

1. GENERAL INFORMATION AND TRUST FUND MONITORING

MUNICIPALITY NAME:	Borough of Cresskill
COUNTY:	Bergen County
Date through which funds reported:	
Name of person filling out form and affiliation/role:	Steve Lydon
Date of filling out form:	24-Jun-20
Email:	sl@burgis.com
Municipal Housing Liaison for municipality:	Francesca Maragliano
Email:	fmaragliano@cresskillboro.org
Income Limits Year Being Used by Municipality*:	2019

(Note: Date in Approved Spending Plan = date through which revenues/expenditures are shown in the approved spending plan; if no approved spending plan, show revenues/expenditures through June 30, 2015 in Column B and beginning July 1, 2015 in Column C.)

TRUST FUND INFORMATION

	Inception - Date in Approved Spending Plan or June 30, 2015	Date in Approved Spending Plan or July 1, 2015 to Present	Total
REVENUE SUMMARY			
Barrier Free Escrow			\$0
Development Fees	\$ 2,324,333		\$2,324,333
Interest Earned	\$ 65,672		\$65,672
Other Income	\$ 228,184		\$228,184
Payments-in-Lieu of Construction			\$0
TOTAL	\$ 2,618,189	\$ -	\$2,618,189

EXPENDITURE SUMMARY			
Administration**	\$ 459,243		\$459,243
Affordability Assistance***			\$0
Very Low-Income Affordability Assistance			\$0
Barrier Free Conversions			\$0
Housing Activity	\$ 425,726		\$425,726
TOTAL	\$ 884,969	\$ -	\$884,969

ADMINISTRATION: Date in Approved Spending Plan to Present		
Name	List types of administrative expenses	Amount
Consulting Fees	340,970	\$459,243.00
Legal Fees	42,448	
Office Supplies	3,015	
Other Administrative Costs	72,809	
TOTAL		\$459,243

AFFORDABILITY ASSISTANCE: Date in Approved Spending Plan to Present		
Name	List affordability assistance projects and programs	Amount
TOTAL		\$0

HOUSING ACTIVITY: Date in Approved Spending Plan to Present		
Type of Housing Activity	Specific Site or Program	Amount
Housing Rehabilitation	425,726	
TOTAL	425,726	\$0

Comments:

\*View 2020 income limits: [https://ahpnj.org/member\\_docs/Income\\_Limits\\_2020.pdf](https://ahpnj.org/member_docs/Income_Limits_2020.pdf)  
[https://ahpnj.org/member\\_docs/Income\\_Limits\\_2019\\_FINAL.pdf](https://ahpnj.org/member_docs/Income_Limits_2019_FINAL.pdf)  
[https://ahpnj.org/member\\_docs/Income\\_Limits\\_2018.pdf](https://ahpnj.org/member_docs/Income_Limits_2018.pdf)  
[https://ahpnj.org/member\\_docs/Income\\_Limits\\_2017.pdf](https://ahpnj.org/member_docs/Income_Limits_2017.pdf)

\*\*Administrative expenses cannot total more than 20% of collected revenues, less any Administrative expenses already disbursed.

\*\*\*Affordability Assistance must equal at least 30% of revenues collected after July 2008, with one-third of that dedicated to very low-income Affordability Assistance

2. REHABILITATION

Total Third Round rehabilitation obligation	4 units
Rehabilitation program administrator(s) with email, phone number, and address: (if multiple rehab programs list administrator for each)	
Period of time covered (Only completed rehabs since either the adoption of the Housing Element and Fair Share Plan or the previous annual report should be included on this sheet):	Action Services Po. Box 6025 East Brunswick, NJ (732) 485-0756

Please list below all units rehabilitated towards the municipality's Thlrđ Round rehabilitation obligation.

