



HOUSING ELEMENT AND FAIR SHARE PLAN

Green Township, Sussex County

June 12, 2025

Prepared by:



**J Caldwell
& Associates, LLC**
Community Planning Consultants

2025 Housing Element and Fair Share Plan

Green Township Sussex County, New Jersey

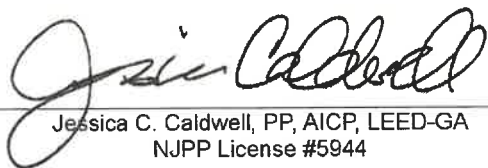
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June 2025

Prepared by:



Jessica C. Caldwell, PP, AICP, LEED-GA
NJPP License #5944

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1. Introduction

1.1 Community Overview

Green Township borders the southwestern edge of Sussex County and is 16.5 square miles in size. Green's neighboring municipalities are Andover Borough and Andover, Byram, and Fredon Townships in Sussex County, and Allamuchy and Frelinghuysen Townships in Warren County. In 2020, the United States Decennial Census reported a population of 3,627 people living in the Township. Green Township is home to several villages, hamlets, neighborhood areas, and communities: Greendell, Huntsville, Tranquility & Huntsburg (villages); Brighton & Whitehall (hamlets); Yellow Frame, Dark Moon & Wolf's Corner (neighborhood areas); and the Lake Tranquility community. Small commercial areas are scattered throughout the Township and each has its own unique character. County Routes 519, 603, 611, and 517 traverse the Township. County Route 517 provides direct access from Green to Interstate 80 through Allamuchy Township. The Lackawanna Cut-Off, originally built for passenger railroad service in the 20th Century, divides the Township horizontally. **Figure 1** illustrates Green's neighboring municipalities, County Routes, other roadways, the Lackawanna Cut-Off, surface water features, and the State Development and Redevelopment Plan (SDRP) Planning Areas (discussed below).

Green Township spans two of New Jersey's physiographic provinces: the Ridge and Valley Region and the Highlands Region. The bulk of the Township is in the Ridge and Valley Region, primarily encompassing the Kittatinny Valley. Allamuchy Mountain, on the southern edge of the Township, is in the Highlands Region. The Kittatinny Valley has rolling hills and relatively flat topography, primarily supporting residential and agricultural uses.

Green Township has been a predominantly rural town for just over two centuries, with a mix of agricultural uses and low-density residential development. Green's proximity to Interstate 80 and US Route 206, has supported some larger residential neighborhoods, which are otherwise characterized by numerous farm fields and rural lanes. Some small to mid-sized, commercial light industrial and manufacturing facilities can be found along Airport and Brighton Roads.

The Township is located within both the Highlands Preservation and Planning Areas. 10,170.8 acres, or 97.5% of the Township, is located in the Highlands Planning Area. Only 261.2 acres, or 2.5% of the Township, is located in the Highlands Preservation Area, which is at the southern tip of the Township where Allamuchy State Park is located.

The Township is located within the PA 4B – Rural Environmentally Sensitive¹ and PA 5 – Environmentally Sensitive² State Development and Redevelopment Plan (SDRP) Planning Areas. The boundaries of each are scattered throughout the Township with much of the central portion of the Township in the PA 4B Planning Area and the Lake Tranquility Community and the Green Township School District in the PA 5 Planning Area. The SDRP also distinguishes Parks & Natural Areas of the Township including a large area in the north encompassing the Whittingham Wildlife

¹ The PA 4B Planning Area (Rural Environmentally Sensitive Planning Area) in the SDRP includes rural lands with significant environmental features. Development is highly restricted to protect natural resources, with a focus on conservation, low-intensity land use, and limited intensity land use, and limited infrastructure expansion.

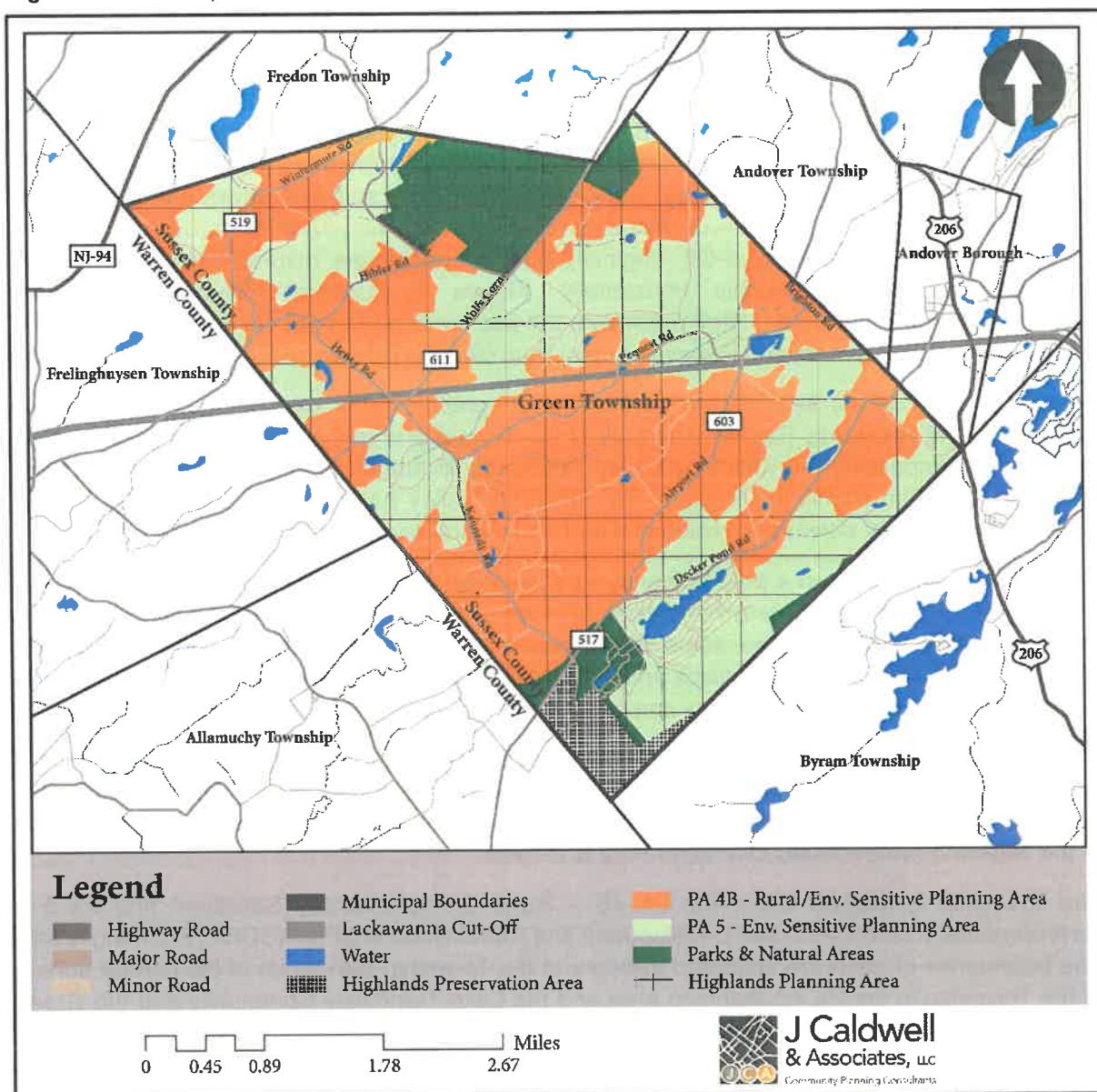
² The PA 5 Planning Area (Environmentally Sensitive Planning Area) in the SDRP consists of lands with critical environmental features, such as wetlands, forests, and habitats. Development is highly restricted to protect ecological integrity, with strict land use controls and limited infrastructure expansion to prevent environmental degradation.

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Management Area and areas in the south including preserved recreational fields, preserved farmland, and portions of Allamuchy State Park.

Figure 1. Context Map



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1.2 Relationship to Other Plans

Green Township Master Plan

A comprehensive Master Plan Update was recently completed in 2025, with Reexamination Reports prepared in 2008, 2018, and also in 2025. The following goals and objectives are of particular relevance to this Housing Element and Fair Share Plan:

Goal 2: Preserving to the greatest degree possible the established character and physical amenities of the Township through careful land use planning.

Objective 2a: Prepare and adopt updates to Master Plan Elements as funding becomes available including an Open Space and Recreation Plan, Sustainable Economic Development Plan, Forestry Management Plan and Circulation Plan.

Objective 2b: Prepare and adopt an updated Housing Element and Fair Share Plan to address updated State housing regulations.

Goal 3: Recognizing and planning for the needs of local residents through the study of demographic conditions.

Objective 3a: Update demographics whenever relevant Master Plan Elements or Master Plan Reexaminations are completed in order to provide the Township with the most up-to-date information.

Objective 3b: Continue to analyze demographic trends over time to identify shifts in population, such as aging residents, youth outmigration, or changes in family structures, and their implications for planning and land use.

Goal 4: Providing adequate housing facilities meeting minimum standards of health and safety to satisfy the needs of all income groups, especially low- and moderate-income households.

Objective 4a: Maintain an updated Housing Element and Fair Share Plan consistent with State regulations.

Objective 4b: Continue collecting commercial and residential development fees in order to support local affordable housing projects.

Objective 4c: Consider projects that provide for a variety of housing types, including senior housing and group homes, that are affordable to a variety of income levels, including very low, low and moderate incomes.

Goal 6: Providing for the physical and mental health of local residents by establishing ample recreational outlets and an adequate system of parks, recreation areas, and open spaces.

Objective 6a: Update the Township's Open Space and Recreation Plan as funding becomes available.

Objective 6b: Support the goals and objectives of the Township's Open Space and Recreation Plan.

Objective 6c: Continue to plan for and expand local and regional trail systems to connect open spaces, parks and neighborhoods.

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Goal 7: Preserving the local heritage by protecting farmland and historic landmarks for the cultural benefit of present and future generations.

Objective 7a: Maintain an updated Farmland Preservation Plan.

Objective 7b: Support the preservation goals of the Farmland Preservation Plan.

Objective 7c: Consider methods for supporting local agriculture and minimizing conflicts between local residents and farmers.

Objective 7d: Identify historic landmarks and support their preservation.

Goal 9: Coordinating with local, County and State agencies to ensure access to community facilities and services including police, fire, emergency, and other public safety services, community buildings, and public works as necessary to ensure a high quality of life in the Township.

Objective 9a: Coordinate with and support the local volunteer fire department and emergency services squad.

Objective 9b: Coordinate with and contribute to local, County, and State Emergency Management Plans.

Goal 10: Maintaining constant vigilance over regional planning activities, especially those at the State and County levels, in terms of their potential impact on local planning and development.

Objective 10a: Continue to monitor and update local plans and ordinances with respect to updates to County and State regulations.

Goal 11: Coordinating local planning efforts with those of neighboring municipalities in order to achieve a maximum degree of compatibility especially along common municipal boundaries.

Objective 11a: Consider land use plans, zoning regulations, and development proposals from neighboring municipalities to identify areas of potential conflict or opportunity for alignment.

Objective 11b: Consider ways to integrate goals and policies that promote compatibility along common borders, ensuring a cohesive vision for regional development.

Goal 12: Creating a planning and development environment that will promote fiscally sound municipal government affordable to all residents.

Objective 12a: Explore diverse revenue sources, including grants, opportunities for shared services, and innovative financing options, to reduce reliance on property taxes and enhance fiscal stability.

Objective 12b: Prioritize funding for the maintenance and rehabilitation of existing infrastructure to prevent costly repairs and promote efficient use of municipal resources.

Goal 13: Preserving existing affordable housing and establishing criteria for the provision of additional units, maintaining Township standards on development while concurrently meeting

standards required to provide reasonable opportunities for low- and moderate-income households.

Objective 13a: Continue to assess the existing affordable housing stock to identify units at risk of loss and identify areas where future affordable housing may be most appropriate.

Objective 13b: Consider funding sources, such as state and federal grants and tax credit programs, to support the development and preservation of affordable housing projects.

Goal 14: Encouraging municipal policies and development that considers smart growth strategies including the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability.

Objective 14a: Identify strategic locations for electric vehicle charging stations, prioritizing areas with high traffic, public facilities, and existing infrastructure.

Objective 14b: Consider adding storm resiliency measures into land use and development plans, including the identification of flood-prone areas, wildfire fuel hazard areas, and critical infrastructure features.

Goal 15: Consider climate change-related hazards and coordinate with local, County, State and Federal agencies to ensure emergency management planning and resiliency planning works to mitigate hazards most likely to impact the residents of Green Township, while planning for ways to become more resilient in the future when facing impacts from climate change.

Objective 15a: Identify and evaluate climate change-related hazards specific to Green Township, including flooding, extreme weather, and other potential risks.

Objective 15b: Continue to foster a network of local, County, State, and Federal agencies to facilitate collaboration on emergency management and resiliency planning efforts.

Objective 15c: Incorporate information, hazards, and strategies from the Sussex County Hazard Mitigation Plan (HPM) into the Master Plan and other municipal plans.

State Development and Redevelopment Plan (2001)

At the time of the preparation of this Housing Element and Fair Share Plan (HEFSP), the update to the New Jersey State Development and Redevelopment Plan (SDRP) is expected to be completed in late 2025. The last update to the SDRP was adopted in 2001 and identified several goals and objectives for housing, specifically as they relate to the PA 4B – Rural/Environmentally Sensitive Planning Area as well as the PA 5 – Environmentally Sensitive Planning Area. These goals, objectives, and policies, which in part guide the preparation of this HEFSP, are as follows:

1. **Housing:** Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with access to a range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to

maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.

2. **Natural Resource Conservation:** Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protect natural systems and sensitive natural resources, including endangered species, ground and surface water resources, wetland systems, natural landscapes of exceptional value, critical slope areas, scenic vistas and other significant environmentally sensitive features.
3. **Redevelopment:** Encourage environmentally appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile to attract growth otherwise planned for the Environs.
4. **Public Facilities and Services:** Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of environmentally sensitive features and other open spaces; to protect public investments in open space preservation programs; and to minimize conflicts between Centers and the Environs. Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers. Make community wastewater treatment a feasible and cost-effective alternative.
5. **Intergovernmental Coordination:** Coordinate efforts of state agencies, county and municipal governments to ensure that state and local policies and programs support environmental protection by examining the effects of financial institution lending practices, government regulation, taxation and other governmental policies and programs.

Green Township strives to ensure the implementation of this HEFSP is consistent with the above-mentioned policies and objectives while respecting existing community characteristics and natural resources.

County Comprehensive Plan

The Sussex County Strategic Growth Plan (SGP) was adopted in 2005 to guide the county's development in a sustainable manner. This HEFSP is consistent with the following goals and policy objectives outlined in the 2005 Sussex County SGP:

1. Minimize sprawl through incentives for density transfer and focus development into designated growth areas (centers); and
2. Expand the range of housing opportunities through judicious planning of service infrastructure.

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Highlands Regional Master Plan

The Highlands Regional Master Plan (RMP) was adopted in 2008 in response to the Highlands Water Policy and Planning Protection Act (N.J.S.A. 13:20-1 et seq.) of 2004. This RMP has been updated several times, in 2018, 2019, and 2024. The vast majority of the Township is situated within the Planning Area, where conformance with the RMP is voluntary, and the rest is a small southerly pocket in the Preservation Area (see **Figure 1**), where conformance is mandatory. Green Township submitted a Petition for Plan Conformance for its small Preservation Area, which was approved by the Highlands Council on January 20, 2011.

The Highlands Council adopted, "RMP Addendum 2024-3: Highlands Affordable Housing Guidelines" on July 18, 2024, which established standards for identifying locations for affordable housing and availability of land and resources in the region. This guidance was used as part of the preparation of this HEFSP. This HEFSP also supports the RMP's Housing and Community Facilities Goal 60: "Market rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social, and environmental considerations and constraints."

Surrounding Municipalities' Master Plans

Fredon Township, Sussex County

Fredon Township is located to the north and northwest of Green Township. Fredon Township's Master Plan was adopted in 1975 and updated Master Plans were adopted in 1993 and 2007. Reexamination Reports were completed in 2004, 2013, and 2023. This HEFSP does not significantly impact Fredon Township's Master Plan.

Andover Township, Sussex County

Andover Township is located to the north and northeast of Green Township. Andover Township's Master Plan was last updated in 1992. Reexamination Reports were completed in 1982, 1994, 2000, 2005, 2007, 2010, 2011, and 2023. This HEFSP does not significantly impact Andover Township's Master Plan.

Andover Borough, Sussex County

Andover Borough is located to the east and northeast of Green Township. The Borough's Master Plan was adopted in 1977 and updated Master Plans were adopted in 1988 and 2017. Reexamination Reports were completed in 1996, 2006, and 2017. This HEFSP does not significantly impact Andover Borough's Master Plan.

Byram Township, Sussex County

Byram Township is located to the east and southeast of Green Township. Byram's Master Plan was adopted in 1988 and an updated Master Plan was adopted in 2004. Reexamination Reports were completed in 1996, 2002, 2012, and 2022. This HEFSP does not significantly impact Byram Township's Master Plan.

Allamuchy Township, Warren County

Allamuchy Township is located to the south and southwest of Green Township. Allamuchy Township's Master Plan was last fully updated in 1999-2000. Reexamination Reports were completed in 1999, 2003, and 2005, 2013, 2015 and 2023. This HEFSP does not significantly impact Allamuchy Township's Master Plan.

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Frelinghuysen Township, Warren County

Frelinghuysen Township is located to the west of Green Township. Frelinghuysen Township's Master Plan was adopted in September 2007 and last updated in 2020. This HEFSP does not significantly impact Frelinghuysen Township's Master Plan.

1.3 History of Affordable Housing in Green Township

The New Jersey Supreme Court, in Mount Laurel I (1975) and Mount Laurel II (1983) required all New Jersey municipalities to take affirmative actions toward providing their "fair share" of the region's need for affordable housing for low- and moderate-income people. In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act (FHA) in 1985. This act created the Council on Affordable Housing (COAH) to assess the statewide need for affordable housing, allocate that need on a municipal fair share basis, and review and approve municipal housing plans aimed at implementing the local fair share obligation. Subsequently, the New Jersey Municipal Land Use Law (MLUL) was amended to require a housing element as a mandatory element of the municipal master plan. According to the MLUL, "a municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing (52: 27D-310)."

COAH adopted its Third Round Rules in December 2004. On January 25, 2007, the Appellate Division issued a decision on an appeal of COAH's Third Round regulations. COAH was precluded from issuing Third Round Substantive Certifications until new rules for the Third Round were revised and adopted. On October 8, 2010, the Appellate Division invalidated COAH's Rules in In re Adoption of N.J.A.C. 5:96 & 5:97 by the New Jersey Council on Affordable Housing, 416 N.J. Super. 462 (App. Div. 2010). The decision stated, among other things, that growth share methodology was invalid, and directed COAH to adopt rules utilizing methodologies similar to those used in the First and Second Round Rules. On September 26, 2013 the Supreme Court affirmed the Appellate Division's 2010 decision and remanded COAH to undertake new rulemaking based on COAH's prior round rules and methodologies. COAH failed to formally adopt amended Third Round Rules.

In a 2015 decision known as Mount Laurel IV, the New Jersey Supreme Court divested COAH of jurisdiction of affordable housing, resulting in the process being left to the trial court system. This ruling dissolved the substantive certification process, turning instead to a judicial determination wherein a municipality files for a declaratory judgment action to certify that their Housing Element and Fair Share Plan has satisfied their Third Round obligation. At the same time, the Court appointed "Mount Laurel" judges for each of the State's judicial vicinages.

In 2024, New Jersey Legislature passed into law amendments to the Fair Housing Act (N.J.S.A. 52:27D-304.1 et seq. via NJ A4/S50) ("Amended FHA" or "P.L. 2024, c.2") that abolished and replaced COAH with the Affordable Housing Dispute Resolution Program ("the Program"), and set forth new methodology for the calculations of a municipality's affordable housing obligations for the Fourth Round and beyond.

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Green Township Housing Region

Green Township is in Affordable Housing Region 1, which includes Sussex, Passaic, Bergen, and Hudson Counties.

