

AFFORDABLE HOUSING PLAN FOR 20-32 SYLVAN AVENUE RESIDENCES ENGLEWOOD CLIFFS, NJ

Block 201, Lots 10-14 & Block 205, Lots 1, 2, 4

FEBRUARY 21, 2025

CFI DEVELOPMENT, LLC

325 Sylvan Avenue, Englewood Cliffs, NJ 07632

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A. Project Summary

20 Sylvan Avenue Residences (the "Project") will be built at the southern corner of Bayview Avenue and Sylvan Avenue in the Borough of Englewood Cliffs. The project consists of 20-32 Sylvan Avenue and 4 Bayview Avenue (Block 201, Lots 10-14, and Block 205, Lots 1, 2, and 4). The site has access to Bayview Avenue.

The 86,455.41 square foot site has a frontage of 438 feet on Sylvan Avenue, 50 feet on Bayview Avenue, and 290 feet on Fifth Street. The site slopes downward toward the rear and Fifth Street.

There are seven (7) principal structures on the property and several accessory garages, all of which will be removed. Looking from North to South, the lots are developed as follows:

- The lot that fronts Bayview Avenue contains a small garage;
- 32 Sylvan Avenue is developed with a 2-story frame dwelling;
- 30 Sylvan Avenue contains a 2-story brick dwelling that is used for commercial purposes;
- 28 Sylvan Avenue contains a 2-story frame dwelling;
- 24B Sylvan Avenue is vacant; and
- 24 Sylvan Avenue contains a 3-story frame commercial building, and there is a larger frame garage in the southern portion of the site.

Note that Sylvan Avenue, which is in the vicinity of the project, is commercially developed. Bayview Avenue and the improved portions of Fifth Street are residentially developed.

The proposed project would raze the existing structures and construct a 3-story, 48-unit mixed-use rental housing and commercial development. The first floor will be dedicated commercial/retail (9,494 SF), residential amenities and lobby (10,065 SF), and covered parking (6,124 SF). Ten (10) of the residential units will be designated as affordable, and the remaining 38 units will be rented at market rate.

Access to the development is proposed via one full-movement driveway along Bayview Avenue.

B. Pricing of Affordable Rents

The table was prepared using the 2024 Affordable Housing Calculator (Updated on April 19, 2024 by Affordable Housing Professionals of New Jersey). A complete printout of the calculator is available for reference in Attachment A. Rents will be updated at the beginning of the affirmative marketing period utilizing the most current income limits and utility allowances.

The proposed rents are compliant with all applicable State of New Jersey Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) and NJ Fair Housing Act (N.J.A.C. 52:27D-301.1 et seq.) on pricing, including:

- 5:80-26.4(c) requires at least 13 percent of the affordable housing units will be reserved for occupancy by very low-income households. The table below illustrates that two units (20 percent), will be designated as very low-income units and affordable to very low-income households.
- 5:80-26.4(c)3 requires at least 50 percent of the restricted units within each bedroom distribution shall be low-income units. The table below illustrates that fifty percent of the restricted units within each bedroom distribution will be reserved for low and very low-income households.
- 5:80.26.4(d)1 requires the average rent for low- and moderate-income units to be affordable to households earning no more than 52 percent of median income. The proposed pricing results in an affordability average of 51%.
- As per 5:80.26.4(c)2 no pricing tier exceeds 60 percent of the area median income.

Bedrooms	Number of Units	Income Level	% of Median Income	Initial Rent
1 BR	1 unit	Very Low	30%	\$454
1 BR	1 unit	Moderate	60%	\$1,132
2 BR	1 unit	Very Low	30%	\$530
2 BR	2 units	Low	50%	\$1,072
2 BR	3 units	Moderate	60%	\$1,343
3 BR	1 unit	Low	50%	\$1,220
3 BR	1 unit	Moderate	60%	\$1,533

FIGURE 1 AFFORDABLE UNIT PRICING AND BEDROOM SUMMARY

RANGE OF AFFORDABILITY			
PRICE TIER	# UNITS	PRICED AT	% OF MEDIAN INCOME
LOW 1	2		30.0%
LOW 2	3		50.0%
MOD 1			
MOD 2			
MOD 3	5		60.0%
TOTAL	10	AVG = 51.0%	

FIGURE 2 EXCERPT FROM AFFORDABILITY CALCULATOR

C. Bedroom Distribution

The bedroom distribution of the units (see Figure 1) complies with all applicable regulations in the State of New Jersey Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.):

- Two (2) affordable units (20% of the total affordable units) will be one-bedroom units. This complies with 5:80-26.4(b)1, requiring that no greater than 20 percent of the affordable units be one-bedroom/efficiency units.
- Six (6) of the affordable units (60% of the total affordable units) will be two-bedroom units. This exceeds the minimum of 30 percent required for two-bedroom units established by 5:80-26.4(b)2.
- Two (2) of the affordable units (20% of the total affordable units) will be three-bedroom units. This meets the minimum of 20 percent established by 5:80-26.4(b)3.

D. Phasing and Location of Units

All fifty units of the Project will be constructed concurrently in a single phase.

The affordable units will be distributed among the market rate units on floors two and three:

Floor	Unit Address	Bedroom Configuration
2	212	2-bedroom
2	210	1-bedroom
2	224	3-bedroom
2	216	2-bedroom
2	218	2-bedroom
2	211	1-bedroom
3	312	2-bedroom
3	324	3-bedroom
3	316	2-bedroom
3	318	2-bedroom

The affordable units are clearly identified on the floor plans found in Attachment B.

E. Affirmative Marketing and Random Selection

The Affirmative Marketing Plan for the affordable units is found in Attachment C. The Affirmative Marketing Plan is compliant with the Borough of Englewood Cliffs' Affordable Housing Ordinance, the State of New Jersey Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.), P.L.2020, c.51 (C.52:27D-321.3 et seq.), the Fair Chance in Housing Act (N.J.A.C. 46:8-52 et seq.); and the Borough's Fair Share Settlement Agreement dated October 31, 2020.

The Affirmative Marketing Plan will be implemented by the developer's Administrative Agent, Triad Associates. Triad Associates is a qualified Administrative Agent and has provided Affordable Housing Management Services to municipal and private sector clients for more than thirty years.

If there is a change in Administrative Agents and another qualified Administrative Agent is retained, the Project Developer/Owner will issue a written notice of the change to the Borough of Englewood Cliffs Administrative Agent, the Borough of Englewood Cliffs Affordable Housing Planner, and the Borough of Englewood Cliffs Planning Board with a copy of the new agreement.

Full Name:

Triad Associates
1301 W. Forest Grove Road
Vineland, NJ 08360
Phone: (856) 690-9590
www.triadassociates.com
www.triadhousingprograms.com

Primary Administrative Agent Staff Contacts:

Marc Leckington, Senior Associate
mleckington@triadincorporated.com

Carolyn Zumpino, President
czumpino@triadincorporated.com

Backup to Primary Administrative Agent Contacts:

Katherine J. Packowski, Senior Associate
kpackowski@triadincorporated.com

Susan DiBiasio, Associate
Sdibiasio@triadincorporated.com

In accordance with Affirmative Marketing Plan, the Administrative Agent will accept pre-applications, maintain a database of prospective tenants, and conduct a random selection as required by U.H.A.C. guidelines to establish the order in which prospective tenants will be served. The Affirmative Marketing Plan includes a regional preference for all households that live and/or work in Housing Region 1, which is comprised of Bergen, Hudson, Passaic and Sussex Counties.

