



Planning and Design

June 7, 2010

Mr. Sean Thompson (via overnight mail)
Acting Executive Director
New Jersey Council on Affordable Housing
101 South Broad Street
PO Box 803
Trenton, NJ 08628

Re: Petition for Substantive Certification
Borough of Alpha – Warren County, NJ

Dear Mr. Thompson:

Pursuant to COAH's Substantive Rules and the requirements of the Highlands Council, attached you will find the Borough of Alpha's Housing Element and Fair Share Plan and petition for substantive certification

Should you require additional information or have any questions, please feel free to contact me

Sincerely,

A handwritten signature in black ink, appearing to read "J.T. Kyle", written in a cursive style.

James T. Kyle, PP/AICP
Principal

Cc: NJ Highlands Council (via overnight mail)
Dolores Hanisak, Planning Board Secretary
David Maski, Van Cleef Engineering Associates
Warren County Planning Board

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**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
COUNCIL ON AFFORDABLE HOUSING
PETITION APPLICATION**



This application is a guideline for creating a Housing Element and Fair Share Plan. A completed version of this application must be submitted as part of your petition for substantive certification to COAH. This application will be used by COAH staff to expedite review of your petition. This application can serve as your municipality's Fair Share Plan. A brief narrative component of the Fair Share Plan should be included with this application and can serve primarily to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would include a description of any waivers being requested.

This form reflects COAH's newly adopted procedural and substantive rules and the amendments to those rules adopted on September 22, 2008. Footnotes and links to some helpful data sources may be found at the end of each section.

MUNICIPALITY Alpha Borough COUNTY PLANNING AREA(S) _____
 COAH REGION 2
 SPECIAL RESOURCE AREA(S) _____

PREPARER NAME James T. Kyle TITLE Consultant
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MUNICIPAL HOUSING LIAISON Laurie Barton TITLE clerk
 EMAIL alpbarton@hotmail.com PHONE NO. 908-454-0088 x19
 ADDRESS 1001 East Blvd, Alpha, NJ 08865 FAX NO. 908-454-4083

Enter the date(s) that COAH granted Substantive Certification or that the Court granted a Judgment of Compliance (JOC) on the Housing Element and Fair Share Plan

History of Approvals	COAH	JOC	N/A
First Round	-	-	<input checked="" type="checkbox"/>
Second Round	-	-	<input type="checkbox"/>
Extended Second Round	-	-	<input type="checkbox"/>

Does the Petition include any requests for a waiver from COAH Rules? Yes No
 If Yes, Please note rule section from which waiver is sought and describe further in a narrative section. S: 97-34(b)

FILING/PETITION DOCUMENTS (N.J.A.C. 5:96-2.2/3.2 & N.J.A.C. 5:97-2.3/3.2)

All of the following documents must be submitted in order for your petition to be considered complete. Some documents may be on file with COAH. Please denote by marking the appropriate box if a document is attached to the Housing Element and Fair Share Plan or if you are using a document on file with COAH from your previous third round submittal to support this petition. Shaded areas signify items that must be submitted anew.

Included	On File	Required Documentation/Information
<input checked="" type="checkbox"/>		Certified Planning Board Resolution adopting or amending the Housing Element & Fair Share Plan
<input checked="" type="checkbox"/>		Certified Governing Body Resolution endorsing an adopted Housing Element & Fair Share Plan and either (check appropriate box) <input checked="" type="checkbox"/> Petitioning <input type="checkbox"/> Filing <input type="checkbox"/> Re-petitioning <input type="checkbox"/> Amending Certified Plan
<input checked="" type="checkbox"/>		Service List (in the new format required by COAH)
<input checked="" type="checkbox"/>		Adopted Housing Element & Fair Share Plan narrative (including draft and/or adopted ordinances necessary to implement the Plan)
<input type="checkbox"/> <input checked="" type="checkbox"/> N/A		If applicable, Implementation Schedule(s) with detailed timetable for the creation of units and for the submittal of all information and documentation required by N.J.A.C. 5:97-3.2(a)4
<input type="checkbox"/> <input type="checkbox"/> N/A	<input checked="" type="checkbox"/>	If applicable, Litigation Docket No., OAL Docket No., Settlement Agreement and Judgment of Compliance or Court Master's Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Municipal Master Plan (most recently adopted; if less than three years old, the immediately preceding, adopted Master Plan)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Municipal Zoning Ordinance (most recently adopted) Date of Last Amendment _____ Date of Submission to COAH _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Municipal Tax Maps (most up-to-date, electronic if available) Date of Last Revision: _____ Date of Submission to COAH: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other documentation pertaining to the review of the adopted Housing Element & Fair Share Plan(list): _____

FOR OFFICE USE ONLY		
Date Received _____	Affidavit of Public Notice _____	Date Deemed _____
Complete/Incomplete: _____	Reviewer's Initials _____	

¹ Pursuant to N.J.S.A. N.J.S.A. 52:27D-307, as amended by PL 2008 c. 46, any residential development resulting from a zoning change made to a previously non-residentially-zoned property, where the change in zoning precedes or follows the application for residential development by no more than 24 months, shall require that a percentage be reserved for occupancy by low or moderate income households.

HOUSING ELEMENT

(N.J.A.C. 5.97-2 & N.J.S.A. 40.55D-1 et seq.)

The following issues and items must be addressed in the Housing Element for completeness review. Where applicable, provide the page number(s) on which each issue and/or item is addressed within the narrative Housing Element.

1 The plan includes an inventory of the municipality's housing stock by¹

- Age,
- Condition;
- Purchase or rental value,
- Occupancy characteristics; and
- Housing type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated

Yes, Page Number 13 No (incomplete)

2 The plan provides an analysis of the municipality's demographic characteristics, including, but not necessarily limited to²:

- Population trends
- Household size and type
- Age characteristics
- Income level
- Employment status of residents

Yes, Page Number: 7 No (incomplete)

3 The plan provides an analysis of existing and future employment characteristics of the municipality, including but not limited to³

- Most recently available in-place employment by industry sectors and number of persons employed,
- Most recently available employment trends, and
- Employment outlook

Yes, Page Number 19 No (incomplete)

4 The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed changes in zoning will provide adequate capacity to accommodate residential and non-residential growth projections AND

The analysis covers the following

- The availability of existing and planned infrastructure;
- The anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality,
- Anticipated land use patterns;
- Municipal economic development policies,
- Constraints on development including State and Federal regulations, land ownership patterns, presence of incompatible land uses or sites needing remediation and environmental constraints, and
- Existing or planned measures to address these constraints

Yes, Page Number 30 No (incomplete)

5. The plan includes a consideration of 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.

Yes, Page Number 30 No (incomplete)

6. The plan relies on household and employment projections for the municipality as provided in Appendix F of COAH's rules (if yes check the yes box below and check no in lines 6a-8).

Yes, Page Number No (go to 6a)

- 6a. The Plan relies on higher household and employment projections for the municipality as permitted under N.J.A.C. 5 97-2.3(d) (optional - see Fair Share Plan section starting on page 7 of this application).

Yes (go to 7 and 8) No (go to 6b)

- 6b. The Plan relies on a request for a downward adjustment to household and employment projections for the municipality as provided in N.J.A.C. 5 97-5.6 (optional - see Fair Share Plan section starting on page 7 of this application).

Yes, Page Number: _____ No

7. If the municipality anticipates higher household projections than provided by COAH in Appendix F, the plan projects the municipality's probable future construction of housing for fifteen years covering the period January 1, 2004 through December 31, 2018 using the following minimum information for residential development:

- Number of units for which certificates of occupancy were issued since January 1, 2004,
- Pending, approved and anticipated applications for development,
- Historical trends, of at least the past 10 years, which includes certificates of occupancy issued; and
- The worksheet for determining a higher residential growth projection provided by COAH (Worksheets are available at www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html)

Yes, Page Number: 25-28

No (incomplete)

Not applicable (municipality accepts COAH's projections)

8 If the municipality anticipates higher employment projections than provided by COAH in Appendix E, the plan projects the probable future jobs based on the use groups outlined in Appendix D for fifteen years covering the period January 1, 2004 through December 31, 2018 for the municipality using the following minimum information for non-residential development.

- Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004,
- Square footage of pending, approved and anticipated applications for development;
- Historical trends, of at least the past 10 years, which shall include square footage authorized by certificates of occupancy issued,
- Demolition permits issued and projected for previously occupied non-residential space, and
- The worksheet for determining a higher non residential growth projection provided by COAH.

Yes, Page Number 28 No (incomplete)

Not applicable (municipality accepts COAH's projections)

9 The plan addresses the municipality's

- Rehabilitation share (from Appendix B),
- Prior round obligation (from Appendix C), and
- Projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

Yes, Page Number 32

No (incomplete)

10. If applicable, the plan includes status of the municipality's application for plan endorsement from the State Planning Commission

Yes, Page Number _____

No (incomplete) Not Applicable

Petition date _____

Endorsement date _____

¹ Information available through the U.S. Census Bureau at

http://factfinder.census.gov/servlet/ACSSAFFHousing?_sse-on&_submenuld=housing_0

² Information available through the U.S. Census Bureau at <http://factfinder.census.gov/home/saff/main.html>

³ Information available through the New Jersey Department of labor at

<http://www.wmpta.net/OneStopCareerCenter/LaborMarketInformation/hm14/index.html>

FAIR SHARE PLAN (N.J.A.C. 5:97-3)

Please provide a summary of the Fair Share Plan by filling out all requested information. Enter N/A where the information requested does not apply to the municipality. A fully completed application may serve as the actual Fair Share Plan. A brief narrative should be attached to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would fully describe, under a separate heading, any waivers that are being requested.

Determining the 1987-2018 Fair Share Obligation

The following tables will assist you in determining your overall 1987-2018 fair share obligation. For each cycle of the affordable housing need and rehabilitation share, please use the "need" column to enter the number of units addressed in the municipal petition. Where the municipality has received and/or is proposing any adjustments to its rehabilitation share, prior round and/or growth share obligation, use the footnotes providing rule references and follow the procedures for determining the municipal need and/or for calculating any adjustments applicable to the municipality. Enter the affordable housing need as provided by COAH or that results from the adjustment under the "Need" column.

Line	Need
1 <input type="radio"/> Rehabilitation Share (From N.J.A.C. 5:97 Appendix B) OR	<u>2</u>
2 <input type="radio"/> Optional Municipally Determined Rehabilitation Share (If a municipally determined rehabilitation share is being used, attach the survey results as an exhibit to this application and indicate that it is attached as Exhibit _____)	_____
	<u>Need</u>
3 <input type="radio"/> Prior Round (1987-1999) Affordable Housing Obligation (From N.J.A.C. 5:97 Appendix C)	<u>13</u>
<input type="radio"/> Prior Round Adjustments:	
<input type="radio"/> 20% Cap Adjustment	_____
<input type="radio"/> 1000 Unit Cap Adjustment	_____
4 Total Prior Round Adjustments	_____
5 Adjusted Prior Round Obligation: (Number in Appendix C minus Total Prior Round Adjustment(s))	<u>13</u>
<hr/>	
6 <input type="radio"/> Prior Round Vacant Land Adjustment (Unmet Need) Realistic Development Potential(RDP) ¹	_____

¹ RDP = Adjusted Prior Round Obligation minus Vacant Land Adjustment

Determining the Growth Share Obligation

All municipalities must complete the "COAH projections" table below. Only municipalities that anticipate higher projections or that are seeking a growth projection adjustment based on a demonstration that insufficient land capacity exists to accommodate COAH projections need complete the corresponding additional table. COAH has published three workbooks in Excel format to assist with preparing this analysis. All municipalities must complete Workbook A. Workbook B must be used when the municipality anticipates that its growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH and the municipality wants to plan accordingly. Workbook C must be used by municipalities seeking a downward adjustment to the COAH-generated growth projections based on an analysis of municipal land capacity. Workbooks may be found at the following web location

www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html

Appendix

The applicable workbook has been completed and is attach to this application as ~~Exhibit~~

Line ○ **Required 2004-2018 COAH Projections and Resulting Projected Growth Share**

Household Growth (From Appendix I)	_____	Employment Growth (From Appendix F)	_____
Household Growth After Exclusions (From Workbook A)	_____	Employment Growth After Exclusions (From Workbook A)	_____
Residential Obligation (From Workbook A)	_____	Non-Residential Obligation (From Workbook A)	_____
7	Total 2004-2018 Growth Share Obligation		_____

○ **Optional 2004-2018 Municipal Projections Resulting in Higher Projected Growth Share**

Household Growth After Exclusions (From Workbook B)	<u>14</u>	Employment Growth After Exclusions (From Workbook B)	<u>179</u>	
Residential Obligation (From Workbook B)	<u>2.86</u>	Non-Residential Obligation (From Workbook B)	<u>11.17</u>	
8	Total 2004-2018 Projected Growth Share Obligation			<u>14</u>

○ **Optional Municipal Adjustment to 2004-2018 Projections and Resulting Lower Projected Growth Share**

Household Growth After Exclusions (From Workbook C)	_____	Employment Growth After Exclusions (From Workbook C)	_____
Residential Obligation (From Workbook C)	_____	Non-Residential Obligation (From Workbook C)	_____
9	Total 2004-2018 Growth Share Obligation		_____

10 **Total Fair Share Obligation** (Line 1 or 2 + Line 5 or 6 + Line 7, 8 or 9) 29

Summary of Plan for Total 1987-2018 Fair Share Obligation

(For each mechanism, provide a description in the Fair Share Plan narrative. In the table below, specify the number of completed or proposed units associated with each mechanism.)

	<u>Completed</u>	<u>Proposed</u>	<u>Total</u>
Rehabilitation Share			<u>2</u>
<i>Less: Rehabilitation Credits</i>	2		-----
Rehab Program(s)		-----	-----
Remaining Rehabilitation Share			<u>0</u>
Prior Round (1987-1999 New Construction) Obligation			<u>13</u>
<i>Less: Vacant Land Adjustment (If Applicable)</i>			
<i>(Enter unmet need as the adjustment amount. Unmet need = Prior round obligation minus RDP):</i>			
Unmet Need			-----
RDP	-----	-----	-----
Mechanisms addressing Prior Round			
Prior Cycle Credits (1980 to 1986)			-----
Credits without Controls			-----
Inclusionary Development/Redevelopment		6	<u>6</u>
100% Affordable Units			-----
Accessory Apartments			-----
Market-to-Affordable			-----
Supportive & Special Needs	7		<u>7</u>
Assisted Living			-----
RCA Units previously approved			-----
Other			-----
Prior Round Bonuses			-----
Remaining Prior Round Obligation			<u>0</u>
Third Round Projected Growth Share Obligation			<u>14</u>
<i>Less: Mechanisms addressing Growth Share</i>			
Inclusionary Zoning		10	-----
Redevelopment			-----
100% Affordable Development			-----
Accessory Apartments			-----
Market-to-Affordable Units			-----
Supportive & Special Need Units	7		-----
Assisted Living: post-1986 Units			-----
Other Credits			-----
Compliance Bonuses			-----
Smart Growth Bonuses			-----
Redevelopment Bonuses			-----
Rental Bonuses			-----
Growth Share Total			<u>17</u>
Remaining (Obligation) or Surplus			<u>+3</u>

PARAMETERS¹

<u>Prior Round 1987-1999</u>			
RCA Maximum	<u>7</u>	RCA's Included	<u>6</u>
Age-Restricted Maximum	<u> </u>	Age-Restricted Units Included	<u>6</u>
Rental Minimum	<u>3</u>	Rental Units Included	<u>7</u>

<u>Growth Share 1999-2018</u>			
Age-Restricted Maximum	<u>4</u>	Age-Restricted Units Included	<u>6</u>
Rental Minimum	<u>4</u>	Rental Units Included	<u>7</u>
Family Minimum	<u>7</u>	Family Units Included	<u>7</u>
Very Low-Income Minimum ²	<u>2</u>	Very Low-Income Units Included	<u>2</u>

¹ Pursuant to the procedures in N.J.A.C. 5:97-3.10-3.12

² Pursuant to N.J.S.A. 52:27D-329 I, adopted on July 17, 2008, at least 13 percent of the housing units made available for occupancy by low-income and moderate income households must be reserved for occupancy by very low income households.

Summary of Built and Proposed Affordable Housing

Provide the information requested regarding the proposed program(s), project(s) and/or unit(s) in the Fair Share Plan. Use a separate line to specify any bonus associated with any program, project and/or unit in the Plan. As part of completeness review, all monitoring forms must be up-to-date (i.e. 2007 monitoring must have been submitted previously or included with this application) and all proposed options for addressing the affordable housing obligation must be accompanied by the applicable checklist(s) (found as appendices to this application). Enter whether a project is proposed or completed and attach the appropriate form or checklist for each mechanism as appendices to the plan. Please note that bonuses requested for the prior round must have been occupied after December 15, 1986 and after June 6, 1999 for the third round.

Please make sure that a corresponding mechanism checklist is submitted for each mechanism being employed to achieve compliance. Separate checklists for each mechanism are available on the COAH website at www.nj.gov/dca/affiliates/coah/resources/checklists.html.