Prior Round

Green Township received Substantive Certification from COAH for Rounds 1 and 2 from COAH. The Township received Substantive Certification for Round 2 on December 15, 2004. The Township's prior round obligation was 20 units. The Township addressed its prior round obligation through the establishment of two (2) three-bedroom group homes and a Regional Contribution Agreement with the City of Hoboken.

Green Township's second most recent prior Housing Element and Fair Share Plan was adopted on December 11, 2008. It was submitted to COAH on December 31, 2008 for Third Round Substantive Certification. The Township received a determination of completeness on January 14, 2009. No objections were received on the Housing Elements and Fair Share Plan during the public comment period. The plan outlined how the Township affirmatively addressed its affordable housing obligation.

Following the submission, on October 8, 2010, the Appellate Division invalidated COAH's Rules in In re Adoption of N.J.A.C. 5:96 & 5:97 by the New Jersey Council on Affordable Housing, 416 N.J. Super. 462 (App. Div. 2010). The decision stated, among other things, that growth share methodology was invalid, and directed COAH to adopt rules utilizing methodologies similar to those used in the first and second round rules.

On September 26, 2013, the Supreme Court affirmed the Appellate Division's 2010 Decision and remanded COAH to undertake new rulemaking based on COAH's prior round rules and methodologies. COAH failed to formally adopt amended Third Round rules. The Supreme Court on March 10, 2015 ordered the following:

- a) The Fair Housing Act's exhaustion of administrative remedies requirements is dissolved and the Courts may resume their role as the forum of first resort for evaluating municipal compliance with Mount Laurel obligations.
- b) The effective date of the Order was delayed until June 8, 2015.
- c) Municipalities that were under COAH's administrative review were permitted to file declaratory judgment actions with the Court by July 8, 2015.

Green Township filed a declaratory judgment filing on June 30, 2015.

Third Round

In 2016, Green Township adopted a revised Housing Element and Fair Share Plan, which provided a framework for the Township to achieve its fair share of present and prospective regional need for low- and moderate-income housing. On September 29, 2016, the Township and Fair Share Housing Center agreed to a settlement with Fair Share Housing Center. In the Housing Element and Fair Share Plan, adopted on October 18, 2016, the Township addressed its third-round obligations until 2025 through a durational adjustment, accessory apartments, supportive housing, and other mechanisms.

To determine its share of the regional present and prospective need for affordable housing, Green Township utilized the methodology provided in the 2015 report "New Jersey Low- and Moderate-Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-

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1999) Methodology," prepared by David N. Kinsey, PhD, FACIP, PP, for the Fair Share Housing Center (hereafter, the "Kinsey Report"). The Kinsey Report identified a Third Round Net Prospective Need for the period of 1999-2025 for Green Township of 145 units and a rehabilitation share of 0 units. However, Fair Share Housing Center reduced the prospective need obligation by 30 percent through the settlement, which provided for a prospective need total of 102 units.

Additionally, the Township proposed a durational adjustment pursuant to N.J.A.C. 5:93-4.1-4.3 based upon the lack of adequate sewage capacity and lack of other infrastructure within the Township. Green Township applied an 82-unit durational adjustment due to a complete lack of public water and sewer available in the Township. The Township proposed mechanisms to address a portion of its Third Round obligation of 102 units pursuant to N.J.A.C. 5:93-4.3 through a total of 20 credits that do not rely on the availability of water and sewer. The remaining 82 units not addressed in the plan for the Third Round will be addressed if and/or when public sewer and water become available.

Figure 2. Summary of Green Township's Fair Share Plan

Mechanism	Project Name	Description	Units/Credits
Third Round			
Inclusionary Zoning	Greenfield Hills	Family for-sale	5
Prior Round Credits	RCA Hoboken	RCA	2
Accessory Apartments		Family rental	5
Market to Affordable		Family for-sale	5
Supportive Housing	Willow Glenn Academy	Group Home for disabled adults	3
Third Round Subtotal			20
Prior Round			
Regional Contribution Agreement	RCA Hoboken	RCA	11
Supportive Housing	Center for Humanistic Change	Group home for disabled adults	3
Bonus		Rental bonus credit	3
Supportive Housing	Community Options	Group home for disabled adults	3
Prior Round Subtotal			20
Summary			
Total Units/Credits Provided			40
Third Round Obligation			102
Durational Adjustment			82*
<i>*82 units will be addressed if/when water and sewer become available; 20 units are proposed in the plan pending funding availability</i>			

Fourth Round

On March 20, 2024, Governor Murphy signed into law Bill A4/S50 (P.L. 2024, c.2), which set forth the rules and regulations governing the Fourth Round (2025-2035) of affordable housing obligations in New Jersey. This law abolished COAH and shifted implementation of the Fair Housing Act to the New Jersey Department of Community Affairs (DCA), creating the Affordable Housing Dispute Resolution Program (the Program).

On October 18, 2024, the DCA prepared and submitted a non-binding report ("DCA Report")³ on the Fourth Round affordable housing fair share obligations for all municipalities within the State of New Jersey. The DCA indicated that Green Township's Fourth Round Present

³ NJ DCA, Affordable Housing Obligations for 2025-2035 (Fourth Round): Methodology and Background, October 2024.

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Need/Rehabilitation Obligation is four (4) units and a Prospective Need of 249 units.⁴ The FHA, as amended by P.L. 2024, c.2, ("Amended FHA") explicitly stated the DCA's numbers are non-binding. In response, Green Township's staff and professionals conducted a site-by-site analysis to confirm the developability of lands identified as such by the DCA. This resulted in a decrease of lands which are "vacant and developable" and a subsequent decrease to the Prospective Need Obligation to 91 units.

On January 22, 2025, pursuant to P.L. 2024, c.2, the Township Committee adopted Resolution 2025-49, committing to its fair share obligation for the Fourth Round (2025-2035). This Resolution set forth the obligation of four (4) Present Need (Rehabilitation) units and 91 Fourth Round Prospective Need (2025-2035) units. The Builder's Association filed an objection to the calculation made by Green Township, disputing the ability to remove parcels from the Township's Land Capacity Factor. The Township attend mediation with the Builder's Association through the Dispute Resolution Program ("the Program") but no settlement was made. The Program Judge, Honorable Thomas Brogan P.J. Cv. (Ret.), made the recommendation that the Township's number be returned to the DCA obligation of 249 units.

Timeline of Affordable Housing

August 10, 2004	Highlands Water Protection and Planning Act becomes effective, greatly diminishing the Township's availability to provide realistic opportunities for new development of affordable housing
December 15, 2004	Green Township received Substantive Certification from COAH for Round 2
December 2004	COAH adopts Third Round Rules
January 25, 2007	Appellate Division issued a decision requiring COAH revise Third Round Rules
July 17, 2008	Highlands Regional Master Plan adopted by the Highlands Council
September 5, 2008	Governor Corzine issues Executive Order 114, addressing the need for coordination between the Highlands Council and COAH
November 12, 2008	COAH grants extension to December 31, 2008 deadline to December 8, 2009 for any Highlands municipality
December 11, 2008	Green Township adopts Housing Element and Fair Share Plan
October 8, 2010	Appellate Division invalidates COAH's Rules – growth share methodology is invalid; COAH must adopt rules utilizing methodologies similar to those used in the First and Second Round Rules

⁴ The original calculated prospective need was 265 units. However, the Fair Housing Act states, "The municipality may in its plan lower its prospective need obligation to the extent necessary to prevent establishing a prospective need obligation that required the municipality to provide a realistic opportunity for more than 1,000 housing units, after the application of any excess credits, or to prevent a prospective need obligation that exceeds 20 percent of the total number of households in a municipality according to the most recent federal decennial census, not including any prior round obligation." Per the Decennial Census Table DP1, Green Township has a total number of households of 1,244. 20 percent of this figure is 248.8, resulting in a capped obligation of 249 units.

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September 26, 2013	Supreme Court affirms October 2010 decision, remands COAH to undertake new rulemaking based on Prior Round Rules and Methodologies
March 10, 2015	Supreme Court divests COAH of jurisdiction of affordable housing and municipalities must file declaratory judgment actions with the Court by July 8, 2015
June 30, 2015	Green Township filed a declaratory judgement
September 29, 2016	Green Township and Fair Share Housing Center agreed to a settlement of Mount Laurel litigation
October 18, 2016	Green Township adopted a revised Housing Element and Fair Share Plan, addressing its third-round obligations until 2025
March 20, 2024	Governor Murphy signs Bill A4/S50 (P.L. 2024, c.2), which sets forth the rules for the Fourth Round of affordable housing in New Jersey and creates the Affordable Housing Dispute Resolution Program
October 18, 2024	The NJ Department of Community Affairs publishes non-binding present and prospective need obligations
January 2025	Green Township conducts a site-by-site analysis to confirm the developability of lands identified as such by the DCA
January 22, 2025	Green Township adopts Resolution 2025-49 adopting Fourth Round affordable housing obligations (4 Present Need units and 91 Prospective Need units)
February 2025	New Jersey Builders Association and Fair Share Housing Center object to the reduction of Prospective Need units, affirming the original 249 units

1.4 Purpose and Goals

The purpose of this Housing Element and Fair Share Plan is to provide a realistic opportunity to address the housing needs of Green Township residents across all income levels. This plan proposes multiple opportunities to develop a variety of housing types to meet these needs, which can be integrated into the existing land use pattern and character of the Township. This Plan has been prepared to meet the requirements of the Municipal Land Use Law (MLUL), Fair Housing Act (FHA), the New Jersey State Development and Redevelopment Plan (SDRP), and Bill A4/S50 (P.L. 2024, c.2).

This Housing Element and Fair Share Plan supports the goals of the Township's 2018 Master Plan Reexamination:

1. Providing adequate housing facilities meeting minimum standards of health and safety to satisfy the needs of all income groups, especially low and moderate-income households.
2. Preserving existing affordable housing and establishing criteria for the provision of additional units, maintaining Township standards on development while concurrently meeting standards required to provide reasonable opportunities for low- and moderate-income households.

1.5 Contents of the Plan

Municipal Land Use Law (N.J.S. § 52:27D-310) and the Fair Housing Act (P.L. 1985, c.222) require that the Housing Element and Fair Share Plan include the following:

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- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L. 2021, c. 273 (C.52:27D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L. 2004, c. 120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and

- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

2. Demographic Characteristics

2.1 Population

Population Change, 1990-2020

In 1990, Green Township had a population of 2,709, with increases for each decade thereafter. However, the rate of change decreased dramatically with an 18.9% increase between 1990 and 2000, an 11.8% increase between 2000 and 2010, and only a 0.7% increase between 2010 and 2020. By 2020, the Township had a population of 3,627, representing a total increase of 918 residents since 1990. Compared to the growth rate of Sussex County and New Jersey, Green Township saw much higher growth rates between 1990 and 2010. Between 2010 and 2020, the Township mirrored the sharp reduction of growth rates in Sussex County, which were much lower than that of New Jersey. With an increase of only 26 people between 2010 and 2020, the Township population is likely to remain relatively stable with only slight year-over-year increases from infill and single lot development.

Table 1. Population Change, 1990 - 2020

	1990	% Change	2000	% Change	2010	% Change	2020
Green Township	2,709	18.9%	3,220	11.8%	3,601	0.7%	3,627
Sussex County	130,943	10%	144,166	4%	149,265	-3%	144,221
New Jersey	7,730,188	9%	8,414,347	4%	8,791,894	6%	9,288,994

Sources:

U.S. Census Bureau. (2010). POPULATION AND HOUSING UNITS: 1990 TO 2010; AND AREA MEASUREMENTS AND DENSITY: 2010.

U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. Decennial Census, *Profile of General Population and Housing Characteristics, Table DP1*.

Age

In 2020, Green Township's largest age cohort was 45 to 54 years (16.2%), followed by 35 to 44 years (10.9%) and 65 to 74 years (10.0%). However, if you combine the 5-year age cohorts to compare similar 10-year age groups, then the largest age cohorts in 2020 would be as follows: 1) 45 to 54 years (16.2%); 2) 15 to 24 years (14.1% - new calculation); 3) 55 to 64 years (13.2% - new calculation); 4) 5 to 14 years (12.8% - new calculation); and 5) 35 to 44 years (10.9%). As illustrated in **Figure 3**, the Township is seeing increases in its older and young adult populations.

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Table 2. Age, 2000 - 2020

Age	2000	%	2010	%	2020	%
Total Population	3,220	100.0	3,568	100.0	3,627	100.0
Under 5 years	254	7.9	231	6.5	169	4.7
5 to 9 years	278	8.6	378	10.6	208	5.7
10 to 14 years	307	9.5	308	8.6	259	7.1
15 to 19 years	219	6.8	303	8.5	290	8.0
20 to 24 years	96	3.0	87	2.4	222	6.1
25 to 34 years	386	12.0	99	2.8	313	8.6
35 to 44 years	634	19.7	690	19.3	394	10.9
45 to 54 years	571	17.7	701	19.6	587	16.2
55 to 59 years	185	5.7	251	7.0	330	9.1
60 to 64 years	97	3.0	196	5.5	148	4.1
65 to 74 years	102	3.2	162	4.5	362	10.0
75 to 84 years	72	2.2	120	3.4	174	4.8
85 years and over	19	0.6	42	1.2	42	1.2

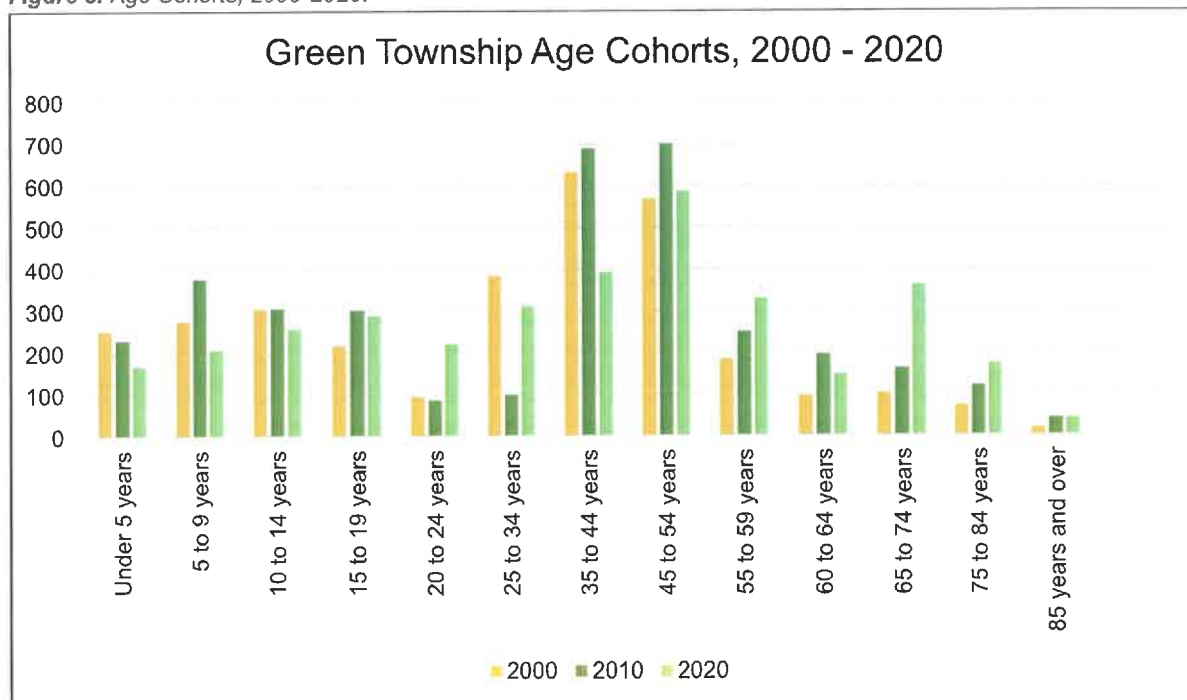
Sources:

2000: United States Census Bureau, 2000 Decennial Census, DP1, Profile of General Demographic Characteristics.

2010: United States Census Bureau, 2010 American Community Survey, DEMOGRAPHIC AND HOUSING ESTIMATES, 5-year Estimates Data Profile, DP05.

2020: United States Census Bureau, 2020 Decennial Census, DP1, Profile of General Demographic Characteristics.

Figure 3. Age Cohorts, 2000-2020.



Sources:

U.S. Census Bureau. (2000). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. Decennial Census, DEC Demographic Profile, Table DP1.

U.S. Census Bureau. (2010). DEMOGRAPHIC AND HOUSING ESTIMATES. American Community Survey, ACS 5-Year Estimates Data Profile, DP05.

U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. Decennial Census, DEC Demographic Profile, Table DP1.

Household Size and Type

Between 2000 and 2020, the U.S. Decennial Census reported an increase in occupied housing units, where 1,046 units were reported in 2000 and 1,244 in 2020. One-person, two-person, and three-person households increased between each decade. Four-or-more-person households saw an increase from 2000 to 2010, but a decrease from 2010 to 2020. Two-person households and four-or-more-person households comprise most of the Township, each accounting for a third of the household stock. Three-person and especially one-person households are less common. Given the age cohort demographics above, this may indicate that Green Township is comprised of older couples who are well-established in the community, as well as a trend for multi-generational housing such as young adults still living with their parents or older adults moving in with their children. Across the County and State, there has been a gradual increase in the number of occupied housing units from 2000 to 2020 where one-, two-, and three-person households grew while the four-or-more-person households declined.

Table 3. Household Size, 2000-2020

Household Size	2000	%	2010	%	2020	%
Total households (Green Township)	1,046	100.0%	1,181	100.0%	1,244	100.0%
1-person household	115	11.0%	132	11.2%	164	13.2%
2-person household	328	31.4%	387	32.8%	426	34.2%
3-person household	224	21.4%	230	19.5%	246	19.8%
4-or-more-person household	379	36.2%	432	36.6%	408	32.8%
Total households (County)	50,831	100.0%	54,752	100.0%	55,915	100.0%
1-person household	9,595	18.9%	11,482	21.0%	13,056	23.3%
2-person household	15,742	31.0%	17,807	32.5%	19,604	35.1%
3-person household	9,361	18.4%	10,100	18.4%	9,690	17.3%
4-or-more-person household	16,133	31.7%	15,363	28.1%	13,565	24.3%
Total households (State)	3,064,645	100.0%	3,214,360	100.0%	3,426,102	100.0%
1-person household	751,353	24.5%	811,221	25.2%	876,661	25.6%
2-person household	927,354	30.3%	957,682	29.8%	1,026,368	30.0%
3-person household	531,987	17.4%	558,029	17.4%	592,617	17.3%
4-or-more-person household	853,951	27.9%	887,428	27.6%	930,456	27.2%

Sources:

U.S. Census Bureau. (2000). HOUSEHOLD SIZE. *Decennial Census, DEC Summary File 1, Table H13*.U.S. Census Bureau. (2010). HOUSEHOLD SIZE. *Decennial Census, DEC Summary File 1, Table H13*.U.S. Census Bureau. (2020). HOUSEHOLD SIZE. *Decennial Census, Demographic and Housing Characteristics, Table H9*.**Table 4. Occupants per Room, 2000-2020**

Occupied housing units	2000	%	2010	%	2020	%
Total units	1,042	100.0%	1,175	100.0%	1,194	100.0%
1.00 occupant or less per room	1,029	98.8%	1,175	98.8%	1,194	100.0%
1.01 to 1.50 occupants per room	9	0.9%	0	1.2%	0	0.0%
1.51 or more occupants per room	4	0.4%	0	0.0%	0	0.0%

Sources:

U.S. Census Bureau. (2000). PROFILE OF SELECTED HOUSING CHARACTERISTICS. *Decennial Census, DEC Summary File 4, Table DP4*.U.S. Census Bureau. (2010). TENURE BY OCCUPANTS PER ROOM. *ACS 5-Year Estimates Subject Tables, Table B25014*.U.S. Census Bureau. (2020). OCCUPANCY CHARACTERISTICS. *ACS 5-Year Estimates Subject Tables, Table S2501*.

