

**Borough of Ho-Ho-Kus, Bergen County**  
**2022 Annual Affordable Housing Unit Monitoring Report**  
 January 12, 2023

<b>Site / Program Name:</b>	Rehabilitation			Crossings @ Ho-Ho-Kus			Brookside/BCUW			Brookside/BCUW		
<b>Project Type:</b>	Bergen County Home Improvement Loan Program			Inclusionary			100% Affordable			100% Affordable		
<b>Block &amp; Lot / Street:</b>	Various			B 1016, L 3, 5, 11. Maple Avenue			B 1014, L 1 and 2. Brookside Avenue			B 1014, L 1 and 2. Brookside Avenue		
<b>Status:</b>	Ongoing			Under Construction			Temporary CO first issued 7/14/22, expires 2/28/23; will be renewed			Temporary CO first issued 7/14/22, expires 2/28/23; will be renewed		
<b>Date:</b>	N/A			Redevelopment Plan adopted summer 2021 Planning Board approval February 28, 2022			Zoning adopted September 26, 2017 Planning Board approval December 12, 2019			Zoning adopted September 26, 2017 Planning Board approval December 12, 2019		
<b>Length of Affordability Controls:</b>	Perpetual lien/10 years			≥ 30 yrs			≥ 30 yrs			≥ 30 yrs		
<b>Administrative Agent:</b>	Bergen County Home Improvement Loan Program Bergen County Division of Community Development One Bergen County Plaza, 4th Floor Hackensack, NJ 07601 <a href="https://www.co.bergen.nj.us/home-improvement-program">https://www.co.bergen.nj.us/home-improvement-program</a>			Piazza & Associates Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 <a href="http://www.piazza-and-associates.com/index.html">http://www.piazza-and-associates.com/index.html</a>			Bergen County's United Way 6 Forest Avenue Paramus, NJ 07652 Tom Toronto, President <a href="http://madelinecorp.com/partnership.php">http://madelinecorp.com/partnership.php</a>			Bergen County's United Way 6 Forest Avenue Paramus, NJ 07652 Tom Toronto, President <a href="http://madelinecorp.com/partnership.php">http://madelinecorp.com/partnership.php</a>		
<b>Contribution:</b>												
<b>Type of Units:</b>	Rehabilitation (homeowner-occupied)			Family Rental			Family Rental			Special Needs		
<b>Total Affordable Units:</b>	Obligation = 7			10			10			4 bedrooms		
<b>Income/Bedroom Distribution:</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<b>Very Low-Income</b>					1	1			1	1		
<b>Low-Income</b>				1	2		2	2	1	1	2	
<b>Moderate-Income</b>				1	3	1	1	2	1			
<b>Comments:</b>	The County reports no units in the Borough were rehabilitated through its Home Improvement Loan Program in 2022. The Borough is not required to offer a rental rehabilitation program.						Building opened 10/1/2022 and is fully occupied. Borough is working with BCUW on finalizing and recording a deed restriction with a veteran's preference on one (1) unit.			Madeline Housing Corp. confirms the 2-bedroom special-needs unit will be occupied by unrelated individuals, allowing the Borough to claim two special-needs credits for a total of 4 special-needs bedrooms at this project.		

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<b>Site / Program Name:</b>	Maple Avenue Site			Whispering Woods			Downtown Overlay Zoning			Borough-wide Mandatory Set-Aside		
<b>Project Type:</b>	Inclusionary			Inclusionary			Inclusionary Overlay Zoning			Inclusionary Set-Aside Requirement		
<b>Block &amp; Lot / Street:</b>	B 1015, L 9. 614 Maple Avenue			B 1015, L 13 and 14. 111-115 First Street			Various			Borough-wide		
<b>Status:</b>	CO issued 2/22/2021			Under Construction								
<b>Date:</b>	Deed restriction recorded 10/23/2020			ZBA approval November 4, 2021			Zoning Adopted July 25, 2017			Ordinance Adopted July 25, 2017		
<b>Length of Affordability Controls:</b>	≥ 30 yrs			≥ 30 yrs			≥ 30 yrs			≥ 30 yrs		
<b>Administrative Agent:</b>	Piazza & Associates Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 <a href="http://www.piazza-and-associates.com/index.html">http://www.piazza-and-associates.com/index.html</a>			Piazza & Associates Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 <a href="http://www.piazza-and-associates.com/index.html">http://www.piazza-and-associates.com/index.html</a>			Piazza & Associates Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 <a href="http://www.piazza-and-associates.com/index.html">http://www.piazza-and-associates.com/index.html</a>			Piazza & Associates Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 <a href="http://www.piazza-and-associates.com/index.html">http://www.piazza-and-associates.com/index.html</a>		
<b>Contribution:</b>												
<b>Type of Units:</b>	Family Rental			Family Rental			TBD			TBD		
<b>Total Affordable Units:</b>	1			1								
<b>Income/Bedroom Distribution:</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<b>Very Low-Income</b>												
<b>Low-Income</b>	1					1						
<b>Moderate-Income</b>												
<b>Comments:</b>	The Borough reports that all development fees from the Chamberlain Hollow development have been paid.			NEW, not included in plan. Development is a result of the Downtown Overlay Zone. Applicant will construct 1 affordable unit and, per the overlay ordinance, pay a development fee of 6% on the market-rate units not subject to the set-aside for the remainder of the obligation. The unit is currently under construction and the Borough anticipates completion in early 2023.			Application for a small, mixed-use inclusionary development at 2 Orvil Court (Block 1008, Lot 5) is currently under review by the ZBA.			The Borough reports no applications were received in 2022 that would trigger the inclusionary set-aside requirements of the Borough-wide ordinance.		