Table 1. Projects and/or units addressing the Rehabilitation Share

Project/Program Name	Proposed (use Checklists) or Completed (use <u>Rehabilitation Unit Survey Form</u>)	Rental, Owner Occupied or Both	Checklist or Form Appendix Location ¹
1. <u>Alpha Group Home</u>			
2. <u>Warren County Rehab.</u>	<u>Survey</u>	<u>Owner</u>	<u>Appendix</u>
3. _____	-	_____	_____

¹ If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit Rehabilitation Unit Survey Forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 2. Programs, Projects and/or units addressing the Prior Round.

Project/Program Name	Mechanism or Bonus Type	Proposed (use checklists) or Completed (use Project/Unit Program Information Forms) Reported	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	Number Addressing Rental Obligation)	Number Subject to Age-Restricted Cap	Checklist or Form Appendix Location
1 Apple Group Home						
2 Grande @ DeLuca	Supportive Housing	Information Forms Completed Reported	6	7	0	Appendix
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
Subtotal from any additional pages used						
Total units (proposed and completed)			13			
Total rental			7			
Total age-restricted			0			
Total very-low			7			
Total bonuses			0			

Please add additional sheets as necessary.

¹ If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring enter "on file" in this column

Table 3. Programs, Projects and/or Units Addressing the Third Round.

Project Name	Mechanism or Bonus Type	Proposed (use checklist(s)) or Completed (use Project/Unit Program Information Form)	Units Addressing Obligation (None with "BR" where Special Needs bedrooms apply)	Units Addressing Rental Obligation	Units Addressing Family Obligation	Units Subject to Age-restricted Cap	Checklist or Form Appendix Location ¹
16. Ape of Warren Co	Supportive	Information Form	4 (BR)	4	0		Appendix
17. Alternatives Homes 2007	Supportive	Completed	3 (BR)	3	0		Appendix
18. Shields @ Parkview	Indemnity	Proposed	10	0	10		Appendix
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Please add additional sheets as necessary.

¹ If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Please answer the following questions necessary for completeness review regarding the municipality's draft and/or adopted implementing ordinances.

1 Does the municipality have an affordable housing trust fund account? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a fully executed escrow agreement will forfeit the ability to retain development fees.)

Yes, Bank Name _____

(Choose account type) Separate interest-bearing account

State of New Jersey cash management fund

No (Skip to the Affordable Housing Ordinance section)

2 Has an escrow agreement been executed? Yes No

(If no, petition is incomplete. Submit an executed escrow agreement.)

3. Is all trust fund monitoring up-to-date as of December 31, 2007? Yes No

(If no, petition is incomplete. Submit an updated trust fund monitoring report.)

1 Does the Fair Share Plan include a proposed or adopted development fee ordinance? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a development fee ordinance will forfeit the ability to retain non-residential development fees)

Yes,

Adopted OR Proposed

No Skip to the next category; Payments-in-Lieu

2. If adopted, specify date of COAH/Court approval here: _____

■ Have there been any amendments to the ordinance since COAH or the Court approved the ordinance?

Yes. Ordinance Number. _____ Adopted on¹ _____

No (Skip to the next category; Payments-in-Lieu)

■ If yes, is the amended ordinance included with your petition?

Yes

No, (Petition is incomplete. Submit ordinance with governing body resolution requesting COAH approval of amended ordinance)

- 3 Does the ordinance follow the ordinance model **updated September 2008** and available at www.nj.gov/dca/affiliates/coah/resources/planresources.html? If yes, skip to question 5.
- Yes No

- 4 If the answer to 3 above is no, indicate that the necessary items below are addressed before submitting the Development Fee ordinance to COAH

Information and Documentation

The ordinance imposes a residential development fee of ___% and a Non-residential fee of 2.5 %

- A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d);
- A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e)
- A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d)
- A description of collection procedures per N.J.A.C. 5:97-8.3(f)
- A description of development fee appeals per N.J.A.C. 5:97-8.3(g)
- A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h)
- If part of a court settlement, submit court ordered judgment of compliance, implementation ordinances, information regarding period of time encompassed by the judgment of compliance and a request for review by the court

- 5 Does the ordinance include an affordability assistance provision per N.J.A.C. 5:97-8.8 (**Note: must be at least 30 percent of all development fees plus interest**)?

- Yes (Specify actual or anticipated amount) \$_____
- No **Submit an amended ordinance with provisions for affordability assistance along with a governing body resolution requesting COAH approval of the amended ordinance.)**
 - If yes, what kind of assistance is offered?

 - Has an affordability assistance program manual been submitted? Yes No

¹ Any amendment to a previously approved and adopted development fee ordinance must be submitted to COAH along with a resolution requesting COAH's review and approval of the amendment prior to the adoption of said amendment by the municipality.

1 Does the Fair Share Plan include an inclusionary zoning ordinance that provides for payments-in-lieu as an option to the on-site construction of affordable housing?

Yes No (Skip to the next category: Barrier Free Escrow)

2. Does the plan identify an alternate site and/or project for the payment-in-lieu funds? (Optional)

Yes (attach applicable checklist)

No (identify possible mechanisms on which payment in lieu will be expended in narrative section of plan.)

3 Does the ordinance include minimum criteria to be met before the payments-in-lieu becomes an available option for developers? (Optional)

Yes (indicate ordinance section) _____

No

1 Has the municipality collected or does it anticipate collecting fees to adapt affordable unit entrances to be accessible in accordance with the Barrier Free Subcode, N.J.A.C. 5:23-7?

Yes No

2 Does the municipality anticipate collecting any other funds for affordable housing activities?

Yes (specify funding source and amount) _____

No

1. Does the petition include a Spending Plan? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a Spending Plan will forfeit the ability to retain development fees.)
 Yes No
2. Does the Spending Plan follow the Spending Plan model updated October 2008 and available at www.nj.gov/dca/affiliates/coah/resources/plansources.html? If yes, skip to next section - Affordable Housing Ordinance
 Yes No
3. If the answer to 1 above is no, indicate that the necessary items below are addressed before submitting the spending plan to COAH

Information and Documentation

- A projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historical development activity;
- A projection of revenues anticipated from other sources (specify source(s) and amount(s)),
- A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
- A description of the anticipated use of all affordable housing trust funds pursuant to NJAC 5.97-8.7,
- A schedule for the expenditure of all affordable housing trust funds,
- A schedule for the creation or rehabilitation of housing units;
- If the municipality envisions being responsible for public sector or non-profit construction of housing, a detailed pro-forma statement of the anticipated costs and revenues associated with the development, consistent with standards required by HMFA or the DCA Division of Housing in its review of funding applications;
- If the municipality maintains an existing affordable housing trust fund, a plan to spend the remaining balance as of the date of its third round petition within four years of the date of petition;
- The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan;
- A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation, and
- If not part of the petition, a resolution of the governing body requesting COAH review and approval of spending plan or an amendment to an approved spending plan.

CERTIFICATION

I, James T. Kyle, DP/AICP, have prepared this petition application for substantive certification on behalf of Alpha Borough. I certify that the information submitted in this petition is complete, true and accurate to the best of my knowledge. I understand that knowingly falsifying the information contained herein may result in the denial and/or revocation of the municipality's substantive certification.

[Signature] _____ Date 6/2/10 _____
Signature of Preparer (affix seal if applicable)

Planning consultant
Title

N.J.S.A. 2C:21-3, which applies to the certifications, declares it to be a disorderly person offense to knowingly make a false statement or give false information as part of a public record

Narrative Section

See attached Housing Element and Fair Share
Plan.

Borough of Alpha
Warren County, New Jersey

**Housing Element and
Fair Share Plan**

Prepared for:
Mayor and Council
The Borough of Alpha Planning Board
And
The New Jersey Highlands Council

Adopted April 25, 2010
Endorsed by Borough Council on May 11, 2010

Prepared by:



James T. Kyle, PE, AICP
License Number 05667

The original of this document was signed and sealed in
accordance with N.J.S.A. 45:14A-12.

Acknowledgements

The Planning Board wishes to acknowledge the work of those individuals that contributed to the preparation and adoption of the Borough of Alpha Housing Element and Fair Share Plan.

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TABLE OF CONTENTS

I. Introduction	3
<i>Relationship to the Highlands Regional Master Plan</i>	4
<i>Goals and Objectives</i>	4
<i>Plan Requirements</i>	5
II. Borough Profile.....	7
<i>Demographics</i>	7
Population Trends.....	7
Household Size	8
Age.....	8
Income Level.....	10
Employment Status of Residents	12
<i>Housing Stock</i>	13
<i>Employment</i>	19
<i>Employment</i>	19
<i>Employment by Industry</i>	19
<i>Employment Projections</i>	20
<i>Job Location</i>	21
III. Fair Share Obligation.....	23
<i>Regional Income Limits and Pricing</i>	23
<i>COAH Requirements</i>	23
<i>Rehabilitation Share</i>	25
<i>Prior Round Obligation</i>	25
<i>Growth Share Obligation</i>	25
Actual Growth Share: Residential.....	25
Projected Growth Share: Residential.....	26
Actual Growth Share: Non- Residential.....	28
Affordable Housing Requirements.....	29
Capacity for Fair Share.....	30
IV. Fair Share Plan	31
<i>Rehabilitation Share</i>	32
<i>Prior Round Obligation</i>	33
<i>Growth Share Obligation</i>	33
<i>Analysis of Sites Addressing the Prior Round Obligation</i>	35
<i>Implementation Schedule</i>	35

V. APPENDIX.....36

Illustrative Pricing

Workbook B

Rehabilitation Program Information From The Warren County Housing Program

Supportive and Special Needs Housing Surveys

Affordable Housing Unit Rental Rate Calculations

Certified Planning Board Resolution adopting the Housing Element and Fair Share Plan

Certified Governing Body Resolution endorsing the Housing Element and Fair Share Plan

Service List

I. INTRODUCTION

The initial framework of affordable housing regulation in New Jersey was established over 30 years ago with the New Jersey Supreme Court's ruling in *Southern Burlington County N.A.A.C.P. v. Township of Mount Laurel (Mt. Laurel I - 1975)*. In its initial ruling, the Court stated simply that any zoning ordinance that contravenes the general welfare by not providing a realistic opportunity for affordable housing is unconstitutional. Ten years later, *Mt. Laurel II (Southern Burlington County N.A.A.C.P. v. Township of Mount Laurel)* clarified many of the gray areas that arose through implementation of the Mt. Laurel doctrine. This second Mt. Laurel case also resulted in the Fair Housing Act of 1985, which subsequently spawned the Council on Affordable Housing (COAH).

COAH is responsible for creating regulations and a process to implement the provision of affordable housing throughout the State of New Jersey. The "process" is fairly simple and begins with the preparation of a Housing Plan element. Part of the municipal Master Plan, the Housing Plan is required to include information about a municipality's population, employment, income and housing characteristics as well as information on the nature of the affordable housing obligation as set forth by COAH. To accompany the Housing Plan element, a municipality must prepare a Fair Share Plan, which details how the affordable housing obligation will be met. Current affordable housing obligations are comprised of the rehabilitation share, the prior round obligation (Second Round) and the growth share obligation (Third Round). While Second Round obligations were assigned by COAH and subsequently amended under the most recent version of COAH's Third Round rules, Third Round obligations are based on a growth share model; for every 4 market rate units constructed, 1 affordable unit must be provided and for every 16 jobs created, 1 affordable unit must be provided.

The Highlands Water Protection and Planning Act, signed into law in 2004, represented an acknowledgement that broader land use policy had to be implemented to protect drinking water supplies for a large portion of the state's population. The Act created the Highlands Council, which was charged with the preparation and implementation of a Regional Master Plan (RMP). Throughout its planning process for the RMP, the Council repeatedly heard concerns about meeting future housing needs, particularly affordable housing needs and more importantly, affordable housing requirements as mandated by COAH.

In November of 2008, COAH granted a waiver from the December 31, 2008 statewide deadline for submission of affordable housing plans for those municipalities that submitted a Notice of Intent to participate in Plan Conformance and a resolution stating its intent to file a petition for substantive certification no later than December 8, 2009. The extra year was intended to allow the Highlands Council sufficient time to complete build-out assessments and issue revised growth and employment projections based on the policies of the RMP. These projections can form the basis of determining a municipality's growth share obligation.

On September 5th, 2008, Governor Corzine issued Executive Order 114, related to implementation of the RMP and coordination with COAH. On October 29th and 30th, COAH and the Highlands Council approved a Memorandum of Understanding (MOU) addressing the Governor's Order. In short, the MOU outlined the ways COAH and the Highlands Council would coordinate data sharing and implementation of both affordable housing requirements and the requirements of the RMP. While COAH and its consultants had prepared data relative to the availability of developable land and the

capacity for affordable housing statewide, it was determined that the Highlands Council was the best agency to undertake this endeavor for municipalities under its jurisdiction. This would ensure that capacity for future growth was based on the land use policies of the RMP. That being said, the Highlands Council build-out projection does have limitations and after careful consideration, won't permit the Borough to properly plan for affordable housing needs. As such, Alpha will rely on its own growth projections to ensure that COAH requirements are met for the Third Round period.

Once adopted by the Planning Board and endorsed by Borough Council, the Housing Element and Fair Share Plan are submitted to COAH along with a petition requesting substantive certification. Once substantive certification is granted by COAH, a municipality is given protection from builder's remedy lawsuits, which could be brought by developers to compel a municipality to meet its affordable housing needs.

RELATIONSHIP TO THE HIGHLANDS REGIONAL MASTER PLAN

The Housing Element is part of the municipal Master Plan and is prepared in accordance with the requirements of the New Jersey Municipal Land Use Law, the Fair Housing Act of 1985 and COAH's Substantive Rules. All of these laws and regulations are designed to assist municipalities in providing housing affordable to the State's low and moderate income families per the Mt. Laurel doctrine.

The Highlands Regional Master Plan (RMP) sets forth a number of goals and policies to provide for appropriate opportunities to meet the region's affordable housing needs. While preserving existing affordable housing stock is a goal, the RMP acknowledges that new affordable housing will be needed, the intent being to provide it within the context of the Land Use Capability Map.

For municipalities intending to conform to the RMP, the Housing Element is a vehicle to assess the impact of growth that has occurred since January 1, 2004 as well as to assess future growth opportunities. While the Highlands Build-out Reports offer an excellent assessment of future growth under the assumptions of the RMP, there are limitations to the information, particularly for projects that have been approved and not yet constructed. The Housing Element is an appropriate document to assess and discuss the differences between local growth projections, the Highlands Council's build out projections and those prepared by COAH in conjunction with the Third Round rules.

GOALS AND OBJECTIVES

The Borough sets forth the following goals and objectives related to housing policy in Alpha:

1. To the extent feasible, the zone plan will guide anticipated new residential development into compact, center-based projects.
 2. To provide a realistic opportunity for the provision of the municipal share of the region's present and prospective needs for low and moderate income families.
 3. To the maximum extent feasible, and in a manner consistent with any existing or future laws of the State of New Jersey, to incorporate affordable housing units into any new residential construction that occurs within the Highlands Area including any mixed use, redevelopment, and/or adaptive reuse projects.
 4. To preserve and monitor existing stocks of affordable housing.
-

5. To reduce long term housing costs through:
 - a. The implementation of green building and energy efficient technology in the rehabilitation, redevelopment and development of housing, to the extent permitted by law. Recent innovations in building practices and development regulations reflect significant energy efficiency measures, and therefore cost reductions, through building materials, energy efficient appliances, water conservation measures, innovative and alternative technologies that support conservation practices, and common sense practices such as recycling and re-use
 - b. The promotion of the use of sustainable site design, efficient water management, energy efficient technologies, green building materials and equipment, and retrofitting for efficiencies.
 - c. Maximizing the efficient use of existing infrastructure, through such means as redevelopment, infill and adaptive reuse.
6. To use a smart growth approach to achieving housing needs, including:
 - a. Using land more efficiently to engender economically vibrant communities, complete with jobs, housing, shopping, recreation, entertainment and multiple modes of transportation.
 - b. Supporting a diverse mix of housing that offers a wide range of choice in terms of value, type and location. In addition, seeking quality housing design that provides adequate light, air, and open space.
 - c. Targeting new housing to areas with existing higher densities and without environmental constraints, within walking distance of schools, employment, services, transit and community facilities with sufficient capacity to support them.

PLAN REQUIREMENTS

Pursuant to Section 70 of P.L. 1985, C. 222 (C.52.27D-310) a Housing Element must contain at least 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;
 - b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten (10) 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 of low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low and moderate income housing;
 - f. A consideration of the lands 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;
-

In addition to the requirements of the Municipal Land Use Law and Section 10 of P.L. 1985, C. 222 (C:52:27D-310), N.J.A.C. 5:97-2.3 requires that the Housing Element include the following:

1. The household projection for the municipality as provided in Appendix F;
2. The employment projection for the municipality as provided in Appendix F;
3. The municipality's prior round obligation (from Appendix C);
4. The municipality's rehabilitation share (from Appendix B);
5. The projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4; and
6. An inventory of all non-residential space by use group that was fully vacant as of the date of petition, to the extent feasible.

