



HOUSING ELEMENT AND FAIR SHARE PLAN

Wantage Township, Sussex County

June 17, 2025

Prepared by:



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2025 Housing Element and Fair Share Plan
Wantage Township
Sussex County, New Jersey

Wantage Township Land Use Board

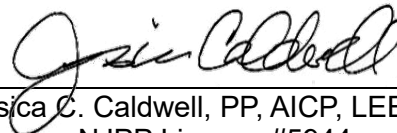
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1. Introduction

1.1 Community Overview

Wantage Township is situated in northern Sussex County and spans 67.48 square miles in area. The Township's neighboring municipalities include Vernon Township, Hardyston Township, Lafayette Township, Frankford Township, Sandyston Township, Montague Township, and the Towns of Minisink and Greenville in Orange County, New York (**Figure 1**). Wantage Township also surrounds Sussex Borough in Sussex County. In 2020, the United States Decennial Census reported a population of 10,811 residents.

Wantage Township is a rural municipality situated in the northernmost part of New Jersey, bordering New York State. New Jersey State Route 23 bisects the entirety of the Township, connecting I-84 in the northwest (near the Delaware River, Port Jervis, New York, and Matamoras, Pennsylvania) through Sussex County centers including Sussex Borough, Hamburg Borough, and Franklin Borough, to I-287 and I-80 towards the more urbanized southeast. Other major roadways in Wantage include County Routes 284, 519, 565, 628, and 650 (Deckertown Turnpike) in addition to Unionville Road, Sally Harden Road, Greenville Road, Haggerty Road, and Lewisburg Road (**Figure 1**).

The Township is part of the Ridge and Valley Region, primarily encompassing the Kittatinny Valley. The Kittatinny Valley has rolling hills and relatively flat topography, primarily supporting residential and agricultural uses. The western border of Wantage and the eastern border of Montague are comprised of the Kittatinny Ridge of the Kittatinny Mountains, which includes High Point State Park, home of the highest point in New Jersey. The Township has many forested areas, including High Point State Park, which also includes the famous Appalachian Trail. There are also heavily forested areas along the outer edges of the Township near the borders of Lafayette Township, Hardyston Township, Vernon Township (including the Wallkill River National Wildlife Refuge), and New York State. Wantage surface water features include Lake Rutherford, Lake Neepaulin, Clove Acres Lake, Lake Windsor, Clove Brook, Wallkill River, and Papakating Creek.

Residential areas are scattered throughout the Township, but the largest clusters are located to the west of Sussex Borough near Lake Neepaulin, and further to the west in the vicinity of County Routes 628, 519, and 650. Agricultural uses are scattered throughout all of Wantage Township. Commercial uses are concentrated along Route 23, County roadways and the outskirts of Sussex Borough.

The Township is located within the PA 4 – Rural Planning¹, PA 4B – Rural Environmentally Sensitive², and PA 5 – Environmentally Sensitive³ State Development and Redevelopment Plan (SDRP) Planning Areas. The southern and far northeastern portions of the Township are in PA 4, while the northcentral portion of the Township is located in PA 4B. The SDRP also distinguishes

¹ The PA 4 Planning Area (Rural Planning Area) in the SDRP comprises much of the countryside of New Jersey, where large masses of cultivated or open land surround rural Regional, Town, Village, and Hamlet Centers. Development is highly restricted to maintain farmland and promote a viable agricultural industry, protect the character of existing, stable communities, and accommodate growth, including residential, within Centers.

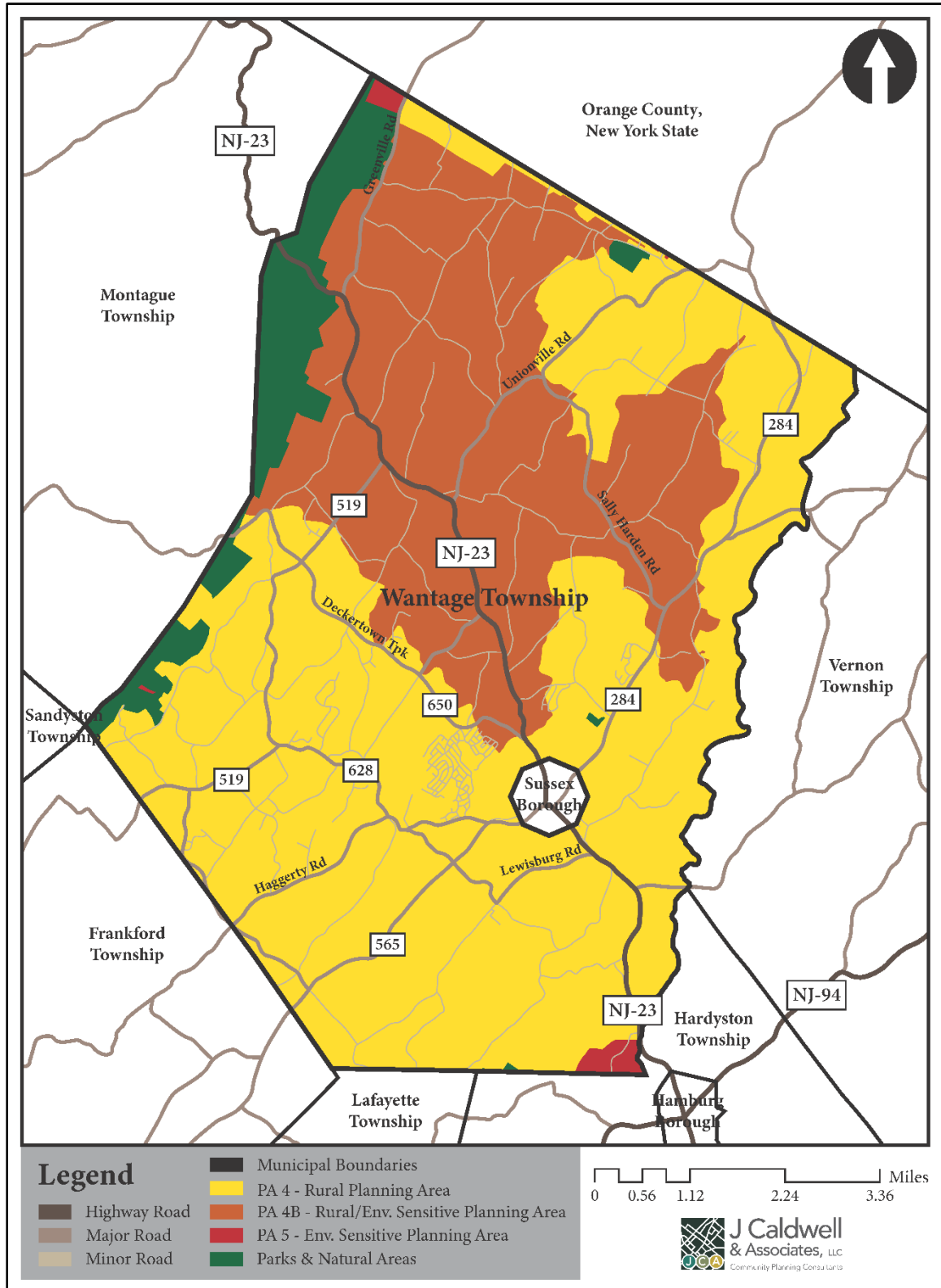
² The PA 4B Planning Area (Rural Environmentally Sensitive Planning Area) in the SDRP includes rural lands with significant environmental features. Development is highly restricted to protect natural resources, with a focus on conservation, low-intensity land use, and limited intensity land use, and limited infrastructure expansion.

³ 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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Parks & Natural Areas of the Township, including the western boundary area of High Point State Park and the Kittatinny Ridge and Mountains (**Figure 1**).

Figure 1. Context Map



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1.2 Relationship to Other Plans

Municipal Master Plan

Wantage Township's last comprehensive Master Plan update was adopted in 2003 with subsequent amendments in 2005, 2006, 2014 and 2023. The following goal is of particular relevance to this Housing Element and Fair Share Plan:

1. Provide Adequate Housing at a Reasonable Cost.

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 4 – Rural Planning, PA 4B – Rural Environmentally Sensitive, and PA 5 – Environmentally Sensitive Planning Areas. 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.

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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.

Wantage 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.

Surrounding Municipalities' Master Plans

Sussex Borough, Sussex Borough

Sussex Borough's most recent comprehensive Master Plan was adopted in 2009. The most recent Master Plan Reexamination Report was completed in 2024. This HEFSP does not significantly impact Sussex Borough's Master Plan.

Vernon Township, Sussex County

Vernon Township's Master Plan was adopted by the Vernon Township Planning Board on December 27, 1995. They have since completed Master Plan Updates in 2016 and 2022. This HEFSP does not significantly impact Vernon's Master Plan.

Hardyston Township, Sussex County

Hardyston Township's Master Plan was adopted in 2003 and was last amended in 2016. This HEFSP does not significantly impact Hardyston's Master Plan.

Lafayette Township, Sussex County

Lafayette Township's Master Plan was adopted in 1977. This HEFSP does not significantly impact Lafayette's Master Plan.

Frankford Township, Sussex County

Frankford Township's Comprehensive Plan was adopted in 2008. This HEFSP does not significantly impact Frankford's Master Plan.

Sandyston Township, Sussex County

Sandyston Township's Master Plan was adopted in 2008. The most recent Master Plan Reexamination Report was completed in 2018. This HEFSP does not significantly impact Sandyston's Master Plan.

Montague Township, Sussex County

Montague Township's Master Plan was adopted in 1976. This HEFSP does not significantly impact Montague's Master Plan.

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1.3 History of Affordable Housing in Wantage 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.

Wantage Township

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

Prior Round

Wantage was an early participant in the COAH-administered affordable housing process. The Township’s HEFSP was certified in 1989 under the First Round Rules. However, the Township did not obtain substantive certification under the Second Round Rules partly because of litigation, which occurred during the 1990s. Beginning in 2005, and then amended and adopted in 2008,

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the Township undertook the preparation of a new HEFSP, and the Township's petition to COAH was determined to be complete in May 2009.

Third Round

The 2008 HEFSP determined that Wantage had a Prior Round obligation (from Rounds 1 and 2) of 35 units. In addition, it was determined that the Township also had a Rehabilitation obligation of 0 units, because 27 units had been previously rehabilitated via a Township program. Finally, the Third Round Rules established a Growth Share obligation based on a much-disputed formula. The Township's Growth Share number was an unrealistic 181 units.

In 2016, Wantage completed a new HEFSP, followed by an HEFSP "Addendum," which was intended to clarify and certify the Township's efforts to meet its constitutional and statutory affordable housing obligation. This process updated the 2008 HEFSP. The 2008 HEFSP identified several projects and components that became no longer viable. Of the 13 projects proposed, only five (5) had been constructed or were still viable; however, three (3) additional group homes partially substituted for the lost projects. The original 2016 HEFSP identified a present need of five (5) units, a prior need of 35 units, and a prospective need of 19 units. The existing projects and components at that time totaled 38 units, plus 11 bonus credits (49 total units/credits), exceeding the Prior Round obligation (35 units) by 14 units. The original 2016 HEFSP identified four (4) projects – The Wantage Township Center, the four Remaining Group Homes, ABD Development, and the Wantage Ridge Portion of the McCoy's Corner Center – totaling 46 units, plus 23 bonus credits, for a combined total of at least 69 units/credits, which exceeded the Prospective Need obligation of the Township by 50.

Subsequent to the original 2016 HEFSP, the Fair Share Housing Center (FSHC) issued a report in 2016, and a mediation session was arranged to discuss how the Wantage affordable housing strategy could best satisfy the goals and objectives of FSHC, as well as those of the Fair Housing Act. An amended Section 7 and Section 8 of the 2016 HEFSP responded to the FSHC concerns and modified the original strategy as outlined in the first 2016 draft. Furthermore, at a hearing before Judge Hansbury, representatives of the Township and FSHC stated, for the record, the nature of the agreed-upon changes to the Township HEFSP Addendum and affordable housing strategy.