Triad Associates will provide quarterly status and monitoring reports to the Borough of Englewood Cliffs during the initial rent-up, and annual reports thereafter, in a form and content to be determined by the Special Hearing Officer.

F. Deed Restriction

In accordance with Section 5:80-26.12 of U.H.A.C., the attached restrictive covenant will be executed and recorded to deed restrict the units for a period of at least thirty years. The restrictive covenant shall have priority over all mortgages on the property. The deed restriction shall be filed by the developer with the records office of the County of Bergen, and a copy of the filed document shall be provided to the Administrative Agent and the Special Hearing Officer.

ATTACHMENT A 2024 AFFORDABLE HOUSING CALCULATOR FOR FAMILY RENTAL UNITS

**COUNCIL ON AFFORDABLE HOUSING
AFFORDABLE HOUSING CALCULATOR**

Updated April 19, 2024 by Affordable Housing Professionals of New Jersey (AHPNJ)

**2024 Income Limit GENERAL / FAMILY
AFFORDABLE HOUSING UNIT RENTAL RATE CALCULATIONS
FOR PRICING NEWLY CONSTRUCTED UNITS
*Calculated with 2024 Income Limits and 2023 HUD Utility Allowance Updates***

This document is a tool to assist with the pricing calculation. Please consult UHAC, Fair Housing Settlement Agreement, and municipal requirements as there may be additional requirements affecting the pricing calculation.

PROJECT:	20 Sylvan CFI	DATE:	1-2-25
MUNICIPALITY:	Englewood Cliffs	PREPARED BY:	Marc Leckington
MEDIAN INCOME SOURCE:	2024 COAH Regional Income Limits (Updated by AHPNJ)		
COAH REGION:	1	FILE NAME:	
	Bergen, Hudson, Passaic, Sussex		
PROJECT DATA			
TOTAL UNITS	48	SETASIDE =	20.83%
AFFORDABLE UNITS	10		
UNIT TYPE:	Low Rise	Enter structure type based on HUD description	
	PROPOSED	REQUIRED	
NUMBER OF LOW	5	5	MINIMUM (50%)
NUMBER OF MOD	5	5	MAXIMUM (50%)
No. OF EFFICIENCIES		2	COMBINED MAXIMUM (20%)
No. OF 1 BEDROOMS	2	3	MINIMUM (30%)
No. OF 2 BEDROOMS	6	2	COMBINED MINIMUM (20%)
No. OF 3 BEDROOMS	2		
No. OF 4 BEDROOMS			
TOTAL	10	10	

RANGE OF AFFORDABILITY									
PRICE TIER	# UNITS	PRICED AT	% OF MEDIAN INCOME						
LOW 1	2		30.0%						
LOW 2	3		50.0%						
MOD 1				Note: Tiering is not required for moderate-income rental units. All units may be priced at 60% of Regional Median Income. However, a variety of price points may expand the pool of eligible tenants making marketing easier.					
MOD 2									
MOD 3	5		60.0%						
TOTAL	10	AVG = 51.0%							
UTILITY INFORMATION									
UTILITY OR SERVICE	INCLUDED (Y/N)	TYPE							
HEAT	n	e	(G=Gas, O=Oil, E=ELECTRIC, LP=Bottle Gas)						
COOKING	n	g	(G=Gas, E=ELECTRIC, LP=Bottle Gas)						
ELECTRIC	n								
AIR CONDITION	n								
HOT WATER	n	g	(G=Gas, O=Oil, E=ELECTRIC, LP=Bottle Gas)						
WATER	n								
SEWER	n								
TRASH	y								
CALCULATION OF MAXIMUM NET RENT									
% of Median Unit Priced at	EFFICIENCY	1 BR	2 BR	3 BR	4 BR				
30.0%	N/A	\$454	\$530	\$594	N/A				
50.0%	N/A	\$906	\$1,072	\$1,220	N/A				
0.0%	N/A	N/A	N/A	N/A	N/A				
0.0%	N/A	N/A	N/A	N/A	N/A				
60.0%	N/A	\$1,132	\$1,343	\$1,533	N/A				

PRICING AND BEDROOM DISTRIBUTION DETAIL FOR AFFORDABLE UNITS

This section of the spreadsheet is used to compare the allocation of units in the Range Of Affordability section with the Bedroom Distribution section to ensure that low and moderate-income units are disbursed properly throughout the project. It is important to note that N.J.A.C. 5:80-26.3(a) requires that at least 50 percent of the restricted units within each bedroom distribution be low-income units and the remainder may be moderate-income units. Because the rule states "at least", odd numbers of units within each bedroom distribution are rounded up in the low-income tiers. Additionally, there are multiple strategies for allocating units by bedroom size within the various ranges of affordability. Completing the matrix below will both ensure rule compliance and provide an opportunity for the developers of affordable housing to test different strategies to determine maximum cash flow. Enter numbers of units in the yellow boxes to alter the content of the green and orange boxes until the number of units in all green boxes equals the number of units in the adjacent blue boxes and the number of units in all orange boxes equals the number of units in the adjacent blue boxes.

Completing this matrix will also complete the analysis of Total Rental Income that follows.

Make Entries in Yellow Boxes Adjacent Green and Blue Boxes Must Match					Make Entries in Yellow Boxes Adjacent Orange and Blue Boxes Must Match				
Low Required		Tier Low 1	Tier Low 2		Mod Required		Tier Mod 1	Tier Mod 2	Tier Mod 3
Efficiency	0	0			0	0			
1 BR	1	1	1		1	1			1
2 BR	3	3	1	2	3	3			3
3 BR	1	1		1	1	1			1
4 BR	0	0			0	0			
Total 5	Low Provided	2	3		Total 5	Mod Provided	0	0	5
		2	3				0	0	5

Total Monthly Rental Income From Affordable Units

	TOTAL	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5
Efficiency	\$0	\$0	\$0	\$0	\$0	\$0
1 BR	\$1,586	\$454	\$0	\$0	\$0	\$1,132
2 BR	\$6,701	\$530	\$2,143	\$0	\$0	\$4,028
3 BR	\$2,754	\$0	\$1,220	\$0	\$0	\$1,533

Family Rent Calculator

4 BR	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$11,040	\$984	\$3,364	\$0	\$0	\$6,693	

**BREAKDOWN OF TOTAL HOUSING EXPENSE
BY BEDROOM SIZE AND PRICE TIER**

EFFICIENCY UNITS (1 PERSON HOUSEHOLD)

