

Allendale Borough, Bergen County																					
PROJECT/UNIT MONITORING - March 13, 2020																					
Site / Program Name:	Rehabilitation: 21 rehab share - 15 rental rehabs = 6 units bal.			Allendale Senior Housing Rehabilitation			Rehabilitation			Allendale Brook Associates			Saddle Dale Builders			Garden Homes/The Whitney			Allendale Senior Housing		
Project Type:				Madeline Corporation			Bergen County Home Improvement Loan Program			Inclusionary			Inclusionary			Inclusionary			100% Affordable Senior Housing		
Block & Lot / Street:	Various			B 1708, L 1, 9. Cebak Court						B 2101, L 9. Trotters Lane			B 1809, L 8. Elm Street			B 2101, L 1.303, 1.304, 1.305, 1.306, 1.704, 1.705, 1.706, 1.707, 1.905, 1.906, 1.907, 1.908			B 1708, L 1, 9. Cebak Court		
Status:	Ongoing:									Complete			Complete			Complete			Complete		
Date:	N/A									10/1/2002			1999			CO received for all affordable units on 7/24/2012			15 units completed on 1/8/1997, 1 unit completed on 8/28/2009		
Length of Affordability Controls:				10-years			10-years			30-years			30-years			≥ 30 yrs			99-years		
Administrative Agent:				Madeline Corporation. 555 10th Street, Palisades Park, NJ 07650-2339. 201-944-3222, sdepalma@madelinecorp.com			Bergen County Home Improvement Loan Program, Bergen County Division of Community Development, One Bergen County Plaza, 4th Floor, Hackensack, NJ 07601, http://www.co.bergen.nj.us/home-improvement-program			Housing Affordability Service (HAS). 637 South Clinton Avenue, Trenton, NJ 08611. Main Telephone 609-278-7400. https://www.njhousing.gov/dca/hmfa/about/contact/			Housing Affordability Service (HAS). 637 South Clinton Avenue, Trenton, NJ 08611. Main Telephone 609-278-7400. https://www.njhousing.gov/dca/hmfa/about/contact/			Piazza & Associates, Princeton Forrestal Village, 216 Rockingham Row, Princeton, NJ 08540, http://www.piazza-and-associates.com/index.html			Madeline Corporation. 555 10th Street, Palisades Park, NJ 07650-2339. 201-944-3222, sdepalma@madelinecorp.com		
Contribution:																					
Type of Units:	Rehabilitation			Rehabilitation (renter-occupied)			Rehabilitation (owner-occupied)			Family affordable sale units (9)			Family affordable sale units (3)			Family Rentals (12)			Age restricted rentals (16)		
Total Affordable Units:	--			15						9			3			12			16		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income																1	1				
Low-Income										2	1	2	1	1			3	1	8		
Moderate-Income										1	2	1			1	1	3	2	8		
Comments:				Allendale utilized capital reserves (not trust funds) to renovate or repair at least one major system in 15 of the 16 rental units at Allendale Senior Housing. An average of \$17,966 was spent or will be spent on the existing 15 rental units. In addition, \$29,927 was spent on repairing HVAC units at three separate rental units at Allendale Senior Housing, 5, 6, and 11 Cebak Court.			There were no new rehabilitations or applications in this reporting period.									Owner/Piazza to provide filed affordability controls. These two (2) very-low income family rental units meet UHAC standard at 35% as inclusionary development approved prior to July 17, 2008.					