The primary issue raised by FSHC regarding the Wantage affordable housing strategy involved which set of numbers would be used by the Township – Econsult Solutions, Inc., (Econsult) or Kinsey. After discussions with the FSHC representatives, the Township agreed to abide by the Kinsey Prospective Need number, subject to a 30% adjustment. Consequently, the agreed-upon Prospective Need number that now served as the basis for the Township's affordable housing strategy was to be 56 units. The Prior Round number was never in dispute because both Econsult and Kinsey used the same number of 35 units. Concerning the Present Need Obligation, the Township agreed to use the Kinsey number of 5 units. In summary, the Township agreed to comply with the overall percentage requirements raised in the FSHC report, as well as marketing requirements as previously established by COAH. The final total obligation was 96 units (Present Need – 5; Prior Round – 35; Prospective Need – 56).

It became the position of the Township, based on existing and approved projects and other components in the 2016 HEFSP Addendum, that the Township's strategy will still produce a surplus of units/credits above its obligation. Specifically, the Prospective Need and Prior Round obligations, combined, totaled 91 units. It was anticipated that the 2016 HEFSP Addendum

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components would result in a total of 118 units/credits, thereby fulfilling the Township's obligation with room to spare. With respect to the Present Need obligation of 5 units, the Township had \$200,871 in its Housing Trust Fund, from which a housing rehabilitation program would be funded.

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")⁴ on the Fourth Round affordable housing fair share obligations for all municipalities within the State of New Jersey. The DCA indicated that Wantage Township's Fourth Round Present Need/Rehabilitation Obligation is 32 units with a Prospective Need of 77 units.

On January 23, 2025, pursuant to P.L.2024, c.2, the Township Committee adopted Resolution #27-2025, committing to its fair share obligation for the Fourth Round (2025-2035). This Resolution set forth the obligation of 32 Present Need (Rehabilitation) units and 77 Fourth Round Prospective Need (2025-2035) units.

Timeline of Affordable Housing

- January 10, 1989** Wantage Township's HEFSP was certified under the First Round Rules
- December 2004** COAH adopts Third Round Rules
- December 14, 2005** Wantage Township adopts a HEFSP
- January 25, 2007** Appellate Division issued a decision requiring COAH revise Third Round Rules
- December 2008** Wantage Township amends the 2005 HEFSP
- May 2009** Wantage Township's petition to COAH was determined to be complete
- 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.
- 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.
- March 25, 2016** Wantage Township adopts a HEFSP
- June 2, 2016** Fair Share Housing Center issues a report

⁴ NJ DCA, Affordable Housing Obligations for 2025-2035 (Fourth Round): Methodology and Background, October 2024.

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- August 1, 2016** Wantage Township adopts a HEFSP “Addendum”
- 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 23, 2025** Wantage Township adopts Resolution #27-2025 adopting Fourth Round affordable housing obligations, including 32 present need (rehabilitation) units and 77 fourth round prospective need (2025-2035) 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 Wantage 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 goal of the Township’s 2003 Master Plan Land Use Element to “Provide Adequate Housing at a Reasonable Cost.”

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:

- 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);

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- 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.

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2. Demographic Characteristics

2.1 Population

Population change, 1990-2020

In 1990, Wantage Township had a population of 9,487, with substantial increases of 9.5% between 1990 and 2000 and 9.3% between 2000 and 2010. However, the Township saw a decrease of 4.8% between 2010 and 2020. By 2020, the Township had a population of 10,811, representing a total increase of 1,324 residents since 1990. Compared to the growth rate of Sussex County and New Jersey, Wantage Township saw a similar growth rate between 1990 and 2000, a higher growth rate between 2000 and 2010, and a lower growth rate 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
Wantage Township	9,487	9.5%	10,387	9.3%	11,358	-4.8%	10,811
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, Wantage Township’s largest age cohort was 45 to 54 years (14.3%), suggesting that the community is in a relatively mature stage, with a significant number of people in their prime working years or approaching retirement. This is followed by those aged 65 to 74 years (12.3%), 25 to 34 years (11.6%), and 35 to 44 years (10.3%). As illustrated in **Figure 2**, the Township is seeing increases in its older population along with declining birth rates.

Table 2. Age, 2000 - 2020

Age	2000	%	2010	%	2020	%
Total Population	10,387		11,300		10,811	
Under 5 years	756	7.3%	506	4.5%	494	4.6%
5 to 9 years	837	8.1%	797	7.1%	552	5.1%
10 to 14 years	939	9.0%	978	8.7%	595	5.5%
15 to 19 years	744	7.2%	1044	9.2%	688	6.4%
20 to 24 years	546	5.3%	831	7.4%	636	5.9%
25 to 34 years	1145	11.0%	703	6.2%	1254	11.6%
35 to 44 years	1,965	18.9%	1,789	15.8%	1113	10.3%
45 to 54 years	1632	15.7%	1,944	17.2%	1549	14.3%
55 to 59 years	642	6.2%	825	7.3%	928	8.6%
60 to 64 years	264	2.5%	522	4.6%	913	8.4%
65 to 74 years	527	5.1%	904	8.0%	1333	12.3%
75 to 84 years	297	2.9%	329	2.9%	597	5.5%
85 years and over	93	0.9%	128	1.1%	159	1.5%

Sources:

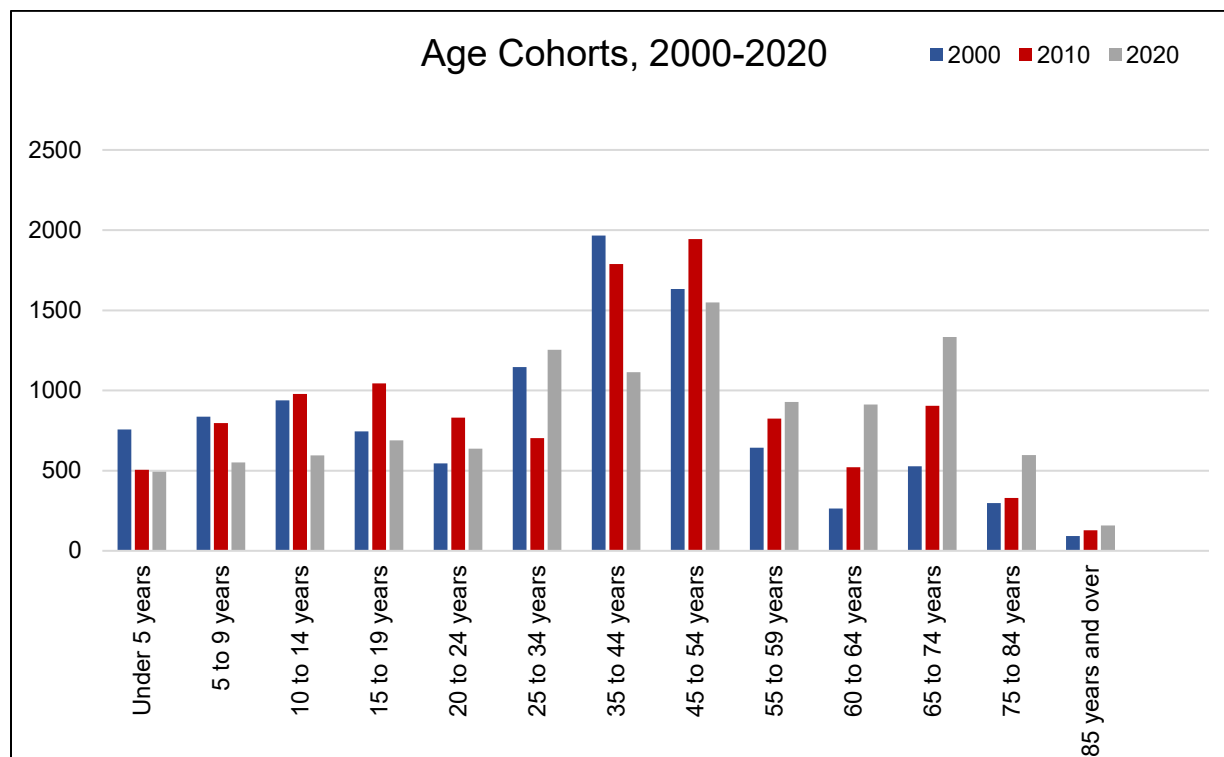
2000: United States Census Bureau, 2000 Decennial Census, DP1, "Profile of General Demographic Characteristics."

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."

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Figure 2. 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 3,441 units were reported in 2000 and 4,058 in 2020. One-person and two-person households increased between each decade, three-person households stayed relatively the same, and four-or-more-person households decreased between each decade. These changes suggest a growing preference for independent living, which may be attributed to an aging population, younger individuals delaying marriage, or lifestyle choices favoring autonomy.

Two-person households comprise over a third of the Township’s households. Three-person households are less common. One-person households are also not as common, but are increasing steadily. These shifts indicate a move away from larger family units toward smaller, often childless households or households with fewer dependents.

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. These trends have important implications for local planning in Wantage Township, particularly housing policy. Future development may need to emphasize smaller housing units, senior living options, and community amenities that support both independent living and aging in place.

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Table 3. Household Size, 2000-2020

Household Size	2000	%	2010	%	2020	%
Total households (Wantage Township)	3,441	100.0	3,910	100.0	4,058	100.0
1-person household	466	13.5	618	15.8	792	19.5
2-person household	1,016	29.5	1,291	33.0	1,472	36.3
3-person household	709	20.6	725	18.5	700	17.2
4-or-more-person household	1,250	36.3	1,273	32.6	1,094	27.0
Total households (Sussex 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 H016*.

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	3,441	100%	3,940	100%	4,019	100%
1.00 occupant or less per room	3,411	1.0%	3,919	1.0%	4,001	1.0%
1.01 to 1.50 occupants per room	30	0.0%	21	0.0%	18	0.0%
1.51 or more occupants per room	0	0%	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*

Table 5. Household Type by Relationship, 2020

Household Type by Relationship	Count	%
Total population	10,811	100.0%
In households	10,807	100.0%*
Householder	4,048	37.4%
Male	593	14.6%
Female	774	19.1%
Opposite-sex spouse	2,403	22.2%
Same-sex spouse	8	0.1%
Opposite-sex unmarried partner	279	2.6%
Same-sex unmarried partner	13	0.1%
In group quarters	4	0.0%
Institutionalized population	0	0.0%
Noninstitutionalized population	4	0.0%

Source:

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

*99.96%

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Income

The median household income in Wantage Township in 2020 was \$89,557, with 22% of households earning between \$100,00 and \$149,999, followed by 15.6% of households earning between \$75,000 and \$99,999, and 14% of households earning between \$150,000 and \$199,999. Since 1999, the median household income has risen sharply, increasing by 42% in about two decades. The increasing median household income and share of households in higher income brackets suggest the Township is becoming more affluent overall, possibly due to rising property values, a higher concentration of professional residents, or an influx of higher-earning households. However, about a quarter of the Township's households earn between \$25,000 and \$49,999, and about 10% earn less than \$24,999. Wantage Township's household income was lower year-over-year than Sussex County's, but slightly higher year-over-year than the State's.

Overall, the income trends reflect economic growth and increasing prosperity within Wantage Township, but they may also signal growing disparities and affordability concerns for lower-income residents. As Wantage Township continues to attract more affluent households, future policy and planning efforts may need to consider strategies to maintain housing affordability and socioeconomic diversity.