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Table 5. Household Type by Relationship, 2020

Household Type by Relationship	Count	%
Total population	3,627	100.0
In households	3,619	99.8
Householder	1,248	34.4
Male	680	18.7
Female	568	15.7
Opposite-sex spouse	871	24.0
Same-sex spouse	5	0.1
Opposite-sex unmarried partner	67	1.8
Same-sex unmarried partner	5	0.1
In group quarters	8	0.2
Institutionalized population	0	0.0
Noninstitutionalized population	8	0.2

Source:

U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, DEC Demographic and Housing Characteristics, Table DP1.*

Income

The median household income in Green Township in 2020 was \$147,222 with most households (27.2%) earning \$200,000 or more. Since 1999, the median household income has risen sharply increasing 74.1% in about two decades. Some of this increase may be attributed to larger household sizes, where many adults are earning income. Less than 10% of households earn less than \$50,000. Green Township's household income was significantly higher year-over-year than the County and State.

Table 6. Income in the Past 12 Months, 1999 - 2020

Household Income	Percent of Households		
	1999	2010	2020
Total Households	1,043	1,175	1,194
Less than \$10,000	1.2%	0.6%	0.7%
\$10,000 to \$14,999	2.3%	2.5%	1.5%
\$15,000 to \$24,999	2.4%	4.6%	1.6%
\$25,000 to \$34,999	4.4%	2.6%	3.9%
\$35,000 to \$49,999	8.1%	12.2%	1.4%
\$50,000 to \$74,999	22.1%	12.3%	12.3%
\$75,000 to \$99,000	22.1%	12.8%	12.6%
\$100,000 to \$149,999	17.9%	29.4%	19.3%
\$150,000 to \$199,999	12.8%	8.3%	19.3%
\$200,000 or more	6.7%	14.8%	27.2%
Green Township Median household income	\$84,847	\$103,693	\$147,722
Sussex County Median household income	\$65,266	\$84,115	\$96,222
New Jersey Median household income	\$55,146	\$67,681	\$85,245

Sources:

U.S. Census Bureau. (2000). PROFILE OF SELECTED ECONOMIC CHARACTERISTICS: 2000. *Decennial Census, DEC Summary File 4 Demographic Profile, Table DP3.*

U.S. Census Bureau. (2010). INCOME IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS). *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901.*

U.S. Census Bureau. (2020). INCOME IN THE PAST 12 MONTHS (IN 2020 INFLATION-ADJUSTED DOLLARS). *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901.*

2.2 Employment Characteristics

Workforce

In 2020, the ACS reported that Green Township has a population aged 16 and older of 2,966. Of this number, 1,943 were in the labor force,⁵ with 148 individuals reported as unemployed, resulting in an unemployment rate of 7.6%. Green Township's unemployment rate is greater than that of the County (5.3%) and State (5.8%).

Table 7. Employment Status, 2020

Employment Status	Estimate	%
Population 16 years and older	2,966	100.0
In labor force	1,943	65.5
Civilian labor force	1,943	65.5
Employed	1,795	60.5
Unemployed	148	5.0
Armed Forces	0	0.0
Not in labor force	1,023	34.5
Unemployment rate (Green Township)	7.6%	
Unemployment rate (Sussex County)	5.3%	
Unemployment rate (State)	5.8%	

Source:
U.S. Census Bureau. (2020). SELECTED ECONOMIC CHARACTERISTICS. American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03.

Commuting Characteristics

According to the 2020 ACS, most of the Township's employed population worked within New Jersey (96.3%). However, only 32% worked within Sussex County. As a Township that borders Warren County and is close to Route 80, most of its employed population may be working in job-concentrated centers towards the south and east, making this municipality somewhat of a "commuter town."

When commuting to work, the vast majority (87.9%) of workers took a car, truck, or van, and 82% of those who did, drove alone. This trend is similar to that of the County (88.7%), but not the State which saw 69.6 percent of workers commute via car, truck, or van. The mean travel time for all workers in 2020 was 29.5 minutes.

⁵ According to the United States Census Bureau Glossary, "The labor force includes all people classified in the civilian labor force, plus members of the U.S. Armed Forces (people on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard). The civilian labor force consists of people classified as employed or unemployed."

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Table 8. Commuting Characteristics, 2020

Commuting Characteristics	Estimate
Workers 16 years and over	1,771
Did not work from home	1,724
Means of transportation to work	%
Car, truck, or van	94.9%
Drove alone	89.9%
Carpooled	4.9%
Public transportation (excluding taxicab)	0.8%
Walked	1.5%
Bicycle	0.0%
Taxicab, motorcycle, or other means	0.2%
Worked from home	2.7%
Place of work	%
Worked in state of residence	96.3%
Worked in county of residence	32.0%
Worked outside county of residence	64.3%
Worked outside state of residence	3.7%
Travel time to work	%
Less than 10 minutes	12.7%
10 to 14 minutes	4.1%
15 to 19 minutes	16.4%
20 to 24 minutes	14.4%
25 to 29 minutes	8.7%
30 to 34 minutes	12.8%
35 to 44 minutes	4.7%
45 to 59 minutes	15.6%
60 or more minutes	10.7%
Mean Travel time to work (minutes)	29.5

Source:
U.S. Census Bureau. (2020). COMMUTING CHARACTERISTICS BY SEX. American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0801.

Employment by Industry

Of the Township's 1,795 residents that were employed in 2020, most (32.8%) worked within educational services, and health care and social assistance; followed by professional, scientific, management, administrative and waste management services (15.8%); and retail trade (9.4%).

Of Sussex County's 75,433 residents employed in 2020, most (23.2%) worked within educational services, and health care and social assistance; followed by professional, scientific, management, administrative and waste management services (13.5%); retail trade (12.1%); and manufacturing (9.1%).

Green Township mirrors the State's three (3) largest industries wherein most residents (24.1%) worked within educational services, and health care and social assistance; followed by professional, scientific, management, administrative and waste management services (13.7%); and retail trade (10.7%). The next State industry category was finance and insurance, and real estate, and rental and leasing (8.5%) whereas Green Township's fourth category was construction (6.4%).

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Table 9. Industries of Employment, 2020

Industry	Estimate	%
Civilian employed population 16 years and over	1,795	100.0%
Educational services, and health care and social assistance	588	32.8%
Professional, scientific, and management, and administrative and waste management services	283	15.8%
Retail trade	168	9.4%
Construction	114	6.4%
Manufacturing	114	6.4%
Arts, entertainment, and recreation, and accommodation and food services	96	5.3%
Finance and insurance, and real estate and rental and leasing	95	5.3%
Other services, except public administration	95	5.3%
Public administration	90	5.0%
Transportation and warehousing, and utilities	43	2.4%
Agriculture, forestry, fishing and hunting, and mining	39	2.2%
Wholesale trade	36	2.0%
Information	34	1.9%

Source: U.S. Census Bureau. (2020). SELECTED ECONOMIC CHARACTERISTICS. American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03.

3. Housing Characteristics

3.1 Inventory of Housing Stock

Housing Occupancy and Tenure

In 2020, the Decennial Census reported a total of 1,291 housing units. Of this number, 1,244 (96.4%) were occupied. More specifically, 92.3% of the units were owner-occupied, with the remaining 7.7% being renter-occupied. Green Township's homeowner vacancy rate was 1.1% and the rental vacancy rate was 4.0%. However, Sussex County and New Jersey differ from Green Township in which there are less occupied housing units and more vacant housing units. Additionally, the homeowner vacancy rate for the County (2.2%) and State (1.5%) is greater than Green Township's 2020 rate. The County and State rental vacancy rates are 6.8% and 5.7% respectively.

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Table 10. Housing Occupancy and Tenure, 2020

Housing Occupancy and Tenure	Estimate	%
Green Township		
Total housing units	1,291	100.0%
Occupied housing units	1,244	96.4%
Owner-occupied	1,148	92.3%
Renter-occupied	96	7.7%
Vacant housing units	47	3.6%
Sussex County		
Total housing units	62,702	100.0%
Occupied housing units	55,915	89.2%
Owner-occupied	45,705	72.9%
Renter-occupied	10,210	16.3%
Vacant housing units	6,794	10.8%
New Jersey		
Total housing units	3,761,229	100.0%
Occupied housing units	3,426,102	91.1%
Owner-occupied	2,098,500	55.8%
Renter-occupied	1,327,602	35.3%
Vacant housing units	335,127	8.9%

Source: U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, DEC Demographic Profile, Table DP1.*

Vacancy Status

Of the 47 vacant housing units reported in the 2020 Decennial Census, most (1.5%) were categorized as “other vacant.” This category includes a variety of situations,⁶ as follows:

1. The owner does not want to rent or sell;
2. The owner is elderly and living in a nursing home or with family members;
3. The unit is being held for the settlement of an estate;
4. The unit is being renovated; or
5. The unit is being foreclosed.

The next highest category is “for sale only” at 1.0%, followed by “for seasonal, recreational, or occasional use” at 0.7%. There were only 13 properties actively for sale and four (4) properties for rent that were vacant in 2020 in Green Township.

Table 11. Vacancy Status, 2020

Vacancy Status	Estimate	%
Total vacant units	47	3.6%
For rent	4	0.3%
Rented, not occupied	0	0.0%
For sale only	13	1.0%
Sold, not occupied	2	0.2%
For seasonal, recreational, or occasional use	9	0.7%
Other vacant	19	1.5%

Source:
U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, DEC Demographic Profile, Table DP1.*

⁶ Kresin, M. “Other” Vacant Housing Units: An Analysis from the Current Population Survey/Housing Vacancy Survey.” U.S. Census Bureau, Social, Economic, and Housing Statistics Division. Retrieved from <https://www.census.gov/housing/hvs/files/qtr113/PAA-poster.pdf>.

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Units In Structure

Green Township is primarily single-family, detached housing units; these structures comprise 98.6% of the Township's housing stock. The next largest group was 2-unit structures (1.4%) and there were no structures comprised of 3-units or more. While Sussex County is also mostly comprised of single-family detached housing units (79.4%), the County has a greater overall variety of housing unit sizes.

Table 12. Units In Structure, 2020

Units In Structure	Estimate	%
Total housing units	1,297	100.0%
1-unit, detached	1,279	98.6%
1-unit, attached	0	0.0%
2-units	18	1.4%
3 or 4 units	0	0.0%
5 to 9 units	0	0.0%
10 to 19 units	0	0.0%
20 or more	0	0.0%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%

Source:

U.S. Census Bureau. (2020). UNITS IN STRUCTURE. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table B25024.*

Year Structure Built

The 2020 ACS reported that structures built between 1980 and 1989 saw the largest number of housing units built (316 units, or 24.4% of the total housing stock) than any other period in Green Township. This was followed by 274 units, or 21.1% of the total housing stock, built between 1990 and 1999.

Table 13. Year Structure Built

Year Structure Built	Estimate	%
Total	1,297	100.0%
Built 2014 or later	0	0.0%
Built 2010 to 2013	0	0.0%
Built 2000 to 2009	198	15.3%
Built 1990 to 1999	274	21.1%
Built 1980 to 1989	316	24.4%
Built 1970 to 1979	209	16.1%
Built 1960 to 1969	115	8.9%
Built 1950 to 1959	68	5.2%
Built 1940 to 1949	12	0.9%
Built 1939 or earlier	105	8.1%

Source:

U.S. Census Bureau. (2020). YEAR STRUCTURE BUILT. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25034.*

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3.2 Costs and Value

There are numerous methods by which to view the value of Green Township's housing stock. The ACS provided counts for the following items: Selected Monthly Owner Costs (SMOC), the values of owner-occupied and renter-occupied units, and mortgage characteristics.

Selected Monthly Owner Costs

SMOC is a figure which consists of all costs associated with homeownership.⁷ In 2020, the ACS reported that the median SMOC for housing units with a mortgage in Green Township was \$3,299. For those units without a mortgage, the median SMOC was \$1,233. Most (55.8%) owners of housing units with a mortgage had an SMOC of \$3,000 or more, and most (76.4%) owners of units without mortgages had ownership-related expenses of more than 1,000 per month. These selected monthly owner costs were greater than those of both the County and State.

Table 14. *Selected Monthly Owner Costs (SMOC), 2020*

SMOC	Count (Green Township)	%	Count (Sussex County)	%	Count (State)	%
Housing units with a mortgage	894	100.0%	32,078	100.0%	1,382,654	100.0%
Less than \$500	0	0.0%	38	0.1%	2,772	0.2%
\$500 to \$999	2	0.2%	691	2.2%	34,504	2.5%
\$1,000 to \$1,499	29	3.2%	4,195	13.1%	138,116	10.0%
\$1,500 to \$1,999	103	11.5%	7,702	24.0%	253,824	18.4%
\$2,000 to \$2,499	118	13.2%	7,236	22.6%	275,392	19.9%
\$2,500 to \$2,999	143	16.0%	5,269	16.4%	231,946	16.8%
\$3,000 or more	499	55.8%	6,947	21.7%	446,100	32.3%
Median	\$3,299		\$2,236		\$2,476	
Housing units without a mortgage	225	100.0%	13,210	100.0%	711,773	100.0%
Less than \$250	0	0.0%	257	1.9%	14,747	2.1%
\$250 to \$399	0	0.0%	253	1.9%	18,836	2.6%
\$400 to \$599	0	0.0%	1,012	7.7%	48,655	6.8%
\$600 to \$799	17	7.6%	2,698	20.4%	96,262	13.5%
\$800 to \$999	36	16.0%	3,207	24.3%	136,283	19.1%
\$1,000 or more	172	76.4%	5,783	43.8%	396,990	55.8%
Median	\$1,233		\$950		\$1,062	

Source:

U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.*

⁷ According to the United States Census Bureau Glossary, "Selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Listing the items separately improves accuracy and provides additional detail."

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Value

The ACS reported a median value of owner-occupied housing units as \$383,300 in 2020. Over half (52.2%) of the owner-occupied units in the Township had a value of between \$300,000 to \$499,999. The County had a median value of owner-occupied housing units of \$271,500 and New Jersey had a median value of \$343,500. The median value of owner-occupied housing units is higher in Green Township compared to Sussex County and New Jersey. The ACS also reported a median value of renter-occupied housing units as \$2,131 in 2020.

Table 15. Value of Occupied Units, 2020

Value of Occupied Units	Estimate	%
Owner-occupied units	1,119	100.0%
Less than \$50,000	0	0.0%
\$50,000 to \$99,000	0	0.0%
\$100,000 to \$149,999	10	0.9%
\$150,000 to \$199,999	11	1.0%
\$200,00 to \$299,999	246	22.0%
\$300,000 to \$499,999	584	52.2%
\$500,000 to \$999,999	256	22.9%
\$1,000,000 or more	12	1.1%
Median	\$383,300	
Occupied Units Paying Rent	67	100.0%
Less than \$500	0	0.0%
\$500 to \$999	13	19.4%
\$1,000 to \$1,499	12	17.9%
\$1,500 to \$1,999	3	4.5%
\$2,000 to \$2,499	21	31.3%
\$2,500 to \$2,999	0	0.0%
\$3,000 or more	18	26.9%
Median	\$2,131	
No rent paid	8	-

Source:
U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.*

Rent vs. Household Income

Table 16. Gross Rent as a Percentage of Household Income (GRPI), 2020

Value of Occupied Units	Estimate	%
Occupied Units Paying Rent	67	100.0%
Less than 15.0 percent	12	17.9%
15.0 to 19.9 percent	0	0.0%
20.0 to 24.9 percent	13	19.4%
25.0 to 29.9 percent	3	4.5%
30.0 to 34.9 percent	0	0.0%
35.0 percent or more	39	58.2%
Not computed	8	-

Source:
U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.*

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3.3 Housing Units Capable of Being Rehabilitated

Housing In Need of Rehabilitation

The ACS estimated that in 2020, there were 17 occupied housing facilities with no telephone service, eight (8) that lacked complete plumbing facilities, and eight (8) that lacked complete kitchen facilities in Green Township. Compared to the Township, the County had slightly smaller rates of occupied housing units that lacked these characteristics.

Table 17. Housing In Need of Rehabilitation, 2020

Facilities	Estimate	%
Green Township		
Occupied housing units	1,194	100.0%
Lacking complete plumbing facilities	8	0.7%
Lacking complete kitchen facilities	8	0.7%
No telephone service available	17	1.4%
Sussex County		
Occupied housing units	54,166	100.0%
Lacking complete plumbing facilities	60	0.1%
Lacking complete kitchen facilities	174	0.3%
No telephone service available	523	1.0%

Source:

United States Census Bureau, 2020. *American Community Survey, 5-Year Estimates. Data Profiles, Table DP04.*

3.4 Projection of Housing Stock

Housing Units Certified

Table 18. Housing Units Certified, 2004 - 2024

Year	1&2 Family	Multi	Mixed-use	Total
2004	17	0	0	17
2005	11	0	0	11
2006	14	0	0	14
2007	15	0	0	15
2008	8	0	0	8
2009	6	0	0	6
2010	3	0	0	3
2011	2	0	0	2
2012	7	0	0	7
2013	2	0	0	2
2014	7	0	0	7
2015	2	0	0	2
2016	7	0	0	7
2017	5	0	0	5
2018	3	0	0	3
2019	0	0	0	0
2020	3	0	0	3
2021	1	0	0	1
2022	0	0	0	0
2023	1	0	0	1
Sept 2024 YTD	0	0	0	0
Total	114	0	0	114

Source:

New Jersey Department of Community Affairs, Housing Units Certified, 2000 - 2024

Since 2004, there have been 114 housing units that have received certificates of occupancy, according to the New Jersey Department of Community Affairs (DCA) Construction Reporter. Of these certifications, 100% were issued for 1- and 2-family homes. The Township lacks multi-family and mixed-use housing developments.

Land Use Board Approvals

New residential projects have been extremely rare in the Township in recent years. The Land Use Board approved one (1) residential-related project in 2023 and 2024 that may not yet be reflected in the DCA's certificate of occupancy reporting. This was a Minor Subdivision Plan regarding Block 24, Lot 6, which resulted in a new 3-acre Lot 6.01 for residential purposes. The Applicant intended to submit a building permit for the construction of a single-family dwelling on Proposed Lot 6.01.

Land Available for New Construction and Redevelopment

The potential for large-scale new development in the Township is restricted by a lack of developable land and/or there is a severe lack of sewer and water infrastructure to support new development. Looking at historic trends combined with the limited availability of developable land in the Township, it is unlikely there will be substantive increases in the number of new housing units.

However, there is one (1) lot located in the southern part of the Township, which may pose an opportunity for affordable housing, considering part of the lot has sewer infrastructure. Block 34, Lot 18 has frontage along County Route 517, also known as Decker Pond Road, and has existing sewer infrastructure closest to the road. The lot is comprised of farmland and is part of the AR-5/2 Agricultural Residential District described below. The lot is owned by the New Jersey Conference of Seventh-day Adventists, which has an existing church and school located on adjacent Lot 18.02.

Residential Zones

The development of future housing stock is influenced by many factors, including availability of necessary infrastructure, such as sewer and water, zoning regulations, and environmental resource constraints.

AR-5/2 Agricultural Residential District

The purpose of the AR-5/2 Agricultural Residential District is to provide areas within the Township where agricultural, horticultural, and residential uses can be developed in conjunction with one another; to reduce the conflict between such uses; and protect existing agricultural operations. The AR-5/2 District covers the largest area of the Township and provides for various agricultural and horticultural uses. Single-family detached dwelling units; public parks, recreation areas, and open spaces; and municipally owned or operated facilities are the permitted uses in this zone. This zone also provides standards for properties where horses or other large animals are kept. The AR-5/2 District required a minimum lot size of 2.0 acres to promote development on smaller lots with an average density of 5.0 acres.⁸

R-1 Residential District

The purpose of the R-1 Residential District is to preserve the moderately forested character of this section of the Township and, at the same time, provide areas for single-family residential development and related uses with a minimum 1.0-acre lot size. The R-1 District permits single family residences; public parks, recreation areas, and open space areas; and municipally owned or operated facilities. The R-1 District requires a 1.0-acre

⁸ The 2025 Master Plan Update proposes this District be changed to the AR-5/1 Agricultural Residential District, which would require a minimum lot size of 1.0-acre to promote development on smaller lots with an average density of 5.0 acres.

minimum lot size. This zone is located in the central portion of the Township at the intersection of Wolf's Corner Road (CR 511) and encompasses approximately 217.7 acres (2.1%) of the Township's land.

