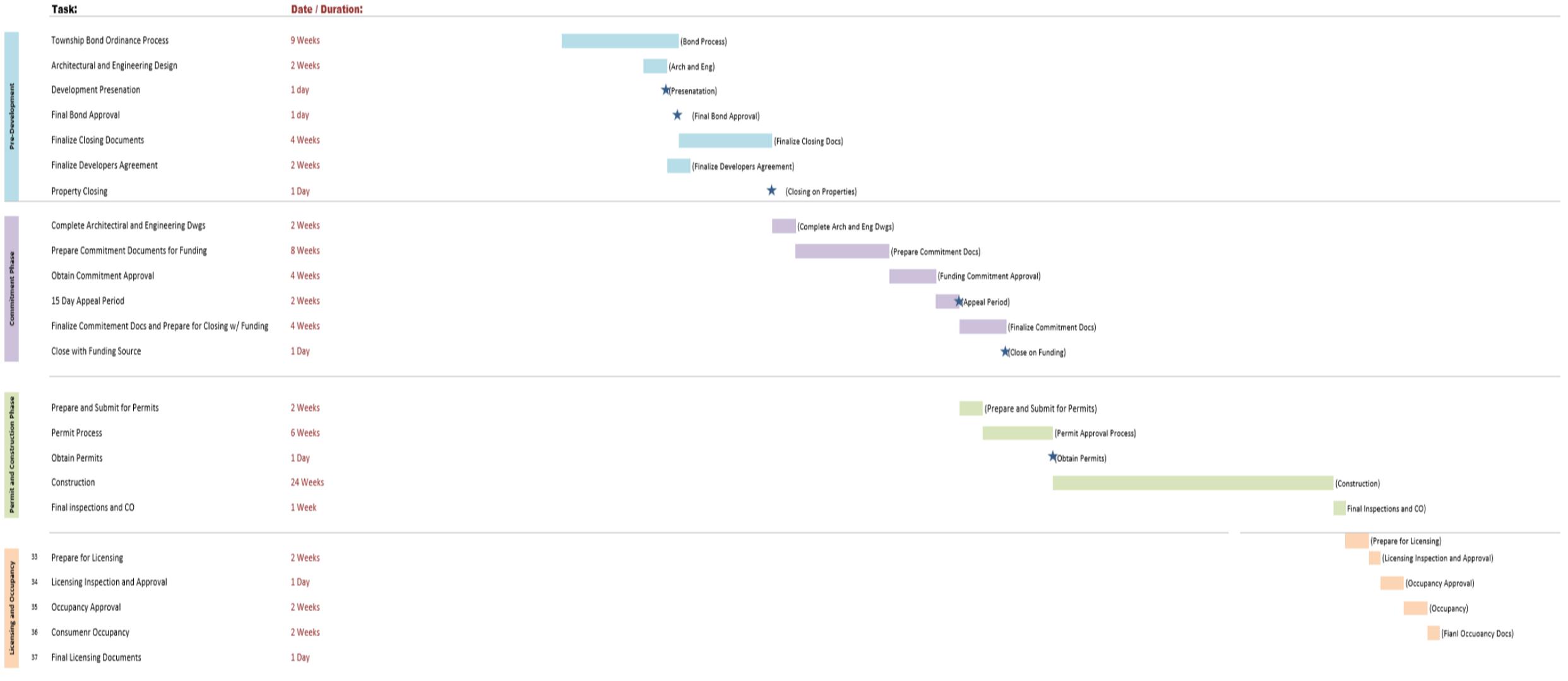
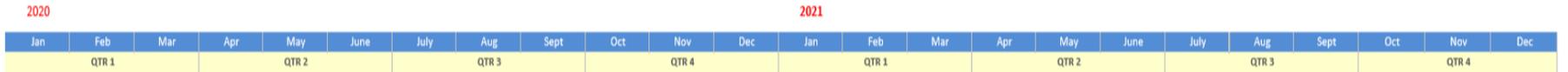
# Construction Funding Narrative

- HMFA (Housing Mortgage and Finance Agency): Will be the main source of financing for both developments. They are an affordable housing funding provider for special needs projects and multi-family projects.
- DHS/DDD (Dept of Developmental Disabilities): Will provide financing as well as rental subsidies (not section 8) for the developments.
- Morris County Home: They are funded by the federal government agency called HUD. Funding will be for construction only for both developments.
- FHLBNY (Federal Home Loan Bank of NY): They will provide any GAP funding if required. They will provide construction financing and operation financing for both developments if required.



Federal Home Loan Bank  
NEW YORK

# Development Timeline



Dark Blue Line indicates Tenant provided Activity Duration



# Other Site for Consideration – Hillside Ave