Supporting information to be submitted to COAH shall include:

1. A copy of the most recently adopted municipal zoning ordinance, and
 2. A copy of the most up-to-date tax maps of the municipality, electronic if available, with legible dimensions.
-

II. BOROUGH PROFILE

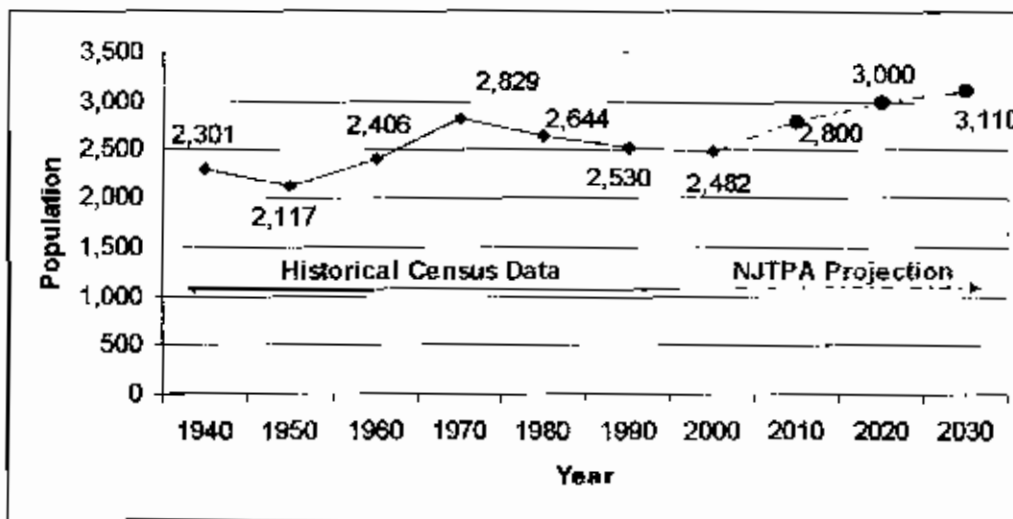
The following chapter describes the demographics characteristics, housing stock, employment characteristics, and housing conditions in Alpha. Topics such as population, age, value of housing, housing types, resident employment and occupation are comparatively discussed using the 1990 and 2000 decennial census data. Where appropriate, characteristics of the Borough are compared to those of Warren County and the state to offer context to the figures presented

DEMOGRAPHICS

Population Trends

The 2000 Census recorded a total population of 2,482 persons in Alpha. This reflects a decrease of 48 persons since the 1990 Census, continuing a trend of decreasing population that started in 1970 (see Figure II-1). For July 1, 2008, the U.S. Census Bureau reported an estimated population of 2,386, representing a decrease of 3.7% since 2000. Looking at the future, the North Jersey Transportation Authority (NJTPA) has projected a total population of 2,800 persons in the Borough by the year 2010. They predict this growth trend will continue into 2030, when the Borough is expected to have a population of 3,110.

Figure II-1
Change in Population, Borough of Alpha 1940 to 2030



Source: US Census, Summary Tape File 1 (STF1), NJTPA Final Forecasts (2005).

Of note is that the NJTPA expects a 12.5% growth in population in less than 2 years, using the Census Bureau's 2008 estimate as a benchmark. With new development totaling 108 units approved but not yet constructed as of the date of this plan, it is possible that the NJTPA projection of 2,800 persons will be reached, but not by 2010. A more likely scenario would stretch that growth over a period of the next 4 to 5 years, particularly given current conditions in the real estate market. As for additional future growth, it should be noted that there is little land remaining that is zoned exclusively for residential

development, a fact that is likely to limit growth and leave a total population of 3,110 residents out of reach for the Borough.

Household Size

As illustrated in Table II-1, Alpha's average household size in 2000 was 2.5 persons, less than both the County and state average household sizes for the same year. While average household size decreased for all household types, renter occupied units saw a significant decrease, dropping from 2.51 persons per unit in 1990 to 2.2 persons per unit in 2000. Owner-occupied dwellings remained stable between 1990 and 2000, decreasing by only 0.04 persons per unit.

**Table II-1
 Comparative Average Household Size, 1990 & 2000**

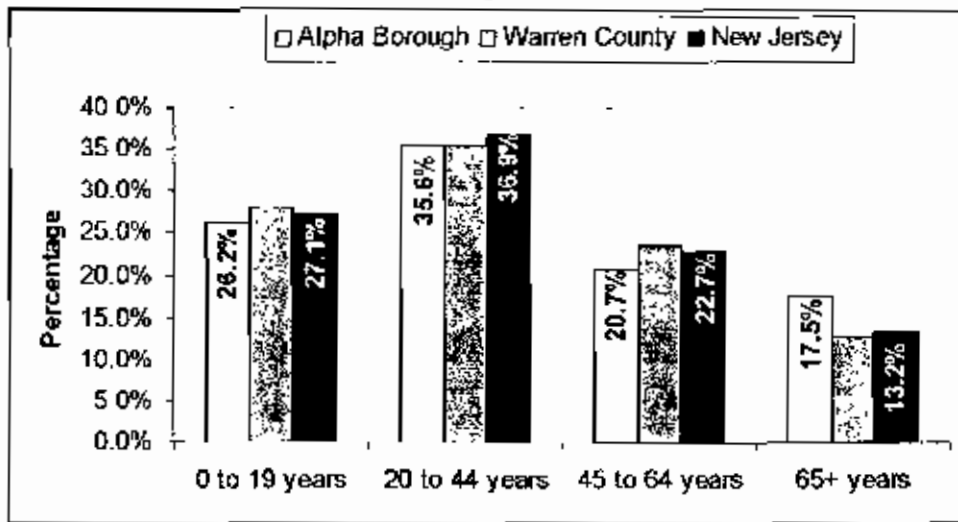
Average Household Size	Alpha		Warren County	NJ
	1990	2000	2000	2000
All Households	2.62	2.5	2.61	2.68
Owner-occupied dwellings	2.66	2.62	2.77	2.81
Renter-occupied dwellings	2.51	2.2	2.19	2.43

Source: US Census 1990 & 2000, Summary Tape File 1 (STF1)

Age

In 2000, Alpha had a lower percentage of residents under age 20 and between 45 and 64 years old than both the County and State, had a higher percentage of residents over 65 years old than both the County and State and had about the same percentage of residents between 20 and 44 years old as the County and State (see Figure II-2). Alpha's age distribution (see Figure II-4) indicates fewer school age children than at the county and state levels, with a larger number of retirees in the Borough.

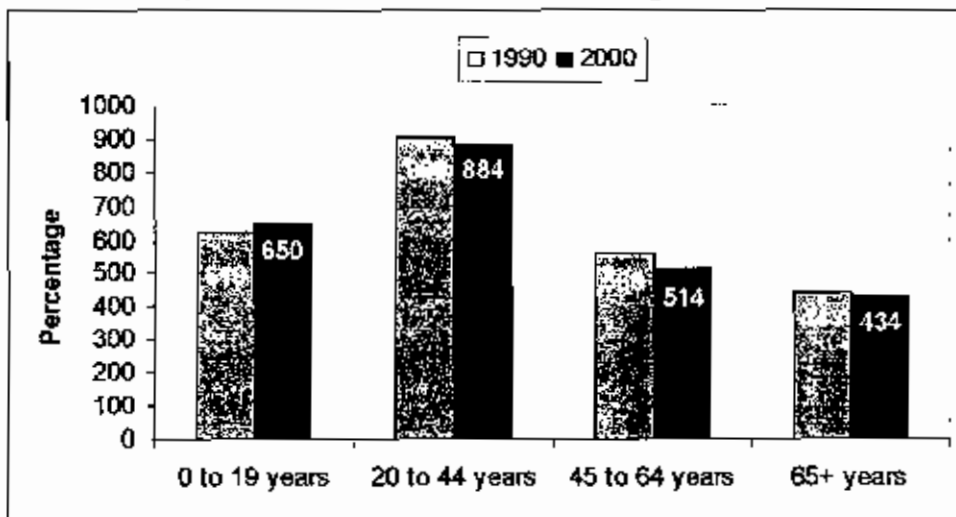
Figure II-2
Comparative Age Groups, 2000



Source: US Census 2000, Summary Tape File 1 (STF1)

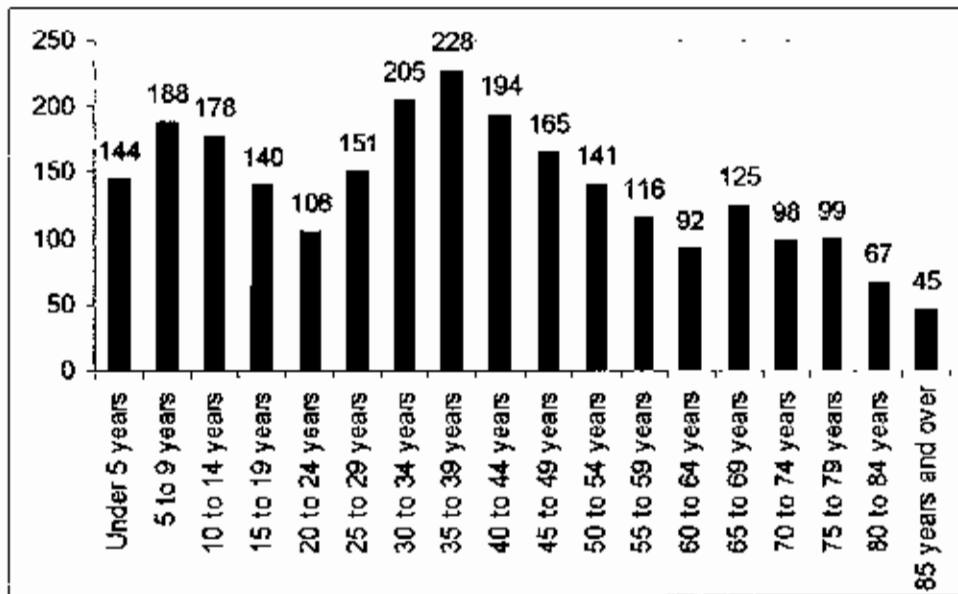
From 1990 to 2000, there was a slight increase (31 people or 5%) in the 0-19 year cohort and a decrease in all remaining cohorts (see Figure II-3). Despite the increase in the school-aged cohort, 5 to 19 years old, this portion of the population still represents a smaller percentage of total population than in the County and State, as indicated in Figure II-2 above. The cohorts that lost population from 1990 to 2000 showed a decrease of 79 people combined, illustrating the Borough's continuing population decline.

Figure II-3
Comparative Age Groups for Alpha Borough, 1990 & 2000



Source: US Census 1990 & 2000, Summary Tape File 1 (STF1)

Figure II-4
Alpha Borough Age Distribution, 2000



Source: US Census 2000, Summary Tape File 1 (STF1)

Income Level

Alpha Borough, Warren County and New Jersey all saw significant increases in median household income from 1989 to 1999, according to the Census. In absolute terms, Alpha increased 22.3%, while the County and State saw even greater increases of 40.5% and 34.7% respectively. When accounting for inflation, however, Alpha actually saw a net decrease in median household income of almost 9%, while the County and State saw increases of 4.7% and 0.3% respectively.

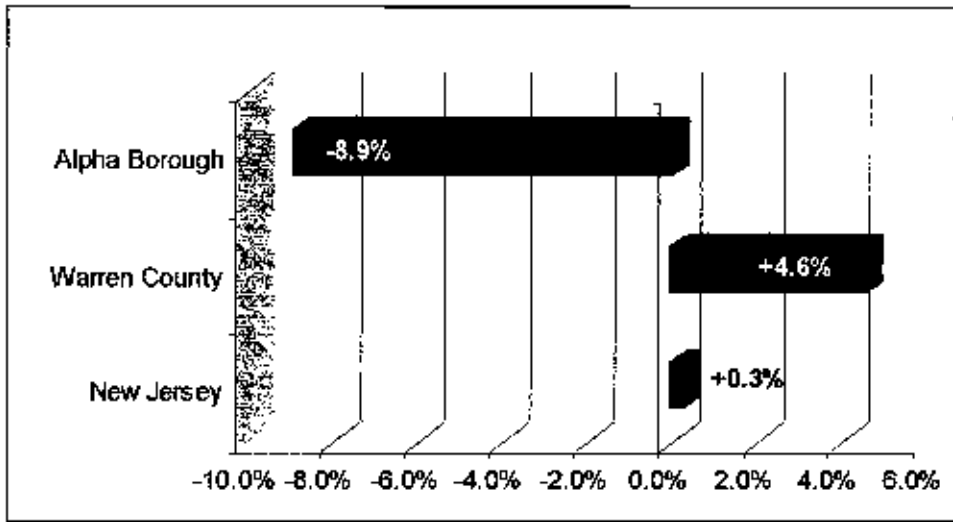
Table II-2
Change in Median Household Income
Absolute vs. Equalized Value

Location	Percent Change (absolute)	Percent Change Accounting for Inflation (in 1999 USD value)
Alpha Borough	+22.4%	-8.9%
Warren County	+40.5%	+4.6%
New Jersey	+34.7%	+0.3%

Source: US Census, Summary Tape File 3 (STF3) & USDOL CPI Inflation Calculator (1999)

Alpha Borough's 1999 median income of \$42,209 was \$4,129 less than the inflation adjusted 1989 value, resulting in the 8.9% decrease in median household income shown in Figure II-3, below.

Figure II-5
Change in Median Household Income, 1989 and 1999



Source: US Census, Summary Tape File 3 (STF3) & USDOL CPI Inflation Calculator (1999)

As shown on Table II-3, the income level representing the largest number of households was the \$50,000 to \$59,999 bracket. Approximately one third (33.7%) of the households in Alpha Borough earned between \$50,000 and \$99,999, with only 6.8% making more than that amount and 59.3% making less than that amount.

Table II-3
Median Household Income Range
Alpha Borough, 1999

Median Household Income	Households	
	Number	Percent
Less than \$10,000	64	6.5%
\$10,000 to \$14,999	44	4.5%
\$15,000 to \$19,999	71	7.2%
\$20,000 to \$24,999	73	7.4%
\$25,000 to \$29,999	84	8.5%
\$30,000 to \$34,999	67	6.8%
\$35,000 to \$39,999	51	5.2%
\$40,000 to \$44,999	83	8.4%
\$45,000 to \$49,999	47	4.8%
\$50,000 to \$59,999	129	12.1%
\$60,000 to \$74,999	110	11.2%
\$75,000 to \$99,999	103	10.5%
\$100,000 to \$124,999	21	2.1%
\$125,000 to \$149,999	29	2.9%
\$150,000 to \$199,999	6	0.6%
\$200,000 or more	12	1.2%
Total Households	984	100%

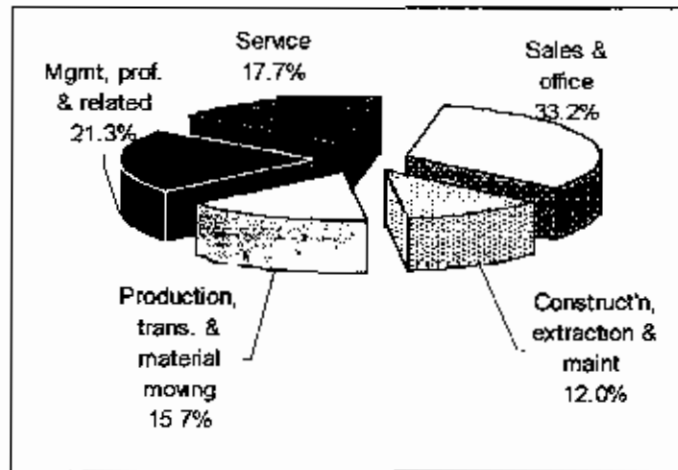
Source: US Census, Summary Tape File 3 (STF3)

Employment Status of Residents

In 2000, the majority of Alpha Borough residents worked in sales and office jobs, accounting for approximately one third (33.2%) of the population. Other occupations, in order of declining popularity include management, professional and related occupations (21.3%), service occupations (17.7%), production, transportation, and material moving (15.7%), and construction, extraction, and maintenance (12%). Farming, fishing, and forestry was the only group of occupations not held by a single resident in Alpha Borough (See Figure II-6 on the following page)

In 2000, Management, Professional and Related Occupations were at the top of occupations countywide and statewide, with 34.8% and 38% respectively. Sales and Office occupations ranked as the second highest occupation in County and the State with 13.8% and 13.6%, respectively (See Table II 4 on the following page). This is the opposite of Alpha Borough, where Sales and Office occupations were the most popular and Management, Professional and Related Occupations were the second most popular. Examples of management, professional and related occupations include financial and computer professions, architects and engineers, legal occupations, and healthcare practitioners. Examples of sales and office occupations include consulting, and administrative support occupations.

