

Borough of Ho-Ho-Kus, Bergen County
Annual Affordable Housing Trust Fund Monitoring Report
September 30, 2021

HO-HO-KUS BOROUGH, BERGEN COUNTY									
PROJECT/UNIT MONITORING - September 30, 2021									
Site / Program Name:	Crossings @ Ho-Ho-Kus			Bergen County United Way 100% Affordable Development			Maple Avenue Site		
Project Type:	Inclusionary			100% Affordable and Special Needs			Inclusionary		
Block & Lot / Street:	B 1016, L 3, 5, 11. Maple Avenue			B 1014, L 1 and 2. Brookside Avenue			B 1015, L 9. Maple Avenue		
Status:	Permitting stage			Construction is ongoing			TCO Issued 12/22/2020.		
Date:	Res. by ZBA for Variance Relief Approved 7/25/19			Zoning Adopted September 26, 2017, Approved by Planning Board on 12/12/2019			Planning Board Approval on February 13, 2020		
Length of Affordability Controls:	≥ 30 yrs			≥ 30 yrs			≥ 30 yrs		
Administrative Agent:	Piazza & Associates, Princeton Forrestal Village, 216 Rockingham Row, Princeton, NJ 08540, http://www.piazza-and-associates.com/index.html			Tom Toronto, President, Bergen County's United Way, 6 Forest Avenue, Paramus, NJ 07652, http://madelinecorp.com/partnership.php			Piazza & Associates, Princeton Forrestal Village, 216 Rockingham Row, Princeton, NJ 08540, http://www.piazza-and-associates.com/index.html		
Contribution:	--			--			--		
Type of Units:	Family Rental			Family rental (10) and special needs (3)			Family rental		
Total Affordable Units:	10			13			1		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	--	1	1	--	1 (SN)	1 (Fam)	--	--	--
Low-Income	1	2	--	4 (2 SN, 2 Fam)	2 (Fam)	1 (Fam)	1	--	--
Moderate-Income	1	3	1	1 (Fam)	2 (Fam)	1 (Fam)	--	--	--
Comments:	Although previously approved, the Crossings project is still in negotiations as the owner of the site brought in a new developer who is proposing changes to the approved project. The area in need of redevelopment was declared in the latter part of 2020. At this time there has been no proposed changes to the number of affordable units which had been increased over the amount noted in the Borough's Court-approved plan.			The foundation has been completed and the contractor is expected to begin framing as the weather allows. They are on target for a late summer or early fall completion date. The Borough will be introducing bonding of approximately \$2.8 - \$3 million in the first half of 2021. Trust fund payments to BC UW totaling \$396,129.55 were distributed in 2020. This project was awarded \$520,000 from the FHLB in November of 2020.			Planning board approval received on 2/13/2020 and TCO issued on 12/22/2020 for the affordable unit on Chamberlain Maple Ave. site. A deed restriction was executed on July 21, 2020. Affirmative marketing has been generated, and random selection occurred in February of 2021. Regarding the Chamberlain Hollows site, the non-inclusionary development is under construction and two residential development fees of \$7,500.00 have been made, one on 7/11/2019, and one on 12/09/2019. No new payments were made during the period from 1/1/2020 - 12/31/2020.		

Borough of Ho-Ho-Kus, Bergen County
Annual Affordable Housing Trust Fund Monitoring Report
September 30, 2021

HO-HO-KUS BOROUGH, BERGEN COUNTY									
PROJECT/UNIT MONITORING - September 2021									
Site / Program Name:	Downtown Overlay Zoning			Borough-wide Mandatory Set-Aside Requirement			Rehabilitation (homeowner-occupied), Obligation is seven (7) units.		
Project Type:	Inclusionary Overlay Zoning			Inclusionary Set-Aside Requirement			Bergen County Home Improvement Loan Program		
Block & Lot / Street:	Various			Borough-wide			Various		
Status:	Applicant going before the ZBA on 10/7/2021.			No applications recv'd to date			Ongoing; No applications recv'd to date by Bergen County Home Imp. Loan Program		
Date:	Zoning Adopted July 25, 2017			Ordinance Adopted July 25, 2017			N/A		
Length of Affordability Controls:	≥ 30 yrs			≥ 30 yrs			10-years		
Administrative Agent:	Piazza & Associates, Princeton Forrestal Village, 216 Rockingham Row, Princeton, NJ 08540, http://www.piazza-and-associates.com/index.html			Piazza & Associates, Princeton Forrestal Village, 216 Rockingham Row, Princeton, NJ 08540, http://www.piazza-and-associates.com/index.html			Bergen County Home Improvement Loan Program, Bergen County Division of Community Development, One Bergen County Plaza, 4th Floor, Hackensack, NJ 07601, https://www.co.bergen.nj.us/home-improvement-program		
Contribution:	--			--			--		
Type of Units:	TBD			TBD			Rehabilitation (homeowner-occupied)		
Total Affordable Units:	--			--			--		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	--	--	--	--	--	--	--	--	--
Low-Income	--	--	--	--	--	--	--	--	--
Moderate-Income	--	--	--	--	--	--	--	--	--
Comments:	On 10/5/2020 an application for a 9 unit townhouse inclusionary development was submitted to the Zoning Board of Adjustment ('ZBA'). The application is for Block 1015, Lots 13 & 14. As of September of 2021, the Applicant has reduced the total number of units from 9 to 8. The Applicant will be going before the ZBA on October 7, 2021.			No applications have been made for development that would trigger the inclusionary set-aside requirements of the Borough-wide ordinance.			Received email from Barbara Ruzanski on January 11, 2021 stating: For the time period of 1/1/20 to 12/31/20, there were no homes rehabilitated under the County program and no applications were made requesting rehabilitation services. Per the Borough's JOR, no rental rehabilitation program is required.		