2						3					4	5	7	8	9	10	11	12	13
Street Address	Case Number (if applicable)	Rehab program used (e.g. county program, municipal rental rehab)	Block	Lot	Unit Number	Owner	Renter	Very Low	Low	Moderate	Final Inspection Date (mm/dd/yy)	Funds expended on hard costs (\$)	Funds recaptured	Major system(s) repaired	Was unit below code and raised to code? (Y/N)	Effective date of affordability controls (mm/dd/yy)	Length of affordability controls (years)	Affordability control removed (Y/N)	Creditworthy (Y/N)
134 Jefferson Ave		Municipal										\$8,400.00		Heating system, Electric ,Plumbing					
100 Jefferson Ave.		Municipal										\$20,000.00		Roof, windows, HWH					
344 Jefferson Ave.		Municipal										\$8,203.00		Roof					
136 Fourteenth St.		Municipal										\$9,664.00		Roof, windows					
7 Delmar Ave.		Municipal										\$15,000.00		Roof, windows,electric, bathrooms					
125 Seventh St.		Municipal										\$14,875.00		Roof, windows, electric, b					
66 Grant St.		Municipal										\$14,950.00		Roof, windows, electric, b					
572 Kinkerbocker Rd.		Municipal										\$20,000.00		Roof, windows, electric, b					
82 Monroe St.		Municipal										\$14,825.00		Roof, windows, electric					
19 Burton Pl.		Municipal										\$15,000.00		Roof, windows, electric					
329 12th St.		Municipal										\$13,908.00		Roof, windows, electric, doors					
173 Third St.		Municipal										\$10,750.00		Roof, windows, electric, d, bathroom					
173 Third St.		Municipal										\$8,250.00		Roof, windows, electric, door, bathroom					
108 Brookside Ave.		Municipal										\$15,000.00		Rood, windows, electric, doors bathroom					
114 Madison Ave.		Municipal										\$17,490.00		Roof, windows, door, electric					
12 Mountview Rd.		Municipal										\$15,459.00		Doors, electric, bathroom, heater					
170 14th St.		Municipal										\$18,375.00		Windows, doors, electric, bathroom					
14 Weil Pl.		Municipal										\$13,050.00		Windows, doors, electric, kitchen					
196 Brookside Ave.		Municipal										\$19,900.00		Roof, electric,gutters, steps					
604 Knickerbocker Rd.		Municipal										\$11,900.00		Roof, windows, heater, kitchen, bathroom					
204 8th St.		Municipal										\$19,925.00		Electric, bathroom, heater, kitchen					
345 12th St.		Municipal										\$20,000.00		Roof, windows, bathroom					

Verification by Program Administrator that all households are income eligible, that appropriate affordability controls are in place and that rental prices conform to COAH regulations.

Verification by Building Code Official that units were below code and raised to code per the NJ State Housing Code or the Rehabilitation Subcode and that the work involved major systems.