Figure II-6
Employed Labor Force by Occupation, Alpha Borough, 2000



Source: US Census, Summary Tape File 3 (STF3)

Table II-4
Resident Occupation, 2000
(Expressed as % of Employed Civilian Population 16+)

	Management & Professional	Service	Sales & office	Farming & Fishing	Construction, extraction & maintenance	Production & transportation
Alpha Borough	21.3%	17.7%	33.2%	0.0%	12.0%	15.7%
Warren County	34.8%	13.8%	27.1%	0.4%	10.9%	13.1%
New Jersey	38.0%	13.6%	28.5%	0.2%	7.8%	12.0%

Source: US Census, Summary Tape File 3 (STF3)

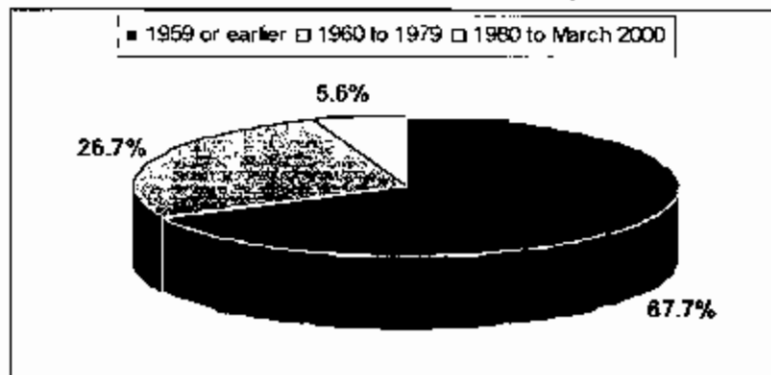
HOUSING STOCK

The following section provides a detailed summary of the housing stock in Alpha Borough, including year built, housing quality indicators, occupancy status, tenure, vacancy, type, value, and rents.

Age of Housing

As illustrated in Figure II-7 on the following page, just over two-thirds of the housing stock in Alpha Borough was constructed in 1959 or earlier and approximately 94% was constructed prior to 1980, a pattern typical of post war suburbs in the United States. A limited amount (1.5%) of housing was built between 1990 and March of 2000. Table II-5 details the age composition of housing in Alpha Borough, where the median year of construction is 1950.

Figure II-7
Age of Housing Stock, Alpha Borough, 2000



Source: US Census, Summary Tape File 3 (STF3)

Table II-5
Year Structure Built, Alpha Borough, 2000

	Housing Units	Percent
1999 to March 2000	6	0.6%
1995 to 1998	4	0.4%
1990 to 1994	5	0.5%
1980 to 1989	43	4.2%
1970 to 1979	105	10.2%
1960 to 1969	171	16.5%
1950 to 1959	186	18.0%
1940 to 1949	82	7.9%
1939 or earlier	432	41.8%
Total	1,034	100

Source: US Census, Summary Tape File 3 (STF3)

Number of Housing Units and Occupancy Rates

Between 1990 and 2000, Alpha Borough's inventory of occupied housing units grew by 31 dwellings, reflecting a drop in rental vacancy rates and a gain in homeowner vacancy rates. Units that were vacant were primarily for rent in 1990, however the majority of units vacant in 2000 were for sale only, accounting for 37.8% of vacancies. (See Table II-6 on the following page).

Table II-6
Housing Occupancy, Alpha Borough, 1990 & 2000

Alpha Borough Housing	1990	2000	Difference
Total housing units	1,003	1,034	+31
Occupied housing units	967	989	+22
Vacant housing units	36	45	+9
For rent	15	12	-3
For sale only	8	17	+9
Rented or sold, not occupied	5	3	-2
For seasonal, recreational, or occasional use	1	2	+1
For migrant workers	0	0	0
Other vacant	7	11	+4
Homeowner vacancy rate	1.2%	2.4%	+1.2%
Rental vacancy rate	5.0%	4.0%	-1.0%

Source: US Census, Summary Tape File 1 (STF1)

Number of Units in Structure

In 2000, there were a total of 1,034 housing units in Alpha. Of those total housing units, 68 percent were owner-occupied, 27 percent were renter occupied, and the remaining 5 percent were vacant. The majority of the Borough's housing units were single family detached (60.5%), with single family attached and 2 units in structure comprising the majority of the remaining units. Table II-7 below details the number of units in structure by tenure (owner or renter occupied).

Table II-7
Housing Units by Number of Units in Structure and Tenure, Alpha Borough, 2000

Units in Structure	Owner Occupied Units	Renter Occupied Units	Vacant Units	Total Units	Total Percent
1, detached	569	46	11	626	60.5%
1, attached	106	29	0	135	13.1%
2	27	62	18	107	10.3%
3 or 4	4	54	12	70	6.8%
5 to 9	0	30	4	34	3.3%
10 to 19	0	27	0	27	2.6%
20 to 49	0	8	0	8	0.8%
50 or more	0	27	0	27	2.6%
Mobile home	0	0	0	0	0.0%
Total Units	706	283	45	1,034	100%

Source: US Census, Summary Tape File 3 (STF3)

Housing Value

In 2000, the median housing value in Alpha Borough was \$117,200 versus \$111,000 in 1990. While median housing values have increased slightly since 1990, the largest percentage of specified owner-occupied units by housing value was in the \$100,000 to \$149,999 range, (353 units), which accounted for over half of the total number of units, at 54.5% (See Table II-8).

**Table II-8
Housing Value, Alpha Borough, 2000**

Value	Owner Specified Units	Percent
Less than \$50,000	4	0.6%
\$50,000 to \$99,999	178	27.5%
\$100,000 to \$149,999	353	54.5%
\$150,000 to \$199,999	96	14.8%
\$200,000 to \$299,999	17	2.6%
\$300,000 or more	0	0.0%
Total Owner-spec Units	648	100.0%
Median Value : \$	117,200	

Source: US Census, Summary Tape File 3 (STF3)

NOTE: The US Census defines "specified owner-occupied units" as the total number of owner occupied housing units described as either a one family home detached from any other house or a one family house attached to one or more houses on less than 20 acres with no business on the property

Contract Rents

In 2000, the majority of rental units were renting between \$500 and \$749, with 70 percent of renters paying this amount. According to the Census, all rental units in Alpha Borough were less than \$1,000 a month. The median contract rent for was \$631. Just over 20 percent of renters paid less than \$500 a month for rent (See Table II-9).

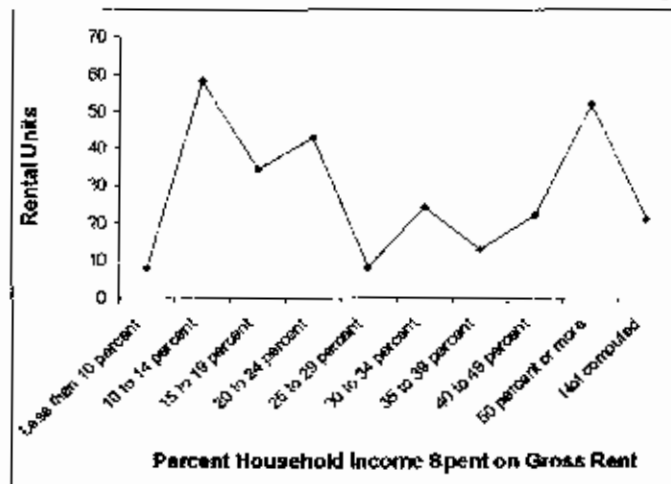
**Table II-9
Contract Rents, Alpha Borough, 2000**

Amount	Rental Units	Percent
Less than \$250	14	4.9%
\$250 to \$499	22	7.8%
\$500 to \$749	198	70.0%
\$750 to \$999	36	12.7%
\$1,000 or more	0	0.0%
No Cash Rent	13	4.6%
Total	283	100%
Median Contract Rent	\$631	

Source: US Census, Summary Tape File 3 (STF3)

In 2000, renter-occupied housing units paid varying percentages of household income on gross rent. As seen in Figure II-8 on the following page, roughly the same number of households paid between 10 and 14 percent (58 units) of their household income on gross rent as households that paid 50 percent or more (52 units).

Figure II-8
Gross Rent as Percentage of Household Income, Alpha Borough, 2000



Source: US Census, Summary Tape File 3 (STF3)

Quality Indicators

Housing quality is generally evaluated by several indicators, as follows:

- **Age** Units built in 1949 or earlier are considered to have a significant age factor.
- **Overcrowding.** Units containing more than 1.0 persons per room are considered to be overcrowded.
- **Plumbing facilities** Units lacking complete plumbing for exclusive use are considered deficient.
- **Kitchen facilities.** Units lacking a sink with piped water, a stove and a refrigerator are considered deficient.
- **Heating facilities.** Units lacking central heat are considered deficient.

In 2000, 37.5% of housing units exhibited one selected condition relating to physical housing quality and financial affordability, as shown in Table II-10 on the following page. Selected conditions are defined as having at least one of the following conditions: (1) lacking complete plumbing facilities, (2) lacking complete kitchen facilities, (3) with 1.01 or more occupants per room, (4) selected monthly owner costs as a percentage of household income in 1999 greater than 30 percent, and (5) gross rent as a percentage of household income in 1999 greater than 30 percent.

**Table 11-10
Physical and Financial Conditions, Alpha Borough, 2000**

Number of Selected Conditions	Owner-Occupied Housing Units	Renter-Occupied Housing Units	Total Units
With one selected condition	261	110	371
With two or more selected conditions	0	0	0
No selected conditions	445	173	618
Total	706	283	989

Source: US Census, Summary Tape File 3 (STF3)

Year Structure Built

COAH's new methodology made one significant change in calculating the rehabilitation share, overcrowded housing units built prior to 1949 are now "flagged" as opposed to those built prior to 1939. Almost half of the housing stock in Alpha Borough, or 515 housing units (49.7%) were built in 1949 or earlier. Of those, zero was considered overcrowded.

Plumbing Facilities

According to the 2000 Census, there were no housing units in the Borough that lacked complete plumbing facilities. In order to be considered as having "complete plumbing facilities", housing units must have: (1) hot and cold piped water, (2) a flush toilet, and (3) a bathtub or shower. While all three facilities must be within the housing unit, they don't necessarily have to be in the same room.

Kitchen Facilities

According to the 2000 Census, there were no housing units in the Borough that lacked complete kitchen facilities. In order to be considered "complete kitchen facilities", housing units must have: (1) a sink with piped water; (2) a range, or cook top and oven, and (3) a refrigerator. It should be noted that a housing unit with only portable equipment (microwave, hot plate or camp stove) should not be considered as having complete kitchen facilities. While all three facilities must be within the housing unit, they don't necessarily have to be in the same room.

Heating Fuel

According to the 2000 Census, one percent of housing units in Alpha Borough used wood as their primary heating fuel (10 units). Units that use wood or no fuel can be considered deficient.

In determining the rehabilitation share, COAH summarizes overcrowded units built prior to 1949 (0), units lacking complete plumbing facilities (0) and units lacking complete kitchen facilities (0) for a total of 0 units. The result is then multiplied by the percentage of dilapidated units that are likely occupied by low and moderate income families in Region 7, which is #. This determines the overall rehabilitation share for Alpha Borough, which is 0 units.

EMPLOYMENT

The following section discusses the labor force of Alpha Borough.

Employment

According to the NJ Department of Labor's 2008 work force estimates and the US Census Bureau's 2008 labor estimates, 1,421 people, or about 59.5% of Alpha Borough's population was in the labor force. The average unemployment rate for Alpha was 7.8% in 2008, representing a 4.4% increase in unemployment over the 1996 unemployment rate of 3.4%. In Warren County, the unemployment rate also increased between 1998 and 2008, increasing from 4% to 5%. Increases in unemployment can be attributed to the overall condition of the economy. See Table II-11 below.

**Table II-11
Annual Average Labor Force Estimates, 1996 & 2006**

	Alpha Borough		Warren County		New Jersey	
	1998	2008	1998	2008	1998	2008
Labor Force	1,363	1,421	51,317	59,177	4,224,432	4,496,725
Employment	1,305	1,310	49,245	56,230	4,029,445	4,252,194
Unemployment	58	110	2,067	2,947	194,987	244,531
Unemployment Rate	4.3%	7.8%	4.0%	5.0%	4.6%	5.5%

Source: New Jersey Department of Labor

Employment by Industry

The industry groups discussed here represent the places Alpha Borough residents work, regardless of location, which may or may not be located in Alpha Borough, the County or the State. In the year 2000, the top four industry groups were: Educational, health and social service industries; Manufacturing; Retail trade; and Professional, scientific, management, administration, and waste management industries (see Table II-12 on the following page). Similarly, residents in the surrounding region were also largely employed by the educational, health and social service industries.

Table II-12
Employment By Industry Group
(Expressed as % of all resident workers)

Industry Group	Alpha Borough	Warren County
Agriculture, forestry, fishing and hunting, and mining	1.0%	1.2%
Construction	8.4%	8.0%
Manufacturing	14.5%	15.4%
Wholesale trade	4.4%	3.5%
Retail trade	11.5%	12.8%
Transportation, warehousing, utilities	5.7%	5.4%
Information	3.8%	4.4%
Finance, insurance, real estate, and rental and leasing	5.9%	6.2%
Professional, scientific, management, administration, waste management	11.3%	9.9%
Educational, health and social services	18.9%	18.7%
Arts, entertainment, recreation, accommodation, food services	5.2%	5.7%
Other services (except public administration)	2.8%	4.2%
Public administration	6.4%	4.7%
TOTAL	100%	100%

Source: US Census, Summary Tape File 3 (STF3)

Figure II-7 presents a comparison between the types of businesses that were located in Alpha Borough in 2000, and the industry groups that the Borough's labor force was employed in – an approximate match of the labor pool to the types of jobs found within the Borough.

Employment Projections

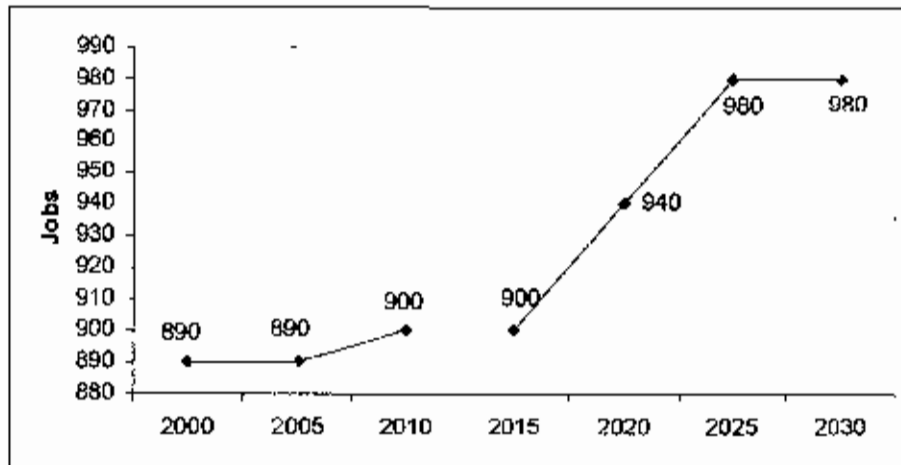
The North Jersey Transportation Planning Authority (NJTPA) forecasts continued job increases for the Borough, in line with Warren County's projected employment growth to the year 2030. According to a 2005 report, between 2000 and 2015 NJTPA forecasts a growth rate of 1.1% for the Borough and 7.8% for the County. Job growth between the years 2015 and 2030 is projected to increase at even greater rates, 8.9% for the Borough by and 17.9% for the County by (See Table II-13 and Figure II-9).

Table II-13
Employment Projections

	2000	2005	2010	2015	Δ 00-15	2020	2025	2030	Δ 15-30
Alpha	890	890	900	900	+1.1%	940	980	980	+8.9%
Warren County	35,700	37,700	38,000	38,100	+7.8%	44,500	45,500	45,400	+17.9%

Source: Final NJTPA Municipal Projections (March, 2005)

Figure II-9
NJTPA Employment Projections, Alpha Borough

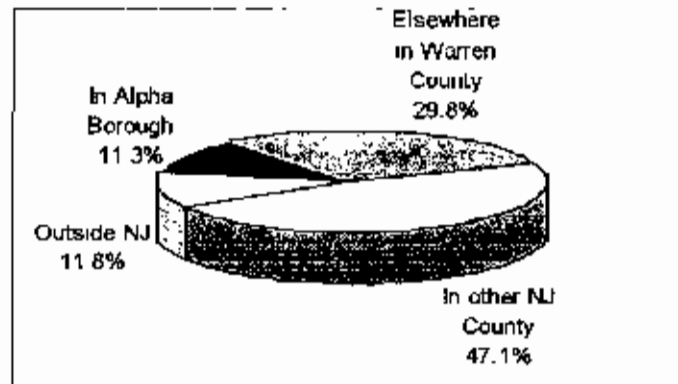


Source: Final NJTPA (March 18, 2005)

Job Location

In 2000, the largest group of workers within Alpha Borough traveled outside of Warren to their place of work, with almost half (47.1%) of Borough residents in this category. The next most common job location was within Warren County in a municipality other than Alpha Borough (29%). Only 11.3% of Alpha Borough residents actually worked within the municipality in which they resided (see Figure II-10), which is approximately the same percent of workers that commuted to a job outside of the State.