R-1.5 Residential District

The purpose of the R-1.5 Residential District is to preserve the lake residential and community character of the Lake Tranquility section of the Township. The R-1.5 District requires a 1.5-acre minimum lot size.⁹

Multigenerational Housing

P.L. 2021, c. 273 established the Multigenerational Family Housing Continuity Commission (the Commission) and assigned the Commission the responsibility of preparing and adopting, "...recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas" (N.J.S.A. 52:27D-329.20f[1]). Municipalities are now required to provide an analysis of the extent to which local ordinances advance or detract from these recommendations. At the time this Housing Element and Fair Share Plan is being prepared, no such recommendations have been published by the Commission. The Township does consider some methods for incorporating multigenerational housing, including accessory apartments and ECHO units.

⁹ The 2025 Master Plan Update proposes this District be changed to the R-1.5/0.5 Residential District, which also includes the purpose of providing for improvements to residences on existing improved undersized lots. The proposed R-1.5/0.5 District proposes a 1.5-acre minimum lot size for new lots and new residential development. However, a 0.5-acre minimum lot size is proposed for existing developed residential properties, and appropriate bulk standards should be developed to permit improvements to existing residences in the District. Flag lots are proposed to be prohibited in this District to limit subdivisions of irregularly shaped properties.

4. Fair Share Plan

4.1 Introduction

The Municipal Land Use Law requires that the Housing Element include a determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate this need. This number is provided for each municipality throughout the state. Until March 2015, the task of providing the affordable housing obligation number for each municipality was with the Council on Affordable housing (COAH). From 2015 to 2025, the responsibility fell to the Courts. In 2025 and beyond, the responsibility has been shifted to the New Jersey Department of Community Affairs (DCA) and the Affordable Housing Dispute Resolution Program ("the Program").

4.2 Plan Purpose and Goals

Pursuant to the Fair Housing Act, a municipality must develop a Fair Share Plan to address its municipal housing obligation. Green adopted an Amended Housing Element and Fair Share Plan in 2008, and a new HEFSP in 2016. With the Third Round coming to an end in July 2025, the Township has revised its HEFSP to provide a framework for the Township to take affirmative steps towards providing a realistic opportunity to achieve its fair share of the present and prospective regional need for low- and moderate-income housing.

4.3 Determination of Housing Need

Prior Round Obligation (1987-1999)

The Prior Round Obligation was the municipality's new construction obligation for the period of 1987 to 1999. Green Township had a Prior Round obligation of 20 units, which were addressed through a Regional Contribution Agreement and several group homes. The Township received its Prior Round certification on December 15, 2004.

Table 19. Prior Round Affordable Housing Obligation (1987-1999)

Prior Round			
Project	Project Name	Description	Units/ Credits
Regional Contribution Agreement	RCA Hoboken	RCA	11
Supportive Housing	Center for Humanistic Change	Group home for disabled adults	3
Bonus		Rental bonus credit	3
Supportive Housing	Community Options	Group home for disabled adults	3
Prior Round Subtotal			20

Third Round Obligation (1999-2025)

The Third Round of affordable housing obligations encompassed the years 1999 through 2025. The Township's Third Round Rehabilitation (Present Need) was determined to be zero (0) units, and the Prospective Need (new construction) obligation was 145 units, per the Kinsey Report,¹⁰ and reduced by 30 percent as part of the Settlement Agreement, which results in a Third Round Prospective Need of 102 units.

The Township proposed a durational adjustment pursuant to N.J.A.C. 5:93-4.1-4.3. Based upon the lack of adequate sewage capacity and lack of other infrastructure within the Township, the

¹⁰ David N. Kinsey, PhD, FAICP, PP, "New Jersey Low- and Moderate-Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology," May 16, 202016.

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Township applied a durational adjustment of zero (0) units. Mechanisms to address 20 credits that do not rely on the availability of water and sewer were identified in the 2016 HEFSP. The remaining 82 units not addressed in the plan will be addressed if and/or when public sewer and water become available.

Table 20. Third Round Affordable Housing Obligation (1999-2025)

Third Round				
Mechanism	Project Name	Description	Units/Credits Proposed	Units/ Credits Completed
Inclusionary Zoning	Greenfield Hills	Family for-sale	5	0
Prior Round Credits	RCA Hoboken	RCA	2	2
Accessory Apartments		Family rental	5	0
Market to Affordable		Family for-sale	5	1
Supportive Housing	Willow Glen Academy	Group Home for disabled adults	3	3
Bonus Credits				2*
Third Round Subtotal			20	8
Summary				
Total Units/Credits			20	8
Third Round Obligation			102	102
Durational Adjustment			82	94

*25% of total completed – 2 rental bonuses for group home units.

4.4 Lands Available for New Construction and Redevelopment

Lack of Water and Sewer

As demonstrated in **Figure 3**, the Township does not have any capacity for sewer to support inclusionary development and thus is entitled to a durational adjustment in accordance with N.J.A.C. 5:93-4.3. The Township lacks public sewer and public water. It is unlikely that sewer service will become available within the Fourth Round period.

For Round Four, the municipality agrees to comply with N.J.A.C. 5:93-4.3 as follows:

1. In accordance with N.J.A.C. 5:93-4.3(c), the requirement to address the Fourth Round prospective need shall be deferred until adequate sewer is made available. The Township shall reserve and set aside new sewer capacity, if and when it becomes available, for low- and moderate-income housing on a priority basis. Municipal officials shall not oppose any applications to the Department of Environmental Protection (DEP) or its agent to provide water and/or sewer capacity.

4.5 Fourth Round Obligation (2025-2035)

On October 18, 2024, the DCA prepared and submitted a non-binding report ("DCA Report")¹¹ on the Fourth Round affordable housing fair share obligations for all municipalities within the State of New Jersey. The DCA indicated that Green Township's Fourth Round Present Need/Rehabilitation Obligation is **four (4) units** and the Township's Prospective Need is 249

¹¹ NJ DCA, Affordable Housing Obligations for 2025-2035 (Fourth Round): Methodology and Background, October 2024.

units.¹² The FHA, as amended by P.L. 2024, c.2, ("Amended FHA") explicitly stated the DCA's numbers are non-binding. In response, Green Township's staff and professionals conducted a site-by-site analysis to confirm the developability of lands identified as such by the DCA. This resulted in a decrease of lands which are "vacant and developable" and a subsequent decrease to the Prospective Need Obligation to 94 units.¹³ However, the Dispute Resolution Program recommended setting Green Township's Prospective Need Obligation at **249 units** following an objection from the New Jersey Builder's Association.

Fourth Round Mechanisms

The Township proposes a durational adjustment to all of its unmet Third Round and Fourth Round obligations with the exception of the rehabilitation program, but has several mechanisms in place to address the obligation should water and sewer become available.

Accessory Apartment Program

Green's Zoning Ordinance permits accessory apartments in all zoning districts, provided the units are affordable to low- and moderate-income households. These units will be deed-restricted with affordability controls for a minimum of ten (10) years, and shall be rented to low- or moderate-income households per the Amended FHA and UHAC regulations. Accessory apartments must comply with all applicable State statutes and regulations, as well as all building codes. The Township continues to propose the accessory apartment program to address 10 units of its Fourth Round obligation.

Group Home / Supportive Housing Program

The Township will support the development of two (2) supportive houses/group home, each with four (4) bedrooms for a total of 8 units. It is anticipated that all of these bedrooms will be occupied by very-low-income individuals. At least one group home will be available for occupancy by July 1, 2030. The Township plans to partner with supportive and special needs housing providers to create these units. The program will be funded by the Township's Affordable Housing Trust Fund.

Market-to-Affordable

The Township is proposing a five (5) unit market-to-affordable for-sale program in which the Township will either purchase or subsidize purchase of housing units to be sold to low- and moderate-income households. Housing units offered for sale will be new, pre-owned or vacant, and certified to be in sound condition as a result of an inspection performed by a licensed building inspector. The Township shall provide a minimum of \$25,000 per unit to subsidize each moderate-income unit and \$30,000 to subsidize each low-income unit, with additional subsidy, as may be necessary depending on market prices.

One (1) market to affordable unit was created during Round 3 through a cooperative effort with Habitat for Humanity, a dilapidated single-family residence was rehabilitated, deed restricted and sold as an affordable family unit.

¹² The original calculated prospective need was 265 units. However, the Fair Housing Act states, "The municipality may in its plan lower its prospective need obligation to the extent necessary to prevent establishing a prospective need obligation that required the municipality to provide a realistic opportunity for more than 1,000 housing units, after the application of any excess credits, or to prevent a prospective need obligation that exceeds 20 percent of the total number of households in a municipality according to the most recent federal decennial census, not including any prior round obligation." Per the Decennial Census Table DP1, Green Township has a total number of households of 1,244. 20 percent of this figure is 248.8, resulting in a capped obligation of 249 units.

¹³ J. Caldwell & Associates, LLC, Review of Land Capacity Factor and Prospective Need Obligation for Green Township, Sussex County, January 23, 2025.

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Mandatory Set-Aside Ordinance

The Township will also propose a mandatory affordable housing set-aside ordinance that would require any property in Green Township that is currently zoned for nonresidential uses and subsequently receives a zoning change or use variance; or approval of a redevelopment plan or amendment to a redevelopment plan to permit multi-family residential development; or a property that is currently zoned for residential uses and receives a zoning change or density variance or approval of a redevelopment plan or amendment to a redevelopment plan to permit multi-family residential development; which multi-family residential development will be constructed at a density of 6 or more units per acre and yield five (5) or more new dwelling units over and above the underlying or immediately preceding zoning, shall provide an affordable housing set-aside of 15 percent if the affordable units will be for rent and 20 percent if the affordable units will be for sale. This provision does not affect residential development on sites that are zoned for inclusionary residential development as part of the Township's Housing Element and Fair Share Plan, which are subject to the affordable housing set-aside requirements set forth in the applicable zoning. This requirement does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation on the part of the Township of Green to grant such rezoning, variance, or other relief. A property shall not be permitted to be subdivided so as to avoid compliance with this requirement.

Rehabilitation Program

The Township operates a self-funded program to rehabilitate substandard housing units occupied by low- and moderate-income households and may request funding from other sources to supplement the program. The purpose of a rehabilitation program is to rehabilitate substandard housing units occupied by low- and moderate-income households. A substandard housing unit is defined as a unit with health and safety code violations that require the repair or replacement of a major system, including weatherization, a roof, plumbing, heating, electricity, sanitary plumbing (including septic systems) and/or a load bearing structural system. Upon rehabilitation, housing deficiencies must be corrected and the house must be brought up to code standard. The Township proposes to rehabilitate at least four (4) units.

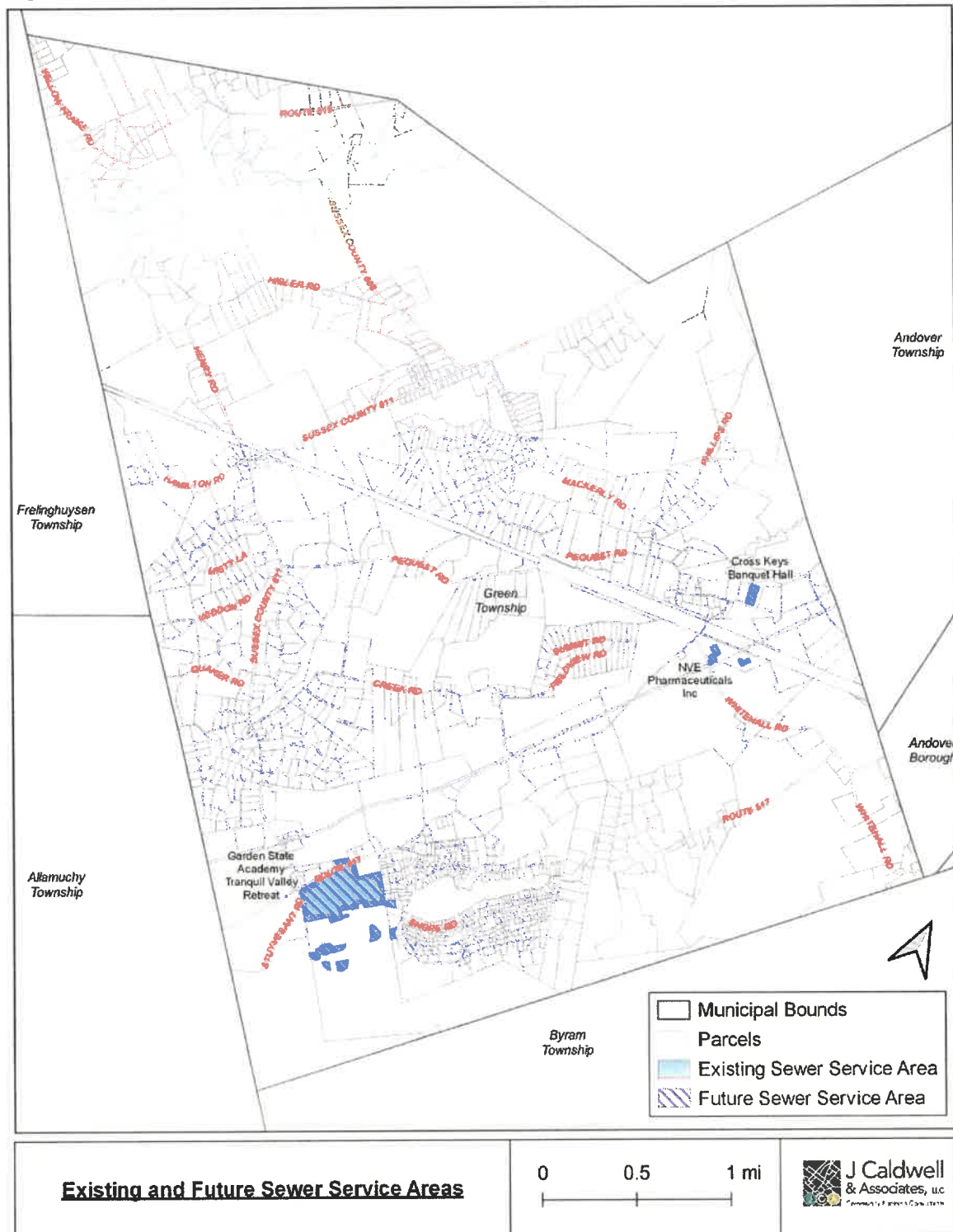
Lack of Water and Sewer

In this HEFSP, Green Township proposes several projects to be constructed as funds become available for its accessory apartment and market-to-affordable programs. The entirety of the obligation will be durationally adjusted due to a lack of public water and sewer infrastructure within the Township (**Figure 2**). While some small sewer service areas are shown on Figure 2, the sewer service areas represent locations with small package treatment plants, no public sewer service areas with availability for additional development. Likewise, there is no public water system available for development purpose in the Township. The Township proposes to apply the durational adjustment to its Fourth Round Prospective Need of 249 units and Third Round carryover Prospective Need of 94 units. The total durational adjustment is 343 units. These units will be addressed if and when water and sewer become available.

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Figure 2. Existing and Future Sewer Service Areas



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Table 21. Fourth Round Affordable Housing Obligation (2025-2035)

Summary of Fourth Round Fair Share Plan Township of Green, Sussex County				
Project Name	Type	Units	Bonuses	Total Credits
Third Round Carryover of Durationally Adjusted Units				
Durational Adjustment		94	0	0
Fourth Round Obligation				
Prospective Need		249	0	0
Present Need		4	0	0
Total Prospective Need Obligation			343	
Durational Adjustment			343	
Accessory Apartment Program		10	0	0
Group Home/Supportive Housing		8	0	0
Market-to-Affordable		5	0	0
Fair Share Plan Total		23	0	0*
Third/Fourth Round Obligation				343
Durational Adjustment				343
Total Remaining Obligation				0
Maximum Senior – 30% (102units)				0
Minimum Family Housing – 50% (170 units)				0
Minimum Rental – 25% (85 units)				0
Minimum Family Rental – 50% of Rental (43 units)				0
Maximum Bonus Credits – 25% (85 units)				0
Rehabilitation Program				4

*Durationally adjusted programs are applied a credit of zero until developed.

Appendix A – Resolutions

Resolution # _____

**RESOLUTION ADOPTING MASTER PLAN
REEXAMINATION REPORT AND
HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2 which amended various provisions of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq. ("Amended FHA"); and

WHEREAS, the Amended FHA sets forth that the Fourth Round period of affordable housing obligations shall run from July 1, 2025 through June 30, 2035 ("Fourth Round" or "Round Four"); and

WHEREAS, the Amended FHA requires, among other things, that municipalities prepare and adopt a Housing Element & Fair Share Plan on or before June 30, 2025;

WHEREAS, the Land Use Board of the Township of Green, County of Sussex, State of New Jersey (the "Board"), reexamined its Master Plan pursuant to N.J.S.A. 40:55D-89 et seq. dated February 13, 2025; and

WHEREAS, as a result of that reexamination, and the passage of the Amended FHA, the Board has determined to adopt a Fourth Round Housing Element & Fair Share Plan for the Township of Green; and

WHEREAS, the Township Planner has prepared a Housing Element & Fair Share Plan which has been reviewed by the Board; and

WHEREAS, the Land Use Board of the Township of Green held a public hearing on the Housing Element & Fair Share Plan on June 12, 2025, for which the required public notice was duly provided pursuant to N.J.S.A. 40:55D-13; and

WHEREAS, the Board has determined that the Housing Element & Fair Share Plan is consistent with the goals and objectives of the municipal Master Plan and the implementation of same is in the public interest and promotes the general welfare; and

WHEREAS, by this Resolution, the Board hereby approves the 2025 Fourth Round Housing Element and Fair Share Plan.

NOW THEREFORE, BE IT RESOLVED, by the Land Use Board of the Township of Green, Sussex County, New Jersey, that the Board hereby adopts the Fourth Round Housing Element & Fair Share Plan for the Township of Green, dated June 12, 2025, prepared by J. Caldwell & Associates, LLC, which is attached hereto and incorporated herein. The Board Secretary is hereby directed to send a copy of the Housing Element & Fair Share Plan, and this Resolution, to the Sussex County Planning Board.



Rick Wilson / Land Use Board Vice Chair

I hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township of Green Land Use Board at a meeting held on June 12, 2025.



Kim Mantz, Land Use Board Secretary

Appendix B – Ordinances

Township of Green, NJ

§ 30-5.12. Development Fees for Affordable Housing. [Ord. No. 04-01; Ord. No. 05-15; Ord. No. 06-06; Ord. No. 2010-16; Ord. No. 2017-02]

a. Purpose.

1. In *Holmdel Builder's Association V. Holmdel Township*, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules.
2. Pursuant to P.L.2008, c.46 section 8 (N.J.S.A. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the council or court of competent jurisdiction and have a COAH-approved spending plan may retain fees collected from nonresidential development.
3. This subsection establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance P.L.2008, c.46, sections 8 and 32-38. Fees collected pursuant to this subsection shall be used for the sole purpose of providing low- and moderate-income housing. This subsection shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. 5:97-8.

b. Basic Requirements.

1. This subsection shall not be effective until approved by COAH pursuant to N.J.A.C. 5:96-5.1.
2. The Township of Green shall not spend development fees until COAH has approved a plan for spending such fees in conformance with N.J.A.C. 5:97-8.10 and N.J.A.C. 5:96-5.3.

c. Definitions. The following terms, as used in this subsection, shall have the following meanings:

AFFORDABLE HOUSING DEVELOPMENT — Shall mean a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100% affordable development.

COAH OR THE COUNCIL — Shall mean the New Jersey council on Affordable Housing established under the Act which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning consideration in the State.

DEVELOPER — Shall mean the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

DEVELOPMENT FEE — Shall mean money paid by a developer for the improvement of property as permitted in N.J.A.C. 5:97-8.3.

Township of Green, NJ

§ 30-5.12

§ 30-5.12

EQUALIZED ASSESSED VALUE — Shall mean the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1,5, and 6 of P.L.1973, c.123 (N.J.S.A. 54:1-35a through 54:1-35c).

GREEN BUILDING STRATEGIES — Shall mean those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

d. Residential Development Fees.