PRICE TIER	MAX GROSS RENT	HEAT	COOKING	ELECTRIC	AIR CONDITION	HOT WATER	WATER	SEWER	TRASH
30.0%	\$632	\$45	\$5	\$37	\$10	\$6	\$50	\$23	\$0
50.0%	\$1,054	\$45	\$5	\$37	\$10	\$6	\$50	\$23	\$0
0.0%	\$0	\$45	\$5	\$37	\$10	\$6	\$50	\$23	\$0
0.0%	\$0	\$45	\$5	\$37	\$10	\$6	\$50	\$23	\$0
60.0%	\$1,264	\$45	\$5	\$37	\$10	\$6	\$50	\$23	\$0

1 BEDROOM UNITS (1.5 PERSON HOUSEHOLD)

PRICE TIER	MAX GROSS RENT	HEAT	COOKING	ELECTRIC	AIR CONDITION	HOT WATER	WATER	SEWER	TRASH
30.0%	\$677	\$59	\$7	\$48	\$13	\$8	\$63	\$25	\$0
50.0%	\$1,129	\$59	\$7	\$48	\$13	\$8	\$63	\$25	\$0
0.0%	\$0	\$59	\$7	\$48	\$13	\$8	\$63	\$25	\$0
0.0%	\$0	\$59	\$7	\$48	\$13	\$8	\$63	\$25	\$0
60.0%	\$1,355	\$59	\$7	\$48	\$13	\$8	\$63	\$25	\$0

2 BEDROOM UNITS (3 PERSON HOUSEHOLD)

PRICE TIER	MAX GROSS RENT	HEAT	COOKING	ELECTRIC	AIR CONDITION	HOT WATER	WATER	SEWER	TRASH
30.0%	\$813	\$79	\$9	\$64	\$18	\$11	\$77	\$25	\$0
50.0%	\$1,355	\$79	\$9	\$64	\$18	\$11	\$77	\$25	\$0
0.0%	\$0	\$79	\$9	\$64	\$18	\$11	\$77	\$25	\$0
0.0%	\$0	\$79	\$9	\$64	\$18	\$11	\$77	\$25	\$0
60.0%	\$1,626	\$79	\$9	\$64	\$18	\$11	\$77	\$25	\$0

3 BEDROOM UNITS (4.5 PERSON HOUSEHOLD)									
PRICE TIER	MAX GROSS RENT	HEAT	COOKING	ELECTRIC	AIR CONDITION	HOT WATER	WATER	SEWER	TRASH
30.0%	\$939	\$97	\$11	\$80	\$22	\$14	\$93	\$28	\$0
50.0%	\$1,565	\$97	\$11	\$80	\$22	\$14	\$93	\$28	\$0
0.0%	\$0	\$97	\$11	\$80	\$22	\$14	\$93	\$28	\$0
0.0%	\$0	\$97	\$11	\$80	\$22	\$14	\$93	\$28	\$0
60.0%	\$1,878	\$97	\$11	\$80	\$22	\$14	\$93	\$28	\$0
4 BEDROOM UNITS (6 PERSON HOUSEHOLD)									
PRICE TIER	MAX GROSS RENT	HEAT	COOKING	ELECTRIC	AIR CONDITION	HOT WATER	WATER	SEWER	TRASH
30.0%	\$1,048	\$117	\$14	\$99	\$26	\$17	\$103	\$29	\$0
50.0%	\$1,746	\$117	\$14	\$99	\$26	\$17	\$103	\$29	\$0
0.0%	\$0	\$117	\$14	\$99	\$26	\$17	\$103	\$29	\$0
0.0%	\$0	\$117	\$14	\$99	\$26	\$17	\$103	\$29	\$0
60.0%	\$2,095	\$117	\$14	\$99	\$26	\$17	\$103	\$29	\$0
INCOME LIMITS FOR QUALIFYING HOUSEHOLDS									
2024 COAH Regional Income Limits(Updated by AHPNJ)									
FAMILY SIZE :	1	2	3	4	5	6	7	8	
MEDIAN INCOME:	\$84,288	\$96,329	\$108,371	\$120,412	\$130,045	\$139,678	\$149,311	\$158,944	
CATEGORY	% USED								
MODERATE	80.00%	\$67,431	\$77,064	\$86,697	\$96,329	\$104,036	\$111,742	\$119,449	\$127,155
LOW	50.00%	\$42,144	\$48,165	\$54,185	\$60,206	\$65,022	\$69,839	\$74,655	\$79,472
VERY LOW	30.00%	\$25,266	\$28,699	\$32,511	\$36,124	\$39,013	\$41,903	\$44,793	\$47,683
This sample calculation provides maximums. The indicated breakdown is not to be interpreted as mandatory. These figures are produced only as an aid in configuring a price structure that complies with regulatory requirements at N.J.A.C. 5:94-7.2 and N.J.A.C. 5:80-26.1 et seq.									

ATTACHMENT B FLOOR PLANS



DATE	10/10/2020
BY	ARCHITECT
CHECKED BY	ARCHITECT
DATE	10/10/2020

DATE	10/10/2020
BY	ARCHITECT
CHECKED BY	ARCHITECT
DATE	10/10/2020

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DATE	10/10/2020
BY	ARCHITECT
CHECKED BY	ARCHITECT
DATE	10/10/2020



ATTACHMENT C AFFIRMATIVE MARKETING PLAN

20 Sylvan Avenue Residences

AFFIRMATIVE FAIR HOUSING MARKETING PLAN

For Affordable Housing in Englewood Cliffs (REGION 1)

I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number Triad Associates 1301 W. Forest Grove Road Vineland NJ 08360 856-690-9590		1b. Development or Program Name, Address 20 Sylvan Avenue Residences CFI Development, LLC 20 Sylvan Avenue Englewood Cliffs, NJ 07632 Lots 10-14 in Block 201 and Lots 1, 2 & 4 in Block 205 <input checked="" type="checkbox"/> FOR RENT UNITS <input type="checkbox"/> FOR SALE UNITS Section 1 To Be Completed Separately for Each Projects/Developments	
1c. Number of Affordable Units: 10 Number of Rental Units: 48 Number of For-Sale Units: N/A	1d. Price or Rental Range From: \$ 454 To: \$ 1,533	1e. State and Federal Funding Sources (if any) None	
1f. <input type="checkbox"/> Age Restricted <input checked="" type="checkbox"/> Non-Age Restricted	1g. Advertising: To be Determined Occupancy: To be Determined Lottery Date: To be Determined		
1h. County BERGEN, HUDSON, PASSAIC, SUSSEX		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number			
1k. Application Fees (if any): Application fee, Credit and Criminal Background Check Fees may apply. Each landlord to establish application fees and rental criteria.			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

20 Sylvan Avenue Residences

II. RANDOM SELECTION

2. Describe the random selection process that will be used once applications are received.

INITIAL RANDOMIZATION

Applicants are selected at random before income-eligibility is determined, regardless of household size or desired number of bedrooms. The process is as follows:

After advertising is implemented, pre-applications are accepted for 60 days. At the end of the period, pre-applications are selected one-by-one through a lottery (unless fewer applications are received than the number of available units, then all eligible households will be placed in a unit). An applicant pool is created by listing applicants in the order selected.