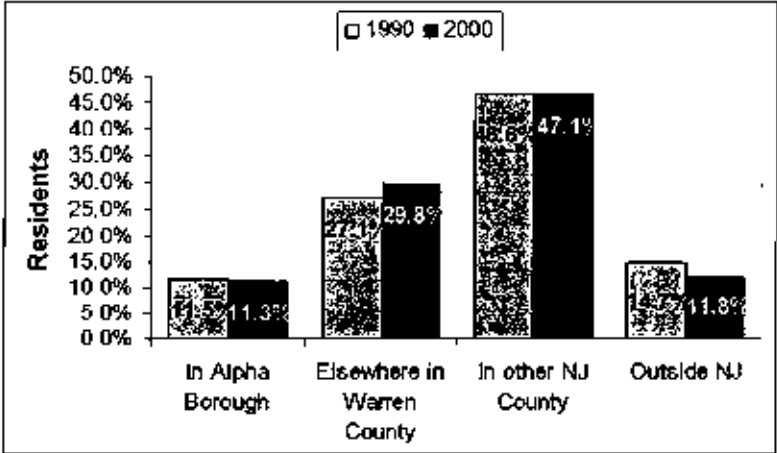
Figure II-10
Job Location, 2000



Source: US Census 2000 Summary Tape File J (STFJ)

From 1990 to 2000, the percentage of residents that worked in Alpha declined by 5%, which was matched by an increase of 6% in residents that worked elsewhere in New Jersey. The number of residents working outside of NJ declined by one percent between 1990 and 2000 (See Figure II-11)

Figure II-11
Job Location 1990 and 2000



Source: US Census 2000 Summary Tape File 3 (STF3)

III. FAIR SHARE OBLIGATION

REGIONAL INCOME LIMITS AND PRICING

Regional income limits provide an initial basis for determining housing affordability. The 2009 income limits for Region 2 are provided on the following page. In addition to income, certain monthly costs must also be factored into units that are offered for sale; tenants in rental units are offered a utility allowance. For owner occupied units, the initial purchase price is calculated so that the monthly carrying costs do not exceed 28 percent of the eligible monthly income for a household of a certain size. Included in carrying costs are principal and interest, real estate taxes, homeowners and private mortgage insurance and condominium or homeowners association fees. For rental units, monthly costs cannot exceed 30 percent of income for a household of a certain size. In addition, the Department of Housing and Urban Development (HUD) sets forth allowances for tenant furnished utilities.

Generally speaking both for-sale units and rental units fall within the range of being affordable to both low and moderate income households in the region. Based on COAH's illustrative pricing for Region 2, units currently available for-sale would be affordable to moderate income households. Similarly, there are rental units offered within garden apartment developments in the Borough that would be affordable to low income households. COAH's illustrative pricing is provided in the Appendix.

COAH REQUIREMENTS

COAH's Substantive Rules and the Uniform Housing Affordability Controls (UHAC) set forth specific requirements for the provision of affordable housing units. At least 50 percent of the restricted units provided in an affordable housing development within each bedroom distribution must be available to low income persons, with the remainder available to moderate income persons. In addition, the following bedroom distribution is required for non age-restricted affordable housing developments:

- No more than 20 percent of the total number of affordable units shall be efficiency and 1 bedroom units
 - At least 30 percent of the total number of affordable units shall be 2 bedroom units
 - At least 20 percent of the total number of affordable units shall be 3 bedroom units
 - The remainder shall be allocated at the developer's discretion
-

The following section details the Borough's affordable housing obligation in accordance with COAH methodology for the following three categories: rehabilitation share, prior round obligation, and growth share obligation. Note that while the Highlands Council build-out projection would certainly result in a more favorable Third Round obligation, the Borough has chosen to utilize its own growth projections to ensure that affordable housing needs are met.

REHABILITATION SHARE

The rehabilitation share is the number of existing housing units in a municipality as of April 1, 2000 that are both deficient and occupied by households of low or moderate income. As indicated in N.J.A.C. 5:97-1 et seq., based upon amendments effective October 20, 2008, the Borough's rehabilitation share is two (2) units.

PRIOR ROUND OBLIGATION

Based upon amendments effective October 20, 2008, the Borough's Prior Round Obligation is thirteen (13) units.

GROWTH SHARE OBLIGATION

Actual Growth Share: Residential

Since the Third Round encompasses the period from January 1, 2004 to December 31, 2018, the Borough is required to provide an assessment of growth based upon permanent market-rate residential Certificates of Occupancy (CO's) issued for this period of time. Table III-1 below indicates residential CO's issued from January 1, 2004 through December 31, 2008.

**Table III-1
Actual Residential Growth January 1, 2004-Present**

<u>Year</u>	<u>CO's Issued</u>
2004	1
2005	1
2006	1
2007	2
2008	2
2009	1
Total	8

Source: NJ Construction Reporter (2004-2008), corrected by the Construction Official

Based on the issuance of eight (8) CO's, the Borough's actual residential growth share for the period of January 1, 2004 to present is two (2) units as illustrated in Table III-2 on the following page.

Table III-2
Actual Residential Growth Share Obligation for Alpha Borough

Residential Growth	Residential Growth Share ¹
8	2

NOTE: ¹Actual Residential Growth Share is calculated by dividing actual growth by 4.

Projected Growth Share: Residential

The growth share obligation is initially calculated based on projections. The projections are based on the Municipal Build-Out Report for Highlands Regional Master Plan Conformance issued by the New Jersey Highlands Council in July of 2009. The projections of household and employment growth are converted into projected growth share affordable housing obligations by applying a ratio of one (1) affordable unit among five (5) residential units projected, plus one (1) affordable unit for every sixteen (16) newly created jobs projected. Based on the household and employment projections for Alpha indicated in Table 4 – “Municipal Build-out Results with Resource and Utility Constraints” of Figure 5 – “Municipal Build-out Report Final Build-out Results”, the Borough’s projected growth share obligation is 8 affordable units (see Table III-3 below).

Table III-3
NJ Highlands Council
2009-2018 Residential Projections and Growth Share Obligation for Alpha Borough

2009-2018 Projections	Ratio	Growth Share Obligation (in affordable units)
38 units	1 affordable unit among 5 residential units	7.6

Source: *Municipal Build-Out Report for Alpha Borough, July 2009, New Jersey Highlands Council*

As an alternative to projections provided by the Highlands Council, the Borough may choose to utilize COAH projections or prepare its own forecasts, provided the resulting growth share is higher than what would result from use of COAH projections. Table III-4, below, identifies COAH’s growth projection for Alpha, as detailed in the document titled “Rehabilitation Share, Prior Round Obligation & Growth Projections”, effective October 20, 2008.¹

Table III-4
NJ Council on Affordable Housing
2004-2018 Residential Projections and Growth Share Obligation for Alpha Borough

2004-2018 Projections	Ratio	Growth Share Obligation (in affordable units)
101 units	1 affordable unit among 5 residential units	20.2

Source: COAH

¹ Accessed at <http://www.state.nj.us/dca/affiliates/coah/regulations/linhroundregs/obligations.pdf> on November 4, 2009.

Based on the limitations of the Highlands Council build-out projection and the likelihood of exceeding COAH's projection identified in Table III-4, the Borough will utilize its own growth projection, which is detailed in Table III-5. The projection is based on approved but not yet constructed projects as well as knowledge of projects that will likely be submitted for approval and ultimately constructed and occupied prior to December 31, 2018.

**Table III-5
2004-2018 Residential Projections and Growth Share Obligation for Alpha Borough**

2004-2018 Projections	Ratio	Growth Share Obligation (in affordable units)
114 units	1 affordable unit among 5 residential units	22.8

Source: Borough of Alpha and CMX

COAH's Substantive Rules, 5:97-2.4(a)1i, allow for subtraction from the Growth Share Obligation affordable housing units which have been or are projected to be constructed after January 1, 2004 and received credit in a certified first or second round plan. 5:97-2.4(a)1ii allows for the subtraction from the Growth Share Obligation market rate housing units in an inclusionary development where the affordable units received credit in a first or second round certified plan or a court judgment of compliance or are eligible for credit toward a municipality's Prior Round Obligation and will be constructed after January 1, 2004. In calculating exclusions, however, COAH's rules only allow exclusion of all market rate units if a 20% set aside is provided or if the affordable units are all rentals.

The Borough of Alpha was involved in litigation that resulted in the creation of an inclusionary development ordinance and the approval of a development designed to address their Prior Round Obligation. This occurred well in advance of COAH adopting its second version of the Third Round Rules in 2007. At the time the ordinance was written, inclusionary development with an affordable housing component representing 15% of the total number of units was permitted under COAH's rules. It was not until the adoption of the Third Round Rules in 2007 that the policy of excepting a number of market rate units for inclusionary development that would occur in the Third Round period based on a minimum set aside was implemented. For the Grande @ Parkview Estates project, which has a 15% set aside, only 64 of the 92 market rate units would be eligible for exclusion under 5:97-2.4(a)1ii. The Borough feels strongly that since it relied on the regulations in place at the time the agreement was made, a hardship is presented in requiring them to now address the growth share associated with the market rate units not eligible for exclusion under COAH's current rules. The Borough formally requests that COAH grant a waiver from 5:97-2.4(a)1ii and allow for the exclusion of 92 market rate units from the calculation of its Growth Share Obligation. Table III-6, on the following page, identifies the number of units that will be excluded from the calculation of Growth Share based on the grant of a waiver by COAH.

Table III-6
Units Projected to be Issued CO's after January 1, 2004
Addressing the Prior Round Obligation

Project	Affordable Units	Market Units
The Grande @ Parkview Estates	16	92
Total		108

Source: Borough of Alpha

In addition to the Grande at Parkview, the Borough is permitted to exclude one (1) residential CO issued for the Alternatives, Inc. project located at 1507 West Boulevard. This affordable housing unit was issued a in March of 2008 and is therefore eligible to be excluded from the calculation of growth share. Table III-7, on the following page, outlines the Borough's projected residential Growth Share Obligation after permitted exclusions and waivers.

Table III-7
Projected Residential Growth Share Obligation for Alpha

Projected Growth (CO's)	Minus	Exclusions	Total	Resulting Growth Share
114	-	109	5	1.0

Actual Growth Share: Non-Residential

The Borough's actual non-residential growth share is measured based upon the square footage of non-residential development issued CO's between January 1, 2004 and December 31, 2009, converted to jobs based on the use group ratios provided in N.J.A.C. 5:97-1 et seq. Appendix D. Table III-8, below, details an estimate of the number of jobs created during that time period.

Table III-8
Actual Non-Residential Growth in Square Feet
2004-2009 for Alpha Borough

Year	Office	Industrial	Retail	Storage	
2004	200	0	0	2,200	
2005	0	0	0	0	
2006	19,437	44,810	0	5,580	
2007	0	0	0	0	
2008	0	0	5,992	0	
2009	0	0	0	0	
Totals	19,637	44,810	5,992	59,780	
jobs /1,000 s.f.	2.8	1.2	1.7	1.0	
Total jobs	55.0	53.8	10.2	59.8	179

Source: NJ Construction Reporter (2004-2008), corrected by the Construction Official

Table III-9, below, indicates the actual non-residential Growth Share Obligation for the Borough covering the period of January 1, 2004, to December 31, 2008.

Table III-9
Actual Non-Residential Growth Share Obligation for Alpha Borough

Actual Non-Residential Growth (jobs)	Minus	Exclusions	Total	Resulting Growth Share
179	-	0	179	11.19

As shown in Table III-10, below, the Borough's total Growth Share Obligation for the Third Round (2004-2018) is 14 units. This includes 1 unit resulting from future growth and 13 units for actual growth that occurred from January 1, 2004 to December 31, 2008.

Table III-10
Total Growth Share Obligation for Alpha Borough

Actual Residential Growth Share	Actual Nonresidential Growth Share	Projected Residential Growth Share	Projected Nonresidential Growth Share	Total Growth Share for 2004 - 2018
2	11.2	1.0	n/a	14

See Workbook B in the Appendix for the required Growth Share calculator.

Affordable Housing Requirements

COAH's Substantive Rules include a number of minimum and maximum requirements that must be considered in planning to meet the Borough's Fair Share obligation. These include the following:

- Prior Round Obligation = **13 units**
- Prior Round Rental Obligation = 25% (Prior Round Obligation - Prior Cycle Credits - Impact of 20% cap - Impact of 1,000 - unit limitation) or $0.25 (13 - 0 - 0 - 0) =$ **3 Units**
- Growth Share Obligation = **14 units**
- Growth Share Rental Obligation = 25% (Growth Share Obligation) or $0.25 (14) =$ 3.5 or **4 Units**
- Growth Share Family Rental Obligation = 50% (Growth Share Rental Obligation) or $0.5 (4) =$ **2 Units**
- Very Low Income Units Required = 13% (Growth Share Obligation) or $0.13 (14) =$ 1.8 or **2 Units**
- Family Housing Units Required = 50% (Growth Share Obligation) or $0.5 (14) =$ **7 Units**
- Age-Restricted Maximum = 25% (Growth Share Obligation) or $0.25 (14) =$ 3.5 or **4 units**

Capacity for Fair Share

The Borough of Alpha intends to meet its required fair share by way of credits associated with projects that are already constructed or are approved and will be constructed within the Third Round period. As such, no in-depth analysis of capacity for fair share is warranted, as any limitations that may exist will not affect those projects. Water and sewer capacity for the Grande @ Parkview Estates was assured through litigation.

IV. FAIR SHARE PLAN

In accordance with N.J.A.C. 5:97-3.2, a municipal Fair Share Plan shall include at least the following:

1. Descriptions of any credits intended to address any portion of the fair share obligation, which shall include all information and documentation required by N.J.A.C. 5:97-4 for each type of credit;
2. Descriptions of any adjustments to any portion of the fair share obligation, which shall include all information and documentation required by N.J.A.C. 5:97-5 for each adjustment sought;
3. Descriptions of any mechanisms intended to address the prior round obligation, the rehabilitation share, and the growth share obligation;
4. An implementation schedule that sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-2.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6, based on the following:
 - i. Documentation for mechanisms to address the prior round obligation, the rehabilitation share, and the growth share obligation up to the first plan review pursuant to N.J.A.C. 5:96-10 shall be submitted at the time of petition;
 - ii. Documentation for zoning for inclusionary development, an accessory apartment program, or a market to affordable program shall be submitted at the time of petition and implemented within 45 days of substantive certification;
 - iii. Documentation for the extension of expiring controls shall be submitted at the time of petition and implemented in accordance with an implementation schedule pursuant to (a)4iv below; and
 - iv. Documentation for all mechanisms not included in (a)4i through iii above shall be submitted according to an implementation schedule, but no later than two years prior to scheduled implementation of the mechanism, and shall consider the economic viability of the mechanisms and the actual growth share obligation that has or will occur as calculated pursuant to N.J.A.C. 5:97-2.5. Pursuant to N.J.A.C. 5:97-2.5(d), the municipality shall comply with the plan evaluation requirements and shall be subject to the enforcement remedies of N.J.A.C. 5:96-10.4.
5. Notwithstanding (a)4iv above, a municipality with insufficient vacant land that is granted or is seeking a vacant land adjustment pursuant to N.J.A.C. 5:97-5.1 or a household and employment growth projection adjustment pursuant to N.J.A.C. 5:97-5.6 shall submit all information and documentation required by N.J.A.C. 5:97-6 at the time of petition, unless it meets the requirements of (a)5i and ii below, in which case it shall submit the required information and documentation in accordance with an implementation schedule, but no later than two years prior to scheduled implementation of the mechanism, and shall consider the economic viability of the mechanisms and the actual growth share obligation that has or will occur as calculated pursuant to N.J.A.C. 5:97-2.5.

Pursuant to N.J.A.C. 5:97-2.5(d), the municipality shall comply with the plan evaluation requirements and shall be subject to the enforcement remedies of N.J.A.C. 5:96-10.4.

- i. The municipality demonstrates that the mechanism(s) does not rely upon the availability of vacant land (that is, redevelopment), or
 - ii. The municipality takes appropriate measures to reserve scarce resources that may be essential to implement the mechanisms that rely on the availability of vacant land to address the growth share obligation.
6. Draft and/or adopted ordinances necessary for the implementation of the mechanisms designed to satisfy the fair share obligation,
 7. A demonstration that existing zoning or planned changes in zoning provide adequate capacity to accommodate any proposed inclusionary developments pursuant to N.J.A.C. 5:97-6.4,
 8. A demonstration of existing or planned water and sewer capacity sufficient to accommodate all proposed mechanisms; and
 9. A spending plan pursuant to N.J.A.C. 5:97-8.10, if the municipality maintains or intends to establish an affordable housing trust fund pursuant to N.J.A.C. 5:97-8.
- (b) The Fair Share Plan shall also include any other documentation pertaining to the review of the municipal Fair Share Plan as required by this chapter and N.J.A.C. 5:96 or requested by the Council

A municipality's Fair Share Plan must address its (1) rehabilitation share, (2) prior round obligation, and (3) growth share obligation. COAH's regulations provide the means for a municipality to determine and address its new affordable housing obligation. Based on the previous chapter, the Borough's Third Round Obligation can be summarized as follows:

Table IV-1
Third Round Affordable Housing Obligation for Alpha Borough

	Number of Units	
Rehabilitation Share	2	<i>(See Appendix B at N.J.A.C. 5:97. et seq.)</i>
Prior Round Obligation	13	<i>(See Appendix C at N.J.A.C. 5:97. et seq.)</i>
Projected Growth Share	1	<i>Source: Alpha Borough and CMX</i>
Actual Growth Share	13	<i>See Chapter III Fair Share Obligation</i>

REHABILITATION SHARE

As outlined in amendments to 5:97 effective October 20, 2008, the Borough's rehabilitation share is two (2) units. These 2 units represent the sum of substandard housing that is occupied by low and moderate income families in the Borough.