1. Imposed Fees.

- (a) Within the A1-10, AR5/3, NC, RB, R-1, R-1.5 zone districts, residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development provided no increased density is permitted.
- (b) When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers may be required to pay a development fee of 6% of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1 1/2% of the equalized assessed value on the first two units; and the specified higher percentage up to 6% of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

2. Eligible Exactions, Ineligible Exactions and Exemptions for Residential Development.

- (a) Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
- (b) Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.
- (c) Owner-occupied residential structures demolished and replaced as a result of a fire,

flood, or natural disaster shall be exempt from paying a development fee.

e. Nonresidential Development Fees.

1. Imposed Fees.

- (a) Within all zoning districts, nonresidential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements, for all new nonresidential construction on an unimproved lot or lots.
- (b) Nonresidential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for nonresidential purposes.
- (c) Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. land and improvement, at the time final Certificate of Occupancy is issued. If the calculation required under this section results in a negative number, the nonresidential development fee shall be zero.

2. Eligible Exactions, Ineligible Exactions and Exemptions for Non-residential Development.

- (a) The nonresidential portion of a mixed-use inclusionary or market rate development shall be subject to the 2.5% development fee, unless otherwise exempted below.
- (b) The 2.5% fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
- (c) Nonresidential developments shall be exempt from the payment of nonresidential development fees in accordance with the exemptions required pursuant to P.L.2008, c.46, as specified in the Form N-RDF "State of New jersey Non-Residential Development Certification/Exemption" Form. Any exemption claimed by a developer shall be substantiated by that developer.
- (d) A developer of a nonresidential development exempted from the nonresidential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the nonresidential development fee, in that event, within three years after that event or after the issuance of the final Certificate of Occupancy of the nonresidential development, whichever is later.
- (e) If a property which was exempted from the collection of a nonresidential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days

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of the termination of the property tax exemption. Unpaid nonresidential development fees under these circumstances may be enforceable by the Township of Green as a lien against the real property of the owner.

f. Collection Procedures.

1. Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the Construction Official responsible for the issuance of a building permit.
2. For nonresidential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" to be completed as per the instructions provided. The developer of a nonresidential development shall complete Form N-RDF as per the instructions provided. The Construction Official shall verify the information submitted by the nonresidential developer as per the instructions provided in the Form N-RDF. The Tax Assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
3. The Construction Official responsible for the issuance of a building permit shall notify the local Tax Assessor of the issuance of the first building permit for a development which is subject to a development fee.
4. Within 90 days of receipt of that notice, the Municipal Tax Assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
5. The Construction Official responsible for the issuance of a final Certificate of Occupancy notifies the local Assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
6. Within 10 business days of a request for the scheduling of a final inspection, the Municipal Assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
7. Should the Township of Green fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b of Section 37 of P.L.2008, c.46 (N.J.S.A. 40:55D-8.6).
8. 50% of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the Certificate of Occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of Certificate of Occupancy.
9. Appeal of Development Fees.
 - (a) A developer may Challenge residential development fees imposed by filing a

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challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest bearing escrow account by the Township of Green. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

- (b) A developer may challenge nonresidential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest bearing escrow account by the Township of Green. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

g. Affordable Housing Trust Fund.

1. There is hereby created a separate, interest-bearing housing trust fund to be maintained by the Technical Assistant - Land use for the purpose of depositing development fees collected from residential and nonresidential developers and proceeds from the sale of unites with extinguished controls.
2. The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 - (a) Payments in lieu of on-site construction of affordable units;
 - (b) Developer contributed funds to make 10% of the adaptable entrances in a townhouse or other multistory attached development accessible;
 - (c) Rental income from municipally operated units;
 - (d) Repayments from affordable housing program loans;
 - (e) Recapture funds;
 - (f) Proceeds from the sale of affordable units; and
 - (g) Any other funds collected in connection with the Township of Green's affordable housing program.
3. Within seven days from the opening of the trust fund account, the Township of Green shall provide COAH with written authorization, in the form of a three-party escrow agreement between the municipality, the bank, and COAH to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:97-8.139(b).
4. All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

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h. Use of Funds.

1. The expenditure of all funds shall conform to a spending plan approved by COAH. Funds deposited in the housing trust fund may be used for any activity approved by COAH to address the Township of Green's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing nonresidential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or State standards, purchase of land for affordable housing, improvements of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:97-8.7 through 8.9 and specified in the approved spending plan.
2. Funds shall not be expended to reimburse the Township of Green for past housing activities.
3. At least 30% of all development fees collected and interest earned shall be used to provide affordability assistance to low-and moderate-income in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30% or less of median income by region.
 - (a) Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners' association or condominium fees and special assessments, and assistance with emergency repairs.
 - (b) Affordability assistance to households earning 30% or less of median income may include buying down the cost of low- or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning 30% or less of median income.
 - (c) Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
4. The Township of Green may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:96-18.
5. No more than 20% of all revenues collected from development fees, may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing

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program. In the case of a rehabilitation program, no more than 20% of the revenues collected from development fees shall be expended for such administrative expenses, monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the affordable housing trust fund.

- i. **Monitoring.** The Township of Green shall complete and return to COAH all monitoring forms included in monitoring requirements related to the collection of development fees from residential and nonresidential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with the Township of Green's housing program, as well as to the expenditure of revenues and implementation of the plan certified by COAH. All monitoring reports shall be completed on forms designed by COAH.
- j. **Ongoing Collection of Fees.** The ability for the Township of Green to impose, collect and expend development fees shall expire with its substantive certification unless the Township of Green has filed an adopted Housing element and Fair Share Plan with COAH, has petitioned for substantive certification, and has received COAH's approval of its development fee ordinance. If the Township of Green fails to renew its ability to impose and collect development fees prior to the expiration of substantive certification, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the "New jersey Affordable Housing Trust Fund" established pursuant to Section 20 of P.L.1985, c.222 (N.J.S.A. 52:27D-320). The Township of Green shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its substantive certification or judgment of compliance, nor shall the Township of Green retroactively impose a development fee on such a development. The Township of Green shall not expend development fees after the expiration of this substantive certification or judgment of compliance.

*Township of Green, NJ
Friday, May 23, 2025*

Chapter 34. Fair Share Plan

§ 34-1. STATEMENT OF PURPOSES.

[Ord. No. 05-01 § 1]

- a. This chapter is intended to facilitate ways in which housing rehabilitation and new construction can be provided for low and moderate income households within the Township of Green in order for the Township to meet its housing obligations as determined by the New Jersey Council on Affordable Housing (COAH).
- b. It is intended to provide technical and financial assistance to eligible homeowners for rehabilitating homes occupied by low- or moderate-income households.
- c. It is intended to provide a vehicle for eligible homeowners to gain access to the loans and/or grants from the Green Township Housing Trust Fund.
- d. Funding for rehabilitation shall be through grant programs sponsored by the New Jersey Department of Community Affairs and/or funding from the Housing Trust Fund and/or other sources not yet determined.
- e. Green Township will enter into a Regional Contribution Agreement with a receiving municipality in order to partially meet the present and prospective need component of its obligation (N.J.A.C. 5:93-6).

§ 34-2. DEFINITIONS.

[Ord. No. 05-01 § 2]

- a. Words and phrases defined in the Fair Housing Act, the Municipal Land Use Law (40:55D-1 et seq.) and in the Substantive Rules of the Council on Affordable Housing (COAH)(N.J.A.C. 5:93-1.3)

FAIR HOUSING PROGRAM

Shall mean the program provided under the terms of this chapter.

GROSS INCOME

Shall mean the total income of all members of an applicant's household including but not limited to, wages, tips, interest, dividends, and retirement programs.

HOUSING ADMINISTRATOR

Shall be the Township Clerk/Administrator, who shall retain services of an experienced individual or agency to assist in professionally administering the program.

HOUSING TRUST FUND

Shall mean the Green Housing Trust Fund established for the financing of low- and moderate-income housing rehabilitation and development.

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INCLUSIONARY DEVELOPMENT

Shall mean a development which is a mix of dwelling units which sell or rent at market value and those which sell or rent at a reduced value based on allowable spending limits for low- and moderate-income families as determined by the Council on Affordable Housing.

INDIGENOUS HOUSING NEED

Shall mean deficient housing units occupied by low- and moderate-income households within a municipality.

MUNICIPAL SPONSOR

Shall mean a municipality, which has involved itself in actual production of new, low- and/or moderate-income housing.

REHABILITATION

Shall mean the restoration of a deficient or substandard dwelling unit to a safe and sanitary condition as provided for under the terms of this chapter.

§ 34-3. GENERAL PROVISIONS.

§ 34-3.1. Eligibility.

[Ord. No. 05-01 § 3.1]

Only owners of dwelling units within Green Township shall be eligible for rehabilitation assistance offered by this chapter.

- a. The homeowner, as a member of either a low- or moderate-income household who lives in the dwelling unit to be rehabilitated, or an owner who rents the dwelling unit to be rehabilitated to either a low- or moderate-income household shall be eligible for the assistance offered under this chapter provided the owner agrees to rent the rehabilitated dwelling unit to a low- or moderate-income household for the required minimum period of time and at a rate which follows COAH guidelines. Proof of income of the household occupying the rehabilitated unit shall be required by the Housing Administrator.
- b. A dwelling unit proposed to be rehabilitated shall be located in the Township of Green and shall be considered deficient or substandard as determined by the Housing Administrator. To qualify as deficient, the unit must have a minimum of two of the following characteristics;
 1. Constructed prior to 1940.
 2. Be occupied by more than one person per room.
 3. Not have a private entranceway to the dwelling unit.
 4. Not have exclusive access to complete plumbing facilities meeting the health and sanitary codes of the Township of Green.
 5. Not have adequate kitchen facilities such as piped water, a safe operating stove or an operating refrigerator.

A unit shall be considered substandard if it has deficiencies that violate the U.S. Department of Housing and Urban Development (HUD) Section 8 Existing Housing Quality Standards.
- c. The rehabilitation will, upon completion, result in a safe and sound dwelling unit meeting all health and safety code requirements as certified through the issuance of a Certificate of Occupancy.
- d. The homeowner must agree, in writing, to comply with all requirements of this chapter and the rules and regulations established by COAH, and other applicable ordinances of the Township of Green at the time the agreement for the assistance offered by this chapter is signed.

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§ 34-3.2. Effect on Homeowner.

[Ord. No. 05-01 § 3.2]

Owners who secure financial assistance under the terms of this chapter shall be entitled to the following rights and shall undertake the following obligations:

- a. The right to apply for, and receive special property tax assessment treatment in accordance with applicable State law.
- b. The obligation to place a deed restriction on the property specifying that only low- or moderate-income households may occupy the designated dwelling unit. The deed restriction shall take effect on the date the application is approved and money has been made available for the rehabilitation project. The deed restriction shall be in effect for six years for owner-occupied units and 10 years for renter-occupied as per N.J.A.C. 5:93-5.2(g). The beginning of the restricted time period shall be from the date the Certificate of Occupancy is issued following completion of the rehabilitation work. Sale of the deed-restricted property shall not affect the deed restrictions.
- c. The obligation to sell or rent the dwelling unit at prices within the range of affordability as set forth by COAH for the period of the deed restriction. Increases in the affordability controls may be granted upon written application to, and review by the Housing Administrator assuring compliance with COAH's requirements for changes in the affordability controls.

§ 34-3.3. Penalties for Noncompliance.

[Ord. No. 05-01 § 3.3]

No financial assistance from the Housing Trust Fund shall be disbursed to any applicant without full compliance with the requirements of this chapter and other applicable regulations. Any person who violates or who fails to comply with this chapter or the other applicable regulations shall be penalized no more than \$1,000 and/or jailed no longer than one year and, as part of the penalty, shall make restitution of any and all funds paid from the Housing Trust Fund. Nothing herein shall prevent the Township of Green from taking such other lawful action as is necessary to prevent or remedy any violation.

§ 34-4. ADMINISTRATION.

[Ord. No. 05-01 § 4]

Under this section Green Township undertakes to actively market through advertising in the media, distributing flyers, etc. the availability of rent or sales priced restricted units, which are to be made available to low- and moderate-income households. The Housing Administrator is responsible for these activities.

§ 34-4.1. Staff.

[Ord. No. 05-01 § 4.1]

- a. The Housing Administrator shall perform the following duties:
 1. Conducting an Affirmative Marketing Program:
 - (a) Mailing to all homeowners at least once a year, an announcement of the Fair Housing Program. This announcement shall include an explanation of the eligibility requirements as well as the procedures for making application for rehabilitation assistance under the program.

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- (b) Conducting at least one well publicized public meeting to outline and answer questions about the Fair Housing Program.
 - (c) Issuing periodic press releases to inform the public of news related to the Fair Housing Program and to promote interest in the program.
 - (d) Preparation of information/application packets for distribution to interested homeowners.
2. Preparation of the necessary applications, financial statements, a summary of the commitments to the rules and regulations of the program, and such other forms to be executed in administering the program. The final set of forms and documents prepared by the Housing Administrator shall be approved by the Township Clerk/Administrator. The appropriate forms shall include, along with other data deemed appropriate, proof of ownership, income qualifications of the occupants of the rehabilitated unit, the deed restrictions and the time period for affordability controls applicable to the property, a description of the work to be performed, the total cost of the work. How much will be a loan and how much a grant, as well as the method of repaying any loan.
 3. Determining the eligibility of the applicant based on the requirements of this chapter and the data provided on the forms required as part of the application procedure.
 4. Maintenance of an updated file on available governmental and nongovernmental programs for financial assistance for low- and moderate-income households, including eligibility requirements, application forms, filing deadlines, and whether funding is currently available.
 5. Providing technical assistance to eligible low- or moderate-income applicants to apply for financial assistance for housing rehabilitation from State and Federal programs and from the Housing Trust Fund.
 6. Determining the deficiencies of an applicant's dwelling unit and submit the findings in writing to be kept on file as part of the application.
 7. Maintaining a list of approved contractors based upon satisfactory references on past work performed and on satisfactory credit ratings.
 8. Determining whether the proposed work to be performed meets the parameters of this chapter and whether the cost to complete that work is reasonable. Said determination shall be in writing and kept on file as part of the application.
 9. Conducting appropriate, periodic inspections of the work being done and, when satisfactorily completed, issue a certificate of compliance bearing the date the certificate was issued. A copy of this certificate shall be kept as part of the file on the application.
 10. Preparation and periodic presentation (at least once a year) to the Township Clerk/Administrator of a report on the number and type of rehabilitation applications received and the amount of technical assistance provided by the Housing Administrator. The report shall contain at a minimum:
 - (a) The number of applications received.
 - (b) Those approved.
 - (c) The income levels of those approved.
 - (d) The number of rehabilitated dwelling units completed.
 - (e) The cost of each.
 - (f) A summary of the type of work completed.
 - (g) How many applications are currently being processed.
 11. Maintaining regular office hours to be available to meet with interested homeowners.

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The Housing Administrator can call upon the following municipal employees to aid in carrying out this chapter:

- (a) The Program Development Specialist.
- (b) The Township Treasurer.
- (c) The Zoning Officer.
- (d) The Health Officer.
- (e) The Construction Official.
- (f) The Township Engineer.
- (g) The Township Attorney.

The Housing Administrator can obtain the services of professional consultants, if deemed to be needed, and confirmed by the proper Township officials.

§ 34-4.2. Funding.

[Ord. No. 05-01 § 4.2]

- a. The Township shall include in its annual budget sufficient funds to pay for the costs of administering this chapter. The money expended for preparing and implementing the Fair Housing Ordinance shall, in accordance with the Fair Housing Act, be considered a mandated expenditure exempt from the limitations on final appropriations imposed pursuant to P.L. 1976, c. 68 (C.40A:4-45.1 et seq.)

The source of funding to administer and implement this program may include:

- 1. State and Federal programs.
- 2. The Housing Trust Fund.
- 3. Municipal budget appropriations.

State and Federal funds shall be disbursed according to the rules and regulations of the agency administering the funds.

Housing Trust Fund monies shall be available for housing rehabilitation. The funds shall be disbursed as grants for rehabilitating deficient dwelling units owned or occupied by low-income households. The funds shall be disbursed as loans bearing 2% simple interest for rehabilitating deficient dwelling units owned and occupied by low- and moderate-income households or deficient dwelling units owned by an absentee landlord but occupied by either a low- or moderate-income household.

The above loans may be disbursed to qualified resident homeowners who agree to a lien on the property for repayment of the loan plus accrued interest. The loan and interest shall be repaid as determined by the Township Housing Administrator and the homeowner. Where the property is sold or transferred prior to the loan being repaid, the entire remaining balance of the loan plus accrued interest shall be paid to the Housing Trust Fund at the time of transfer.

§ 34-5. PROCEDURES FOR MAKING APPLICATION, REVIEW AND APPROVAL.

§ 34-5.1. Application.

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[Ord. No. 05-01 § 5.1]

Applications and other required forms shall be made available at the office of the Housing Administrator. Technical assistance shall be available from that office to assist applicants in completing and submitting an application. There shall be no fee for filing an application.

§ 34-5.2. Review.

[Ord. No. 05-01 § 5.2]

- a. The Housing Administrator shall determine the completeness of the application.
- b. Upon a determination of completeness, the Housing Administrator shall determine whether the applicant meets the eligibility criteria.
- c. Upon a determination that the applicant is eligible under the program, the Housing Administrator shall inspect the property to determine whether it qualifies as deficient under this chapter.
- d. Upon a determination that the dwelling unit is deficient, the Housing Administrator shall cause a written description of the work required to be completed in order to meet the criteria of this chapter and related health and safety codes and submit a copy to the applicant and retain one copy to be kept as part of the applicant's file. It shall be prepared by an individual qualified to make such written description.
- e. Upon receipt of this description of the work required to be completed, the applicant shall:

Indicate any discrepancies or omissions in writing to the Housing Administrator. The Housing Administrator shall review the applicant's comments and provide a written response, including any appropriate adjustments to the original report. A copy of this response shall be submitted to the applicant with a copy to be kept as part of the applicant's file.

Following the final determination of the work to be performed and acceptance by the homeowner, the Housing Administrator shall seek written proposals, together with the cost to complete the work, from appropriate qualified contractors. A list of those contractors shall be kept in the office of the Housing Administrator. The Housing Administrator shall recommend a contractor based upon completeness of the proposal and the lowest overall cost submitted. This recommendation shall be submitted to the applicant for review and concurrency.

§ 34-5.3. Action on the Application.

[Ord. No. 05-01 § 5.3]

- a. Upon review of the contractor's written proposal and cost estimate, the Housing Administrator shall either approve, disapprove, or modify the proposal as might be appropriate to meet the requirements of the applicable ordinances and requirements of this program and the judgment of both as to the reasonableness of the cost. If the proposal is modified or disapproved, the applicant and the contractor may meet with the Housing Administrator to make appropriate modifications until the application is approved.
- b. Upon approval of the work to be performed and the related cost, together with the eligibility of the applicant, all contracts shall be executed.
 1. The contract between the applicant and the Township of Green and/or other governmental agencies covering the amount of the loan, the purpose of the loan, the deed restrictions and affordability controls, payback requirements for any loans, penalties for noncompliance, and such other requirements of the program as required by law.
 2. The contract between the contractor and the applicant outlining the work to be performed, the cost, and the time of performance.

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- c. All payments which require expenditures from the Township Housing Trust Fund shall be made by the Township to the contractor in accordance with the provisions of the contract outlined in subsection **34-5.3b,2** above, subject to a guarantee that the money will go toward completion of the work included in the application and the contract. Any agreements with State and/or Federal agencies will be conditioned upon the criteria of those agencies.
- d. Following completion of the work, the Housing Administrator shall inspect the dwelling unit and certify whether or not the work has been satisfactorily completed. If the work is sufficient, a Certificate of Compliance shall be issued. If the work is insufficient, the contractor shall be notified and given 90 days to remedy the conditions cited. If the conditions are not corrected within 90 days, the Housing Administrator shall be authorized to either use remaining funds of the guarantee or such other remedies as appropriate to complete the work in a satisfactory manner.

§ 34-6. PROVISION OF NEW UNITS.

§ 34-6.1. Statement of Intent.

[Ord. No. 05-01 § 6]

This portion of the chapter regulates the provision of new low- and moderate-income housing units. It includes units which may be for sale or for rent. This section outlines the requirements of the Council on Affordable Housing with regard to allowable costs, marketing efforts and the mix of unit types to be provided in any inclusionary development.