Applicants will be invited to submit full applications in priority order to fill available units. The full application will require the applicants to supply documents to verify their identity and household composition as well as their income and assets. Eligible households are issued a Certificate of Eligibility. Ineligible households are informed that they are being removed from the applicant pool or given the opportunity to correct and/or update income and household information.

Eligible households are matched to available units based upon household income and the number of bedrooms needed (and any other special requirements, such as the need for an accessible unit). Certified applicants will be given a pre-determined amount of time to sign a lease with the owner.

If there are sufficient names remaining in the pool to fill future re-rental, the applicant pool shall be closed. When the applicant pool is close to being depleted, the Administrative Agent will re-open the pool and conduct a new random selection process after fulfilling the affirmative marketing requirements. The new applicant pool will be added to the remaining list of applicants.

The Borough has by ordinance provided that households that live or work in Housing Region 5 comprised of the following counties Gloucester, Camden, and Burlington shall be selected for an affordable housing unit before households from outside this region. Units that remain unoccupied after households who live or work in the region are exhausted, may be offered to the households outside the region.

III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)

- ☐ White (non-Hispanic) ☐ Black (non-Hispanic) ☐ Hispanic
☐ American Indian or Alaskan Native ☐ Asian or Pacific Islander ☐ Other group:

3b. HOUSING RESOURCE CENTER (www.nihrc.gov) A free, online listing of affordable housing. Listed for the duration of the affirmative marketing process

3c. Commercial Media (required) (Check all that apply)

DURATION & FREQUENCY OF OUTREACH	REGIONAL NEWSPAPERS	CIRCULATION AREA
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20 Sylvan Avenue Residences

TARGETS ENTIRE HOUSING REGION 1			
ADDITIONAL ONLINE ADVERTISING			
X	Listed for the duration of the affirmative marketing process	www.triadhousingprogram.com	Regional
X	Listed for the duration of the affirmative marketing process	Zillow/Social Media Sites	Regional
DAILY NEWSPAPER			
X	One display ad beginning at the start of the marketing process	Star-Ledger	Northern and Central New Jersey
TARGETS PARTIAL HOUSING REGION 1			
DAILY NEWSPAPER			
<input type="checkbox"/>		Record, The	Bergen
<input type="checkbox"/>		Jersey Journal	Hudson
<input type="checkbox"/>		Herald News	Passaic
<input type="checkbox"/>		New Jersey Herald	Sussex
TARGETS PARTIAL HOUSING REGION 1			
NON-DAILY NEWSPAPER			
DURATION & FREQUENCY OF OUTREACH		REGIONAL NEWSPAPERS	CIRCULATION AREA
<input type="checkbox"/>		Bayonne Community News	Hudson
<input type="checkbox"/>		Northern Valley Suburbanite	Northern Bergen
<input type="checkbox"/>		Teaneck Suburbanite	Teaneck, Bergen
<input type="checkbox"/>		Twin Boro News	Northern Bergen
<input type="checkbox"/>		Shopper News	Bergen
<input type="checkbox"/>		The Ramsey Reporter	Ramsey, Bergen
<input type="checkbox"/>		The Town Journal	Franklin Lakes, Bergen
<input type="checkbox"/>		The Village Gazette	Ridgewood, Bergen
<input type="checkbox"/>		Messenger	Garfield, Bergen
<input type="checkbox"/>		Observer	Hasbrouck Heights, Bergen
<input type="checkbox"/>		Weekly News	Hasbrouck Heights, Bergen
<input type="checkbox"/>		Hawthorne Press	Hawthorne, Passaic
<input type="checkbox"/>		Journal America	Passaic
<input type="checkbox"/>		Hoboken Reporter	Hoboken, Hudson
<input type="checkbox"/>		Hudson Current	Hudson
<input type="checkbox"/>		Jersey City Register	Hudson
<input type="checkbox"/>		The Shoppers' Friend	Sussex

20 Sylvan Avenue Residences

<input type="checkbox"/>		The Commercial Leader	Lyndhurst, Bergen
<input type="checkbox"/>		North Bergen Register	Hudson
<input type="checkbox"/>		Secaucus Reporter	Secaucus, Hudson
<input type="checkbox"/>		Weehawken Reporter	Weehawken, Hudson
<input type="checkbox"/>		West New York/Union City Reporter	West New York/Union City, Hudson
<input type="checkbox"/>		Observer	Hudson
<input type="checkbox"/>		The Commercial Leader	Lyndhurst, Bergen
<input type="checkbox"/>		The Leader Free Press	Lyndhurst, Bergen
<input type="checkbox"/>		News Leader of Rutherford	Rutherford, Bergen
<input type="checkbox"/>		North Arlington Leader	North Arlington, Bergen
<input type="checkbox"/>		Our Town	Maywood, Bergen
<input type="checkbox"/>		The Ridgewood Times – Zone 2	Midland Park/Ridgewood, Bergen
<input type="checkbox"/>		The Villadom Times Midland Park	Midland Park/Ridgewood, Bergen
<input type="checkbox"/>		2 WCBS-TV CBS, Broadcasting Inc.	NYC Metropolitan Area
<input type="checkbox"/>		4 WNBC NBC Telemundo License Co. (General Electric)	NYC Metropolitan Area
<input type="checkbox"/>		5 WNYW Fox Television Stations, Inc. (News Corp.)	NYC Metropolitan Area
<input type="checkbox"/>		7 WABC-TV American Broadcasting Companies, Inc (Disney)	NYC Metropolitan Area
<input type="checkbox"/>		11 WPIX WPIX, Inc. (Tribune)	NYC Metropolitan Area
<input type="checkbox"/>		13 WPIX, Inc. (Tribune) Educational Broadcasting Corporation	NYC Metropolitan Area
<input type="checkbox"/>		25 WNYE-TV New York City Dept. Of Info Technology & Telecommunications	NYC Metropolitan Area
<input type="checkbox"/>		31 WPXN-TV Paxon Communications License Company, LLC	NYC Metropolitan Area
<input type="checkbox"/>		41 WXTV WXTX License Partnership, G.P. (Univision Communications Inc.)	NYC Metropolitan Area, Spanish-language
<input type="checkbox"/>		47 WNJU NBC Telemundo License Co. (General Electric)	NYC Metropolitan Area, Spanish-language
<input type="checkbox"/>		50 WNJN New Jersey Public Broadcasting Authority	New Jersey
<input type="checkbox"/>		62 WRNN-TV WRNN License Company, Llc	Hudson Valley
<input type="checkbox"/>		63 WMBC-TV Mountain Broadcasting Corporation	Northern New Jersey, Various ethnic
<input type="checkbox"/>		66 WFME-TV Family Stations Of New Jersey, Inc.	Northern New Jersey, Christian