Documentation provided by the Warren County Housing Program administrator shows that two (2) units were rehabilitated and issued final inspection after April 1, 2000. Both units meet the requirements of 5:97-4.5(b) as they were funded and administered by the Warren County Housing Program. A signed monitoring form issued by the County is included in the Appendix.

PRIOR ROUND OBLIGATION

As outlined in amendments to 5:97 effective October 20, 2008, the Borough's Prior Round Obligation is thirteen (13) units. This includes a Prior Round Rental Obligation of three (3) units. See Table IV-2 along with the description on the following page for corresponding credits fulfilling the Prior Round Obligation.

GROWTH SHARE OBLIGATION

Alpha's Growth Share Obligation is fourteen (14) units. Within this number the Borough is required to provide seven (7) family units, seven (7) low income units, two (2) of which must be affordable to very low income families and four (4) rental units, two (2) of which must be family rentals. See Table IV-2 along with the description on the following page for corresponding credits fulfilling the Growth Share Obligation.

**Table IV-2
Satisfaction of Fair Share Obligation, Borough of Alpha**

Project Name	Completion Date	Afford. Units	Family	Rental	Low/ Mod.	Very Low	Bonus	Total
Prior Round Obligation (13 Units - 3 Rental Units Required)								
Alpha Group Home	5/15/86	2	0	2	2/0	2	0	2
Alpha Group Home	5/15/86	5	0	5	5/0	5	0	5
The Grande @ Parkview Inclusionary Development	2014 (estimated)	6	6	0	0/6	0	0	6
Required		13	0	2	7/6	0	n/a	13
Provided		13	6	7	7/6	7	0	13
Growth Share Obligation (14 Units - 4 Rental Units Required)								
The ARC of Warren County	2006	4	0	4	4/0	4	0	4
Alternatives Homes 2005 - Alpha	2008	3	0	3	3/0	3	0	3
The Grande @ Parkview Inclusionary Development	2014 (estimated)	10	10	0	0/10	0	0	10
Required		14	7	4	7/7	2	n/a	14
Provided		17	10	7	7/10	7	0.5	17

The Borough is proposing to meet its Prior Round and Growth Share Obligations with credits associated with a total of four (4) projects, including three (3) supportive and special needs housing facilities and one (1) inclusionary development project. They are as follows:

- Alpha Group Home – ARC of Warren County. Located at 429 Pohatcong Street, the Alpha Group Home contains 7 bedrooms that are occupied by permanent residents with special needs. The facility is licensed by the New Jersey Department of Human Services Division of Developmental Disabilities and is deed restricted until February of 2026.
- Alternatives Homes 2005 – Alpha – Alternatives Homes 2005, Inc.: Located at 1507 West Boulevard, this Alternatives facility includes 3 bedrooms of permanent supportive housing for individuals with special needs. It is deed restricted until February of 2049.
- ARC of Warren County: Located at 909 West Boulevard, this ARC of Warren County facility contains 4 bedrooms that are occupied by residents with special needs.

- The Grande @ Parkview Estates – D.R. Horton, Inc.: This inclusionary development is located along Route 519 in the southern part of the Borough. 16 for-sale units will be provided.

See the Appendix for Supportive and Special Needs Housing Surveys for the Alpha Group Home, the ARC of Warren County facility and Alternatives Homes 2005- Alpha

One element of the Growth Share Obligation not addressed in Table IV-2 is the family rental requirement. The Borough must provide two (2) family rental units per COAH's Substantive Rules. While a total of fourteen (14) rental units are provided by way of the three group homes that currently exist within the Borough, these rental units do not qualify as family rentals, as they are not available to the general population. The Borough is formally requesting a waiver from 5:97-3.4(b), as constructing or otherwise funding the creation of two (2) family rental units would be an unnecessary financial and practical hardship for the Borough.

The Borough feels strongly that it meets the intent, if not the letter, of the Council's rules regarding family rental housing. It should be noted that much of the family rental housing offered within Alpha is available at rents affordable even to low income families. A brief analysis undertaken using COAH's rent calculator shows that units offered at Evergreen Village Apartments are affordable to those making less than 50% of the region's median income. (See Appendix). The fact of the matter is that the prevailing rates of the rental market in this part of Warren County have and will continue to be in line with maximum rents permitted by COAH.

ANALYSIS OF SITES ADDRESSING THE PRIOR ROUND OBLIGATION

The Borough's Fair Share Plan includes one inclusionary development site aimed at addressing the Prior Round Obligation that has not yet been constructed. The project is known as the Grande @ Parkview Estates and is proposed for construction on Block 96, Lot 5. As the project does not require water and sewer capacity beyond what was already guaranteed through the approval process, a Highlands Consistency Review Report is not required.

It should be noted that the Grande @ Parkview Estates has obtained all local approvals required for construction as well as all required outside agency approvals. The site has access to public water and public sewer infrastructure and is located in Planning Area 1, one of the preferred locations for affordable housing. D R Horton, the developer, has already filed the final subdivision map and the lots legally exist as of the date of this plan.

IMPLEMENTATION SCHEDULE

With the exception of the Grande @ Parkview Estates inclusionary project, all other mechanisms utilized as credits towards the Borough's Fair Share Obligation have been constructed and are occupied. As to the Grande @ Parkview Estates, it is unclear when the developer will commence construction. The project has received all local and outside agency approvals necessary and the final subdivision maps have been filed with the Warren County Clerk. The building lots legally exist as of the date of this plan. Without confirmation from the developer, DR Horton, the estimated completion date is 2014.

V. APPENDIX

Illustrative Pricing

Illustrative

2009

**Low and Moderate Income
Rents for New Construction and/or Reconstruction**

Region 2 Essex - Morris - Union - Warren

Median Income 1.5 person \$65,636
 Median Income 3 person \$78,763
 Median Income 4.5 person \$91,015

Low Income (30% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 bedroom	\$492	\$100	\$392
2 bedroom	\$591	\$125	\$466
3 bedroom	\$683	\$151	\$532

Low Income (35% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 bedroom	\$574	\$100	\$474
2 bedroom	\$689	\$125	\$564
3 bedroom	\$796	\$151	\$645

Low Income (46% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 bedroom	\$755	\$100	\$655
2 bedroom	\$906	\$125	\$781
3 bedroom	\$1,047	\$151	\$896

Moderate Income (60% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 bedroom	\$985	\$100	\$885
2 bedroom	\$1,181	\$125	\$1,056
3 bedroom	\$1,365	\$151	\$1,214

At least one rent shall be set for low-income units by bedroom size and at least one rent shall be set for moderate-income units by bedroom size. However, the rents must average no more than 52 percent of median income. At least 10 percent of all low- and moderate-income units shall be affordable to households earning no more than 35 percent of median income.

NOTE: One bedroom housing is affordable to a 1.5 person household
 Two bedroom housing is affordable to a 3 person household
 Three bedroom housing is affordable to a 4.5 person household

***Illustrative Only - Use the HUD Utility Allowances for the appropriate unit type**

Illustrative*
2009
Low and Moderate Income
Sales Prices for New Construction

Region 2 Essex - Morris - Union - Warren

Median Income 1.5 person \$65,636
Median Income 3 person \$78,763
Median Income 4.5 person \$91,015

Size	Very Low Income (30%)	Low Income (40%)	Max. Low (50%)	Average (55%)	Max. Moderate (70%)
1 bedroom	\$44,304	\$59,072	\$73,840	\$81,224	\$103,376
2 bedroom	\$53,165	\$70,886	\$88,608	\$97,469	\$124,051
3 bedroom	\$61,435	\$81,913	\$102,391	\$112,631	\$143,348

NOTE: One bedroom housing is affordable to a 1.5 person household
Two bedroom housing is affordable to a 3 person household
Three bedroom housing is affordable to a 4.5 person household

*Illustrative Only: The prices will vary depending upon municipal tax rate, county equalization ratio, permanent interest rate and condominium association fee, if applicable.

Workbook B

Workbook B:
Summary of Growth Share Determination Using Municipal Projections

Municipality Name: Alpha Borough

(Note: Municipalities seeking a lower growth projection based on the lack of available land may not use Workbook B. Rather, these municipalities must use Workbook C.)

[CLICK HERE to go to Workbook C](#)

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. Worksheet A is the tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5.97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.

[Click Here to complete Worksheet A](#)

Municipalities anticipating that growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH should complete Worksheet A and Worksheet B. Worksheet A establishes a projected Growth Share Obligation based on COAH-generated growth projections against which the municipally determined Growth Share Obligation will be compared. Municipal alternative growth projections that exceed COAH projections would be used if the municipality anticipates growth higher than what COAH has projected and seeks to plan accordingly.

[Click Here to complete Worksheet B](#)

Summary Of Worksheet Comparison

COAH Projected Growth Share	COAH Projected Growth Share (From Worksheet A)	Municipally Projected Growth Share (From Worksheet B)
Residential Growth	101	122
Residential Exclusions	108	108
Net Residential Growth	-7	14
Residential Growth Share	0.00	2.86
Non Residential Growth	205	179
Non-Residential Exclusions	0	0
Net Non- Residential Growth	205	179
Non-Residential Growth Share	12.81	11.17
Total Growth Share	13	14

The Municipal growth share projection exceeds the COAH projection. Please file Workbook B and use a Residential Growth share of 2.86 units plus a Non-residential growth share of 11.17 units for a total growth share obligation of 14 affordable units.

Worksheet B
Growth Share Determination Using Municipal Projections

Municipality Name: Alpha Borough

Actual Growth 01/01/04 to Present

Residential COs Issued 8
 Qualified Residential Demolitions 0 [Get Certification Form](#)

Note: To qualify as an offsetting residential demolition, the unit must be the primary residence of the household for which the demolition permit has been issued, it had to be occupied by that owner for at least one year prior to the issuance of the demolition permit demolition, it has to continue to be occupied by that household after the re-build and there can be no change in use associated with the property. (See N.J.A.C. 5:97-2.5(a)1 v.) A Certification Form must be completed and submitted for each qualifying demolition.

Non-residential CO's by Use Group	Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
B	19,637		2.8	54.98
M	5,992		1.7	10.19
F	44,810		1.2	53.77
S	59,780		1.0	59.78
H			1.6	0.00
A1			1.6	0.00
A2			3.2	0.00
A3			1.6	0.00
A4			3.4	0.00
A5			2.6	0.00
E			0.0	0.00
I			2.6	0.00
R1			1.7	0.00
Total	130,219	0		178.72

Projected Growth through 12/31/18 not included in actual above

Pending Residential Approvals 108
 Known Residential Development Applications 0
 Additional Projected Residential Growth through 2018 6

Pending, Known and Anticipated Non-Residential Growth by Use Group	Square Feet Projected to be built	Square Feet Projected to be Demolished	Jobs/1,000 SF	Total Jobs
B	0	0	2.8	0.00
M			1.7	0.00
F			1.2	0.00
S	0		1.0	0.00
H			1.6	0.00
A1			1.6	0.00
A2			3.2	0.00
A3			1.6	0.00
E			0.0	0.00

1			2.6	0.00
R1			1.7	0.00
Total		0	0	0

	Residential	Non-Residential
Total Municipal Projections From Above	122	179
Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from Worksheet A	<i>If you have not yet completed Worksheet A, Please click here to do so before continuing with Worksheet B.</i>	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	16	
Alternative Living Arrangements	1	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	91	
Non-Residential Exclusions Pursuant to 5:97-2.4(b)		
Affordable units	0	
Associated Jobs		0
Net Growth Projection	14	179
Projected Growth Share Divide Residential Growth by 5 and Jobs by 16	2.86 Affordable Units	11.17 Affordable Units
Total Projected Growth Share Obligation		14.03 Affordable Units

[Click Here to return to Workbook B Summary sheet](#)

Worksheet A: Growth Share Determination Using Published Data
 (From Appendix F(2), *Allocating Growth To Municipalities*)

<p>COAH Growth Projections Must be used in all submissions</p>
--

Municipality Name: **Alpha Borough**

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	101	205
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	16	
Supportive/Special Needs	1	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	91	
Subtract the following Non-Residential Exclusions Pursuant to 5:97-2.4(b)		
Affordable units	0	
Associated Jobs		0
3 Net Growth Projection	-7	205
4 Projected Growth Share (Conversion to Affordable Units Divide HH by 5 and Jobs by 16)	0.00 Affordable Units	12.81 Affordable Units
5 Total Projected Growth Share Obligation		13 Affordable Units

[Click Here to return to Workbook B Summary](#)

* Use Appendix F(2), Figure A.1, Housing Units by Municipality for Residential growth and Appendix F(2), Figure A.2, Employment by Municipality for Non residential growth.

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: **Alpha Borough**

Prior Round Affordable Units NOT included in Inclusionary Developments Built post 1/1/04

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	1
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
Total	1

Market and Affordable Units in Prior Round Inclusionary Development

Built post 1/1/04

N.J.A.C. 5:97-2.4(a)

(Enter Y for Yes in Rental column. If rental units resulted from N.J.A.C. 5:97-5.15(c)(5) Incentives)

Development Name	Rental? Y/N	Total Units	Market Units	Affordable Units	Market Units Excluded
	Y	108	92	16	91
		0			0
		0			0
		0			0
		0			0
Total		108	92	16	91

Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development

N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
	0	0
	0	0
	0	0
	0	0
Total	0	0

When finished, [click here to return to Worksheet A](#)

**Rehabilitation Program Information From The Warren County Housing
Program**

Supportive and Special Needs Housing Surveys

Section 10: Affirmative Marketing Strategy (check all that apply):

- DDD/DMHS/DHSS waiting list
- Affirmative Marketing Plan approved by the Council's Executive Director

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: JEAN D. PALMER 5/14/2010
Project Administrator Date

Certified by: _____ Date _____
Municipal Housing Liaison

**Council on Affordable Housing (COAH)
Supportive and Special Needs Housing Survey**

Municipality: Alpha Borough County: Warren
 Sponsor: Alternatives, Inc. Developer: Alternatives Homes 2005, Inc.
 Block: 1 Lot: 1 Street Address: 1507 West Boulevard
 Facility Name: Alternatives Homes 2005 - Alpha

<p>Section 1: Type of Facility</p> <p><input type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input checked="" type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DISS)</p> <p><input checked="" type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project:</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> HUD - Amount <u>\$458,288</u> (H Program Section 811)</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input checked="" type="checkbox"/> Other - Please specify: <u>\$24,150.00 - DDD</u></p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma <input type="checkbox"/> Municipal resolution to commit funding, if applicable <input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households _____</p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units 3, including:</p> <p># of very low-income units _____</p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: <u>90</u> years</p> <p>Effective Date of Controls: <u>06/19/2008</u></p> <p>Expiration Date of Controls: <u>02/19/2049</u></p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input checked="" type="checkbox"/> CO Date: <u>03/28/08</u></p> <p>For licensed facilities, indicate licensing agency:</p> <p><input type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DISS <input type="checkbox"/> DCA <input type="checkbox"/> DDC</p> <p><input type="checkbox"/> Other: _____</p> <p>Initial License Date: <u> </u>/<u> </u>/<u> </u></p> <p>Current License Date: <u> </u>/<u> </u>/<u> </u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; Length of commitment: <u>3</u> years</p> <p>Other operating subsidy sources: _____, Length of commitment: _____</p> <p>Is the subsidy renewable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>Section 8: The following verification is attached:</p> <p><input checked="" type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLR, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Age-restricted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Population Served (describe): <u>Low-income individuals with a developmental disability</u></p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	

Section 10: Affirmative Marketing Strategy (check all that apply):

- DDD/DMIS/DJSS waiting list
- Affirmative Marketing Plans approved by the Council's Executive Director

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief

Certified by: Tom Sawyer 04/19/2010
Project Administrator Date

Certified by: _____
Municipal Housing Liaison Date

ALPHA BUILDING DEPARTMENT
CERTIFICATE OF CONTINUED OCCUPANCY

1697-08 DATE ISSUED 3/28/08
CCO NUMBER

THIS WILL CERTIFY THAT: ALTERNATIVES INC.
AT: 600 First Avenue, Raritan, N.J. 08869
Address

ADDRESS OF PROPERTY REQUIRING CERTIFICATE:
1507 West Blvd APT. NO. _____

BLOCK 1 LOT 1

HAS COMPLIED WITH THE "ALPHA CODE", CHAPTER 124 ARTICLE VIII,
SECTION 124-50 B., AND IS HEREBY AWARDED A CERTIFICATE OF
CONTINUED OCCUPANCY.

FOR APARTMENT NUMBER _____ FLOOR _____

THIS CERTIFICATE IS FOR New Owner ONLY.
Tenant or Owner Name

FOR USE AS Single Family Home ONLY.

Kevin R. Dondy
ALPHA HOUSING INSPECTOR

CERTIFICATION OF
SMOKE DETECTOR & CARBON MONOXIDE
ALARM COMPLIANCE PER
N.J.A.C. 5:70-4.19

4 Fire Extinguisher NOTE
Certification

ANY TENANT OR OWNER CHANGE AFTER DATE LISTED ON THIS
CERTIFICATE ISSUANCE WILL REQUIRE A NEW CERTIFICATE AND ALL
REQUIRED FEES AND INSPECTIONS FROM THE ALPHA BUILDING
DEPARTMENT.