It is unlikely, for the foreseeable future, that adequate infrastructure will be available to sustain inclusionary housing for low- and moderate-income households. This section is included to indicate the Township's commitment, if and when such infrastructure becomes available, to capitalize on that availability to provide additional housing opportunities.

§ 34-6.2. Affordability Controls.

[Ord. No. 05-01 § 6.1]

In accordance with COAH standards, affordability controls shall be based on two person households for one bedroom units, three person households for two bedroom units, and five person households for three bedroom units.

§ 34-6.3. Rent Controls.

[Ord. No. 05-01 § 6.2]

- a. Rents shall not exceed 30% of the published income limits for households of the sizes indicated in subsection **34-6.2** above and these rent limits shall include utilities to be paid by the tenant.
- b. Rents may be increased annually based on the percentage increase in the Housing Consumer Price Index for the United States in accordance with N.J.A.C. 5:93-9.15.

§ 34-6.4. Length of Controls on Affordability.

[Ord. No. 05-01 § 6.3]

Affordability controls for owner-occupied buildings, which have been rehabilitated to incorporate new rental units, shall be for a period of six years. Rental rehabilitated dwelling units, which are not owner-occupied, shall be restricted as to affordability both from the standpoint of income and rent for a period of 10 years.

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§ 34-7. INCLUSIONARY DEVELOPMENT.

[Ord. No. 05-01 § 7]

This section of the Green Township Code sets forth regulations regarding low- and moderate-income housing units in Green Township that are consistent with the provisions of N.J.A.C. 5:93 et seq. effective January 5, 1998, as amended. These rules are pursuant to the Fair Housing Act of 1985 and Green Township's constitutional obligation to provide for its fair share of low- and moderate-income housing. When the Township is able and permitted to incorporate inclusionary development into its fair share plan, Green Township's new construction or inclusionary component will be divided equally between low- and moderate-income households as per N.J.A.C. 5:93-2.20.

Except for inclusionary developments constructed pursuant to low-income tax credit regulations:

- a. At least 1/2 of all units with each inclusionary development will be affordable to low-income households:
- b. At least 1/2 of all rental units will be affordable to low-income households:
- c. At least 1/3 of all units in each bedroom distribution pursuant to N.J.A.C. 5:93-7.2(c) will be affordable to low-income households.

§ 34-7.1. Inclusionary Developments Not Restricted to Senior Citizens.

[Ord. No. 05-01 § 7.1]

Inclusionary developments that are not restricted to senior citizens will be structured in conjunction with realistic market demands pursuant to N.J.A.C. 5:93-7.3 so that:

- a. The combination of efficiency and one bedroom units is at least 10% and no greater than 20% of the total low- and moderate-income units;
- b. At least 30% of all low- and moderate-income units are two bedroom units;
- c. At least 20% of all low- and moderate-income units are three bedroom units;
- d. Low- and moderate-income units restricted to senior citizens may utilize a modified bedroom distribution, and at a minimum, the number of bedrooms will equal the number of senior citizen low- and moderate-income units within the inclusionary development.

§ 34-7.2. Criteria to Determine Maximum Rents and Sale Prices.

[Ord. No. 05-06 § 7.2]

In conjunction with realistic market information, the following criteria will be used in determining maximum rents and sales prices:

- a. Efficiency units will be affordable to one person households;
- b. One bedroom units will be affordable to 1.5 person households;
- c. Two bedroom units will be affordable to three person households;
- d. Three bedroom units will be affordable to 4.5 person households;
- e. Median income by household size will be established by a regional weighted average of the uncapped Section 8 income limits published by HUD as per N.J.A.C. 5:93-7.4(b);

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- f. The maximum average rent and price of low- and moderate-income units within each inclusionary development will be affordable to households earning 57.5% of median income;
- g. Moderate-income sales units will be available for at least three different prices and low-income sales units will be available for at least two different prices;
- h. For both owner-occupied and rental units, the low- and moderate-income units will utilize the same heating source as market units within an inclusionary development;
- i. Low-income units will be reserved for households with a gross household income less than or equal to 50% of the median income approved by COAH moderate-income units will be reserved for households with a gross household income less than 80% of the median income approved by COAH as per N.J.A.C. 5:93-9.16;
- j. The regulations outlined in N.J.A.C. 5:93-9.15 and 9.16 will be applicable for purchased and rental units.

§ 34-7.3. Rental Units.

[Ord. No. 05-01 § 7.3]

For rental units, developers and/or municipal sponsors may:

- a. Establish one rent for a low-income unit and one for a moderate-income unit for each bedroom distribution.
- b. Gross rents, including an allowance for tenant-paid utilities, will be established so as not to exceed 30% of the gross monthly income of the appropriate household size as per N.J.A.C. 5:93-7.4(a). The tenant-paid utility allowance will be consistent with the utility allowance approved by HUD for use in New Jersey.

§ 34-7.4. For-sale Units.

[Ord. No. 05-01 § 7.4]

- a. The initial price of a low- and moderate-income owner-occupied single-family housing unit will be established so that after a down payment of 5% the monthly principal, interest, homeowner and private mortgage insurance, property taxes (based on the restricted value of the low- and moderate-income units) and condominium or homeowner fees do not exceed 28% of the eligible gross monthly income.
- b. Master deeds of inclusionary developments will regulate condominium or homeowner association fees or special assessments of low- and moderate-income purchasers at 40% of those paid by market purchasers. This 40% is consistent with the requirement of N.J.A.C. 5:93-7.4(e). Once established within the master deed, the 40% will not be amended without prior approval from COAH.
- c. The Township of Green will follow the general provisions concerning uniform deed restriction liens and enforcement through Certificates of Occupancy or Reoccupancy on sale units as per N.J.A.C. 5:93-9.3.
- d. The Township of Green will require a Certificate of Reoccupancy for any occupancy of a low- or moderate-income sales unit resulting from a resale as per N.J.A.C. 5:93-9.39c).
- e. Municipal, State, nonprofit and seller options regarding sale units will be consistent with N.J.A.C. 5:93-9.5 — 9.8. Municipal rejection of repayment options for sale units will be consistent with N.J.A.C. 5:93-9.9.

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- f. The continued application of options to create, rehabilitate or maintain low- and moderate-income sales units will be consistent with N.J.A.C. 5:93-9.10.
- g. Eligible capital improvements prior to the expiration of controls on sale units will be consistent with N.J.A.C. 5:93-9.11.
- h. The regulations detailed in N.J.A.C. 5:93-9.12 — 9.14 will be applicable to low- and moderate-income units that are for sale units.

§ 34-7.5. Zoning Requirements for Inclusionary Developments.

[Ord. No. 05-01 § 7.5]

In zoning for inclusionary developments the following is required:

Low- and moderate-income units will be built in accordance with N.J.A.C. 5:93-5.6(d):

Minimum % of Low/Moderate Income Units Completed	% of Market Housing Units Completed
0	25
10	25 + 1 unit
50	50
75	75
100	<u>90</u>
	100

A design of inclusionary developments that integrates low- and moderate-income units with market units is encouraged as per N.J.A.C. 5:93-5.6(f).

§ 34-7.6. Development Fees.

[Ord. No. 05-01 § 7.6]

Development fee regulations are specified in N.J.A.C. 5:93-8 of COAH's Substantive Rules. Green Township may adopt an ordinance in conformance with the above subsection.

§ 34-7.7. Affordability Controls.

[Ord. No. 05-01 §§ 7.7 — 7.9]

- a. To provide assurances that low- and moderate-income units are created with controls on affordability over time and that low- and moderate-income households occupy these units, Green Township will designate the Housing Administrator, with the responsibility of ensuring the affordability of sales and rental units over time. The Housing Administrator, Green Township Housing Program will be responsible for those activities detailed in N.J.A.C. 5:93-9.1(a).
 - 1. The Green Township Housing Program will be responsible for utilizing the verification and certification procedures outlined in N.J.A.C. 5:93-9.1(b) in placing households in low- and moderate-income units;
 - 2. Newly constructed low- and moderate-income sales units will remain affordable to low- and moderate-income households for at least 30 years. The Green Township Housing Program will require all conveyances of newly constructed units to contain the deed restriction and mortgage lien adopted by COAH and referred to as Technical Appendix E and found in N.J.A.C. 5:93;

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3. Housing units created through the conversion of a nonresidential structure will be considered a new housing unit and will be subject to thirty-year controls on affordability. The Green Township Housing Program will require COAH's appropriate deed restriction and mortgage lien.
- b. Regarding rehabilitated units, as per N.J.A.C. 5:93-5.2(g):
 1. Rehabilitated owner-occupied single family housing units that are improved to code standard will be subject to affordability controls for at least six years.
 2. Rehabilitated renter-occupied housing units that are improved to code standard will be subject to affordability controls for at least 10 years.
- c. Regarding rental units; newly constructed low- and moderate-income rental units will remain affordable to low- and moderate-income households for at least 30 years. The Green Township Housing program will require the deed restriction and lien and deed easement referred to as Technical Appendix H as found in N.J.A.C. 5:93.
 1. Affordability controls in accessory apartments will be for a period of at least 10 years as per N.J.A.C. 5:93-5.9 except if the apartment is to receive a rental bonus credit pursuant to N.J.A.C. 5:93-5.15, then the controls on affordability will extend for 30 years;
 2. Alternative living arrangements will be controlled in a manner suitable to COAH as per N.J.A.C. 5:93-5.8, that provides assurances that such a facility will house low- and moderate-income households for at least 10 years except if the alternative living arrangement is to receive a rental bonus credit pursuant to N.J.A.C. 5:93-5.15, then the controls on affordability will extend for 30 years;
 3. Section 14(b) of the Fair Housing Act N.J.S.A. 52:27D-301 et seq. incorporates the need to eliminate unnecessary cost generating features from Green Township's land use ordinances. Accordingly, Green Township will eliminate development standards that are not essential to protect the public welfare and to expedite or fast track municipal approvals/denials on inclusionary development applications. Green Township will adhere to the components of N.J.A.C. 5:93-10.1 through 10.3.

§ 34-7.8. Affirmative Marketing Plan.

[Ord. No. 05-01 § 7-10]

The Township of Green has a COAH 1987-1999 fair share obligation of 30 units of which 16 is new construction. This chapter incorporates an affirmative marketing plan, which will apply to all future developments that contain proposed low- and moderate-income units:

- a. The affirmative marketing plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of sex, age or number of children, to housing units which are being marketed by a developer/sponsor, municipality and/or designated administrative agency of affordable housing. The plan will address the requirements of N.J.A.C. 5:93-11. In addition, the plan prohibits discrimination in the sale, rental, financing or other services related to housing on the basis of race, color, sex, religion, handicap, age, familial status/size or national origin. The Township of Green is in the housing region consisting of Sussex, Bergen, Passaic and Hudson Counties. The affirmative marketing program is a continuing program and will meet the following requirements. All newspaper articles, announcements and requests for applications for low- and moderate-income units will appear in the following daily regional newspapers/publications.

New Jersey Herald
- b. The primary marketing will take the form of at least one press release sent to the above publications and a paid display advertisement in each of the above newspapers. Additional

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advertising and publicity will be on an as needed basis. The advertisement will include a description of the:

Street address of units

Directions to housing units

Number of bedrooms per unit

Range of prices/rents

Incoming information

Location of applications including business hours and where/how applications may be obtained

- c. All newspaper articles, announcements and requests for applications for low- and moderate-income housing will appear in neighborhood oriented weekly newspapers, religious publications and organizational newsletters within the region (as they may exist at the time).

- d. The following regional radio and/or cable television station(s) will be used:

WNNJ

New Jersey Network

Service Election Channel 8 Community Bulletin Board

- e. The following is the location of applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program including specific employment centers within the region:

Municipal Administrative Building

County Library

Developer's Sales Office

Major employees in region

Others as may be identified at the time of need

- f. The following is a listing of community contract person(s) and/or organization(s) in Sussex, Bergen, Passaic, and Hudson Counties that will aid in the affirmative marketing program with particular emphasis on contracts that will reach out to groups that are least likely to apply for housing within the regions:

(To be determined at the time of need)

- g. Quarterly flyers and applications will be sent to each of the following agencies for publication in their journals and for circulation among their members: Board of Realtors in Bergen, Passaic, Hudson and Sussex Counties;

- h. Applications will be mailed to prospective applicants upon request;

- i. Additionally, quarterly informational circulars and applications will be sent to the chief administrative employees of each of the following agencies in the counties of Sussex, Bergen, Hudson and Passaic:

Welfare or Social Service Board

Rental Assistance Office (local office of DCA)

Office of Aging

Housing Agency or Authority

Library

Area Community Action Agencies

§ 34-7.9. Method of Selection for Occupancy.

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[Ord. No. 05-01 § 7.11]

The following is a description of the random selection method that will be used to select occupants of low- and moderate-income housing:

- a. Applicants will be qualified and provided opportunity on a first come, first served basis within each category (low-income and moderate-income) as modified by paragraph c below.
- b. The Green Township Housing Program is the agency under contract with the Township of Green to administer the affirmative marketing program. The Green Housing Program has the responsibility to income qualify low- and moderate-income households; to place income eligible households in low- and moderate-income units upon initial occupancy; to provide for the initial occupancy of low- and moderate-income units with income qualified households; to continue to qualify households for reoccupancy of units as they become vacant during the period of affordability controls; to assist with advertising and outreach to low- and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:93-9.1. The Housing Administrator within Green Township is the designated housing officer to act as administrator of the Green Township Housing Program. The Green Township Housing Program will provide counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements and landlord/tenant law;
- c. Households who live or work in the COAH-established housing region may be given preference for sales and rental units constructed within that housing region. applicants living outside the housing region will have an equal opportunity for units after regional applicants have been initially serviced. Green Township intends to comply with N.J.A.C. 5:93-11.7;
- d. All developers of low- and moderate-income housing units will be required to assist in the marketing of the affordable units in their respective developments;
- e. The marketing program will commence at least 120 days before the issuance of either temporary or permanent Certificates of Occupancy. The marketing program will continue until all low- and moderate income housing units are initially occupied and for as long as affordable units are deed restricted and occupancy or reoccupancy of units continues to be necessary;
- f. The Green Township Program will comply with monitoring and reporting requirements as per N.J.A.C. 5:93-11.6 and 12.1.

§ 34-7.10. Funding of Program; Administration.

[Ord. No. 05-01 § 7.12]

Green Township currently operates a self-funded program to rehabilitate substandard housing units occupied by low- and moderate-income households. The Township may in the future request funding from other sources to supplement the program. Future rehabilitation programs will also be administered by the Green Township Housing Administrator. The Green Township Housing Administrator will prepare a marketing plan for the rehabilitation program. The rehabilitation program will be consistent with N.J.A.C. 5:93-5.2(b) through 5.2(1).

GREEN TOWNSHIP MANDATORY SET-ASIDE ORDINANCE

Section 30-33- MANDATORY SET-ASIDE ORDINANCE

- (1) If the Township or Township Land Use Board permits the construction of multi-family or single-family attached residential development that is "approvable" and "developable," as defined at N.J.A.C. 5:93-1.3, the Township or the Township's Land Use Board shall require that a percentage of the residential units be set aside for low and moderate income households.
- (2) This requirement shall apply beginning with the effective date of this Ordinance to any multi-family or single-family attached residential development, including the residential portion of a mixed-use project, which consists of five (5) or more new residential units, whether permitted by a zoning amendment, a variance granted by the Township's Land Use Board, or adoption of a Redevelopment Plan or amended Redevelopment Plan in areas in need of redevelopment or rehabilitation.
- (3) For any such development for which the Township's land use ordinances (e.g., zoning or an adopted Redevelopment Plan) already permitted residential development as of the effective date of this Ordinance, this requirement shall only apply if the Township permits an increase in approvable and developable gross residential density to at least twice the permitted approvable and developable gross residential density as of the effective date of this Ordinance.
- (4) Nothing in this paragraph precludes the Township or the Township's Land Use Board from imposing an affordable housing set-aside in a development not required to have a set-aside pursuant to this paragraph consistent with N.J.S.A. 52:27D-311(h) and other applicable law.
- (5) For inclusionary projects in which the low and moderate units are to be offered for sale, the minimum set-aside percentage is twenty (20) percent; for projects in which the low and moderate income units are to be offered for rent, the minimum set-aside percentage is fifteen (15) percent.
- (6) This requirement does not create any entitlement for a property owner or applicant for a zoning amendment, variance, or adoption of a Redevelopment Plan or amended Redevelopment Plan in areas in need of redevelopment or rehabilitation, or for approval of any particular proposed project.
- (7) Furthermore, this section shall not apply to developments containing four (4) or less dwelling units. All subdivision and site plan approvals of qualifying residential developments shall be conditioned upon compliance with the provisions of this section. Where a developer demolishes existing dwelling units and builds new dwelling units on the same site, the provisions of this section shall apply only if the net number of dwelling units is five (5) or more.

Appendix C – Spending Plan

AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

TOWNSHIP OF GREEN
SUSSEX COUNTY, NEW JERSEY

June 12, 2025

Prepared by: Jessica C. Caldwell, P.P., A.I.C.P.
NJPP License #5944

SPENDING PLAN

INTRODUCTION

The Township of Green, Sussex County, has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the present and prospective affordable housing need in accordance with the Municipal Land Use Law (MLUL), the Fair Housing Act (FHA), the regulations of the Council on Affordable Housing (COAH) and recent decisions by the Courts.

A development fee ordinance creating a dedicated revenue source for affordable housing following state guidelines was adopted in 2001 via Ordinance 04-01 and updated in 2002, 2006 and 2015. The ordinance established a fee of 1.5% of equalized assessed value for new residential construction and a 2.5% for new commercial construction. The ordinance established the need for a Township of Green Affordable Housing Trust Fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by affordable housing fees are deposited in a separate-interest-bearing affordable housing trust fund account for the purposes of affordable housing. This Spending Plan supersedes the spending plan adopted as part of its Third Round Superior Court approvals.

The Township of Green has prepared this Spending Plan (2025) to guide the allocation of funds within the Township of Green Affordable Housing Trust Fund. As of December 31, 2024, the Township of Green has \$423,159.97 in its Affordable Housing Trust Fund. The funds shall be spent in accordance N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of Fourth Round substantive certification, the Township of Green considered the following:

- (a) Development fees:
 - 1. Nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
 - 2. All nonresidential projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
 - 3. Future development that is likely to occur based on historical rates of development.
- (b) Payments in Lieu (PIL): Payments in Lieu of development into the Township's Housing Trust are permitted in some circumstances under the Township's Code.
- (c) Other funding sources: The Township reserves the option to pursue various public funding options to support its municipal rehabilitation program.
- (d) Projected interest: Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate is 0.5% based on prevailing interest rates for savings accounts.

Projected Revenue Schedule, 2025-2035
Township of Green Affordable Housing Trust Fund

Source of Funds	Up to 12/31/2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Development Fees	\$423,160												
1. Approved Residential and Nonresidential Development Projects	NA	\$2,500	\$2,500	\$2,500									\$7,500
2. Projected Residential Development Projects Only	NA	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$82,500
3. Projected Non-Residential Development Projects (New construction only)	NA	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$33,000
(b) Payments in lieu of Construction	NA												
(c) Other Funds (specify source)	NA												
Subtotal	\$423,160	\$10,500	\$10,500	\$10,500	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$123,000
(d) Interest	NA	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$11,000
Total Revenue from Development Fees	\$423,160	\$10,500	\$10,500	\$10,500	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$557,160

The Township of Green projects a total of **\$134,000** to be collected between January 1, 2025 and December 31, 2035 for residential and non-residential new construction. There is an existing balance of \$423,160, resulting in a total of \$557,160 for use on affordable housing. Projections are based on projected development as it relates to permits issued within the Township over the last five years and revenues generated by the fund over the last ten years.

ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

Green will follow the process for the collection and distribution of development fee revenues detailed below.

- (a) Collection of development fee revenues: Green will collect development fee revenues in a manner that is consistent with the Township's development fee ordinance for both residential and nonresidential development and in accordance with applicable regulations.
- (b) Distribution of development fee revenues: Green will distribute funds with the oversight of the Township Committee. The Committee will work with the Township Administration and the Municipal Housing Liaison to manage the projects outlined in this spending plan.

DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

The Township of Green proposes to use the monies in its Affordable Housing Trust Fund for the following purposes:

- (a) **Rehabilitation Projects** (N.J.A.C. 5:97-6.2): the Township of Green will dedicate the following funds to Rehabilitation projects in order to meet its fair share affordable unit obligation:
Township Rehabilitation Program: The Township proposed a minimum of \$12,500 to rehabilitate a minimum of four (4) units for a total budget of \$50,000.
- (b) **Administrative Expenses** (N.J.A.C. 5:97-8.9) the Township of Green will dedicate no more than 20 percent of revenue from the affordable housing trust fund to be used for administrative purposes. **The current budget for administrative expenses is \$50,000, with any additional funds subject to the 20 percent cap are as follows:**
 - Administration of affordable housing programs;
 - Legal fees associated with affordable housing administration;
 - Planning fees for any necessary updates and/or revision to the Housing Element and Fair Share Plan; and
 - Other expenses associated with the development and implementation of the Housing and Fair Share Plan and the monitoring of current and future affordable housing programs within the Township of Green.
- (c) **Affordability Assistance** (N.J.A.C. 5:97-8.8) Green will dedicate **\$168,000** from the affordable housing trust fund to render units more affordable, including at \$51,000 to render units more affordable to households earning 30% or less of median income by region. This will include the rehabilitation program and providing assistance to existing low-income and very low-income homeowners and renters in Green Township.

- (d) **Supportive Living and Special Needs** (N.J.A.C. 5:97-6.10): Green will dedicate **\$100,000+** in funds to assist in the development and renovation of supportive and special needs homes as the budget permits.
- (e) **100% Affordable/Market to Affordable** (N.J.A.C. 5:97-6.7 & 6.10): Green will dedicate **\$100,000+** to its 100% affordable, market to affordable program to assist non-profit developers in pursuing 100% affordable projects in Green Township. Green will also review its existing municipally owned properties to determine if land can be donated to a non-profit housing developer for 100% affordable projects.
- (f) **Accessory Apartment Program** (N.J.A.C. 5:97-6.8): Green will dedicate \$10,000 per unit for its accessory apartment program for up to ten (10) units as funding permits. A total of **\$89,160+** is budgeted currently.
- (g) **Excess Funds**: Any excess funds will be dedicated to emergent projects such as municipally sponsored 100% affordable housing/ market to affordable program, accessory apartments and other permitted affordable housing programs.

Projected Expenditure Schedule, 2025-2035
Township of Green Affordable Housing Trust Fund

[illegible]

SUMMARY

Green intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the affordable housing programs outlined in the Township's Housing Element and Fair Share Plan dated June 12, 2025.

Spending Plan Summary Green Affordable Housing Trust Fund

Trust fund balance as of 12/31/2024	\$423,160
Projected Revenue (2025-2035)	
Development fees	\$123,000
Payments in lieu of construction	
Other funds	
Interest	\$11,000
Total Revenue (Rounded)	\$134,000
Expenditures	
Rehabilitation Program	\$50,000
Supportive Living/Transitional Living	\$100,000
100% Affordable/Market to Affordable	\$100,000
Administration	\$50,000
Affordability Assistance	\$168,000
Accessory Apartments	\$89,160
Total Projected Expenditures	\$557,160

*FUNDED WITH ANY EXCESS FUNDS COLLECTED.

Appendix D – Marketing Plan

**TOWNSHIP OF GREEN
COUNTY OF SUSSEX, STATE OF NEW JERSEY**

Affordable Housing

Affirmative Marketing Plan

Green Township Town Hall
150 Kennedy Road
Tranquility, NJ 07879
(908) 852-9333

Contents

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Overview

All affordable units are required to be affirmatively marketed using the Township of Green's Affirmative Marketing Plan. An Affirmative Marketing Plan is a regional marketing strategy designed to attract households of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children to housing units which are being marketed by an Administrative Agent or a developer, sponsor, owner or property manager of affordable housing. The primary objectives of an Affirmative Marketing Plan are to target households who are least likely to apply for affordable housing, and to target households throughout the entire housing region in which the units are located.

The Township of Green provides this Affirmative Marketing Plan for any affordable housing within the Township. Individual projects may develop their own affirmative marketing plan in compliance with this plan.

Every Affirmative Marketing Plan must include all of the following:

1. Publication of at least one advertisement in a newspaper of general circulation within the housing region;
2. Broadcast of at least one advertisement by radio or television throughout the housing region; and
3. At least one additional regional marketing strategy such as a neighborhood newspaper, religious publication, organizational newsletter, advertisement(s) with major employer(s), or notification through community and regional organizations such as non-profit, religious, and civic organizations.

For each affordable housing opportunity within the municipality, the Affirmative Marketing Plan must include the following information:

1. The address of the project and development name, if any;
2. The number of rental units;
3. The price ranges of the rental units;
4. The name and contact information of the Municipal Housing Liaison, Administrative Agent, property manager, or landlord;
5. A description of the Random Selection method that will be used to select applicants for affordable housing; and
6. Disclosure of required application fees, if any.

Advertisements must contain the following information for each affordable housing opportunity:

1. Location of the units;
2. Directions to the units;
3. Range of prices for the units;
4. Size, as measured in bedrooms, of units;

5. The maximum income permitted to qualify for the housing units;
6. The locations of applications for the housing units;
7. The business hours when interested households may obtain an application for a housing unit; and
8. Application fees, if any.

Regional Preference

The Township of Green has provided that households that live or work in Housing Region #1 (comprised of Bergen, Hudson, Passaic, Sussex Counties) shall be selected for an affordable housing unit before households from outside of 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.

Implementation

The affirmative marketing process for affordable units shall begin at least four months prior to expected occupancy. In implementing the marketing program, the Administrative Agent shall undertake all of the strategies outlined in the Township of Green's Affirmative Marketing Plan. Advertising and outreach shall take place during the first week of the marketing program and each month thereafter until all the units have been sold. Applications for affordable housing shall be available in several locations in accordance with the Affirmative Marketing Plan. The time period when applications will be accepted will be posted with the applications. Applications shall be mailed to prospective applicants upon request.

All newspaper articles, announcements and requests for applications for low- and moderate-income units will appear in the following daily regional newspapers/publications when units are available and there is no wait list for existing units and when any new units may be constructed in the future:

1. New Jersey Herald
2. Star Ledger

The primary marketing will take the form of at least one (1) press release sent to the above publications and a paid display advertisement in each of the above newspapers. Additional advertising and publicity will be on an as-needed basis. The advertisement will include a description of the:

1. Location of the units;
2. Directions to the units;
3. Range of prices for the units;
4. Size, as measured in bedrooms, of units;
5. Maximum income permitted to qualify for the units;
6. Location of applications;
7. Business hours when interested households may obtain an application; and
8. Application fees.

All newspaper articles, announcements and requests for applications for low- and moderate-income housing will appear in the following neighborhood-oriented weekly newspapers, religious publications and organizational newsletters within the region:

1. New Jersey Herald
2. Star Ledger

The primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspapers once a week for four consecutive weeks. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.

The following regional cable television stations or regional radio stations shall be used during the first month of advertising. The developer must provide satisfactory proof of public dissemination:

1. Station(s): Choose two stations from Attachment A.

The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Bergen, Hudson, Passaic, and Sussex Counties that will aid in the affirmative marketing program with particular emphasis on those contacts that are able to reach out to groups that are least likely to apply for housing within the region, including major regional employers identified in Attachment A, Part III, Marketing, Section 3d of COAH's Affirmative Fair Housing Marketing Plan for Affordable Housing in Region #1 (attached to and hereby made part of this Resolution) as well as the following entities:

1. Quarterly informational flyers and applications shall be sent to the Bergen, Hudson, Passaic, and Sussex Counties' Boards of Realtors for publication in their journals and for circulation among their members; and
2. Quarterly informational circulars and applications shall be sent to the administrators of each of the following agencies within the municipalities and counties of Bergen, Hudson, Passaic, and Sussex.

Applications will be mailed to prospective applicants upon request.

The following is the location of applications, brochure(s), signs and/or poster(s) used as part of the affirmative program, including specific employment centers within the region:

1. Municipal Building: 150 Kennedy Road, Tranquility, NJ 07879
2. Municipal Library: Sussex County Main Library, 125 Morris Turnpike, Newton, NJ 07860

The following is the community contact person who will aid the affirmative marketing program:

Municipal Housing Liaison
150 Kennedy Road
Tranquility, NJ 07879
908 852-9333

Additionally, quarterly informational circulars and applications for new units which may be constructed in the future will be sent to the chief administrative employees of each of the following agencies in the counties of Bergen, Hudson, Passaic, and Sussex:

1. Welfare or Social Service Board;
2. Rental assistance office (local office of DCA);
3. Office on Aging.
4. Housing Agency or Authority.
5. County Library.
6. Area community action agencies.

Applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program shall be available/posted in the following locations:

1. Township of Green Administrative Offices;
2. Township of Green website;
3. Developer's Sales/Rental Offices;
4. Bergen, Hudson, Passaic, and Sussex Counties' Administration Buildings;
5. Bergen, Hudson, Passaic, and Sussex Counties, Libraries (all branches); and
6. Other public buildings and agencies as deemed appropriate by the Administrative Agent.

Applications shall be mailed by the Administrative Agent and Municipal Housing Liaison to prospective applicants upon request. Also, applications shall be available at the developer's sales/rental office and multiple copies of application forms shall be mailed to Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, County NAACP, Newark NAACP, East Orange NAACP, Housing Partnership for Morris County, Community Access Unlimited, Inc., Northwest New Jersey Community Action Program, Inc. (NORWESCAP), Homeless Solutions of Morristown, and the Supportive Housing Association for dissemination to their respective constituents. In addition, the foregoing entities shall be notified directly whenever an affordable housing unit(s) becomes available in the Township of Green.

The following is a listing of community contact person(s) and/or organizations in Bergen, Hudson, Passaic, and Sussex Counties that will aid in the affirmative marketing program and provide guidance and counseling services to prospective occupants of very low-, low-and moderate-income units:

1. Family Promise of Sussex County: www.familypromisesussex.org ; 973-579-1180
2. NJHMFA: www.nj.gov.dca.hmfa; 609-278-7400
3. Norwescap: www.norwescap.org; 908-454-7000
4. New Jersey Housing Resource Center: www.nj.gov.njhrc ; 1-877-428-8844

5. Affordable Housing Alliance: www.housingall.org ; 732-389-2958

A random selection method to select occupants of very low-, low- and moderate-income housing will be used by the Administrative Agent, in conformance with N.J.A.C. 5:80-26.16 (l). The Affirmative Marketing Plan shall provide a regional preference for very low-, low- and moderate-income households that live and/or work in Housing Region #1, comprised of Bergen, Hudson, Passaic, and Sussex Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the municipality prior to the affirmative marketing of the units.

The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low-, low- and moderate-income households; to place income-eligible households in very low-, low- and moderate-income units upon initial occupancy; to provide for the initial occupancy of very low, low and moderate income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low-, low- and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:80-26-1, et seq.

The Administrative Agent shall provide or direct qualified very low-, low- and moderate-income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services. In addition, it shall be the responsibility of the Administrative Agent to inform owners of affordable units and prospective occupants of affordable units of the Borough's affordability assistance programs and to assist with the implementation of such programs.

All developers/owners of very low-, low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.

The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and thereafter upon the re-sale or re-rental of an affordable unit for as long as an affordable unit remains deed restricted.

The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to the Borough's adopted Affordable Housing Ordinance.

An applicant pool will be maintained by the Administrative Agent for re-rentals.

1. When a re-rental affordable unit becomes available Administrative Agent will select applicants from the applicant pool and, if necessary, the unit will be affirmatively marketed as described above. The selection of applicants from the applicant pool is described in more detail in this manual under the section **Random Selection & Applicant Pool(s)**.

Sample Advertisement for Available Rental Units

The Town/Township/Borough of municipality hereby announces that # affordable housing units will be available for rent in the name of development/project. The housing is under development by developer and is available for type of income households. Development is located at address, description.

The affordable housing available includes rents from \$#,###/month and includes #-bedroom units. Utilities are included (if applicable). Interested households will be required to submit application, documentation if applicable, and any other requirements in order to qualify. The maximum household incomes permitted are \$41,471 for a one person household, \$47,395 for a two person household, \$53,320 for a three person household, \$59,244 for a four person household, \$63,984 for a five person household, and \$69,723 for a six person household. Once certified, households will be matched to affordable units through a lottery system. All successful applicants will be required to demonstrate the ability to pay a security deposit (requirements of security deposit).

Applications are available at Location(s), hours of operation. Applications can also be requested via mail by calling Realtor at Phone #. Applications will be accepted until mm/dd/yy and there is a \$5 fee for the credit check.

Visit www.njhousing.gov or call 1-877-428-8844 for more affordable housing opportunities.

Although any income eligible households may apply, workers of [Insert counties in the COAH Housing regional preference zone]; Sussex County will be selected before residents of other counties or states.

Sample Public Service Announcement

10 second slot:

Affordability priced homes available in Mayberry Borough. Income restrictions apply. Call (800) 555-1234 for information.

30-35 second slot:

Affordably priced, brand new two, three, and four-bedroom attractive homes with nice amenities are available at the Equality at Mayberry Development in desirable Mayberry Borough. Call A Home For You at (800) 555-1234 for information on sales prices and income limits and to get a pre-application. The deadline to submit a pre-application is August 1, 2020, so don't delay. These homes are in accordance with State requirements for low- and moderate-income housing.

Random Selection & Applicant Pool(s)

The following is a description of the random selection method that will be used to select occupants for low- and moderate-income housing:

There will be a period in which to complete and submit applications. Households that have completed applications in that timeframe and have been determined that they are income eligible will be randomly selected to establish an order (service list) in which they will be evaluated by the Administrative Agent for the available unit(s). A copy of the first page of the applications will be folded and placed in a container of sufficient size to allow the applications to be randomly mixed. Once mixed, all applications will be drawn one by one from the container until none are left. The first application drawn will be the first position on the service list, and so on.

At least two people will be present during a random selection and both will sign the resulting service list as having participated and/or witnessed the random selection. Once the applicant is placed on the service list, they shall remain in that position until they are served or asked to be withdrawn from the list. Applicants on the service list shall not be a part of any future random selections. If the household on the list is not of an appropriate household size, income or does not live or work in the Housing Region, that applicant will be skipped and the next applicant household with sufficient income will be evaluated for the available unit. This will continue until a properly sized household with sufficient income or purchase or rent the unit is reached.

The applicant household will be required to submit a complete application to establish their eligibility as defined by the Fair Housing Act. If the end of the service list is reached before an appropriately-sized household that lives or works in the New Jersey Housing Region is identified the Administrative Agent will review skipped households in the order of the random selection. Households that live or work in the Housing Region that are smaller than the ideal household size, as defined by the Township's Affordable Housing Ordinance, will be considered next.

Any applicants that are skipped for size, income or regional preference will remain on the list and continue to be considered for future restricted units in the order in which they were selected in the random selection.

Unless applicants ask to be removed from the list or become ineligible for assistance, or are unresponsive to our communications, they will remain on the service list. Therefore, these applicants will not need to be in future random selections. Instead, the service order created by future random selections will be placed at the end of the service list set by all prior random selections.

If there are sufficient names remaining on the service list to fill two years of resales and rentals, the applicant pool may be closed by the Administrative Agent. The Administrative Agent will notify the Township in writing if it intends to close the waiting list. Any households calling or writing to express their interest in an affordable home will be directed to call back on a future date determined by the Administrative Agent. When the applicant pool is being depleted to a point where there is not a sufficient number of people to fill two (2) years of re-sales or rentals, the Administrative Agent will re-open the pool and conduct a new random selection process after fulfilling the affirmative marketing requirements. The service list established by subsequent random selection shall be added to the end of the previous service list.

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:

1. After advertising is implemented, applications are accepted for 120 days.
2. At the end of the period, sealed 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).
3. Households are informed of the date, time and location of the lottery and invited to attend.
4. An applicant pool is created by listing applicants in the order selected.
5. Applications are reviewed for income-eligibility.
6. 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.
7. Eligible households are matched to available units based upon the number of bedrooms needed (and any other special requirements, such as [regional preference or] the need for an accessible unit).
8. If there are sufficient names remaining in the pool to fill future re-rental, the applicant pool shall be closed.
9. 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.

Randomization After Certification

Random selection is conducted when a unit is available, and only certified households seeking the type and bedroom size of the available unit are placed in the lottery. The process is as follows:

1. After advertising is implemented, applications are accepted for 120 days.
2. All applications are reviewed and households are either certified or informed of non-eligibility. (The certification is valid for 180 days, and may be renewed by updating income-verification information.)
3. Eligible households are placed in applicant pools based upon the number of bedrooms needed (and any other special requirements, such as regional preference or the need for an accessible unit)
4. When a unit is available, only the certified households in need of that type of unit are selected for a lottery.
5. Households are informed of the date, time, and location of the lottery and invited to attend.

6. After the lottery is conducted, the first household selected is given 3 days to express interest or disinterest in the unit. (If the first household is not interested in the unit, this process continues until a certified household selects the unit.)
7. Applications are accepted on an ongoing basis, certified households are added to the pool for the appropriate household income and size categories, and advertising and outreach is ongoing, according to the Affirmative Marketing Plan.

Matching Households to Available Units

1. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to implement the following policies:
 - a. Maximum of two person per bedroom;
 - b. Children of same sex in same bedroom;
 - c. Unrelated adults or persons of the opposite sex other than husband and wife in separate bedrooms;
 - d. Children not in same bedroom with parents;
 - e. Provide an occupant for each unit bedroom;
 - f. Provide children of different sex with separate bedrooms;
 - g. Require that all the bedrooms be used as bedrooms; and
 - h. Require that a couple requesting a two-bedroom unit provide a doctor's note justifying such request.

In no case shall a household be referred to an affordable housing unit that provides for more than one additional bedroom per household occupancy as stated in the policies above.

The Administrative Agent cannot require an applicant household to take an affordable unit with a greater number of bedrooms, as long as overcrowding is not a factor.

A household can be eligible for more than one unit category, and should be placed in the applicant pool for all categories for which it is eligible.

ATTACHMENT A

Affirmative Fair Housing Marketing Plan
For Affordable Housing in Region #1

AFFIRMATIVE FAIR HOUSING MARKETING PLAN

For Affordable Housing in (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		1b. Development or Program Name, Address	
1c. Number of Affordable Units: Number of Rental Units: Number of For-Sale Units:	1d. Price or Rental Range From To		1e. State and Federal Funding Sources (if any)
1f. ☐ Age Restricted ☐ Non-Age Restricted	1g. Approximate Starting Dates Advertising: Occupancy:		
1h. County Bergen, Hudson, Passaic, Sussex		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number			
1k. Application Fees (if any):			

(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.)