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Site / Program Name:	Orchard Commons			Crescent Commons			Former Farm/Allendale Heights			220 West Crescent Avenue (Black Millwork)			ECCR Group Home 1			ECCR Group Home 2			Inclusionary Overlay Zoning (Allendale Corporate Center)		
Project Type:	100% Municipally Sponsored Development of Supportive Special-Needs Housing.			100% affordable Alternative Living Arrangements, Family For Sale Units			Inclusionary, Veteran Preference Family Rental			Inclusionary, Family Rental			100% affordable Special Needs Housing			100% affordable Special Needs Housing			Inclusionary Overlay Zoning		
Block & Lot / Street:	B 1806, L 10.01			B 904, Lot 10.01, 10.02, 14, 31			B 506, L 4.07 and 4.08, East Crescent Avenue			B 1005, L 20, 220 West Crescent Avenue			B 910, L 3; 135 W. Crescent Ave			B 1005, L 4; 200 W. Crescent Ave			B 702, L 14. Boroline Road		
Status:	Complete			Complete			Complete			see note below			Complete			Complete					
Date:	Final CO issued on 12/10/2010			CO on January 30, 2013			C/O issued in 12/2019 for both units						CO issued 2/26/2016			Complete and open as of January, 7 2020					
Length of Affordability Controls:	≥ 30 yrs			≥ 30 yrs			≥ 30 yrs			≥ 30 yrs			≥ 30 yrs			≥ 30 yrs			≥ 30 yrs		
Administrative Agent:	Madeline Corporation. 555 10th Street, Palisades Park, NJ 07650-2339. 201-944-3222, sdepalma@madelinecorp.com			The Madeline Corporation administers the special needs and supportive living units at the site, as well as three of the six family for-sale units, whereas HAS administers the other three family for-sale units.			Bergen County United Way / Madeline Corporation Partnership			TBD			Eastern Christian Children's Retreat, 700 Mountain Ave., Wyckoff, New Jersey 07481, 201-848-8005			Eastern Christian Children's Retreat, 700 Mountain Ave., Wyckoff, New Jersey 07481, 201-848-8005			Madeline Corporation. 555 10th Street, Palisades Park, NJ 07650-2339. 201-944-3222, sdepalma@madelinecorp.com		
Contribution:																					
Type of Units:	Alternative Living (10)			Supported Shared Living (24), Permanent supportive housing for individuals with MS (3), Family affordable sale units (6)			Family Rental (2)			Family Rentals (6)			100% affordable Special Needs Housing for adults (5)			100% affordable Special Needs Housing for adults (5)					
Total Affordable Units:	10			33			2			6			5 very-low income bedrooms			5 very-low income bedrooms					
Income/Bedroom Distribution:	1BR	2BR	3BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	10			18					1	1	2										
Low-Income				9	4	1															
Moderate-Income					0	1			1		3										
	The development received funding from the Borough (\$250,000), Bergen County Division of Community Development (\$300,000), and by HMFA Special Needs Trust Fund (\$2,174,336).						Borough entered into very-low income subsidy agreement with BCUW/Madeline			Amended purchase contract between the Borough and Redeveloper Hampshire in progress, followed by parties entering into Redeveloper's Agreement in 2020.						Facility is complete. 3 out of 5 bedrooms are filled due to pandemic.			No applications have been put forth for development that would trigger the inclusionary set-aside requirements of the inclusionary overlay zone.		

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PROJECT/UNIT MONITORING - March 13, 2020												
Site / Program Name:	Inclusionary Overlay Zoning (Church of the Guardian Angel)			Inclusionary Overlay Zoning (Ramsey Golf & Country Club)			Borough-Wide Mandatory Inclusionary Requirement					
Project Type:	Inclusionary Overlay Zoning			Inclusionary Overlay Zoning			Inclusionary Set-Aside Requirement					
Block & Lot / Street:	B 1803, L 1.			B 301, L 37 (half), and B 406, Lot 21.01			Borough Wide					
Status:												
Date:												
Length of Affordability Controls:	≥ 30 yrs			≥ 30 yrs			≥ 30 yrs					
Administrative Agent:	Madeline Corporation. 555 10th Street, Palisades Park, NJ 07650-2339. 201-944-3222, sdepalma@madelinecorp.com			Madeline Corporation. 555 10th Street, Palisades Park, NJ 07650-2339. 201-944-3222, sdepalma@madelinecorp.com			Madeline Corporation. 555 10th Street, Palisades Park, NJ 07650-2339. 201-944-3222, sdepalma@madelinecorp.com					
Contribution:												
Type of Units:												
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:	No applications have been put forth for development that would trigger the inclusionary set-aside requirements of the inclusionary overlay zone.			No applications have been put forth for development that would trigger the inclusionary set-aside requirements of the inclusionary overlay zone.			No applications have been put forth for development that would trigger the inclusionary set-aside requirements for the Borough-wide ordinance.					