Paid 75⁰⁰ # 46870

Capital Advance Program
Instructions for the Preparation of
Mortgage, Deed of Trust,
or Security Deed & ASSIGNMENT OF RENTS

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No 2502-0470
(exp. 11/30/2006)
Alternatives Homes 2005
Project No.: 031-HD147

Under Section 202 of the Housing Act of 1959 or Section 811 of the National Affordable Housing Act

Public reporting burden for this collection of information is estimated to average 6 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2502-0470), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Do not send this form to the above address.

This information collection is necessary to ensure that viable projects are developed. It is important to obtain information from applicants to assist HUD in determining if nonprofit organizations initially funded continue to have the financial and administrative capacity needed to develop a project and that the project design meets the needs of the residents. The Department will use this information to determine if the projects meet statutory requirements, ensuring the continued marketability of the projects. This information is required in order to obtain benefits. This information is considered non-sensitive and no assurance of confidentiality is provided.

Use the current FHA corporate mortgage, deed of trust, or security deed form applicable to the jurisdiction in which the mortgage premises are located to prepare the Section 202 or Section 811 mortgage, deed of trust or security deed.

Appropriate modifications will be needed to show that the Secretary of Housing and Urban Development is making a capital advance rather than insuring a loan and to delete all references to mortgage insurance. A sample form is shown below and on the following pages showing these changes and others (note especially paragraphs 10, 19 and 20) pertinent to the special features of the Section 202 or Section 811 program.

Sample Mortgage Form:

This Indenture, made this 19th day of June, 2008, between Alternatives Homes 2005, Inc., 600 First Avenue, Raritan, New Jersey 08869

organized and existing under the laws of the State of New Jersey, a corporation and the United States of America acting by and through the Secretary of Housing and Urban Development, hereinafter referred to as Mortgagee.

Witnesseth: That whereas the Mortgagor is justly indebted to the Mortgagee in the principal (capital advance amount) sum of Eight Hundred Eighty Nine Thousand Three Hundred and 00/100 Dollars (\$ 889,300.00), evidenced by its note of even date herewith, said principal being payable provided in said note with a final maturity of February 19, 2042, which note is identified as being secured hereby by a certificate thereon. Said note and all of its terms are incorporated herein by reference and this conveyance shall secure any and all extensions thereof, however evidenced.

Now, Therefore, the said Mortgagor, for the better securing of the payment of the said principal sum of money and the performance of the covenants and agreements herein contained, does by these presents Convey, Mortgage, and Warranty unto the Mortgagee, successors or assigns, the following-described real estate situate, lying, and being in the Township of Bridgewater commonly known as 293 Grove Street, Bridgewater, New Jersey 08807 and Borough of Alpha commonly known as 1507 West Boulevard, Alpha, New Jersey 08865

, in the County of Somerset and Warren, and the State of New Jersey, to wit:

as more fully described in Schedule A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues, and profits thereof; and all apparatus and fixtures of every kind in, or that may be placed in, any building now or hereafter standing on said land, and also all the estate, right, title, and interest of the said Mortgagor in and to said premises; including but not limited to all gas and electric fixtures; all radiators, heaters, furnaces, heating equipment, steam and hot-water boilers, stoves and ranges; all elevators and motors; all bathtubs, sinks, water closets, basins, pipes, faucets, and other plumbing fixtures; all mantels and cabinets; all refrigerating plants and refrigerators, whether mechanical or otherwise; all cooking apparatus; all furniture, shades, awnings, blinds, and other furnishings, all of which apparatus, fixtures, and equipment, whether affixed to the realty or not, shall be considered real estate for the purposes hereof, and including all furnishings now or hereafter attached to or used in and about the building or buildings now erected or hereafter to be erected on the lands herein described which are necessary to the complete and comfortable use and occupancy of such building or buildings for the purposes for which they were or are to be erected, and all renewals or replacements thereof or articles in substitution therefor; together with all building materials and equipment now or hereafter delivered to said premises and intended to be installed therein;

To Have And To Hold the above-described premises, with the appurtenances and fixtures, unto the said Mortgagee, successors and assigns, forever, for the purposes and uses herein set forth.

And Said Mortgagor covenants and agrees:

1. That it will pay the Mortgage Note at the times and in the manner provided therein;
2. That it will not permit or suffer the use of any of the property for any purpose other than the use for which the same was intended at the time this Mortgage was executed;
3. That the Regulatory Agreement, executed by the Mortgagor and the Secretary of Housing and Urban Development, which is being recorded simultaneously herewith, is incorporated in and made a part of this Mortgage. Upon default under the Regulatory Agreement, the Mortgagee, at his/her option, may declare the whole indebtedness secured to be due and payable;
4. That all rents, profits and income from the property covered by this Mortgage are hereby assigned to the Mortgagee for the purpose of



BRETT A. BOZI COUNTY CLERK
SOMERSET COUNTY, NJ
2008 JUN 19 12:47:12 PM
BK 842 PG 1138-1139

discharging the debt hereby secured. Permission is hereby given to Mortgagor so long as no default exists hereunder, to collect such rents, profits and income for use in accordance with the provisions of the Regulatory Agreement;

5. That upon default hereunder Mortgagee shall be entitled to the appointment of a receiver by any court having jurisdiction, without notice, to take possession and protect the property described herein and operate same and collect the rents, profits and income therefrom;
6. That at the option of the Mortgagor the principal balance secured hereby may be adjusted on terms acceptable to the Mortgagee if partial prepayment results from an award in condemnation in accordance with provisions of paragraph 8 herein, or from an insurance payment made in accordance with provisions of paragraph 7 herein, where there is a resulting loss of project income;
7. That the Mortgagor will keep the improvements now existing or hereafter erected on the mortgaged property insured against loss by fire and such other hazards, casualties, and contingencies, as may be stipulated by the Mortgagee, and all such insurance shall be evidenced by standard Fire and Extended Coverage Insurance policy or policies, in amounts not less than necessary to comply with the applicable Coinsurance Clause percentage, but in no event shall the amounts of coverage be less than eighty per centum (80%) of the insurable value or not less than the principal sum of the Mortgage, whichever is the lesser, and in default thereof the Mortgagee shall have the right to effect insurance. Such policies shall be endorsed with standard Mortgagee Clause with loss payable to the Mortgagee, as interest may appear, and shall be deposited with the Mortgagee;
That if the premises covered hereby, or any part thereof shall be damaged by fire or other hazard against which insurance is held as hereinabove provided, the amounts paid by any insurance company, to the extent of the principal sum remaining, shall be paid to the Mortgagee, and, at his/her option, may be applied to the debt or released for the repairing or rebuilding of the premises;
8. That all awards of damages in connection with any condemnation for public use or injury to any of said property are hereby assigned and shall be paid to Mortgagee, and Mortgagee is hereby authorized, in the name of Mortgagor, to execute and deliver valid acquittance thereof and to appeal from any such award.
9. That it is lawfully seized and possessed of said real estate in fee simple and has good right to convey same;
10. To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value thereof, or of the security intended to be effected by virtue of this instrument; that it will not make any structural alterations to the building without the written consent of the Mortgagee; to pay to the Mortgagee, or deposit in an escrow account acceptable to the Mortgagee, as hereinafter provided, until the final maturity date, a sum sufficient to pay all taxes and special assessments that heretofore or hereafter may be lawfully levied, assessed or imposed by any taxing body upon the said land, or upon the Mortgagor or Mortgagee on account of the ownership thereof to the extent that provision has not been made by the Mortgagor for the payment of such taxes and special assessments as hereinafter provided in subparagraph 17.
11. In case of the refusal or neglect of the Mortgagor to make such payments, or to satisfy any prior lien or encumbrances, or to keep said premises in good repair, the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs to the property herein mortgaged as in the Mortgagee's discretion he/she may deem necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much

additional indebtedness, secured by this Mortgage, to be paid out of the proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagor, and shall bear interest at the rate to be specified by the Mortgagee from the date of advance until paid, and shall be due and payable on demand;

12. It is expressly provided, however (all other provisions of this Mortgage to the contrary notwithstanding), that the Mortgagee shall not be required nor shall he/she have the right to pay, discharge, or remove any tax, assessment, or tax lien upon or against the premises described herein or any part thereof or the improvements situated thereon, so long as the Mortgagor shall, in good faith, contest the same or the validity thereof by appropriate legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessments, or lien so contested and the sale or forfeiture of the said premises or any part thereof to satisfy the same, but in the event of a tax contest, the Mortgagor shall deposit with the Mortgagee an amount estimated by the Mortgagee sufficient to satisfy all taxes, penalties, interest, and costs which may reasonably accrue during such contest;
13. That it will not voluntarily create or permit to be created against the property subject to this Mortgage any lien or liens inferior or superior to the lien of this Mortgage and further that it will keep and maintain the same free from the claim of all persons supplying labor or materials which will enter into the construction of any all buildings now being erected or to be erected on said premises;
14. That the improvements about to be made upon the premises above described and all plans and specifications comply with all municipal ordinances and regulations made or promulgated by lawful authority, and that the same will upon completion comply with all such municipal ordinances and regulations and with the rules of applicable fire rating or inspection organization, bureau, association, or office. In the event the Mortgagor shall at any time fail to comply with such rules, regulations, and ordinances which are now or may hereafter become applicable to the premises above described, after due notice and demand by the Mortgagee, thereupon the principal sum and all arrears of interest and other charges provided for herein, shall at the option of the Mortgagee become due and payable;
15. The Mortgagor covenants and agrees that so long as this Mortgage and the said note secured hereby are outstanding, it will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgaged property on the basis of race, color, national origin, sex, familial status, handicap, age, or creed, unless permitted by the Housing Act of 1959 or the National Affordable Housing Act and the HUD regulations promulgated thereunder.
16. That the funds to be advanced herein are to be used in the construction of certain improvements on the lands herein described, in accordance with a Capital Advance Agreement between the Mortgagor and
Mortgagee dated March 16, 2008, which Capital Advance Agreement (except such part or parts thereof as may be inconsistent therewith) is incorporated herein by reference to the same extent and effect as if fully set forth and made a part of this Mortgage; and if the construction of the improvements to be made pursuant to said Capital Advance Agreement shall not be carried on with reasonable diligence, or shall be discontinued at any time for any reason other than strikes or lock-outs, the Mortgagee, after due notice to the Mortgagor or any subsequent owner, is hereby invested with full and complete authority to enter upon said premises, employ workmen to protect

- such improvements from depreciation or injury and to preserve and protect the personal property therein, and to continue any and all outstanding contracts for the erection and completion of said buildings, to make and enter into any contracts and obligations wherever necessary, either in his/her own name or in the name of the Mortgagor, and to pay and discharge all debts, obligations, and liabilities incurred thereby. All such sums so advanced by the Mortgagee (exclusive of portions of the principal of the indebtedness secured thereby) shall be additionally secured by this Mortgage and shall be due and payable on demand with interest at the rate to be specified by the Mortgagee. The principal sum and other charges provided for herein shall, at the option of the Mortgagee or holder of this Mortgage and the note securing the same, become due and payable on the failure of the Mortgagor to keep and perform any of the covenants, conditions, and agreements of said Capital Advance Agreement. This covenant shall be terminated upon completion of the improvements to the satisfaction of the Mortgagee and the making of the final payment as provided in said Capital Advance Agreement.
17. The Mortgagor, will pay to the Mortgagee as required, until the final maturity date, a sum equal to the ground rents, if any, and the taxes and special assessments next due on the premises covered by the Mortgage, plus the premiums that will next become due and payable on policies of fire and other property insurance covering the premises covered hereby, plus water rates, taxes, and assessments next due on the premises covered hereby (all as estimated by the Mortgagee) less all sums already paid therefor divided by the number of months to elapse before one (1) month prior to the date when such ground rents, premiums, water rates, taxes and special assessments shall become due.
 18. Any excess funds accumulated under the preceding paragraph remaining after payment of the items therein mentioned shall be credited to subsequent payments of the same nature required thereunder; but if any such item shall exceed the estimate therefor the Mortgagor shall without demand forthwith make good the deficiency. Failure to do so before the due date of such item shall be a default hereunder. If the property is sold under foreclosure or is otherwise acquired by the Mortgagee after default, any remaining balance of the accumulations under the preceding paragraph shall be credited to the principal of the Mortgage as of the date of commencement of foreclosure proceedings or as of the date the property is otherwise acquired; and
 19. That the Mortgagee shall have the right to inspect the mortgaged premises at any reasonable time.
 20. That so long as the Mortgage and Note secured hereby are outstanding, it will not (a) rent dwelling accommodations in the mortgaged premises in excess of the rates approved by the Mortgagee or for periods of less than one month; (b) rent the premises as an entirety, (c) rent the premises or any part thereof to any persons for the purpose of subleasing; (d) rent the premises or permit its use for hotel or transient purposes; (e) require of any tenant as a condition of occupancy life-lease contracts, fees or other payments over and above those for rents, utilities, and collateral services.
 21. In The Event of default in making any payment provided for herein or in the note secured hereby for a period of thirty (30) days after the due date thereof, or in case of a breach of any other covenant herein stipulated, then the whole of said principal sum shall, at the election of the Mortgagee, without notice, become immediately due and payable, in which event the Mortgagee shall have the right immediately to foreclose this Mortgage.
 22. And In Case Of Foreclosure of this Mortgage by said Mortgagee in any court of law or equity, a reasonable sum shall be allowed for the solicitor's fees of the complainant, not to exceed in any case five per centum (5%) of the amount of the principal indebtedness found to be due, and the stenographer's fees of the complainant in such proceeding, and costs of minutes of foreclosure, master's fees, and all other costs of suit, and also for all outlays of documentary evidence and the cost of a complete abstract of title for the purpose of such foreclosure; and in case of any other suit, or legal proceeding, instituted by the Mortgagee to enforce the provisions of this Mortgage or in case of any suit or legal proceeding wherein the Mortgagee shall be made a party thereto by reason of this Mortgage, its costs and expenses, and the reasonable fees and charges of the attorneys or solicitors of the Mortgagee, so made parties, for services in such suit or proceedings, shall be further lien and charge upon said premises under this Mortgage, and all such expenses shall become so much additional indebtedness secured hereby and be allowed in any decree foreclosing this Mortgage;
 23. And There Shall Be Included in any decree foreclosing this Mortgage and be paid out of the proceeds of any sale made in pursuance of any such decree: (1) All the costs of such suit or suits, advertising, sale, and conveyance, including attorney's, solicitors', and stenographers' fees, outlays for documentary evidence and cost of said abstract and examination of title; (2) All the moneys advanced by the Mortgagee, if any, for any purpose authorized in the mortgage, with interest on such advances at the rate specified by the Mortgagee, from the time such advances are made; (3) All the accrued interest remaining unpaid on the indebtedness hereby secured; (4) All the said principal sum. The over-plus of the proceeds of sale, if any, shall then be paid as the court may direct;
 24. A Reconveyance of said premises shall be made by the Mortgagee to the Mortgagor on full payment of the indebtedness aforesaid, the performance of the covenants and agreements herein made the Mortgagor, and the payment of the sums owed under the terms of the said note.
 25. It Is Expressly Agreed that no extension of the time for payment of the debt hereby secured given by the Mortgagee to any successor in interest of the Mortgagor shall operate to release, in any manner, the original liability of the Mortgagor;
 26. The Mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage on its own behalf and on behalf of each and every person except decree or judgment creditors of the Mortgagor acquiring any interest in or title to the premises subsequent to the date of this Mortgage;
 27. The Covenants Herein Contained shall bind, and the benefits and advantages shall inure to, the successors and assigns of the respective parties hereto. Wherever used, the singular number shall be plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LEGAL DESCRIPTION

Site 1 (Lot No. 4, Block 201, Township of Bridgewater, County of Somerset):

ALL that certain tract, lot and parcel of land lying and being in the Township of Bridgewater, County of Somerset and State of New Jersey, being more particularly described as follows:

BEGINNING at a point on the Westerly line of Grove Street (66' wide) said point being described along 2 courses from the intersection of the Westerly line of Grove Street (40' ± wide) and the Northerly line of Young Street (50' wide)

thence (A) Northerly along the Westerly line of Grove Street, two hundred seventy three and forty three hundredths (273.43') feet to a point on the municipal boundary of the Borough of Somerville and the Township of Bridgewater;

thence (B) Westerly along the municipal boundary twelve and forty five hundredths (12.45') feet to the point of BEGINNING;

thence (1) North seventy five degrees fifty five minutes eighteen seconds West (N 75° 55' 18" W) a distance of one hundred fifty and eighteen hundredths (150.18') feet to a point;

thence (2) North twenty one degrees forty six minutes thirty seconds East (N 21° 46' 30" E) a distance of fifty and forty eight hundredths (50.48') feet to a monument;

thence (3) South seventy five degrees fifty five minutes eighteen seconds East (S 75° 55' 18" E) a distance of forty and ninety five hundredths (40.95') feet to a point;

thence (4) North fourteen degrees four minutes forty two seconds East (N 14° 04' 42" E) a distance of twenty five (25.0') feet to a point;

thence (5) South seventy five degrees fifty five minutes eighteen seconds East (S 75° 55' 18" E) a distance of one hundred ten (110.0') feet to a point on the Westerly line of Grove Street;

thence (6) Southerly along the Westerly line of Grove Street along a curve to the right having a radius of two hundred five and nine hundredths (205.09') feet an arc distance of five and fifty eight hundredths (5.58') feet to a point;

thence (7) Continuing along the Westerly line of Grove Street South twenty one degrees fourteen minutes West (S 21° 14' W) a distance of seventy and twelve hundredths (70.12') feet to the place of BEGINNING.