Table 6. Income in the Past 12 Months, 2000 - 2020

Household Income	Percent of Households		
	1999	2010	2020
Total Households	3,435	3,940	4,019
Less than \$10,000	4.9%	1.9%	3.3%
\$10,000 to \$14,999	1.5%	1.7%	2%
\$15,000 to \$24,999	7.3%	3.2%	5.3%
\$25,000 to \$34,999	11.7%	8.2%	11.3%
\$35,000 to \$49,999	15.5%	11.8%	12.3%
\$50,000 to \$74,999	23.6%	24.9%	7.7%
\$75,000 to \$99,999	18%	17.1%	15.6%
\$100,000 to \$149,999	12.5%	18.7%	22%
\$150,000 to \$199,999	3.1%	8.5%	14%
\$200,000 or more	2.1%	3.9%	6.4%
Wantage Township Median household income	\$58,440	\$72,270	\$89,557
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.

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2.2 Employment Characteristics

Workforce

In 2020, the ACS reported that Wantage Township has a population aged 16 and older of 8,960. Of this number, 5,754, or 65.5%, were in the labor force.⁵ This labor force participation rate is relatively robust and aligns with regional averages. 261 individuals reported as unemployed, resulting in a Township unemployment rate of 4.5%. Wantage Township’s unemployment rate is less than that of the County (5.3%) and State (5.8%).

Table 7. Employment Status, 2020

Employment Status	Estimate	%
Population 16 years and older	8,960	
In labor force	5,754	65.5%
Civilian labor force	5,754	65.5%
Employed	5,493	60.5%
Unemployed	261	5%
Armed Forces	0	0%
Not in labor force	3,206	34.5%
Unemployment rates		
Unemployment rate (Wantage Township)	4.5%	
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.

No individuals in Wantage Township reported active service in the Armed Forces in 2020, and approximately 34.5% of residents 16 and older were not participating in the labor force. This segment likely includes retirees, students, stay-at-home caregivers, or others not seeking employment. The Township’s low unemployment rate and high employment share suggest a relatively stable and prosperous local economy, with strong job accessibility and minimal joblessness. These figures reinforce previous findings regarding rising household incomes and growing affluence in the community.

Given the aging population identified in earlier data, the portion of residents not in the labor force may increase in future years as more individuals reach retirement age. As such, local policymakers may wish to retain a strong workforce while also supporting aging residents who are exiting the labor market.

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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Commuting Characteristics

According to the 2020 ACS, most of the Township’s employed population worked within New Jersey (92.5%); 66.1% worked within Sussex County. Many of the Township’s employed population may also be working in job-concentrated centers towards the south and east, but also cross the state line north into New York State.

In 2020, commuting patterns in the Borough reflected a high dependency on personal vehicles, with limited use of alternative transportation modes. When commuting to work, the vast majority (94.2%) of workers took a car, truck, or van, and 88.5% 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% of workers commute via car, truck, or van. Public transportation usage was extremely low, accounting for only 0.2% of commuters, and no workers reported walking or biking to work. Commuting times were varied, but the mean travel time for all Wantage Township workers in 2020 was 36.3 minutes. The largest share of workers (22.0%) had a commute of 60 or more minutes. This suggests a strong reliance on personal vehicles, likely influenced by rural and suburban infrastructure, limited public transit access, and the spread-out nature of regional employment opportunities.

Table 8. Commuting Characteristics, 2020

Commuting Characteristics	Estimate
Workers 16 years and over	5,364
Did not work from home	5,133
Means of transportation to work	
Car, truck, or van	94.2%
Drove alone	88.5%
Carpooled	5.7%
Public transportation (excluding taxicab)	0.2%
Walked	0.0%
Bicycle	0.0%
Taxicab, motorcycle, or other means	1.2%
Place of work	
Worked in state of residence	92.5%
Worked in county of residence	66.1%
Worked outside county of residence	26.5%
Worked outside state of residence	7.5%
Travel time to work	
Less than 10 minutes	5.9%
10 to 14 minutes	11.5%
15 to 19 minutes	8.7%
20 to 24 minutes	17.2%
25 to 29 minutes	5.4%
30 to 34 minutes	13.0%
35 to 44 minutes	4.4%
45 to 59 minutes	11.9%
60 or more minutes	22.0%
Mean Travel time to work (minutes)	36.3

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

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Employment by Industry

Of the Township’s 5,493 residents employed in 2020, most (21.7%) worked in “educational services, and health care and social assistance,” underscoring the prominence of stable, institutional jobs such as teaching, nursing, and medical support roles within or near the Township. This is followed by “retail trade” (17.2%), “professional, scientific, management, administrative and waste management services” (11.8%), and “construction” (9.8%). This reflects both a rural economy as well as aspects of a rural economy with ties to regional employment centers.

These figures indicate that Wantage Township’s workforce is balanced between stable, service-based, and professional fields, with similar representation of industrial and construction jobs. This diversified employment base provides a degree of economic resilience, while also suggesting that continued investment in health care, education, and professional sectors may align well with local workforce strengths.

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%).

The State’s four (4) largest industries are “educational services, and health care and social assistance” (24.1%), followed by “professional, scientific, management, administrative and waste management services” (13.7%), “retail trade” (10.7%), and “finance and insurance, and real estate, and rental and leasing” (8.5%).

Table 9. Industries of Employment, 2020

Industry	Estimate	%
Civilian employed population 16 years and over	5,493	
Educational services, and health care and social assistance	1,192	21.7%
Retail trade	947	17.2%
Professional, scientific, and management, and administrative and waste management services	650	11.8%
Construction	540	9.8%
Other services, except public administration	361	6.6%
Arts, entertainment, and recreation, and accommodation and food services	321	5.8%
Manufacturing	316	5.8%
Transportation and warehousing, and utilities	267	4.9%
Wholesale trade	260	4.7%
Public administration	255	4.6%
Finance and insurance, and real estate and rental and leasing	218	4.0%
Information	130	2.4%
Agriculture, forestry, fishing and hunting, and mining	36	0.7%

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

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3. Housing Characteristics

3.1 Inventory of housing stock

Housing Occupancy and Tenure

In 2020, the Decennial Census reported a total of 4,344 housing units. Of this number, 4,058 (93.4%) were occupied, which indicates a relatively high occupancy rate compared to many areas. More specifically, 84.4% of these units were owner-occupied, with the remaining 15.6% being renter-occupied, suggesting that the rental market is a smaller segment of the local housing market.

Wantage Township’s homeowner vacancy rate was 2.1%, and the rental vacancy rate was 4.1%. The 2.1% homeowner vacancy rate is low, meaning that for those seeking to purchase a home, there aren’t many vacant homes available. This could indicate a stable or somewhat competitive housing market for buyers. The 4.1% rental vacancy rate is higher than the homeowner vacancy rate, but it’s still relatively moderate. This means there are some rental opportunities, but they are not overly abundant.

Sussex County and New Jersey differ from Wantage Township in that the share of occupied housing units is lower, and the share of vacant housing units is greater. The homeowner vacancy rates for the County (2.2%) and State (1.5%) are near Wantage Township’s rate (2.1%). The state rate being lower could suggest that urban areas (where New Jersey has a higher concentration of homes) may experience a lower homeowner vacancy due to a greater demand for housing. The County and State rental vacancy rates are 6.8% and 5.7%, respectively, which are higher than Wantage Township’s rate (4.1%). This could suggest that Wantage Township has a more stable rental market or a more limited rental stock. In contrast, the higher vacancy rates at the county and state levels might indicate a surplus of available rental properties or lower demand in those regions.

Overall, Wantage Township appears to be a stable housing market for homebuyers, with limited vacancies for both owner-occupied and rental properties. However, compared to the broader region, the Township’s rental market is somewhat tighter, possibly reflecting a greater demand for housing or a shortage of available rental units.

Table 10. Housing Occupancy and Tenure, 2020

Housing Occupancy and Tenure	Estimate	%
Wantage Township		
Total housing units	4,344	100.0
Occupied housing units	4,058	93.4
Owner-occupied	3,425	84.4
Renter-occupied	633	15.6
Vacant housing units	286	6.6
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*.

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Vacancy Status

Of the 286 vacant housing units reported in the 2020 Decennial Census, the largest housing unit type category was “for seasonal, recreational, or occasional use” at 97 units. The second highest category was “for sale only” at 74 units, followed by “other vacant” at 64 units. 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 vacant housing units in Wantage Township reflect a combination of seasonal use, real estate market dynamics, and individual circumstances such as aging homeowners or foreclosures. The high proportion of seasonal properties (34%) suggests that a notable portion of the housing stock is used intermittently, which may affect housing availability for full-time residents. Additionally, the mix of units vacant due to sale, renovation, or foreclosure indicates that there could be underlying economic or demographic shifts affecting the local housing market, with potential turnover in the housing stock over time.

Units In Structure

Wantage Township is comprised of lower-density development and offers space and privacy with primarily single-family detached housing units, which comprise 85.8% of the Township’s housing stock. The next largest groups were structures comprised of 3 or 4 units (5.0%), 20 or more units (3.9%), and single-family attached housing units (2.0%). While Sussex County is also mostly comprised of single-family detached housing units (79.4%), the County has a slightly greater overall variety of housing unit sizes. The lack of diversity in housing types might limit options for those seeking smaller, more affordable, or rental housing. There may be potential for future development in Wantage Township to increase housing diversity to meet evolving demands.

Table 11. Vacancy Housing Unit Type, 2020

Vacancy Status	Count
Total vacant units	286
For rent	27
Rented, not occupied	5
For sale only	74
Sold, not occupied	19
For seasonal, recreational, or occasional use	97
Other vacant	64

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

Table 12. Units In Structure, 2020

Units In Structure	Estimate	%
Total housing units	4,229	
1-unit, detached	3,629	85.8%
1-unit, attached	85	2.0%
2-units	62	1.5%
3 or 4 units	213	5.0%
5 to 9 units	31	0.7%
10 to 19 units	42	1.0%
20 or more	167	3.9%
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*.

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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Year Structure Built

The 2020 ACS reported that structures built between 1970 and 1979 saw the largest number of housing units built (914 units, or 21.6% of the total housing stock) than any other period in Wantage Township, which reflects a phase of suburban expansion, influenced by broader national trends in suburbanization and homeownership. This was followed by 734 units, or 17.4% of the total housing stock, built between 1980 and 1989, and then 498 units, or 11.8% of the total housing stock, built between 2000 and 2009. Only 2.8% and 2.2% were built between 2010 and 2013, and 2014 or later, respectively.

Table 13. Age/Year Structure Built

Year Structure Built	Estimate	%
Total	4,229	
Built 2014 or later	93	2.2%
Built 2010 to 2013	119	2.8%
Built 2000 to 2009	498	11.8%
Built 1990 to 1999	412	9.7%
Built 1980 to 1989	734	17.4%
Built 1970 to 1979	914	21.6%
Built 1960 to 1969	449	10.6%
Built 1950 to 1959	285	6.7%
Built 1940 to 1949	340	8.0%
Built 1939 or earlier	385	9.1%

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

As the economy in the 2000s, fewer homes were built, marking a slowdown in housing development. This trend could mean that Wantage Township has a large number of homes that are now aging, potentially leading to increased renovation activity in the future. There may also be opportunities for more recent construction or redevelopment to accommodate changing demographic and housing needs (e.g., townhomes, apartments, or energy-efficient homes).

3.2 Costs and Value

Selected Monthly Owner Costs

SMOC is a figure that consists of all costs associated with homeownership.⁷ In 2020, the ACS reported that the median SMOC for housing units with a mortgage in Wantage Township was \$2,127. For those units without a mortgage, the median SMOC was \$864. Owners of housing units with a mortgage had a range of SMOC, including 24.0% of \$1,500 to \$1,999, 22.9% of \$2,000 to \$2,499, and 22.0% of \$2,500 to \$2,999. About a third of units without mortgages had ownership-related expenses of \$600 to \$799, with another third having ownership-related expenses of more than \$1,000 per month. These selected monthly owner costs were slightly lower than those of both the County and State.