20 Sylvan Avenue Residences

<input type="checkbox"/>		68 WFUT-TV Univision New York LLC.	NYC Metropolitan Area, Spanish- language
<input type="checkbox"/>		8 WTNH WTNH Broadcasting, Inc. (LIN TV Corp.)	Bergen
<input type="checkbox"/>		49 WEDW Connecticut Public Broadcasting, Inc.	Bergen
<input type="checkbox"/>		17 WEBR-CA K Licensee, Inc.	Bergen, Hudson (Christian)
<input type="checkbox"/>		26 WNXV-LP Island Broadcasting Company	Bergen, Hudson
<input type="checkbox"/>		32 WXYN-LP	Bergen, Hudson
<input type="checkbox"/>		Island Broadcasting Company	Bergen, Hudson
<input type="checkbox"/>		35 WNYX-LP Island Broadcasting Company	Bergen, Hudson
<input type="checkbox"/>		39 WNYN-LP Island Broadcasting Company	Bergen, Hudson (Spanish)
<input type="checkbox"/>		21 WLIW Educational Broadcasting Corporation	Bergen, Hudson, Passaic
<input type="checkbox"/>		60 W60AI Ventana Television, Inc.	Bergen, Hudson, Passaic
<input type="checkbox"/>		6 WNYZ-LP Island Broadcasting Co.	Bergen, Sussex
<input type="checkbox"/>		22 WMBQ-CA Renard Communications Corp.	Hudson
<input type="checkbox"/>		34 WPXO-LP Paxson Communications License Company, LLC	Hudson
<input type="checkbox"/>		42 WLOB-LP Nave Communications, LLC.	Hudson (Christian)
<input type="checkbox"/>		3 WBQM-LP Renard Communications Corp.	Hudson, Sussex
<input type="checkbox"/>		52 WNJT New Jersey Public Broadcasting Authority	Hudson, Sussex
<input type="checkbox"/>		28 WBRE-TV Nexstar Broadcasting, Inc.	Passaic, Sussex
<input type="checkbox"/>		36 W36AZ New Jersey Public Broadcasting Authority	Passaic, Sussex
<input type="checkbox"/>		16 WNEP-TV New York Times Co.	Sussex
<input type="checkbox"/>		22 WYOU Nexstar Broadcasting, Inc.	Sussex
<input type="checkbox"/>		23 W23AZ Centenary College	Sussex
<input type="checkbox"/>		38 WSWB Mystic Television of Scranton LLC	Sussex
<input type="checkbox"/>		39 WLVT-TV Lehigh Valley Public Telecommunications Corp.	Sussex
<input type="checkbox"/>		44 WVIA-TV Ne Pa Ed Tv Association	Sussex
<input type="checkbox"/>		49 W49BE New Jersey Public Broadcasting Authority	Sussex
<input type="checkbox"/>		56 WOLF-TV Wolf License Corp	Sussex
<input type="checkbox"/>		60 WBPH-TV Sonshine Family Television Corp	Sussex

20 Sylvan Avenue Residences

<input type="checkbox"/>		64 WQPX Paxson Communications License Company, LLC (Ion Media Networks)	Sussex
<input type="checkbox"/>		69 WFMZ-TV Maranatha Broadcasting Company, Inc.	Sussex

DURATION & FREQUENCY OF OUTREACH	CABLE PROVIDERS	BROADCAST AREA
TARGETS PARTIAL HOUSING REGION 1		
<input type="checkbox"/>	Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
<input type="checkbox"/>	Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>	Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
<input type="checkbox"/>	US Cable of Paramus-Hillsdale	Partial Bergen
<input type="checkbox"/>	Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>	Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>	Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>	Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>	Hometown Online	Partial Passaic
<input type="checkbox"/>	Cable Vision of Morris, Warwick	Partial Sussex
<input type="checkbox"/>	Hometown Online	Partial Sussex
<input type="checkbox"/>	Service Electric Broadband Cable	Partial Sussex
<input type="checkbox"/>	Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
<input type="checkbox"/>	Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>	Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
<input type="checkbox"/>	US Cable of Paramus-Hillsdale	Partial Bergen
<input type="checkbox"/>	Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>	Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>	Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>	Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>	Hometown Online	Partial Passaic
<input type="checkbox"/>	Cable Vision of Morris, Warwick	Partial Sussex
<input type="checkbox"/>	Hometown Online	Partial Sussex
<input type="checkbox"/>	Service Electric Broadband Cable	Partial Sussex
<input type="checkbox"/>	Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
<input type="checkbox"/>	Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>	Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
<input type="checkbox"/>	US Cable of Paramus-Hillsdale	Partial Bergen

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<input type="checkbox"/>		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>		Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>		Hometown Online	Partial Passaic
<input type="checkbox"/>		Cable Vision of Morris, Warwick	Partial Sussex
<input type="checkbox"/>		Hometown Online	Partial Sussex
<input type="checkbox"/>		Service Electric Broadband Cable	Partial Sussex

	DURATION & FREQUENCY OF OUTREACH	REGIONAL RADIO STATIONS	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF AUDIENCE
TARGETS ENTIRE HOUSING REGION 1			
AM			
<input type="checkbox"/>		WFAN 660	
<input type="checkbox"/>		WOR 710	
<input type="checkbox"/>		WABC 770	
<input type="checkbox"/>		WCBS 880	
<input type="checkbox"/>		WBBR 1130	
FM			
<input type="checkbox"/>		WFNY-FM 92.3	
<input type="checkbox"/>		WPAT-FM 93.1	Spanish
<input type="checkbox"/>		WNYC-FM 93.9	
<input type="checkbox"/>		WFME 94.7	Christian
<input type="checkbox"/>		WPLJ 95.5	
<input type="checkbox"/>		WQXR-FM 96.3	
<input type="checkbox"/>		WQHT 97.1	
<input type="checkbox"/>		WSKQ-FM 97.9	Spanish
<input type="checkbox"/>		WAWZ 99.1	Christian
<input type="checkbox"/>		WBAI 99.5	
<input type="checkbox"/>		WHTZ 100.3	
<input type="checkbox"/>		WHUD 100.7	
<input type="checkbox"/>		WCBS-FM 101.1	
<input type="checkbox"/>		WQCD 101.9	
<input type="checkbox"/>		WNEW 102.7	
<input type="checkbox"/>		WKTU 103.5	
<input type="checkbox"/>		WAXQ 104.3	