Program Administrator

Date

Code Official

Date

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Sample 1	Sample 2	Sample 3	Sample 4	Sample 5	Sample 5	Sample 6	Sample 7	Sample 8	Sample 9
Project developer:	Daibes Park	Sunrise at Cresskill	39 Broadway	Wolfer	Cresskill/Madison Plaza	1 Union Avenue	S&K Auto	Creston Electronics	Legion LLC	Hamrah
Compliance Mechanism:	Inclusionary	Inclusionary	Inclusionary	Inclusionary	Inclusionary	Inclusionary	Inclusionary	Inclusionary	Contributing Site	Inclusionary
Compliance Mechanism #2 (if project has multiple):										
Round:	Third Round Cumulative	Third Round Cumulative	Third Round Cumulative	Third Round Cumulative	Third Round Cumulative	Third Round Cumulative	Third Round Cumulative	Third Round Cumulative	Third Round Cumulative	Third Round Cumulative
Block (if multiple separate by commas):	41	41	178	74	41	74	182	181	182	184
Lot (if multiple separate by commas):	1.04 A	1.05	Lots 1-6	42.44	1.02, 1.04, 2,3,4	47-47.03	18-28	1	29-30	1
Address:	1 Tenakill Park Drive, East	3 Tenakill Park Drive, East	31-39 Broadway	35-39 Union Ave.	6-10 Madison Ave.	1 Union Avenue	38 Broadway	101 Broadway		2 Broadway
Construction required to begin by (for mechanisms other than inclusionary development):										
Status:	Completed	Completed	Completed	Completed	Completed	Application Filed	Property Re-zoned	Property Re-zoned	Site Plan approved 8/14/2018	Property Re-zoned
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):										
If "approved not built" or "under construction," date of site plan and/or subdivision approval:										
If "under construction," expected date of completion:										
Date of issuance of C.O.:	10/31/2002	10/29/2003	10/25/2012	7/8/2015	6/13/2014					
If "built," date controls began:	10/31/2002	10/29/2003	10/25/2012	7/8/2017	6/13/2014					
Length of Affordability Controls (years):	30	Forever	30 Years	30 Years	30 Years		30 years	30 years		30 Years
Administrative Agent or other entity responsible for affirmative marketing:	Name Daibes Address 1000 Portside Drive Phone Email	Sunrise at Cresskill 3 Tenakill Park Drive, East	CGP&H1249 South River, Cranbury	CGPH 11249 S. River, Cranbury	To be determined	CGP&H S. River, Cranbury	To be determined	To be determined		CGPH S. River, Cranbury
Contribution (for payments in lieu)										
Total Affordable Housing Units Proposed	18	10	1		6	2	1	6		1
Total Affordable Housing Units Completed to Date	18	10	1		6	0	0	0		0
Type of Affordable Units:										
Family	18	0								
Family For-Sale	0		0	0						
Family Rental	18		1	1	6	2	1	6		1
Senior	0	10								
Senior For-Sale	0		0	0						
Senior Rental	0	10	0	0						
Supportive/Special needs	0									
Supportive For-Sale	0		0	0						
Supportive Rental	0		0	0						

Bedroom/Income Splits:										
1 BR/or Efficiency Affordable Units	3	10	1	1	3	0	0	0	0	0
Very Low-Income:		10								
Low-Income:	3		1	1	3					
Moderate-Income:										
2 BR Affordable Units	11	0	0	1	0		1	4	0	1
Very Low-Income:	0					1		1		
Low-Income:	11						1	1	0	1
Moderate-Income:	0			1				2		
3+ BR Affordable Units	4	0	0	0	0	1	0	2	0	0
Very Low-Income:										
Low-Income:	4							1		
Moderate-Income:						1		1		
Supportive/Special Needs Units:	0	0	0	0	0	0	0	0	0	0
Very Low-Income:	0									
Low-Income:	0									
Moderate-Income:	0									

OVERALL PRIOR AND THIRD ROUND SUMMARY		
	NUMBER	PERCENT
Total Units	35	-
Very-Low Income Units	12	34%
Low-Income	27	77%
Moderate-Income	5	14%
Family	18	51%
Senior	10	29%
Supportive/Special Needs	0	0%
For Sale	0	0%
Rental	46	131%

Comments:

4. VERY LOW INCOME REPORTING

Very Low Income Units approved and constructed since July 17, 2008				
Development/Compliance Mechanism	Total Affordable Units	VLI units constructed as of date of report	VLI units not constructed as of date of this report but still planned	Type of Very Low Income Unit (Family, Senior, Special Needs)
1 Union Avenue	2	0	1	Family Housing
Creston Electronics	6	0	1	Family Housing
Sunrise at Cresskill*	10	10	0	Senior Housing
* constructed prior to July 1, 2008				
Total	18	10	2	

This tab provides reporting required on very low income units, i.e. units affordable to and reserved for households at or below 30% of regional median income. See N.J.S.A. 52:27D-329.1.

**Compliance Mechanism(s)**

100% Affordable

Accessory apartment program

Assisted living residence

Extension of expiring controls

Inclusionary zoning

Market-to-Affordable

RCA (approved pre-2008)

Redevelopment

Support and special needs

Other

**Status**

No approvals

Approved not built

Under construction

Built

**Rounds**

Prior Round

Third Round

Prior and Third Round