Overall, Wantage Township offers relatively affordable homeownership costs, especially for homeowners who have paid off their mortgages, with median monthly costs of \$864 compared to \$2,127 for those with a mortgage. A substantial portion of homeowners with mortgages are paying between \$1,500 and \$2,999, suggesting that the Township’s housing market is moderately priced, though there are still some residents facing higher costs. The lower SMOC in Wantage Township compared to Sussex County and New Jersey positions it as a relatively affordable option for homeowners. However, the variation in costs highlights potential economic disparities, particularly for homeowners with larger homes or higher mortgages.

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

SMOC	Count (Wantage Township)	%	Count (County)	%	Count (State)	%
Housing units with a mortgage	2,155	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	114	5.3	691	2.2	34,504	2.5
\$1,000 to \$1,499	321	14.9	4,195	13.1	138,116	10.0
\$1,500 to \$1,999	517	24.0	7,702	24.0	253,824	18.4
\$2,000 to \$2,499	493	22.9	7,236	22.6	275,392	19.9
\$2,500 to \$2,999	474	22.0	5,269	16.4	231,946	16.8
\$3,000 or more	236	11.0	6,947	21.7	446,100	32.3
Median	\$2,127		\$2,236		\$2,476	
Housing units without a mortgage	1,317	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	10	0.8	253	1.9	18,836	2.6
\$400 to \$599	139	10.6	1,012	7.7	48,655	6.8
\$600 to \$799	433	32.9	2,698	20.4	96,262	13.5
\$800 to \$999	303	23.0	3,207	24.3	136,283	19.1
\$1,000 or more	432	32.8	5,783	43.8	396,990	55.8
Median	\$864		\$950		\$1,062	

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

Value

The ACS reported a median value of owner-occupied housing units as \$290,800 in 2020. 42.7% of the owner-occupied units in the Township had a value between \$300,000 and \$499,999, followed by 39.7% between \$200,000 and \$299,999. 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 Wantage Township compared to Sussex County but lower than that of New Jersey. The ACS also reported a median value of renter-occupied housing units as \$1,208 in 2020. Overall, these values suggest that Wantage is slightly more expensive than many parts of Sussex County, but it is still more affordable compared to New Jersey's general housing market.

Table 15. Value of Occupied Units, 2020

Value of Occupied Units	Estimate	%
Owner-occupied units	3,472	
Less than \$50,000	58	1.7%
\$50,000 to \$99,000	8	0.2%
\$100,000 to \$149,999	124	3.6%
\$150,000 to \$199,999	281	8.1%
\$200,00 to \$299,999	1,378	39.7%
\$300,000 to \$499,999	1,485	42.8%
\$500,000 to \$999,999	116	3.3%
\$1,000,000 or more	22	0.6%
Median	\$290,800	
Occupied Units Paying Rent	529	
Less than \$500	0	0.0%
\$500 to \$999	50	9.5%
\$1,000 to \$1,499	258	48.8%
\$1,500 to \$1,999	187	35.3%
\$2,000 to \$2,499	0	0.0%
\$2,500 to \$2,999	34	6.4%
\$3,000 or more	0	0.0%
Median	\$1,208	
No rent paid	18	3.4%

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

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Rent vs. Household Income

Of the total renters in Wantage Township, 80% are spending 35% or more of their income on rent, which indicates a significant affordability issue. This suggests that many renters in the area are facing substantial financial pressure due to high rental costs. It may also point to an overall shortage of affordable housing or rapid increases in rental prices relative to income.

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

Value of Occupied Units	Estimate	%
Occupied Units Paying Rent	529	
Less than 15.0 percent	27	5.1%
15.0 to 19.9 percent	53	10.0%
20.0 to 24.9 percent	16	3.0%
25.0 to 29.9 percent	10	1.9%
30.0 to 34.9 percent	0	0.0%
35.0 percent or more	423	80.0%
Not computed	18	-

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

3.3 Housing Units Capable of Being Rehabilitated

Wantage Township has a high level of access to essential utilities, indicating a small portion of housing units capable of being rehabilitated. The ACS estimated that in 2020, there were 20 occupied housing facilities with no telephone service, and zero (0) lacked complete plumbing facilities or complete kitchen facilities in Wantage Township. Overall, the absence of homes lacking essential utilities suggests that the community is relatively resilient, and housing conditions are generally in good shape. This could point to economic stability or effective local infrastructure investment. Compared to the Township, the County had slightly higher rates of occupied housing units that lacked these characteristics.

These numbers suggest that the Township has a well-developed housing stock with a reliable infrastructure. Compared to Sussex County, Wantage Township fares better in terms of the availability of basic services, though there are still some minor issues with telephone service access in a small number of households. The Township’s focus on maintaining or improving these essential services, particularly regarding communication access, would further strengthen its quality of life for all residents.

Table 17. Housing In Need of Rehabilitation, 2020

Facilities	Estimate	%
Wantage Township		
Occupied housing units	4,019	100.0
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	0	0.0
No telephone service available	20	0.5
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, ACS 5-Year Estimates Data Profiles, Table DP04.

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3.4 Projection of Housing Stock

Housing Units Certified

Since 2004, 477 housing units have received certificates of occupancy, according to the New Jersey Department of Community Affairs (DCA) Construction Reporter. Of these certifications, the majority (348 housing units) were issued for one- and two-family homes. Many multi-family projects were issued in 2013 (45 total units), 2018 (40 total units), and 2019 (20 total units). However, since 2020, only one- and two-family homes have been certified.

Overall, the Township has seen occasional multi-family development, particularly in 2013, 2018, and 2019, but the focus has largely been on one- and two-family homes since 2004. Moving forward, Wantage Township is likely to continue seeing new development in the form of single-family homes, particularly as demand for this type of housing remains strong. However, the lack of multi-family projects since 2020 may limit the variety of housing options in the Township, potentially making it harder for young professionals, smaller households, or renters to find suitable housing. There could be an opportunity for more diverse housing development in the future, particularly if the demand for single-family homes eventually plateaus or if there is a push for affordable housing options that multi-family units could provide.

Table 18. Housing Units Certified, 2004 - 2024

	1&2 Family	Multi	Mixed-use	Total
2004	69	6	0	75
2005	71	0	1	72
2006	53	0	0	53
2007	58	1	0	59
2008	20	5	0	25
2009	6	10	0	16
2010	10	0	0	10
2011	9	0	0	9
2012	10	0	0	10
2013	6	45	0	51
2014	3	0	0	3
2015	4	0	0	4
2016	5	1	0	6
2017	5	0	0	5
2018	1	40	0	41
2019	3	20	0	23
2020	2	0	0	2
2021	0	0	0	0
2022	1	0	0	1
2023	7	0	0	7
Sept 2024 YTD	5	0	0	5
Total	348	128	1	477

Source:
New Jersey Department of Community Affairs, *Housing Units Certified, 2000 - 2024*.

2025 Housing Element and Fair Share Plan, Wantage Township, Sussex County, New Jersey

Land Use Board Approvals

New residential applications and projects have been fairly rare in the Township in recent years. These residential applications are minor in nature and apply to single-family residential homes. It is unlikely that the natural demand for residential development applications or construction will increase significantly over the Fourth Round period, which runs from July 2025 to July 2035.

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 general 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. Nonetheless, Wantage Township has a variety of residential zone districts that range in lot area and intensity of development. Two of the intents of the Township's planned small villages, communities, and hamlets are to "provide a range of housing types for residents of all ages and income levels with higher density and new affordable housing in 'planned small community centers'" and to "promote and require mixed-use developments with a variety of housing types, range of lot sizes, and mix-used structures with apartments over office and retail uses that surround a village green, related site amenities and community facilities." The Township also has a "growth share" requirement per Section 13-5.10 of the Township code, which applies to construction in all zones. Responsibility for constructing an affordable housing unit or making a contribution in lieu of construction is required. For example, residential developments of eight (8) units or more shall be required to construct one (1) residential affordable housing unit for every eight (8) housing units constructed. Additionally, residential developments between one (1) and seven (7) units shall be required to provide a cash contribution as set in the Township's Fee Ordinance for each unit constructed.

Beemerville Planned Hamlet

The purpose of the Beemerville Hamlet is to focus on agrotourism with support of commercial retail and service uses and a modest amount of clustered housing to preserve the adjacent farmland. The farm economy and character are important to incorporate into the Beemerville Hamlet Center to maintain and revitalize agrobusiness and tourism opportunities in Wantage Township. The proposed farmland, if preserved within the Hamlet, should be deed restricted to permit only farming activities consistent with Right to Farm legislation. This Hamlet is located in the western portion of the Township (**Figure 3**).

Permitted housing types include single-family, patio homes, duplexes and triplexes are permitted. Mandatory Affordable housing set aside of 12.5% is required. Open space requirement dedicated to a farm use shall be 50% of the farm tract. Apartments on the second floor are also a principal permitted use.

2025 Housing Element and Fair Share Plan, Wantage Township, Sussex County, New Jersey

Colesville Planned Hamlet

The purpose of the Colesville Hamlet is to build on the existing retail business uses by promoting a mixed-use shopping village atmosphere focusing on tourism and local services. Housing opportunities shall be incorporated to promote activity during all seasons. The development shall be concentrated, preserving a significant portion of the forested areas to retain the existing rural character. This Hamlet is located in the northwestern portion of the Township (**Figure 4**).

Principal permitted uses include residential uses based on a gross density of one (1) housing unit per one (1) acre. Permitted housing types include single-family, patio homes, duplexes and triplexes. Mandatory Affordable housing set aside of 12.5% is required. Open space requirement is dedicated to "Environs" protection. Apartments on the second floor of commercial buildings are also a principal permitted use.