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<input type="checkbox"/>		WWPR-FM 105.1	
<input type="checkbox"/>		WLTW 106.7	
<input type="checkbox"/>		WBLS 107.5	
TARGETS PARTIAL HOUSING REGION 1			
AM			
<input type="checkbox"/>		WEEX 1230	Bergen
<input type="checkbox"/>		WKDM 1380	Bergen, Hudson (Chinese/ Mandarin)
<input type="checkbox"/>		WMCA 570	Bergen, Hudson, Passaic (Christian)
<input type="checkbox"/>		WNYC 820	Bergen, Hudson, Passaic
<input type="checkbox"/>		WRKL 910	Bergen, Hudson, Passaic (Polish)
<input type="checkbox"/>		WPAT 930	Bergen, Hudson, Passaic (Caribbean, Mexican, Mandarin)
<input type="checkbox"/>		WWDJ 970	Bergen, Hudson, Passaic (Christian)
<input type="checkbox"/>		WINS 1010	Bergen, Hudson, Passaic
<input type="checkbox"/>		WEPN 1050	Bergen, Hudson, Passaic
<input type="checkbox"/>		WVNJ 1160	Bergen, Hudson, Passaic
<input type="checkbox"/>		WLIB 1190	Bergen, Hudson, Passaic (Christian)
<input type="checkbox"/>		WADO 1280	Bergen, Hudson, Passaic (Spanish)
<input type="checkbox"/>		WWRV 1330	Bergen, Hudson, Passaic (Spanish)
<input type="checkbox"/>		WNSW 1430	Bergen, Hudson, Passaic (Portuguese)
<input type="checkbox"/>		WZRC 1480	Bergen, Hudson, Passaic (Chinese/Cantonese)
<input type="checkbox"/>		WQEW 1560	Bergen, Hudson, Passaic
<input type="checkbox"/>		WWRL 1600	Bergen, Hudson, Passaic
<input type="checkbox"/>		WWRU 1660	Bergen, Hudson, Passaic (Korean)
<input type="checkbox"/>		WMTR 1250	Passaic
<input type="checkbox"/>		WGHT 1500	Passaic
<input type="checkbox"/>		WNNJ 1360	Sussex
FM			
<input type="checkbox"/>		WSOU 89.5	Bergen, Hudson
<input type="checkbox"/>		WCAA 105.9	Bergen, Hudson (Latino)
<input type="checkbox"/>		WBGO 88.3	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFDU 89.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WKCR-FM 89.9	Bergen, Hudson, Passaic
<input type="checkbox"/>		WNYU-FM 89.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFUV 90.7	Bergen, Hudson, Passaic

20 Sylvan Avenue Residences

<input type="checkbox"/>		WFMU 91.1	Bergen, Hudson, Passaic	
<input type="checkbox"/>		WNYE 91.5	Bergen, Hudson, Passaic	
<input type="checkbox"/>		WRKS 98.7	Bergen, Hudson, Sussex	
<input type="checkbox"/>		WRTN 93.5	Bergen, Hudson, Sussex	
<input type="checkbox"/>		WHCR-FM 90.3	Bergen, Passaic	
<input type="checkbox"/>		WPSC-FM 88.7	Passaic	
<input type="checkbox"/>		WRHV 88.7	Passaic	
<input type="checkbox"/>		WNJP 88.5	Sussex	
<input type="checkbox"/>		WNTI 91.9	Sussex	
<input type="checkbox"/>		WCTO 96.1	Sussex	
<input type="checkbox"/>		WSUS 102.3	Sussex	
<input type="checkbox"/>		WNNJ-FM 103.7	Sussex	
<input type="checkbox"/>		WDHA -FM 105.5	Sussex	
<input type="checkbox"/>		WHCY 106.3	Sussex	
<input type="checkbox"/>		WWYY 107.1	Sussex	
3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters) (Check all that apply)				
	PUBLICATIONS	OUTREACH AREA	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF AUDIENCE	
TARGETS ENTIRE HOUSING REGION 1				
Bi-weekly				
<input type="checkbox"/>		Al Manassah		Arab-American
Monthly				
<input type="checkbox"/>		Sino Monthly	North Jersey/NYC area	Chinese-American
TARGETS PARTIAL HOUSING REGION 1				
Daily				
<input type="checkbox"/>		24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
Weekly				
<input type="checkbox"/>		Arab Voice Newspaper	North Jersey/NYC area	Arab-American
<input type="checkbox"/>		La Voz	Hudson, Union, Middlesex Counties	Cuban community
<input type="checkbox"/>		Italian Tribune	North Jersey/NYC area	Italian community
<input type="checkbox"/>		Jewish Standard	Bergen, Passaic, Hudson Counties	Jewish community
<input type="checkbox"/>		El Especialito	Union City	Spanish-Language
<input type="checkbox"/>		El Nuevo	Hudson County	Spanish-Language

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<input type="checkbox"/>		La Tribuna Hispana	Basking Ridge, Bound Brook, Clifton, East Rutherford, Elizabeth, Fort Lee, Greebrook, Linden, Lyndenhurst, Newark, North Plainfield, Orange, Passaic, Paterson, Plainfield, Roselle, Scotch Plains, Union, Union City, West NY	Spanish-Language
<input type="checkbox"/>		Su Guia	Bergen and Passaic	Spanish-Language
<input type="checkbox"/>		Banda Oriental Latinoamérica	North Jersey/NYC area	South American community

3e. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) (Check all that applies)

DURATION & FREQUENCY OF OUTREACH		NAME OF COMPANY	LOCATION
HUDSON COUNTY			
<input type="checkbox"/>	Ukrainian Weekly	United Parcel Service Inc. NY Corp	Ukrainian community 492 County Ave, Secaucus 07032
		USPS	80 County Road, Jersey City, 07030
X	Flyers to be mailed at beginning of Marketing	Liz Claiborne Inc	1 Claiborne Ave, North Bergen
X	Flyers to be mailed at beginning of Marketing	Credit Suisse First Boston LLC	1 Pershing Plaza Jersey City, 07030
X	Flyers to be mailed at beginning of Marketing	HealthCare Staffing and Consult	26 Journal Square, Jersey City, 07030
X	Flyers to be mailed at beginning of Marketing	Ritter Sysco Food Service	20 Theodore Conrad Dr. Jersey City, 07030
X	Flyers to be mailed at beginning of Marketing	Jersey City Medical Center Inc.	50 Grand St, Secaucus, 07032
X	Flyers to be mailed at beginning of Marketing	Marsh USA Inc.	121 River St, Hoboken
X	Flyers to be mailed at beginning of Marketing	National Retail Systems Inc.	2820 16th St North Bergen
X	Flyers to be mailed at beginning of Marketing	Community Corrections Corp	Lincoln Hwy Kearny
X	Flyers to be mailed at beginning of Marketing	Marine Personnel & Provisioning Inc.	1200 Harbor Blvd Weehawken
X	Flyers to be mailed at beginning of Marketing	Port Authority of NY and NJ	241 Erie St. Jersey City and 120 Academy St. Jersey City
X	Flyers to be mailed at beginning of Marketing	Christ Hospital Health Service	176 Palisade Ave, Jersey City, 07030
X	Flyers to be mailed at beginning of Marketing	Bayonne Hospital	29th Street and Ave E, Bayonne
X	Flyers to be mailed at beginning of Marketing	Salson Logistics Inc.	2100 88th St. and 7373 West Side Ave, North Bergen, NJ
X	Flyers to be mailed at beginning of Marketing	National Financial Service	1000 Plaza, Jersey City, 07030