II. RANDOM SELECTION

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

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
Native

☒ Black (non-Hispanic)

☒ Hispanic

☐ American Indian or Alaskan

☒ Asian or Pacific Islander

☐ Other group:

3b. **HOUSING RESOURCE CENTER** (www.njhousing.gov) A free, online listing of affordable housing

☐

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

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
TARGETS ENTIRE HOUSING REGION 1			
Daily Newspaper			
☐		Star-Ledger	Northern and Central New Jersey
TARGETS PARTIAL HOUSING REGION 1			
Daily Newspaper			
☐		Record, The	Bergen
☐		Jersey Journal	Hudson
☐		Herald News	Passaic
☐		New Jersey Herald	Sussex
TARGETS PARTIAL HOUSING REGION 1			
Non-Daily Newspaper			
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
☐		Bayonne Community News	Hudson
☐		Northern Valley Suburbanite	Northern Bergen
☐		Teaneck Suburbanite	Teaneck, Bergen
☐		Twin Boro News	Northern Bergen
☐		Shopper News	Bergen
☐		The Ramsey Reporter	Ramsey, Bergen
☐		The Town Journal	Franklin Lakes, Bergen

☐		The Village Gazette	Ridgewood, Bergen
☐		Messenger	Garfield, Bergen
☐		Observer	Hasbrouck Heights, Bergen
☐		Weekly News	Hasbrouck Heights, Bergen
☐		Hawthorne Press	Hawthorne, Passaic
☐		Journal America	Passaic
☐		Hoboken Reporter	Hoboken, Hudson
☐		Hudson Current	Hudson
☐		Jersey City Register	Hudson
☐		The Shoppers' Friend	Sussex
☐		The Commercial Leader	Lyndhurst, Bergen
☐		North Bergen Register	Hudson
☐		Secaucus Reporter	Secaucus, Hudson
☐		Weehawken Reporter	Weehawken, Hudson
☐		West New York/Union City Reporter	West New York/Union City, Hudson
☐		Observer	Hudson
☐		The Commercial Leader	Lyndhurst, Bergen
☐		The Leader Free Press	Lyndhurst, Bergen
☐		News Leader of Rutherford	Rutherford, Bergen
☐		North Arlington Leader	North Arlington, Bergen

☐		Our Town	Maywood, Bergen
☐		The Ridgewood Times – Zone 2	Midland Park/Ridgewood, Bergen
☐		The Villadom Times Midland Park	Midland Park/Ridgewood, Bergen
☐		The Palisadian	Bergen
☐		Aim Community News/Aim Action Ads	Passaic
☐		Shoppers Guide to Sussex County	Sussex
☐		Bergen News	Bergen
☐		Press Journal	Palisades Park, Bergen
☐		Korean Bergen News	Bergen
☐		Sun Bulletin	Bergen
☐		News Beacon	Paramus
☐		Slovak Catholic Falcon	(Slovak/English) Passaic
☐		Independence News	Passaic
☐		Home and Store News	Bergen
☐		Our Town	Northern Bergen
☐		The Glen Rock Gazette	Glen Rock, Bergen
☐		Ridgewood News	Ridgewood, Bergen
☐		Suburban News	Northern Bergen
☐		Town News	Northern Bergen
☐		Wyckoff Suburban News	Wyckoff, Bergen

☐		The South Bergenite	Southern Bergen
☐		Secaucus Home News	Secaucus, Hudson
☐		The Advertiser	Sussex
☐		The Advertiser News	Sussex
☐		Sparta Independent	Sparta, Sussex
☐		Sussex County Chronicle	Sparta, Sussex
☐		The Connection Newspaper	Southern Bergen
☐		Jewish Community News	(Jewish) Bergen
☐		Jewish Standard	(Jewish) Bergen
☐		Avance	(Spanish) Hudson
☐		Continental	(Spanish) Hudson
☐		La Tribuna de North Jersey	(Spanish) Hudson
☐		The Argus	West Paterson, Passaic
☐		Suburban Life	Passaic
☐		Today Newspaper	Passaic
☐		Community Life	Northern Bergen
☐		Wood Ridge Independent	Wood Ridge

TARGETS ENTIRE HOUSING REGION 1

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL TV STATION(S)	CIRCULATION AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE

☐		2 WCBS-TV Cbs Broadcasting Inc.	NYC Metropolitan Area
☐		4 WNBC NBC Telemundo License Co. (General Electric)	NYC Metropolitan Area
☐		5 WNYW Fox Television Stations, Inc. (News Corp.)	NYC Metropolitan Area
☐		7 WABC-TV American Broadcasting Companies, Inc (Walt Disney)	NYC Metropolitan Area
☐		11 WPIX Wpix, Inc. (Tribune)	NYC Metropolitan Area
☐		13 Wpix, Inc. (Tribune) Educational Broadcasting Corporation	NYC Metropolitan Area
☐		25 WNYE-TV New York City Dept. Of Info Technology & Telecommunications	NYC Metropolitan Area
☐		31 WPXN-TV Paxson Communications License Company, Llc	NYC Metropolitan Area
☐		41 WXTV Wxtv License Partnership, G.p. (Univision Communications Inc.)	NYC Metropolitan Area, Spanish-language
☐		47 WNJU NBC Telemundo License Co. (General Electric)	NYC Metropolitan Area, Spanish-language
☐		50 WNJN New Jersey Public Broadcasting Authority	New Jersey
☐		62 WRNN-TV Wrnn License Company, Llc	Hudson Valley
☐		63 WMBC-TV Mountain Broadcating Corporation	Northern New Jersey, Various ethnic

☐		66 WFME-TV Family Stations Of New Jersey, Inc.	Northern New Jersey, Christian
☐		68 WFUT-TV Univision New York Llc	NYC Metropolitan Area, Spanish-language
TARGETS PARTIAL HOUSING REGION 1			
☐		8 WTNH Wtnh Broadcasting, Inc. (LIN TV Corp.)	Bergen
☐		49 WEDW Connecticut Public Broadcasting, Inc.	Bergen
☐		17 WEBR-CA K Licensee, Inc.	Bergen, Hudson (Christian)
☐		26 WNXV-LP Island Broadcasting Company	Bergen, Hudson
☐		32 WXNY-LP Island Broadcasting Company	Bergen, Hudson
☐		35 WNYX-LP Island Broadcasting Company	Bergen, Hudson
☐		39 WNYN-LP Island Broadcasting Company	Bergen, Hudson (Spanish)
☐		21 WLIW Educational Broadcasting Corporation	Bergen, Hudson, Passaic
☐		60 W60AI Ventana Television, Inc.	Bergen, Hudson, Passaic
☐		6 WNYZ-LP Island Broadcasting Co.	Bergen, Sussex
☐		22 WMBQ-CA Renard Communications Corp.	Hudson
☐		34 WPXO-LP Paxson Communications License Company, Llc	Hudson

☐		42 WKOB-LP Nave Communications, Llc	Hudson (Christian)
☐		3 WBQM-LP Renard Communications Corp.	Hudson, Sussex
☐		52 WNJT New Jersey Public Broadcasting Authority	Hudson, Sussex
☐		28 WBRE-TV Nexstar Broadcasting, Inc.	Passaic, Sussex
☐		36 W36AZ New Jersey Public Broadcasting Authority	Passaic, Sussex
☐		16 WNEP-TV New York Times Co.	Sussex
☐		22 WYOU Nexstar Broadcasting, Inc.	Sussex
☐		23 W23AZ Centenary College	Sussex
☐		38 WSWB Mystic Television of Scranton Llc	Sussex
☐		39 WLVT-TV Lehigh Valley Public Telecommunications Corp.	Sussex
☐		44 WVIA-TV Ne Pa Ed Tv Association	Sussex
☐		49 W49BE New Jersey Public Broadcasting Authority	Sussex
☐		56 WOLF-TV Wolf License Corp	Sussex
☐		60 WBPH-TV Sonshine Family Television Corp	Sussex

☐		64 WQPX Paxson Communications License Company, Llc (Ion Media Networks)	Sussex
☐		69 WFMZ-TV Maranatha Broadcasting Company, Inc.	Sussex
	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S)	BROADCAST AREA
TARGETS PARTIAL HOUSING REGION 1			
☐		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
☐		Comcast of the Meadowlands	Partial Bergen
☐		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
☐		US Cable of Paramus-Hillsdale	Partial Bergen
☐		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
☐		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
☐		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
☐		Cablevision of Oakland, Paterson	Partial Passaic
☐		Hometown Online	Partial Passaic

☐		Cable Vision of Morris, Warwick	Partial Sussex
☐		Hometown Online	Partial Sussex
☐		Service Electric Broadband Cable	Partial Sussex
☐		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
☐		Comcast of the Meadowlands	Partial Bergen
☐		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
☐		US Cable of Paramus-Hillsdale	Partial Bergen
☐		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
☐		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
☐		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
☐		Cablevision of Oakland, Paterson	Partial Passaic
☐		Hometown Online	Partial Passaic
☐		Cable Vision of Morris, Warwick	Partial Sussex
☐		Hometown Online	Partial Sussex

☐		Service Electric Broadband Cable	Partial Sussex
☐		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
☐		Comcast of the Meadowlands	Partial Bergen
☐		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
☐		US Cable of Paramus-Hillsdale	Partial Bergen
☐		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
☐		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
☐		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
☐		Cablevision of Oakland, Paterson	Partial Passaic
☐		Hometown Online	Partial Passaic
☐		Cable Vision of Morris, Warwick	Partial Sussex
☐		Hometown Online	Partial Sussex
☐		Service Electric Broadband Cable	Partial Sussex

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 1			
AM			
☐		WFAN 660	
☐		WOR 710	
☐		WABC 770	
☐		WCBS 880	
☐		WBBR 1130	
FM			
☐		WFNY-FM 92.3	
☐		WPAT-FM 93.1	Spanish
☐		WNYC-FM 93.9	
☐		WFME 94.7	Christian
☐		WPLJ 95.5	
☐		WQXR-FM 96.3	
☐		WQHT 97.1	
☐		WSKQ-FM 97.9	Spanish
☐		WAWZ 99.1	Christian
☐		WBAI 99.5	
☐		WHTZ 100.3	

☐		WHUD 100.7	
☐		WCBS-FM 101.1	
☐		WQCD 101.9	
☐		WNEW 102.7	
☐		WKTU 103.5	
☐		WAXQ 104.3	
☐		WWPR-FM 105.1	
☐		WLTW 106.7	
☐		WBLS 107.5	
TARGETS PARTIAL HOUSING REGION 1			
AM			
☐		WEEX 1230	Bergen
☐		WKDM 1380	Bergen, Hudson (Chinese/ Mandarin)
☐		WMCA 570	Bergen, Hudson, Passaic (Christian)
☐		WNYC 820	Bergen, Hudson, Passaic
☐		WRKL 910	Bergen, Hudson, Passaic (Polish)
☐		WPAT 930	Bergen, Hudson, Passaic (Caribbean, Mexican, Mandarin)
☐		WWDJ 970	Bergen, Hudson, Passaic (Christian)
☐		WINS 1010	Bergen, Hudson, Passaic

☐		WEPN 1050	Bergen, Hudson, Passaic
☐		WVNJ 1160	Bergen, Hudson, Passaic
☐		WLIB 1190	Bergen, Hudson, Passaic (Christian)
☐		WADO 1280	Bergen, Hudson, Passaic (Spanish)
☐		WWRV 1330	Bergen, Hudson, Passaic (Spanish)
☐		WNSW 1430	Bergen, Hudson, Passaic (Portuguese)
☐		WZRC 1480	Bergen, Hudson, Passaic (Chinese/Cantonese)
☐		WQEW 1560	Bergen, Hudson, Passaic
☐		WWRL 1600	Bergen, Hudson, Passaic
☐		WWRU 1660	Bergen, Hudson, Passaic (Korean)
☐		WMTR 1250	Passaic
☐		WGHT 1500	Passaic
☐		WNNJ 1360	Sussex
FM			
☐		WSOU 89.5	Bergen, Hudson
☐		WCAA 105.9	Bergen, Hudson (Latino)
☐		WBGO 88.3	Bergen, Hudson, Passaic
☐		WFDU 89.1	Bergen, Hudson, Passaic
☐		WKCR-FM 89.9	Bergen, Hudson, Passaic

☐		WNYU-FM 89.1	Bergen, Hudson, Passaic
☐		WFUV 90.7	Bergen, Hudson, Passaic
☐		WFMU 91.1	Bergen, Hudson, Passaic
☐		WNYE 91.5	Bergen, Hudson, Passaic
☐		WRKS 98.7	Bergen, Hudson, Sussex
☐		WRTN 93.5	Bergen, Hudson, Sussex
☐		WHCR-FM 90.3	Bergen, Passaic
☐		WPSC-FM 88.7	Passaic
☐		WRHV 88.7	Passaic
☐		WNJP 88.5	Sussex
☐		WNTI 91.9	Sussex
☐		WCTO 96.1	Sussex
☐		WSUS 102.3	Sussex
☐		WNNJ-FM 103.7	Sussex
☐		WDHA -FM 105.5	Sussex
☐		WHCY 106.3	Sussex
☐		WWYY 107.1	Sussex
3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters) (Check all that applies)			
	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE

TARGETS ENTIRE HOUSING REGION 1				
Bi-weekly				
☐		Al Manassah		Arab-American
Monthly				
☐		Sino Monthly	North Jersey/NYC area	Chinese-American
TARGETS PARTIAL HOUSING REGION 1				
Daily				
☐		24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
Weekly				
☐		Arab Voice Newspaper	North Jersey/NYC area	Arab-American
☐		La Voz	Hudson, Union, Middlesex Counties	Cuban community
☐		Italian Tribune	North Jersey/NYC area	Italian community
☐		Jewish Standard	Bergen, Passaic, Hudson Counties	Jewish community
☐		El Especialito	Union City	Spanish-Language
☐		El Nuevo	Hudson County	Spanish-Language
☐		La Tribuna Hispana	Basking Ridge, Bound Brook, Clifton, East Rutherford, Elizabeth, Fort Lee, Greebrook, Linden, Lydenhurst, Newark, North Plainfield, Orange, Passaic, Paterson, Plainfield, Roselle, Scotch Plains, Union, Union City, West NY	Spanish-Language
☐		Su Guia	Bergen and Passaic	Spanish-Language

☐		Banda Oriental Latinoamérica	North Jersey/NYC area	South American community
☐		Ukrainian Weekly	New Jersey	Ukrainian 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 EMPLOYER/COMPANY		LOCATION
Hudson County				
☐		United Parcel Service Inc. NY Corp	492 County Ave, Secaucus	
☐		USPS	80 County Road, Jersey City	
☐		Liz Claiborne Inc	1 Claiborne Ave, North Bergen	
☐		Credit Suisse First Boston LLC	1 Pershing Plz Jersey City	
☐		HealthCare Staffing and Consult	26 Journal Square, Jersey City	
☐		Ritter Sysco Food Service	20 Theodore Conrad Dr. Jersey City	
☐		Jersey City Medical Center Inc.	50 Grand St, Secaucus	
☐		Marsh USA Inc.	121 River St, Hoboken	
☐		National Retail Systems Inc.	2820 16th St North Bergen	
☐		Community Corrections Corp	Lincoln Hwy Kearny	
☐		Marine Personnel & Provisioning Inc.	1200 Harbor Blvd Weehawken	
☐		Port Authority of NY and NJ	241 Erie St. Jersey City and 120 Academy St. Jersey City	
☐		Christ Hospital Health Service	176 Palisade Ave, Jersey City	
☐		Bayonne Hospital	29th Street and Ave E, Bayonne	
☐		Salson Logistics Inc.	2100 88th St.and 7373 West Side Ave, North Bergen, NJ	

☐		National Financial Service	1000 Plaza, Jersey City
☐		Fleet NJ Company Development Corp.	10 Exchange Place, Jersey City
☐		Maidenform Inc	154 Ave E, Bayonne
☐		Lord Abbett & Company	90 Hudson City, Jersey City
☐		Liberty Health Plan Inc.	50 Baldwin Ave Jersey City
☐		Port Imperial Ferry Corp.	Pershing Rd Secaucus
☐		Hudson News	1305 Paterson Plank Rd, North Bergen
☐		Palisades General Hospital	7600 River Rd North Bergen, NJ
☐		Equiserve Inc.	525 Washington Blvd Jersey city
☐		Ciricorp Data Systems Incorporated	1919 Park Ave Secaucus
☐		Meadowlands Hospital Medical Center	Meadowlands Pkwy Secaucus
☐		Retailers & Manufacturers Dist Marking Serv.	50 Metro Way Secaucus
☐		Dynamic Delivery Corp	125 Pennsylvania Ave Kearny, NJ
☐		Bowne Business Communications Inc.	215 County Ave Secaucus
☐		North Hudson Community Action Corp.	5301 Broadway West New York 07093
☐		Goya Foods Inc.	100 Seaview Dr. Secaucus
☐		Cristi Cleaning Service	204 Paterson Plank Rd Union, NJ
Bergen County			
☐		Hackensack University Medical Center	30 Prospect Ave, Hackensack, NJ 07601
☐		Professional Employer Group Service	2050 Center Ave Ste 336 Fort Lee

☐		County of Bergen, NJ	1 Bergen County Plaza Hackensack, NJ 07601
☐		Society of the Valley Hospital	223 N Van Dien Ave Ridgewood
☐		NJ Sports & Expo Authority	50 State Highway 120 East Rutherford
☐		Merck-Medco Managed Care LLC	100 Parsons Pond Dr. Franklin Lakes 07417
☐		Quest Diagnostics Incorporated	1 Malcolm Ave Teterboro ,NJ 07608
☐		AT&T	15 E Midland Ave Paramus
☐		Englewood Hospital and Medical Center	350 Engle St. Englewood
☐		Aramark Svcs Management of NJ Inc	50 Route 120 East Rutherford
☐		Holy Name Hospital	718 Teaneck Road Teaneck
☐		Doherty Enterprises Inc	7 Pearl Ct Allendale
☐		Bergen Regional Medical Center	230 East Ridgewood Ave Paramus
☐		Inserra supermarkets, Inc.	20 Ridge Rd Mahwah
☐		Howmedica Osteonics Corp	59 Route 17 Allendale
☐		Becton Dickinson & Company Corp	1 Becton Dr. Franklin Lakes
☐		Pearson Education, Inc.	1 Lake St. Upper Saddle River
Passaic County			
☐		D&E Pharmaceutical Co.	206 Macoprin Rd Bloomingdale, NJ 07403
☐		Acme Markets	467 AllWood Rd Clifton, NJ 07012
☐		St. Mary's Hospital	350 Boulevard Passaic, NJ 07055
☐		Merry Maids	14 Riverside Square Mall, Bloomingdale, NJ 07403

☐		Health Center at Bloomingdale	255 Union Ave Bloomingdale, NJ 07403
☐		Sommers Plastic Product Co. Inc.	31 Styertowne Rd Clifton, NJ 07012
☐		St. Joseph's Hospital	703 Main St. Paterson, NJ 07503
☐		BAE Systems	164 Totowa Rd, Wayne, NJ 07470
☐		Drake Bakeries Inc	75 Demarest Dr, Wayne, NJ 07470
☐		Toys R Us National Headquarters	1 Geoffrey Way, Wayne, NJ 07470
☐		GAF Materials Corporation	1361 Alps Rd, Wayne, NJ 07470
☐		Valley National Bank Headquarters	1455 Valley Road Wayne, New Jersey 07470
Sussex County			
☐		Selective Insurance	40 Wantage Ave, Branchville, NJ
☐		Andover Subacute and Rehab Center	99 Mulford Rd Bldg 2, Andover, NJ
☐		Mountain Creek Resorts	200 State Rt 94, Vernon, NJ
☐		County of Sussex	One Spring Street, Newton, NJ 07860
☐		Newton Memorial Hospital Inc.	175 High St, Newton, NJ
☐		Vernon Township Board of Education	539 State Rt 515, Vernon, NJ
☐		F.O. Phoenix (Econo-Pak)	1 Wiebel Plz, Sussex, NJ
☐		Hopatcong Board of Education	2 Windsor Ave, Hopatcong, NJ
☐		Saint Clare's Hospital	20 Walnut St, Sussex, NJ
☐		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)			
Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach

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)																
	<table border="1"> <thead> <tr> <th></th> <th>BUILDING</th> <th>LOCATION</th> </tr> </thead> <tbody> <tr> <td>☐</td> <td>Sussex County Main Library</td> <td>125 Morris Turnpike, Newton, NJ 07860</td> </tr> <tr> <td>☐</td> <td>Hudson County Administration Building</td> <td>595 Newark Avenue, Jersey City, NJ 07306</td> </tr> <tr> <td>☐</td> <td>Passaic County Administration Building</td> <td>401 Grand Street, Paterson, NJ 07505 (973) 225-3632</td> </tr> <tr> <td>☐</td> <td>Bergen County Administration Building</td> <td>One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000</td> </tr> </tbody> </table>		BUILDING	LOCATION	☐	Sussex County Main Library	125 Morris Turnpike, Newton, NJ 07860	☐	Hudson County Administration Building	595 Newark Avenue, Jersey City, NJ 07306	☐	Passaic County Administration Building	401 Grand Street, Paterson, NJ 07505 (973) 225-3632	☐	Bergen County Administration Building	One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000
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4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)																
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 UHORP/MONI/CHOICE funding).

—
Name (Type or Print)

—
Title/Municipality

—
Signature Date

Appendix E – Deed Restrictions

To be provided.