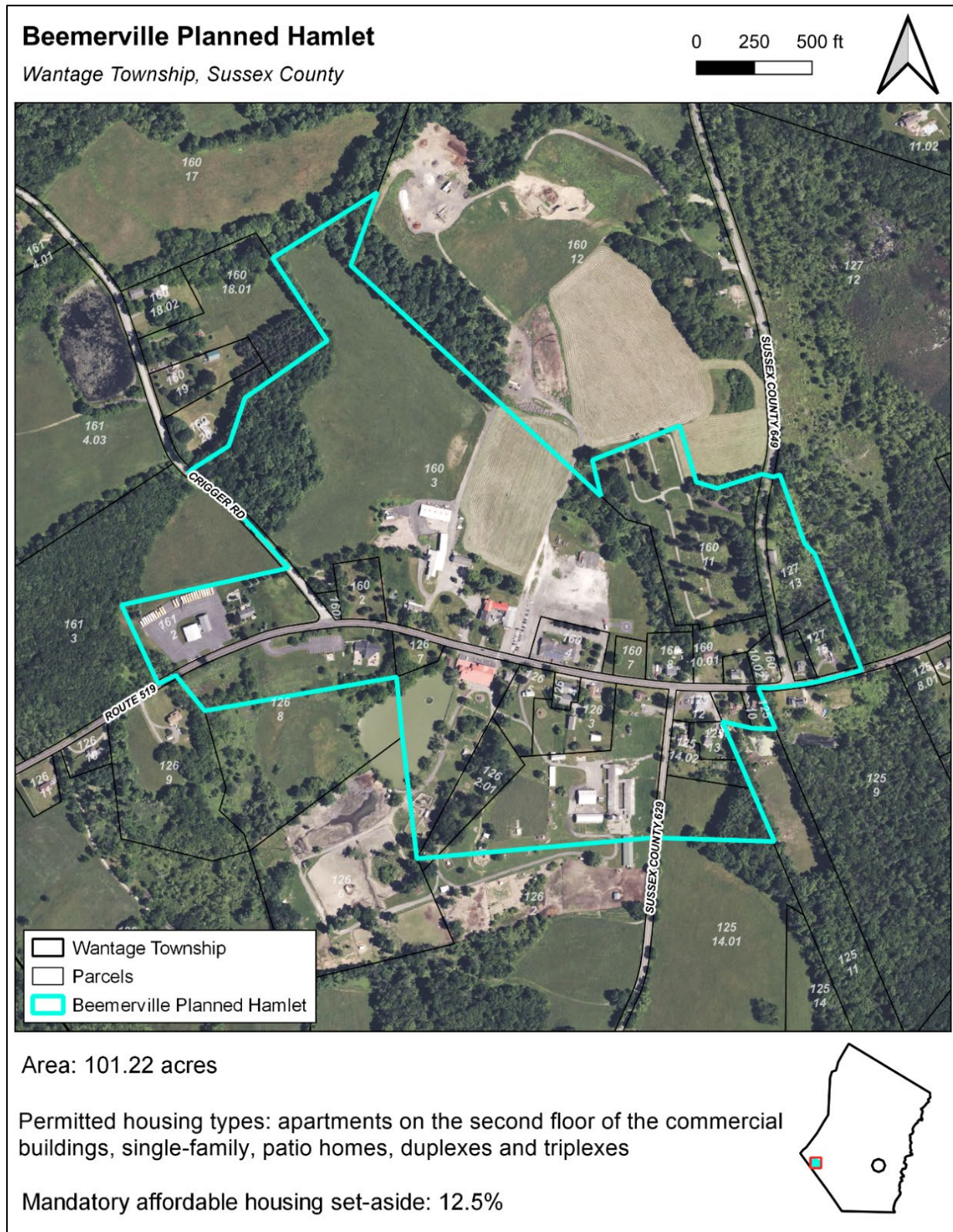
McCoy's Corner Village

The purpose of the McCoy's Corner Village is to establish the new Sussex County Library as the cornerstone of the "center" by integrating growth consistent with smart growth principles. Pedestrian and vehicular connections should be incorporated into the "center" with concentrated retail and service uses to support the library and airport. Light industrial uses should be encouraged in the airport hazard zone to promote the local economy and create jobs. This Hamlet is located in the southcentral portion of the Township (**Figure 5**).

Principal permitted uses include apartment structures, which shall be permitted only to provide an option for affordable rental housing. Principal permitted uses also include age-restricted residential uses, which shall be permitted on lots or tracts of land greater than 10 acres. Permitted housing types include single-family, patio homes, duplexes, triplexes, and town homes. Mandatory affordable housing set aside of 20% is required. Open space requirement is dedicated to "Environs" protection or common open space. Apartments on the second floor of commercial buildings are also a principal permitted use. McCoy's Corner is within a sewer service area and is slated to generate 48 affordable units.

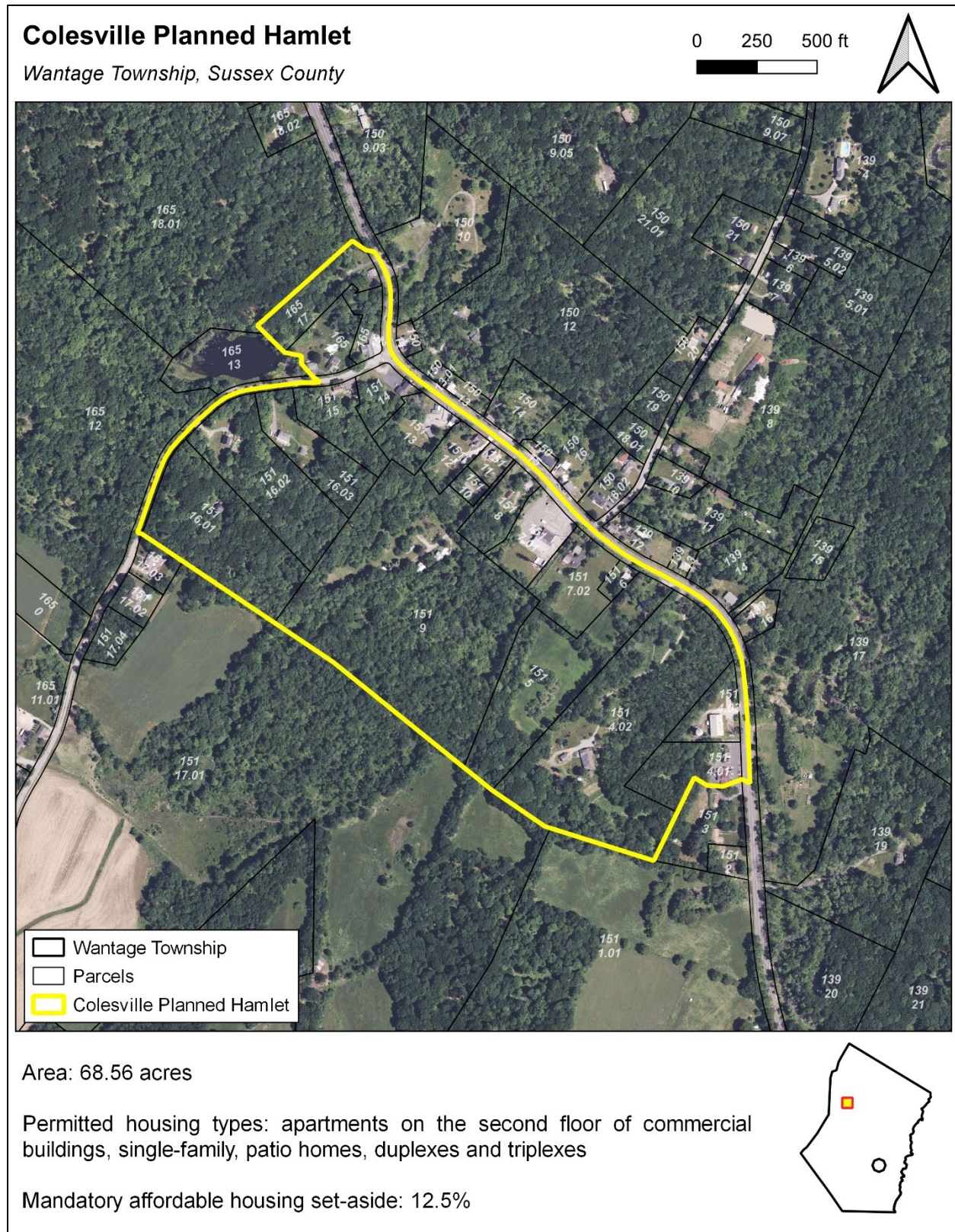
2025 Housing Element and Fair Share Plan, Wantage Township, Sussex County, New Jersey

Figure 3. Beemerville Planned Hamlet



2025 Housing Element and Fair Share Plan, Wantage Township, Sussex County, New Jersey

Figure 4. Colesville Planned Hamlet



2025 Housing Element and Fair Share Plan, Wantage Township, Sussex County, New Jersey***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 should explore methods for promoting multigenerational housing within the Township's single-family housing stock.

2025 Housing Element and Fair Share Plan, Wantage Township, Sussex County, New Jersey

4. Fair Share Plan

4.1 Plan Purpose and Goals

This Fair Share Plan describes the specific ways in which Wantage Township will meet its Fourth Round affordable housing obligations, and is compliant with the Fair Housing Act (FHA), Fourth Round regulations (“Amended FHA”), and Affordable Housing Dispute Resolution Program Directive #14-24. The overall goal of this Fair Share Plan is to provide a framework for the Township to provide for its fair share of the present and prospective regional need for low- and moderate-income housing for the period of 2025 through 2035.

4.2 Determination of Housing Need

Prior Round Obligation

Rounds 1 and 2 of affordable housing in New Jersey are known collectively as the Prior Round. The Prior Round Obligation was the municipal new construction obligation from 1987 through 1999. Wantage satisfied its Prior Round obligation of 35 units through inclusionary development at the Wantage Town Center and four group home projects.

Inclusionary Zoning – Wantage Town Center

The Town Center at Wantage Phase I development included 35 market rate units with eight (8) affordable family rental apartments. The project is constructed and applies eight (8) units plus eight (8) bonuses to the Prior Round.

Group Home / Supportive Housing Program

The Township has four (4) group homes to apply 17 credits to the Prior Round. SCARC has one (1) three-bedroom group home. Phoenix Properties NJ operates a five-bedroom group home on Morgan Drive and Rebecca’s Homestead, Inc., operates a six-bedroom group home on Beemer Church Road. Additionally, Capital Care has a three-bedroom group home on Blair Road.

ABD Development

The Applicant was granted Preliminary Major Subdivision approval with variances by Resolution of the Wantage Land Use Board, dated October 17, 2006, for twenty-one (21) single-family residential lots. The Applicant received Final Major Subdivision approval on July 28, 2009. Subsequently, a five-year extension was granted by the Board on August 26, 2014. The subdivision was approved under the Environmental Preservation Constraints Option. In 2020, the Applicant sought amended preliminary major subdivision approval for the project through the Residential Cluster Development Option. This project includes two affordable units.

Table 19. Prior Round Obligations

Project	Type	Units	Bonus Credits	Total Credits
Prior Round (1987-1999) Obligation – 35 Units				
Wantage Town Center – Phase I	Inclusionary development, family rental	8	8	16
SCARC Group Home (3 BR)	Supportive/Special Needs	3		3
Capitol Care Group Home 56 Blair Rd	Supportive/Special Needs	3		3
Morgan Group Homes (5 BR)	Supportive/Special Needs	5		5
Rebecca’s Homestead (6 BR)	Supportive/Special Needs	6		6
ABD Development Lowe Rd & Smith Rd	Inclusionary development, family for sale	2		2
Total		27	8	35
Prior Round Obligation			35	

2025 Housing Element and Fair Share Plan, Wantage Township, Sussex County, New Jersey

Third Round Obligation

The Third Round of affordable housing addresses a municipality’s obligation for the time period of 1999 through 2025. The Township satisfied its Third Round obligation of 56 units of prospective need and 5 units of present need through the implementation of a municipal rehabilitation program, carryover credits from the Prior Round, several group homes, and inclusionary development and zoning.

Inclusionary Zoning – Wantage Town Center

The Town Center at Wantage Phase II development includes seven (7) family rental units in the Mountainview Manor development.

Group Home / Supportive Housing Program

The Township has two (2) group homes to apply 15 credits to the Third Round. Capital Care has two (2) four-bedroom group homes: one at Cemetery Road and one at Armstrong Road.

McCoy’s Corner Village

The purpose of the McCoy’s Corner Village is to establish the new Sussex County Library as the cornerstone of the "center" by integrating growth consistent with smart growth principles. This zoning remains in place and requires a 20% set-aside of affordable units. McCoy’s Corner Village Zoning is expected to yield 48 affordable units in two phases: 21 units and 28 units. Of the 48 affordable units proposed, 26 apply to the Third Round. A total of 23 units apply to the Fourth Round.

Municipally Sponsored/100% Affordable Program – Habitat for Humanity Home

The Township created one (1) for sale 100% affordable family units through a municipally-sponsored 100% affordable program that meets the criteria under N.J.A.C. 5:97-3.14. The unit is located on Route 565 and is complete.