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X	Flyers to be mailed at beginning of Marketing	Fleet NJ Company Development Corp.	10 Exchange Place, Jersey City, NJ 07030
X	Flyers to be mailed at beginning of Marketing	Maidenform Inc	154 Ave E, Bayonne
X	Flyers to be mailed at beginning of Marketing	Lord Abbott & Company	90 Hudson City, Jersey City, NJ 07030
X	Flyers to be mailed at beginning of Marketing	Liberty Health Plan Inc.	50 Baldwin Ave Jersey City, NJ 07030
X	Flyers to be mailed at beginning of Marketing	Port Imperial Ferry Corp.	Pershing Rd Secaucus, NJ 07032
X	Flyers to be mailed at beginning of Marketing	Hudson News	1305 Paterson Plank Rd, North Bergen
X	Flyers to be mailed at beginning of Marketing	Palisades General Hospital	7600 River Rd North Bergen, NJ
X	Flyers to be mailed at beginning of Marketing	Equiserve Inc.	525 Washington Blvd Jersey City, 07030
X	Flyers to be mailed at beginning of Marketing	Ciricorp Data Systems Incorporated	1919 Park Ave Secaucus, 07032
X	Flyers to be mailed at beginning of Marketing	Meadowlands Hospital Medical Center	Meadowlands Pkwy Secaucus, NJ 07032
X	Flyers to be mailed at beginning of Marketing	Retailers & Manufacturers Dist Marking Serv.	50 Metro Way Secaucus, NJ 07032
X	Flyers to be mailed at beginning of Marketing	Dynamic Delivery Corp	125 Pennsylvania Ave Kearny, NJ
X	Flyers to be mailed at beginning of Marketing	Bowne Business Communications Inc.	215 County Ave Secaucus, 07032
X	Flyers to be mailed at beginning of Marketing	North Hudson Community Action Corp.	5301 Broadway West New York 07093
X	Flyers to be mailed at beginning of Marketing	Goya Foods Inc.	100 Seaview Dr. Secaucus, 07032
X	Flyers to be mailed at beginning of Marketing	Cristi Cleaning Service	204 Paterson Plank Rd Union, NJ

BERGEN COUNTY

X	Flyers to be mailed at beginning of Marketing	Hackensack University Medical Center	30 Prospect Ave, Hackensack, NJ 07601
X	Flyers to be mailed at beginning of Marketing	Professional Employer Group Service	2050 Center Ave Ste 336 Fort Lee
X	Flyers to be mailed at beginning of Marketing	County of Bergen, NJ	1 Bergen County Plaza Hackensack, NJ 07601
X	Flyers to be mailed at beginning of Marketing	Society of the Valley Hospital	223 N Van Dien Ave Ridgewood
X	Flyers to be mailed at beginning of Marketing	NJ Sports & Expo Authority	50 State Highway 120 East Rutherford
X	Flyers to be mailed at beginning of Marketing	Merck-Medco Managed Care LLC	100 Parsons Pond Dr. Franklin Lakes 07417
X	Flyers to be mailed at beginning of Marketing	Quest Diagnostics Incorporated	1 Malcolm Ave Teterboro, NJ 07608
X	Flyers to be mailed at beginning of Marketing	AT&T	15 E Midland Ave Paramus
X	Flyers to be mailed at beginning of Marketing	Englewood Hospital and Medical Center	350 Engle St. Englewood
X	Flyers to be mailed at beginning of Marketing	Aramark Services Management of NJ Inc	50 Route 120 East Rutherford
X	Flyers to be mailed at beginning of Marketing	Holy Name Hospital.	718 Teaneck Road Teaneck

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X	Flyers to be mailed at beginning of Marketing	Doherty Enterprises Inc	7 Pearl Ct Allendale
X	Flyers to be mailed at beginning of Marketing	Bergen Regional Medical Center	230 East Ridgewood Ave, Paramus
X	Flyers to be mailed at beginning of Marketing	Inserra supermarkets, Inc.	20 Ridge Rd Mahwah
X	Flyers to be mailed at beginning of Marketing	Howmedica Osteonics Corp	59 Route 17 Allendale
X	Flyers to be mailed at beginning of Marketing	Becton Dickinson & Company Corp	1 Becton Dr. Franklin Lakes 07417
X	Flyers to be mailed at beginning of Marketing	Pearson Education, Inc.	1 Lake St. Upper Saddle River

PASSIAC COUNTY

X	Flyers to be mailed at beginning of Marketing	D&E Pharmaceutical Co.	206 Macoprin Rd Bloomingdale, NJ 07403
X	Flyers to be mailed at beginning of Marketing	Acme Markets	467 All Wood Rd Clifton, NJ 07012
X	Flyers to be mailed at beginning of Marketing	St. Mary's Hospital	350 Boulevard Passaic, NJ 07055
X	Flyers to be mailed at beginning of Marketing	Merry Maids	14 Riverside Square Mall, Bloomingdale, NJ 07403
X	Flyers to be mailed at beginning of Marketing	Health Center at Bloomingdale	255 Union Ave Bloomingdale, NJ 07403
X	Flyers to be mailed at beginning of Marketing	Sommers Plastic Product Co. Inc.	31 Styertowne Rd Clifton, NJ 07012
X	Flyers to be mailed at beginning of Marketing	St. Joseph's Hospital	703 Main St. Paterson, NJ 07503
X	Flyers to be mailed at beginning of Marketing	BAE Systems	164 Totowa Rd, Wayne, NJ 07470
X	Flyers to be mailed at beginning of Marketing	Drake Bakeries Inc	75 Demarest Dr, Wayne, NJ 07470
X	Flyers to be mailed at beginning of Marketing	Toys R Us National Headquarters	1 Geoffrey Way, Wayne, NJ 07470
X	Flyers to be mailed at beginning of Marketing	GAF Materials Corporation	1361 Alps Rd, Wayne, NJ 07470
X	Flyers to be mailed at beginning of Marketing	Valley National Bank Headquarters	1455 Valley Road Wayne, New Jersey 07470

SUSSEX COUNTY

X	Flyers to be mailed at beginning of Marketing	Selective Insurance	40 Wantage Ave, Branchville, NJ
X	Flyers to be mailed at beginning of Marketing	Andover Subacute and Rehab Center	99 Mulford Rd Bldg 2, Andover, NJ
X	Flyers to be mailed at beginning of Marketing	Mountain Creek Resorts	200 State Rt 94, Vernon, NJ
X	Flyers to be mailed at beginning of Marketing	County of Sussex	One Spring Street, Newton, NJ 07860
X	Flyers to be mailed at beginning of Marketing	Newton Memorial Hospital Inc.	175 High St, Newton, NJ
X	Flyers to be mailed at beginning of Marketing	Vernon Township Board of Education	539 State Rt 515, Vernon, NJ
X	Flyers to be mailed at beginning of Marketing	F.O. Phoenix (Econo-Pak)	1 Wiebel Plaza, Sussex, NJ
X	Flyers to be mailed at beginning of Marketing	Hopatcong Board of Education	2 Windsor Ave, Hopatcong, NJ