Table 20. Third Round Obligations

Project	Type	Units	Bonus Credits	Total Credits
Third Round (1999-2025)				
Prospective Need Obligation – 56 Units				
Wantage Town Center Phase II	Inclusionary development, family rental	7	7	14
Capitol Care Group Home 97 Cemetery Rd	Supportive/Special Needs	4	4	8
Capitol Care Group Home 19 Armstrong Rd	Supportive/Special Needs	4	3	7
McCoy’s Corner Center Wantage Ridge Portion (21) PKM (5 of 28)	Inclusionary zoning, family for sale/rental	26		26
Route 565 Habitat Home	100% Affordable	1		1
Total		42	14	56
Third Round Prospective Need Obligation			56	
Total Third Round Credits			56	
Third Round Rehabilitation Obligation – 5 Units				
Municipal Rehabilitation Program	Rehabilitation	5		5
Total Rehabilitated Units		5		

2025 Housing Element and Fair Share Plan, Wantage Township, Sussex County, New Jersey

Fourth Round Obligation

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. Administrative Directive #14-24 (“Affordable Housing Dispute Resolution Program – Implementation of L. 2024, c. 2”) was published in November of 2024. This directive established procedures for the Program’s operation.

In response to P.L. 2024, c.2, Wantage Township adopted Resolution 27-25, through which the Township committed to the Fourth Round (2025-2035) Obligations as calculated by the Department of Community Affairs (“DCA”) in their October 2024 report entitled “Affordable Housing Obligations for 2025-2035 (Fourth Round).” This report determined that the Township’s Fourth Round present/rehabilitation need is **32 units** and the Fourth Round prospective need is **77 units**. The Township proposes the following mechanisms that have a realistic opportunity of helping the Township meet its obligation.

4.3 Proposed Mechanisms

To address the Fourth Round prospective need obligation, the Township will utilize 14 carryover units from the Third Round. The Township also proposes to continue its municipal rehabilitation program, establish a group home program, and adopt a municipal-wide set-aside ordinance. The Township’s Fourth Round affordable units will be distributed subject to the following requirements:

Table 21. Fourth Round Requirements

Requirement	Units
Maximum Senior Units (30%)	23
Minimum Family Housing (50%)	39
Minimum Rental Units (25%)	20
Minimum Family Rental (50% of Rental)	10
Maximum Bonus Credits (25%)	19

McCoy’s Corner Village

The purpose of the McCoy’s Corner Village is to establish the new Sussex County Library as the cornerstone of the “center” by integrating growth consistent with smart growth principles. This zoning remains in place and requires a 20% set-aside of affordable units. McCoy’s Corner Village Zoning is expected to yield 48 affordable units in two phases: 21 units and 28 units. Of the 48 affordable units proposed, 26 apply to the Third Round. A total of 23 units apply to the Fourth Round.

Mandatory Set-Aside Ordinance

The Township will propose a mandatory affordable housing set-aside ordinance that would require any property in Wantage 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

2025 Housing Element and Fair Share Plan, Wantage Township, Sussex County, New Jersey

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 Wantage 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.

Municipally Sponsored/100% Affordable Program

The Township proposes to provide affordable units through a municipally-sponsored 100% affordable program that meets the criteria under N.J.A.C. 5:97-6.7. This program will include a review of municipally owned properties that are suitable for single family residential development. The Township will partner with a non-profit affordable housing partner, such as Habitat for Humanity, to donate Township-owned land for the construction of affordable family for-sale units.

Group Home / Supportive Housing Program

The Township will support the development of supportive houses/group homes as funding and sites become available that meets the criteria under N.J.A.C. 5:97-6.10. The program will be funded by the Township's Affordable Housing Trust Fund.

Rehabilitation Program

Wantage Township will continue to implement its municipal rehabilitation program pursuant to Chapter 27, "Affordable Housing" of the Township Code and the attached Rehabilitation Program Operating Manual. According to N.J.A.C. 5:93-5.2, 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 standards.

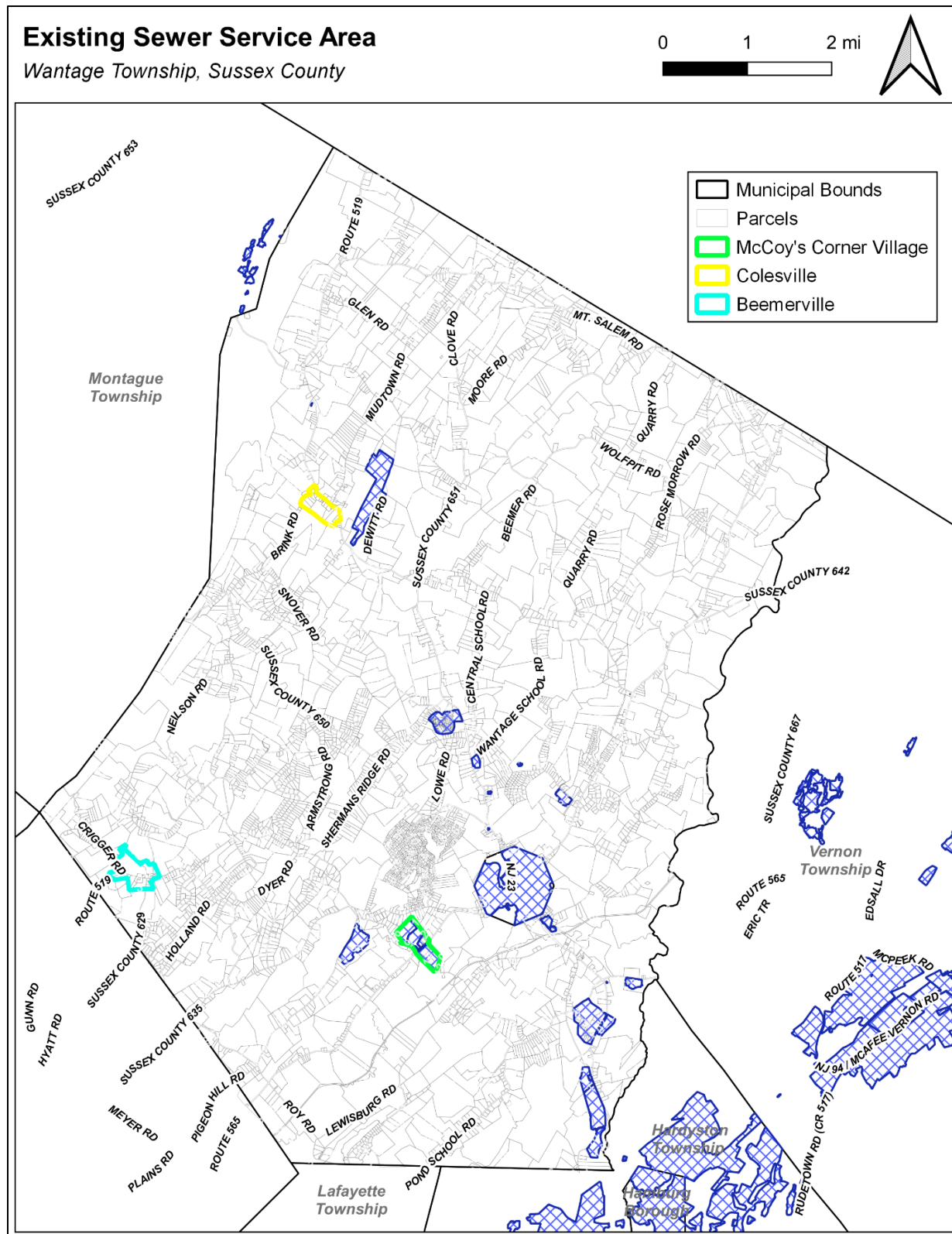
Durational Adjustment

Wantage Township proposes a durational adjustment pursuant to N.J.A.C. 5:93-4.3 for a lack of water and sewer for the Township's Fourth Round prospective need obligation. Wantage Township 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.

2025 Housing Element and Fair Share Plan, Wantage Township, Sussex County, New Jersey

Figure 6. Wantage Township Existing Sewer Service Area



2025 Housing Element and Fair Share Plan, Wantage Township, Sussex County, New Jersey

Table 21. Summary of Fourth Round Obligations

Summary of Fourth Round Fair Share Plan
Wantage Township, Sussex County

Project	Type	Units	Bonus Credits	Total Credits
Prior Round (1987-1999) Obligation – 35 Units				
Wantage Town Center – Phase I	Inclusionary development, family rental	8	8	16
SCARC Group Home	Supportive/Special Needs	3		3
Capitol Care Group Home 56 Blair Rd	Supportive/Special Needs	3		3
Morgan Group Home	Supportive/Special Needs	5		5
Rebecca’s Homestead	Supportive/Special Needs	6		6
ABD Development Lowe Rd & Smith Rd	Inclusionary development, family for sale	2		2
Total		27	8	35
Prior Round Obligation			35	
Third Round (1999-2025)				
Prospective Need Obligation – 56 Units				
Wantage Town Center Phase II	Inclusionary development, family rental	7	7	14
Capitol Care Group Home 97 Cemetery Rd	Supportive/Special Needs	4	4	8
Capitol Care Group Home 19 Armstrong Rd	Supportive/Special Needs	4	3	7
McCoy’s Corner Center Wantage Ridge Portion (21) PKM (5 of 28)	Inclusionary zoning, family for sale	26		26
Route 565 Habitat Home	100% Affordable	1		1
Total		42	14	56
Third Round Prospective Need Obligation			56	
Total Third Round Credits			56	
Third Round Rehabilitation Obligation – 5 Units				
Municipal Rehabilitation Program	Rehabilitation	5		5
Total Rehabilitated Units			5	
Fourth Round (2025-2035)				
Prospective Need Obligation – 77 Units				
McCoy’s Corner Center PKM Portion (23 of 28 units)	Inclusionary zoning, family for sale/rental	23		23
Durational Adjustment	Lack of Water and Sewer	54		54
Total Fourth Round Proposed		77		77
Fourth Round Prospective Need			77	
Rehabilitation Obligation – 32 Units				
Municipal Rehabilitation Program	Rehabilitation	32		32

Appendix A – Resolutions

PREPARED BY THE COURT:

**IN THE MATTER OF THE
DECLARATORY JUDGMENT
ACTION OF THE TOWNSHIP
OF WANTAGE, SUSSEX
COUNTY PURSUANT TO P.L.
2024, CHAPTER 2**

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION – CIVIL PART
SUSSEX COUNTY
DOCKET NO. SSX-L-60-25

FILED

APR 24 2025

Civil Action Janine M. Allen, J.S.C.

**ORDER FIXING MUNICIPAL
OBLIGATIONS FOR “PRESENT NEED”
AND “PROSPECTIVE NEED” FOR THE
FOURTH ROUND HOUSING CYCLE**

THIS MATTER, having come before the Court on its own motion, *sua sponte*, on the Complaint for Declaratory Judgment filed on January 27, 2025 (“DJ Complaint”) by the Petitioner, **TOWNSHIP OF WANTAGE** (“Petitioner” or “Municipality”), pursuant to N.J.S.A. 52:27D-304.2, -304.3, and -304.1(f)(1)(c) of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.* (collectively, the “FHA”), and in accordance with Section II.A of Administrative Directive #14-24 (“Directive #14-24”) of the Affordable Housing Dispute Resolution Program (the “Program”), seeking a certification of compliance with the FHA;

AND IT APPEARING, that on October 18, 2024, pursuant to the FHA (as amended), the New Jersey Department of Community Affairs (“DCA”) issued its report entitled *Affordable Housing Obligations for 2025-2035 (Fourth Round)*,¹ therein setting forth the present need and prospective need obligations of all New Jersey municipalities for the Fourth Round housing cycle (the “DCA’s Fourth Round Report”);

¹ See https://nj.gov/dca/dlps/pdf/FourthRoundCalculation_Methodology.pdf

AND IT APPEARING that, pursuant to the DCA's Fourth Round Report, the **present need** obligation of the Petitioner has been calculated and reported as 32 affordable units, and its **prospective need** obligation of the Petitioner has been calculated and reported as 77 affordable units, and which calculations have been deemed presumptively valid for purposes of the FHA;

AND THE COURT, having determined that no interested party has filed a challenge to the Petitioner's DJ Complaint by way of an Answer thereto as provided for and in accordance with Section II.B of Directive #14-24 of the Program;

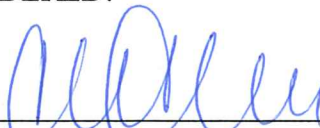
AND THE COURT, having found and determined, therefore, that the present need and prospective need affordable housing obligations of the Petitioner for the Fourth Round housing cycle as calculated and reported in the DCA's Fourth Round Report have been committed to by the Petitioner and are uncontested, and for good cause having otherwise been shown:

IT IS, THEREFORE, on this 24TH day of **APRIL 2025 ORDERED AND ADJUDGED** as follows:

1. That the present need obligation of the Municipality, be, and hereby is fixed as 32 affordable units for the Fourth Round housing cycle.
2. That the prospective need obligation of the Municipality, be, and hereby is fixed as 77 affordable units for the Fourth Round Housing cycle; and
3. That the Petitioner is hereby authorized to proceed with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein the present need and prospective need allocations aforesaid (and which plan shall include the elements set forth in the "Addendum" attached to Directive #14-24), by or before June 30, 2025, as provided for and in accordance with Section III.A of Directive #14-24, and without further delay.

IT IS FURTHER ORDERED, that a copy of this Order shall be deemed served on the Petitioner and Petitioner's counsel.

SO ORDERED:



HON. JANINE M. ALLEN, J.S.C.

Designated Mt. Laurel Judge – Sussex and Morris Counties

Uncontested.

Appendix B – Ordinances

WANTAGE TOWNSHIP MANDATORY SET-ASIDE ORDINANCE

Section 13-24.24 - 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 all inclusionary projects, with the low- and moderate-income units, the minimum set-aside is twenty (20) 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.

§ 13-4D. MC COY'S CORNER VILLAGE.

The purpose of the McCoy's Corner Village is to establish the new Sussex County Library as the cornerstone of the "center" by integrating growth consistent with smart growth principles. Pedestrian and vehicular connections should be incorporated into the "center" with concentrated retail and service uses to support the library and airport. Light industrial uses should be encouraged in the airport hazard zone to promote the local economy and create jobs.

- a. Principal permitted uses. The following uses shall be permitted in the McCoy's Corner Village. A mixed of uses and multiple uses in the same structure or in several structures on the same lot are permitted.
 1. Retail uses including farmers market, groceries, delicatessen and meat market, drug stores, gift shops, liquor stores, restaurants and taverns, stationary stores, bookstores and other similar uses as determined by the land use board.
 2. Retail service uses including hair salons, barbershops, shoe repair, dry cleaners, laundromats and other similar uses as determined by the land use board.
 3. Professional uses including banks, accountants, physicians, dentists, lawyers, architects, planners, engineers, financial planners or other related professional uses, real estate and insurance brokers.
 4. Apartments on the second floor of commercial buildings except dry cleaning establishments, gasoline service stations or other uses as determined by the land use board. Mandatory affordable housing set aside of 20% is required.
 5. Age restricted residential uses shall be permitted on lots or tracts of land greater than 10 acres. Permitted housing types include single-family, patio homes, duplexes, triplexes and town homes. Mandatory affordable housing set aside of 20% is required. Open space requirement dedicated to "Environs" protection or common open space. Existing residential structures are permitted to remain as nonconforming uses. Deed restrictions refer to subsection 13-24.11d.2.(e).
 6. Apartment structures shall be permitted only to provide an option for affordable rental housing.
- b. Accessory uses. Garages, parking lots, garden sheds, decks, patios and other similar accessory uses as determined by the land use board. Refer to subsection 13-24.11d.2(g).
- c. Bulk requirements for commercial/residential uses.
 1. Commercial lot size shall be a minimum of 20,000 square feet.
 2. Building height shall not exceed 40 feet.
 3. Minimum lot width shall be 100 feet.
 4. Minimum side yard shall be 10 feet.
 5. Minimum front yard shall be 15 feet.

Township of Wantage, NJ

§ 13-4D

§ 13-4D

6. Minimum rear yard shall be 30 feet.
 7. Maximum lot coverage shall not exceed 50%.
- d. Bulk requirements for age restricted single-family residential uses. The intent of the section standards is to establish variable lot sizes and setbacks to provide variety site conditions and architectural character and avoid obvious repetition and a monotonous streetscape.
1. Minimum lot area shall be 7,200 square feet but not to exceed 25,000 square feet.
 2. Minimum lot depth shall be 120 feet.
 3. Minimum lot width shall be 60 feet with a maximum of 120 feet, except if the lot is part of the common open space or recreational area.
 4. Minimum front yard setback shall be 22 feet with a maximum of 35 feet. Homes adjacent to each other must vary the front building setback a minimum of five feet.
 5. Minimum rear yard setback shall be 30 feet.
 6. Minimum side yard set back shall be eight feet.
 7. Maximum building height shall be 40 feet, measured for each individual unit. See Appendix A¹
 8. Maximum number of stories shall be 2 1/2.
 9. Accessory structures refer to subsection 13-24.11d.2(g).
 10. Maximum lot coverage shall not exceed 50%.
- e. Bulk requirements for age restricted town home residential uses. The intent, of the ordinance standards is to establish building setback variation to avoid obvious repetition and a monotonous streetscape.
1. Minimum front yard setback shall be 22 feet with a maximum of 35 feet. Homes adjacent to each other must vary the front building setback a minimum of five feet.
 2. Maximum length of building not to exceed 200 feet.
 3. Minimum offset of units in the same building shall be five feet.
 4. Minimum distance side to side shall be 30 feet.
 5. Minimum distance rear to rear shall be 60 feet.
 6. Minimum distance rear to side shall be 40 feet.
 7. Minimum distance front to back shall be 75 feet.
 8. Minimum distance front to front shall be 70 feet.

1. Editor's Note: Appendix A referred to herein, may be found on file in the office of the township clerk

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9. Minimum distance front to side shall be 40 feet.
 10. Minimum distance from any building to property line shall be 30 feet.
 11. Maximum building height shall be 40 feet.
 12. A maximum of 2 1/2 stories.
- f. Conditional uses.
1. Public or institutional uses.
 2. Public utilities.
 3. Gasoline service stations.
- g. Prohibited uses.
1. Single use strip commercial.
- h. Design standards. Refer to section 13-13A.

Chapter 27

AFFORDABLE HOUSING

§ 27-1.	AFFORDABLE HOUSING DEVELOPMENT FEES.	§ 27-1.6.	Collection Procedures.
		§ 27-1.7.	Affordable Housing Trust Fund.
§ 27-1.1.	Purpose.	§ 27-1.8.	Use of Funds.
§ 27-1.2.	Basic Requirements.	§ 27-1.9.	Monitoring.
§ 27-1.3.	Definitions.	§ 27-1.10.	Ongoing Collection of Fees.
§ 27-1.4.	Residential Development Fees.		
§ 27-1.5.	Nonresidential Development Fees.		

§ 27-1. AFFORDABLE HOUSING DEVELOPMENT FEES.¹

§ 27-1.1. Purpose. [Ord. No. 2009-21 § 1]

- a. 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.
- b. Pursuant to P.L. 2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 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.
- c. This chapter 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 chapter shall be used for the sole purpose of providing low- and moderate-income housing. This chapter shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. 5:97-8.

§ 27-1.2. Basic Requirements. [Ord. No. 2009-21 § 2]

- a. This chapter shall not be effective until approved by COAH pursuant to N.J.A.C. 5:96-5.1.
- b. Wantage Township 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.

§ 27-1.3. Definitions. [Ord. No. 2009-21 § 3]

The following terms, as used in this chapter, shall have the following meanings:

1. Editor's Note: Prior ordinance history includes portions of Ordinance No. 2005-17 and 2008-18.

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.

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 (C.54:1-35a through C.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.

§ 27-1.4. Residential Development Fees. [Ord. No. 2009-21 § 4]

a. Imposed Fees.

1. Within the residential zoning districts, residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1 1/2% of the equalized assessed value for residential development provided no increased density is permitted.
2. 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.

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

1. Affordable housing developments and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
2. 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.

3. Development fees shall be imposed and collected when an existing structure is demolished and replaced, except that owner-occupied residential structures demolished and replaced as a result of a fire, flood or natural disaster shall be exempt from paying development fee. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.

§ 27-1.5. Nonresidential Development Fees. [Ord. No. 2009-21 § 5]

a. Imposed Fees.

1. 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.
2. 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.
3. 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.

b. Eligible Exactions, Ineligible Exactions and Exemptions for Nonresidential Development.

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 of the termination of the property tax exemption. Unpaid nonresidential development fees under these circumstances may be

enforceable by Wantage Township as a lien against the real property of the owner.

§ 27-1.6. Collection Procedures. [Ord. No. 2009-21 § 6]

- a. 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.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. 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.
- g. Should Wantage Township 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 (C.40:55D-8.6).
- h. 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. In situations where the actual development fee cannot be calculated at the time of issuance of the building permit, a deposit of \$500 shall be collected. The developer shall be responsible for paying the difference between the fee calculated at issuance of building permit and the total development fee upon request for the issuance of a certificate of occupancy.
- i. Appeal of Development Fees.
 1. A developer may challenge residential development fees imposed by filing a 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 Wantage Township. 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.

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2. 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 Wantage Township. 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.

§ 27-1.7. Affordable Housing Trust Fund. [Ord. No. 2009-21 § 7]

- a. There is hereby created a separate, interest-bearing housing trust fund to be maintained by the Chief Financial Officer for the purpose of depositing development fees collected from residential and nonresidential developers and proceeds from the sale of units with extinguished controls.
- b. The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 1. Payments in lieu of on-site construction of affordable units;
 2. Developer contributed funds to make 10% of the adaptable entrances in a townhouse or other multistory attached development accessible;
 3. Rental income from municipally operated units;
 4. Repayments from affordable housing program loans;
 5. Recapture funds;
 6. Proceeds from the sale of affordable units; and
 7. Any other funds collected in connection with Wantage Township's affordable housing program.
- c. Wantage Township 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. 5:97-8.13(b).
- d. All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

§ 27-1.8. Use of Funds. [Ord. No. 2009-21 § 8]

- a. 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 Wantage Township 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, improvement 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

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through 8.9 and specified in the approved spending plan.

- b. Funds shall not be expended to reimburse Wantage Township for past housing activities.
- c. At least 30% of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households 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.

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.

- 1. 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.
- 2. 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.
- d. Wantage Township 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.
- e. 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 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. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's 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.

§ 27-1.9. Monitoring. [Ord. No. 2009-21 § 9]

Wantage Township 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 Wantage Township'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.

§ 27-1.10. Ongoing Collection of Fees. [Ord. No. 2009-21 § 10]

The ability for Wantage Township to impose, collect and expend development fees shall expire with its substantive certification unless Wantage Township 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 Wantage Township 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

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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 (C.52:27D-320). Wantage Township 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 Wantage Township retroactively impose a development fee on such a development. Wantage Township shall not expend development fees after the expiration of its substantive certification or judgment of compliance.

Appendix C – Spending Plan

AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

TOWNSHIP OF WANTAGE SUSSEX COUNTY, NEW JERSEY

June 6, 2025

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

SPENDING PLAN

INTRODUCTION

The Township of Wantage, 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 September 2004, which was later amended in September 2009. The ordinance established a fee of 1.5% of equalized assessed value for new residential construction and 2.5% for new commercial construction. The ordinance established the need for a Township of Wantage 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 any spending plans previously adopted by the Township of Wantage.