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X	Flyers to be mailed at beginning of Marketing	Saint Clare's Hospital	20 Walnut St, Sussex, NJ
X	Flyers to be mailed at beginning of Marketing	Ames Rubber Corp	19 Ames Blvd, Hamburg, NJ
3f. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)			
DURATION & FREQUENCY OF OUTREACH	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF AUDIENCE	NAME OF GROUP/ORGANIZATION
Flyers to be mailed at beginning of Marketing	Region 1	Multi-racial/ethnic	<p>Fair Share Housing Center 1 Ethel Lawrence Blvd, Mt Laurel Township, NJ 08054</p> <p>New Jersey State Conference of the NAACP 4326 Harbor Beach Blvd. #775, Brigantine, NJ 08203</p> <p>Latino Action Network, Freehold, NJ 07728</p> <p>Bergen County NAACP, 17 Bennett Rd, Englewood, NJ 07631</p> <p>Passaic Resource Network, 3 Garret Mountain Plaza Suite 200 Woodland Park, NJ 07424</p> <p>Fair Housing Council of Northern New Jersey, 131 Main St #140, Hackensack, NJ 07601</p> <p>Supportive Housing Association, 185 Valley St, South Orange, NJ 07079</p>

IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:	
4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)	
BUILDING	LOCATION
X Sussex County Main Library	125 Morris Turnpike, Newton, NJ 07860
X Hudson County Administration Building	595 Newark Avenue, Jersey City, NJ 07306
X Passaic County Administration Building	401 Grand Street, Paterson, NJ 07505 (973) 225-3632
X Bergen County Administration Building	One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000
4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)	

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Borough of Englewood Cliffs, Attn: Municipal Housing Liaison
482 Hudson Terrace • Englewood Cliffs, NJ 07632 • 201-569-5252

Englewood Cliffs Free Public Library
31 Engle Street • Englewood, NJ 07631 • Tel: (201) 568-2215

4c. Sales/Rental Office for units (if applicable)

V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the (select one: Municipality's substantive certification or DCA Balanced Housing Program funding or HMFA UHROP/MONI/CHOICE funding).

Marc Leckington

Marc Leckington, Triad Associates
Administrative Agent for the Borough of Englewood Cliffs

February 23, 2025

ATTACHMENT D DEED RESTRICTION

APPENDIX E-2

MANDATORY DEED RESTRICTION FOR RENTAL PROJECTS

Deed Restriction

**DEED-RESTRICTED AFFORDABLE HOUSING PROPERTY
WITH RESTRICTIONS ON RESALE AND REFINANCING**

To Rental Property
With Covenants Restricting Rentals, Conveyance and Improvements
And Requiring Notice of Foreclosure and Bankruptcy

THIS DEED RESTRICTION, entered into as of this the ____ day of _____, 20____, by and between the _____ ("Administrative Agent"), or its successor, acting on behalf of Englewood Cliffs Borough, with offices at _____, and CFI Development, LLC a New Jersey Limited Liability Corporation having offices at 325 Sylvan Avenue, Englewood Cliffs, NJ 07632 the developer/sponsor (the "Owner") of a residential rental project (the "Project"):

WITNESSETH

Article 1. Consideration

In consideration of benefits and/or right to develop received by the Owner from the Municipality regarding this rental Project, the Owner hereby agrees to abide by the covenants, terms and conditions set forth in this Deed restriction, with respect to the land and improvements more specifically described in Article 2, hereof (the Property).

Article 2. Description of Property

The Property consists of all of the land, and a portion of the improvements thereon, that is located in the municipality of Englewood Cliffs, County of Bergen, State of New Jersey, and described more specifically as Block 201, Lots 10, 11, 12, 13 and 14 and Block 205, Lots 1, 2 and 4, and known by the street address:

20-32 Sylvan Avenue
Englewood Cliffs, NJ 07632

More specifically designated as:

212 (2BR), 210 (1BR), 224 (3BR), 216 (2BR), 218 (2BR), 211 (1BR),
312 (2BR), 324 (3BR), 316 (2BR), 318 (2BR)

Article 3. Affordable Housing Covenants

The following covenants (the "Covenants") shall run with the land for the period of time (the "Control Period"), determined separately with respect for each dwelling unit, commencing upon the earlier of the date hereof or the date on which the first certified household occupies the unit, and shall and expire as determined under the Uniform Controls, as defined below.

In accordance with N.J.A.C. 5:80-26.11, each restricted unit shall remain subject to the requirements of this subchapter, the "Control Period," until the municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 30 years; provided, however, that:

1. Units located in high-poverty census tracts shall remain subject to these affordability requirements for a period of at least 10 years; and
 2. Any unit that, prior to December 20, 2004, received substantive certification from COAH, was part of a judgment of compliance from a court of competent jurisdiction or became subject to a grant agreement or other contract with either the State or a political subdivision thereof, shall have its control period governed by said grant of substantive certification, judgment or grant or contract.
- A. Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, *et seq.*, the "Uniform Controls").
 - B. The Property shall be used solely for the purpose of providing rental dwelling units for low- or moderate-income households, and no commitment for any such dwelling unit shall be given or implied, without exception, to any person who has not been certified for that unit in writing by the Administrative Agent. So long as any dwelling unit remains within its Control Period, sale of the Property must be expressly subject to these Deed Restrictions, deeds of conveyance must have these Deed Restrictions appended thereto, and no sale of the Property shall be lawful, unless approved in advance and in writing by the Administrative Agent.
 - C. No improvements may be made to the Property that would affect the bedroom configuration of any of its dwelling units, and any improvements to the Property must be approved in advance and in writing by the Administrative Agent.
 - D. The Owner shall notify the Administrative Agent and the Municipality of any foreclosure actions filed with respect to the Property within five (5) business days of service upon Owner.
 - E. The Owner shall notify the Administrative Agent and the Municipality within three (3) business days of the filing of any petition for protection from creditors or reorganization filed by or on behalf of the Owner.

Article 4. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent, to the Municipality and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing.

updated June 2007

- A. In the event of a threatened breach of any of the Covenants by the Owner, or any successor in interest of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity including but not limited to forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

IN WITNESS WHEREOF, the Administrative Agent and the Owner have executed this Deed Restriction in triplicate as of the date first above written.

[THE ADMINISTRATIVE AGENT]

BY: _____
XXXXXXXXXXXXXX
Title

CFI Development, LLC

BY: _____
XXXXXXXXXXXXXX
Title

APPROVED BY _____ Englewood Cliffs

BY: _____
XXXXXXXXXXXXXX
Title

ACKNOWLEDGEMENTS

On this the _____ day of _____, 20____ before me came _____, to me known and known to me to be the Administrative Agent for _____ Englewood Cliffs, who states that (s)he has signed said Agreement on behalf of said Municipality for the purposes stated therein.

NOTARY PUBLIC

On this the _____ day of _____, 20____ before me came _____, to me known and known to me to be _____, the Owner of the Property, who states that (s)he has signed said Agreement for the purposes stated therein.

NOTARY PUBLIC

On this the _____ day of _____, 20____ before me came _____ known and known to me to be _____ of _____, the Municipality identified as such

updated June 2007

in the foregoing Agreement, who states that (s)he is duly authorized to execute said Agreement on behalf of said Municipality, and that (s)he has so executed the foregoing Agreement for the purposes stated therein

NOTARY PUBLIC

DRAFT