The Township of Wantage has prepared this Spending Plan (2025) to guide the allocation of funds within the Township of Wantage Affordable Housing Trust Fund. As of December 31, 2024, the Township of Wantage has \$563,431.42 funds in its Affordable Housing Trust Fund. The funds shall be spent in accordance with 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 Wantage 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 cases as outlined in the Wantage 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 Wantage Affordable Housing Trust Fund

Source of Funds	Up to 12/31/2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
(a) Development Fees	\$563,431												
1. Approved Residential and Nonresidential Development Projects	NA	\$2,500	\$2,500	\$2,500									\$7,500
2. Projected Residential Development Projects Only	NA	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$220,000
3. Projected Non-Residential Development Projects (New construction only)	NA	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$550,000
(b) Payments in lieu of Construction	NA												
(c) Other Funds (specify source)	NA												
Subtotal	\$563,431	\$72,500	\$72,500	\$72,500	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$845,000
(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	\$563,431	\$73,500	\$73,500	\$73,500	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$1,419,431

The Township of Wantage projects a total of **\$856,000** to be collected between January 1, 2025 and December 31, 2035 for residential and non-residential new construction. There is an existing balance of \$563,431, resulting in a total of \$1,419,431 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

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

- (a) Collection of development fee revenues: Wantage 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: Wantage will distribute funds with the oversight of the Township Council. The Council will work with the Township Manager 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 Wantage 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 Wantage will dedicate the following funds to Rehabilitation projects in order to meet its fair share affordable unit obligation:
Township Rehabilitation Program: At least \$12,500 per unit for a total of 32 units for a budget of \$400,000.
- (b) **Administrative Expenses** (N.J.A.C. 5:97-8.9) the Township of Wantage 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 a maximum of \$100,000 subject to the twenty percent (20%) 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 Wantage Township.
- (c) **Affordability Assistance** (N.J.A.C. 5:97-8.8) Wantage will dedicate **\$426,000** from the affordable housing trust fund to render units more affordable, including at \$128,000 to render units more affordable to households earning thirty percent (30%) or less of median income by region.
- (d) **Supportive Living and Special Needs** (N.J.A.C. 5:97-6.10): Wantage will dedicate **\$200,000** funds to assist in the development and renovation of supportive and special needs homes as the budget permits.

- (e) **Market to Affordable/ 100 Percent Affordable (N.J.A.C. 5:97-6.9 &6.7):** Wantage will dedicate **\$293,431** in funds to its market to affordable/100% affordable housing program that will work with Habitat for Humanity or a similar organization to create family for sale or rental units.

- (f) **Excess Funds:** Any excess funds will be dedicated to emergent projects such as municipally sponsored 100% affordable housing, market to affordable program, redevelopment and other permitted affordable housing programs.

SUMMARY

Wantage 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 17, 2025.

**Spending Plan Summary
Wantage Affordable Housing Trust Fund**

Trust fund balance as of 12/31/2024	\$563,431
Projected Revenue (2025-2035)	
Development fees	\$856,000
Payments in lieu of construction	
Other funds	
Interest	\$11,000
Total Revenue (Rounded)	\$1,419,431
Expenditures	
Rehabilitation	\$400,000
Administration	\$100,000
Affordability Assistance	\$426,000
Supportive Living	\$200,000
Market to Affordable/100% Affordable	\$293,431
Other programs	
Total Projected Expenditures	\$1,419,431

Appendix D – Marketing Plan

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

Affordable Housing

Affirmative Marketing Plan

Township of Wantage Municipal Building
888 State Highway 23
Wantage, NJ 07461
973-875-7192

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Overview

All affordable units are required to be affirmatively marketed using the Township of Wantage'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 Wantage 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 Wantage has provided that households that live or work in Housing Region #1 (comprised of Bergen, Hudson, Passaic, and 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 Wantage'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. The New Jersey Herald

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 Sunday Herald

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 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: 888 State Highway 23, Wantage, NJ 07461
2. Municipal Library: Sussex/Wantage Branch Library, 69 County Route 639, Wantage, NJ 07461

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

Municipal Housing Liaison
888 State Highway 23, Wantage, NJ 07461
973-875-7192

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 Wantage Administrative Offices;
2. Township of Wantage 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 Wantage.

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 (I). 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. <input type="checkbox"/> Age Restricted <input type="checkbox"/> 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) Black (non-Hispanic) Hispanic American Indian or Alaskan Native
- 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			
<input type="checkbox"/>		Star-Ledger	Northern and Central New Jersey
TARGETS PARTIAL HOUSING REGION 1			
Daily Newspaper			
<input type="checkbox"/>		Record, The	Bergen
<input type="checkbox"/>		Jersey Journal	Hudson
<input type="checkbox"/>		Herald News	Passaic
<input type="checkbox"/>		New Jersey Herald	Sussex
TARGETS PARTIAL HOUSING REGION 1			
Non-Daily Newspaper			
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
<input type="checkbox"/>		Bayonne Community News	Hudson
<input type="checkbox"/>		Northern Valley Suburbanite	Northern Bergen
<input type="checkbox"/>		Teaneck Suburbanite	Teaneck, Bergen
<input type="checkbox"/>		Twin Boro News	Northern Bergen
<input type="checkbox"/>		Shopper News	Bergen
<input type="checkbox"/>		The Ramsey Reporter	Ramsey, Bergen
<input type="checkbox"/>		The Town Journal	Franklin Lakes, Bergen

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

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

<input type="checkbox"/>		The South Bergenite	Southern Bergen
<input type="checkbox"/>		Secaucus Home News	Secaucus, Hudson
<input type="checkbox"/>		The Advertiser	Sussex
<input type="checkbox"/>		The Advertiser News	Sussex
<input type="checkbox"/>		Sparta Independent	Sparta, Sussex
<input type="checkbox"/>		Sussex County Chronicle	Sparta, Sussex
<input type="checkbox"/>		The Connection Newspaper	Southern Bergen
<input type="checkbox"/>		Jewish Community News	(Jewish) Bergen
<input type="checkbox"/>		Jewish Standard	(Jewish) Bergen
<input type="checkbox"/>		Avance	(Spanish) Hudson
<input type="checkbox"/>		Continental	(Spanish) Hudson
<input type="checkbox"/>		La Tribuna de North Jersey	(Spanish) Hudson
<input type="checkbox"/>		The Argus	West Paterson, Passaic
<input type="checkbox"/>		Suburban Life	Passaic
<input type="checkbox"/>		Today Newspaper	Passaic
<input type="checkbox"/>		Community Life	Northern Bergen
<input type="checkbox"/>		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

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

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

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

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

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

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

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

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

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

<input type="checkbox"/>		WNYU-FM 89.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFUV 90.7	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFMU 91.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WNYE 91.5	Bergen, Hudson, Passaic
<input type="checkbox"/>		WRKS 98.7	Bergen, Hudson, Sussex
<input type="checkbox"/>		WRTN 93.5	Bergen, Hudson, Sussex
<input type="checkbox"/>		WHCR-FM 90.3	Bergen, Passaic
<input type="checkbox"/>		WPSC-FM 88.7	Passaic
<input type="checkbox"/>		WRHV 88.7	Passaic
<input type="checkbox"/>		WNJP 88.5	Sussex
<input type="checkbox"/>		WNTI 91.9	Sussex
<input type="checkbox"/>		WCTO 96.1	Sussex
<input type="checkbox"/>		WSUS 102.3	Sussex
<input type="checkbox"/>		WNNJ-FM 103.7	Sussex
<input type="checkbox"/>		WDHA -FM 105.5	Sussex
<input type="checkbox"/>		WHCY 106.3	Sussex
<input type="checkbox"/>		WWYY 107.1	Sussex

3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters) (Check all that applies)

	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE

TARGETS ENTIRE HOUSING REGION 1				
Bi-weekly				
<input type="checkbox"/>		Al Manassah		Arab-American
Monthly				
<input type="checkbox"/>		Sino Monthly	North Jersey/NYC area	Chinese-American
TARGETS PARTIAL HOUSING REGION 1				
Daily				
<input type="checkbox"/>		24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
Weekly				
<input type="checkbox"/>		Arab Voice Newspaper	North Jersey/NYC area	Arab-American
<input type="checkbox"/>		La Voz	Hudson, Union, Middlesex Counties	Cuban community
<input type="checkbox"/>		Italian Tribune	North Jersey/NYC area	Italian community
<input type="checkbox"/>		Jewish Standard	Bergen, Passaic, Hudson Counties	Jewish community
<input type="checkbox"/>		El Especialito	Union City	Spanish-Language
<input type="checkbox"/>		El Nuevo	Hudson County	Spanish-Language
<input type="checkbox"/>		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
<input type="checkbox"/>		Su Guia	Bergen and Passaic	Spanish-Language

<input type="checkbox"/>		Banda Oriental Latinoamérica	North Jersey/NYC area	South American community
<input type="checkbox"/>		Ukranian Weekly	New Jersey	Ukranian 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
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Hudson County

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

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

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

<input type="checkbox"/>		Health Center at Bloomingdale	255 Union Ave Bloomingdale, NJ 07403
<input type="checkbox"/>		Sommers Plastic Product Co. Inc.	31 Styertowne Rd Clifton, NJ 07012
<input type="checkbox"/>		St. Joseph's Hospital	703 Main St. Paterson, NJ 07503
<input type="checkbox"/>		BAE Systems	164 Totowa Rd, Wayne, NJ 07470
<input type="checkbox"/>		Drake Bakeries Inc	75 Demarest Dr, Wayne, NJ 07470
<input type="checkbox"/>		Toys R Us National Headquarters	1 Geoffrey Way, Wayne, NJ 07470
<input type="checkbox"/>		GAF Materials Corporation	1361 Alps Rd, Wayne, NJ 07470
<input type="checkbox"/>		Valley National Bank Headquarters	1455 Valley Road Wayne, New Jersey 07470
Sussex County			
<input type="checkbox"/>		Selective Insurance	40 Wantage Ave, Branchville, NJ
<input type="checkbox"/>		Andover Subacute and Rehab Center	99 Mulford Rd Bldg 2, Andover, NJ
<input type="checkbox"/>		Mountain Creek Resorts	200 State Rt 94, Vernon, NJ
<input type="checkbox"/>		County of Sussex	One Spring Street, Newton, NJ 07860
<input type="checkbox"/>		Newton Memorial Hospital Inc.	175 High St, Newton, NJ
<input type="checkbox"/>		Vernon Township Board of Education	539 State Rt 515, Vernon, NJ
<input type="checkbox"/>		F.O. Phoenix (Econo-Pak)	1 Wiebel Plz, Sussex, NJ
<input type="checkbox"/>		Hopatcong Board of Education	2 Windsor Ave, Hopatcong, NJ
<input type="checkbox"/>		Saint Clare's Hospital	20 Walnut St, Sussex, NJ
<input type="checkbox"/>		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>BUILDING</th> <th>LOCATION</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Sussex County Main Library</td> <td>125 Morris Turnpike, Newton, NJ 07860</td> </tr> <tr> <td><input type="checkbox"/> Hudson County Administration Building</td> <td>595 Newark Avenue, Jersey City, NJ 07306</td> </tr> <tr> <td><input type="checkbox"/> Passaic County Administration Building</td> <td>401 Grand Street, Paterson, NJ 07505 (973) 225-3632</td> </tr> <tr> <td><input type="checkbox"/> Bergen County Administration Building</td> <td>One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000</td> </tr> </tbody> </table>	BUILDING	LOCATION	<input type="checkbox"/> Sussex County Main Library	125 Morris Turnpike, Newton, NJ 07860	<input type="checkbox"/> Hudson County Administration Building	595 Newark Avenue, Jersey City, NJ 07306	<input type="checkbox"/> Passaic County Administration Building	401 Grand Street, Paterson, NJ 07505 (973) 225-3632	<input type="checkbox"/> Bergen County Administration Building	One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000
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<input type="checkbox"/> Bergen County Administration Building	One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000										
4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)											
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