The above description was prepared in accordance with a survey performed on February 15, 2008, and prepared and dated February 27, 2008, by Decker & Coriell Inc., Professional Land Surveyors and Planners.

Note for Information Only:

Also known as Lot No. 4 in Block 201 on the Tax Map of the Township of Bridgewater; being commonly known as 203 Grove Street, Bridgewater, New Jersey 08807.

SCHEDULE A

LEGAL DESCRIPTION
Continued

Site II (Lot No. 1, Block 1, Borough of Alpha, County of Warren):

ALL that certain tract, lot and parcel of land lying and being in the Borough of Alpha, County of Warren and State of New Jersey.

BEING known and designated as Lots 661, 662 and part of 663 as shown on a certain map entitled "Alpha Side, Borough of Alpha N.J.", said map being duly filed in the Warren County Clerk's Office on May 26, 1964 as Filed Map No. 57.

BEING more particularly described as follows:

BEGINNING at the intersection of the Westerly line of Boulevard West (60' wide) and the Southerly line of Hobson Street (40' wide);

thence (1) Along the Southerly line of Hobson Street, South eighty eight degrees five minutes West (S 88° 05' W) a distance of one hundred twenty six and ninety hundredths (126.90') feet to a point on the municipal boundary line of the Borough of Alpha and the Township of Pohatcong;

thence (2) Along said municipal boundary line, South two degrees twenty five minutes East (S 2° 25' E) a distance of one hundred (100.0') feet to a point;

thence (3) North eighty eight degrees five minutes East (N 88° 05' E) a distance of one hundred twenty six and three hundredths (126.03') feet to a point on the westerly line of Boulevard West;

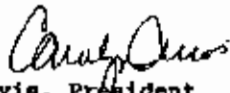
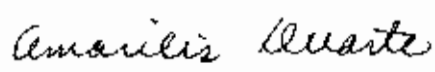
thence (4) Along the Westerly line of Boulevard West, North one degree fifty five minutes West (N 1° 55' W) a distance of one hundred (100.0') feet to the place of BEGINNING.

The above description was prepared in accordance with a survey performed on February 15, 2008, and prepared and dated February 27, 2008, by Decker & Coriell Inc., Professional Land Surveyors and Planners.

Note for Information Only:

Also known as Lot No. 1 in Block 1 on the Tax Map of the Borough of Alpha; being commonly known as 1507 West Boulevard, Alpha, New Jersey 08865.

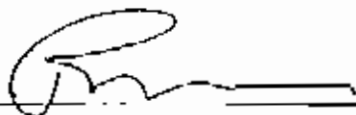
In Witness Whereof, the Mortgagor has caused its corporate seal to be hereunto affixed and these presents to be signed by its President, Carolyn Davis and attested by its Secretary, Amarilis Duarte on the day and year first above written, pursuant to authority given by resolution duly passed by the Board of Trustees of said corporation.
[Corporate Seal]

By  Carolyn Davis, President	Attest  Amarilis Duarte, Secretary
---	--

State of New Jersey)
County of Essex)
)
)

I, Robert J. Romano, Jr., an Attorney-at-Law, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Carolyn Davis and Amarilis Duarte, personally known to me to be the same persons whose names are respectively as President and Secretary of Alternatives Homes 2005, Inc., subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with corporate seal, and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth
Given under my hand and notarial seal, this 19th day of June, 2008

[Seal]



My commission expires _____

Notary Public

Robert J. Romano, Jr.
An Attorney at Law of the State of New Jersey

ANDORA & ROMANO
15 ESSEX RD
STE 406
PARMUS NJ 07652



Part I of the Project

Rental Assistance Contract

Section 202 Supportive Housing for the Elderly
Section 811 Housing for Persons with Disabilities

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

Type of Project <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Substantial Rehabilitation <input checked="" type="checkbox"/> Acquisition	PRAC Contract No NJ39-Q051-003	HUD Project No 031-HD147
---	-----------------------------------	-----------------------------

This Project Rental Assistance Contract (Contract) is entered into between the United States of America acting through the Department of Housing and Urban Development (HUD) and Alternatives Homes 2005, Inc. (Owner) pursuant to
 Section 811 of the National Affordable Housing Act of 1990 or
 Section 202 of the Housing Act of 1959.

The purpose of this Contract is to provide project rental assistance payments on behalf of Eligible Families leasing decent, safe and sanitary from the Owner.

1.1 Significant Date and other Items; Contents and Scope of Contract

- (a) **Effective Date of Contract** SEE EFFECTIVE DATE FOR EACH STAGE ON PG 3
- (b) **Fiscal Year** The ending date of each Fiscal Year shall be September 30 (insert March 31, June 30, September 30, or December 31, as appropriate by HUD). The Fiscal Year for the project shall be the 12-month period ending on this date. However, the first Fiscal Year for the project shall be the period beginning with the effective date of the Contract and ending on the last day of the Fiscal Year which is not less than 12 months after the effective date. If the first Fiscal Year exceeds 12 months, the maximum total annual project rental assistance payment section 1.1(c) will be adjusted by the addition of the pro rata amount applicable to the period of operation in excess of 12 months.
- (c) **Maximum Annual Contract Commitment.** The maximum annual amount of the commitment for project rental assistance payments under this Contract (see section 2.3) is the amount of contract authority identified in Exhibit 2.
- (d) **Project Description**
- (e) **Statement of Services, Maintenance and Utilities Provided by the Owner**
 - (1) **Services and Maintenance.**
 - General Services and Maintenance
 - Parking
 - (2) **Equipment**
 - Range Refrigerator Microwave, Carpet, Laundry Facilities (in common area), Drapes, and Air Conditioning
 - (3) **Utilities**
 - Electric for Hot Water, Cooking, Air Conditioning and Lights, etc. in the Units & Common Areas
 - Gas for Heating - 150 Grove Street, Bridgewater, NJ
 - Propane Furnace for Heating - 1507 West Boulevard, Alpha NJ
 - Water
 - (4) **Other:**
 - None
- (f) **Contents of Contract** This Contract consists of Part I (Part I) and the following exhibits:
 - Exhibit 1: The schedule showing the number of units by size and, in the case of group homes, residential spaces, (Contract Units) their applicable operating expenses.
 - Exhibit 2: The schedule showing contract and budget authority
 - Exhibit 3: The Affirmative Fair Housing Marketing Plan

Additional exhibits: (Specify additional exhibits, if any, such as Special Conditions for Acceptance NONE)

(g) Scope of Contract. This Contract, including the exhibits, whether attached or incorporated by reference, comprises the entire agreement between the Owner and HUD with respect to the matters contained in it. Neither party is bound by any representations or agreements of any kind except as contained in this Contract, any applicable regulations, and agreements entered into in writing by the parties which are not inconsistent with this Contract.

1.2 Term of Contract: Obligation to Operate Project for Full Term.

(a) Term of Contract. The initial term of this Contract for any unit shall be 5 years, beginning with the effective date of this Contract for such unit, commitments to extend expiring contracts during the year prior to the date of expiration. If the project is completed in stages, the term shall be separately related to the units in each stage. However, the total Contract term for all the stages, beginning with the effective date of the Contract for the first stage, shall not exceed 7 years.

(b) Obligation to Operate Project for Full Term. The Owner agrees to continue operation of the project in accordance with this Contract for the full term specified in paragraph (a).

1.3 HUD Assurance. The execution of this Contract by HUD is an assurance by HUD to the Owner that:

(a) The faith of the United States is solemnly pledged to the payment of project rental assistance payments pursuant to this Contract, and

(b) HUD has obligated funds for these payments.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

United States of America

Secretary of Housing and Urban Development

Signature

SIGNATURES FOR EACH STAGE ON PG #

By:

Walter E. Kreher

Name

Director, Newark Multifamily Program Center

Official Title

Date

Owner: Alternatives Homes 2009, Inc.

Signature

SIGNATURES FOR EACH STAGE ON PG #

By:

Name

Official Title

Date

If the project is to be completed and accepted in stages, execution of the contract with respect to the several stages appears on the following page of this contract.

Stage 1

Execution of Contract with Respect to Contract Units Completed and Accepted in Stages

This Contract is hereby executed with respect to the units described in Exhibit 1a
Effective Date. The effective date of this Contract with respect to the units described in Exhibit 1a
is October 8, 2008.

United States of America
Secretary of Housing and Urban Development
Signature

Owner: Alternatives Homes 2005, Inc
Signature

By Walter E. Kreher
Name
Director Newark Multifamily Program Center
Official Title
Date

By Carolyn Davis
Name
President
Official Title
October 8, 2008
Date

Stage 2

Execution of Contract with Respect to Contract Units Completed and Accepted in Stages

This Contract is hereby executed with respect to the units described in Exhibit 1b
Effective Date. The effective date of this Contract with respect to the units described in Exhibit 1b
is _____

United States of America
Secretary of Housing and Urban Development
Signature

Owner: Alternative Homes 2005, Inc.
Signature

By WALTER E. KREHER
Name
DIRECTOR NEWARK MULTIFAMILY PROGRAM CENTER
Official Title
Date

By CAROLYN DAVIS
Name
PRESIDENT
Official Title
APRIL 1, 2009
Date

Stage 3

Execution of Contract with Respect to Contract Units Completed and Accepted in Stages

This Contract is hereby executed with respect to the units described in Exhibit 1c
Effective Date. The effective date of this Contract with respect to the units described in Exhibit 1c
is _____

United States of America
Secretary of Housing and Urban Development
Signature

Owner: _____
Signature

By _____
Name

Official Title
Date

By _____
Name

Official Title
Date

Exhibit 2

This Exhibit shows the initial and subsequent amounts of contract and budget authority obligated for project number N139-Q051-003

		Contract Authority	Budget Authority
As of the Effective Date of Agreement		<u>\$ 34,100.00</u>	<u>\$ 170,500.00</u>
Effective Date of Agreement Amendment	Show Increase or Decrease	<u>\$</u>	<u>\$</u>
	Revised Total	<u>\$</u>	<u>\$</u>
Effective Date of Agreement Amendment	Show Increase or Decrease	<u>\$</u>	<u>\$</u>
	Revised Total	<u>\$</u>	<u>\$</u>
As of the Effective Date of Contract		<u>\$ 34,100.00</u>	<u>\$ 170,500.00</u>
Effective Date of Contract Amendment	Show Increase or Decrease	<u>\$</u>	<u>\$</u>
	Revised Total	<u>\$</u>	<u>\$</u>
Effective Date of Contract Amendment	Show Increase or Decrease	<u>\$</u>	<u>\$</u>
	Revised Total	<u>\$</u>	<u>\$</u>

Y 2005 Projects

Pursuant to 31 U.S.C. Section 1551, any Project Rental Assistance Contract funds not disbursed by September 30, 2013 will be recaptured.

Exhibit 3 Affirmative Fair Housing Marketing Plan

This exhibit is the Affirmative Fair Housing Marketing Plan provided by the Newark FHEO Center

Additional Exhibits. (Specify, such as Special Conditions for Acceptance. If none, insert "None.") NONE

**Council on Affordable Housing (COAH)
Supportive and Special Needs Housing Survey**

Municipality: Alpha Borough County: Warren

Sponsor: ARC of Warren County Developer: ARC of Warren County

Block: 19 Lot: 1 Street Address: 909 West Boulevard

Facility Name: West Blvd. Group Home

<p>Section 1: Type of Facility:</p> <p><input checked="" type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input type="checkbox"/> Other - Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project.</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust Fund \$ _____</p> <p><input type="checkbox"/> Balanced Housing - Amount \$ _____</p> <p><input type="checkbox"/> HUD - Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration - Amount \$ _____</p> <p><input type="checkbox"/> Development fees - Amount \$ _____</p> <p><input type="checkbox"/> Bank financing - Amount \$ _____</p> <p><input type="checkbox"/> Other - Please specify: _____</p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households _____</p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units <u>4</u>, including:</p> <p># of very low-income units <u>4</u></p> <p># of low-income units _____</p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years</p> <p>Effective Date of Controls: <u>1/1/05</u></p> <p>Expiration Date of Controls: <u>1/1/10</u></p> <p>Average Length of Stay: _____ months (transitional facilities only)</p> <p><u>Permanent Residents</u></p>	<p>Section 6:</p> <p><input type="checkbox"/> CO Date: <u>12/1/05</u></p> <p>For licensed facilities, indicate licensing agency</p> <p><input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: <u>6/2006</u></p> <p>Current License Date: <u>1/30/09 - 11/30/2010</u></p>

Section 7:
 Has the project received project-based rental assistance? ___ Yes No; Length of commitment: _____
 Other operating subsidy sources: _____; Length of commitment: _____
 Is the subsidy renewable? ___ Yes ___ No

Section 8: The following verification is attached:
 Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)
 Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)

Section 9:
 Residents 18 yrs or older? Yes ___ No Age-restricted? ___ Yes No
 Population Served (describe): Developmentally Disabled Accessible (in accordance with NJ Barrier Free Subcode)? Yes ___ No

Section 10: Affirmative Marketing Strategy (check all that apply):
 DDD/DMHS/DHSS waiting list
 Affirmative Marketing Plan approved by the Council's Executive Director

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: *Donnie Hill* _____ 5-10-2010
 Project Administrator Date

Certified by: _____
 Municipal Housing Liaison Date

RECORD AND RETURN TO:
CHRISTOPHER M. TROXELL, ESQUIRE
235 FROST AVENUE
PHILLIPSBURG, NEW JERSEY 08865 ND

DEED

This Deed is made on **June 19**, 2006

BETWEEN COMMUNITY OPTIONS, INC.

whose post office address is 16 Farber Road, Princeton, NJ 08540
referred to as the Grantor,

AND

The ARC, Warren County Chapter, Inc.

whose post office address is soon to be P. O. Box 389, Washington, NJ 07882
referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfer ownership of)
the property described below to the Grantee. This transfer is made for the sum of **ONE**
AND 00/100-----
-----(\$1.00) DOLLAR

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of
BOROUGH OF ALPHA

Lot(s): 1 Block(s) 19

Property. The property consists of the land and all the buildings and structures
on the land in the **BOROUGH** of **ALPHA** County of **WARREN**
and **STATE OF NEW JERSEY**. The property is described as follows:

See attached legal description.

PREPARED BY:

David A. Schweizer
DAVID A. SCHWEIZER, ESQUIRE

Consideration:		1.00	Exempt Code:				
County	.00	State	.00	N.P.N.R.F	.00	Total	.00
Public	.00	Extra...	.00	Date: Jun 26, 2006			

"SCHEDULE A" CONTINUED

BEGINNING at a stake, said stake being the intersection of the southerly right-of-way line of Boulevard North and the westerly right-of-way line of Boulevard West; thence

- (1)** Along the southerly right-of-way line of Boulevard North South 88 degrees 05 minutes West 120.0 feet to a stake in the easterly right-of-way line of an alley; thence
- (2)** Along said easterly line of said alley South 2 degrees 25 minutes East 120.0 feet to a stake; thence
- (3)** Along the northerly side of Lot No. 628 North 88 degrees 05 minutes East 119.1 feet to a stake in the westerly right-of-way line of Boulevard West; thence
- (4)** Along said right-of-way line North 1 degree 55 minutes West 120.0 feet to place of **BEGINNING**.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

Community Options, Inc.

Current Resident Address:

Street: 16 Farber Road

City, Town, Post Office

Princeton, NJ

State

NJ

Zip Code

08540

Home Phone

(609) 951-9900

Business Phone

(609) 951-9900

PROPERTY INFORMATION (Brief Property Description)

Block(s)

19

Lot(s)

1

Qualifier

-

Street Address:

909 West Boulevard

City, Town, Post Office

Alpha

State

NJ

Zip Code

08865

Seller's Percentage of Ownership

100%

Consideration

\$1,000

Closing Date

SELLER ASSURANCES (Check the Appropriate Box)

1. I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

6/19/06

Date

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Robert P. Schick, President
 Community Options, Inc.

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY

COUNTY OF Mercer

} SS.

FOR RECORDER'S USE ONLY	
Consideration \$	<u>1</u>
R.T.F. paid by seller \$	<u>0</u>
Date <u>8-20-06</u>	By <u>CC</u>

*Use symbol "C" to indicate that fee is exclusively for county use

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions # 3, 4 on reverse side)
 Deponent, Robert P. Stack, being duly sworn according to law upon his oath deposes and says that
 he/she is the President of the Company (Grantor, Grantee, Legal Representative, Corp. Officer, Officer of Title Co., Lending Institution, etc.)
 in a deed dated June 19, 2006 transferring real property identified as Block No. 19 Lot No. 1
969 West Boulevard, located at (Street address) Alpha, NJ 08865 Warren County and annexed hereto.

(2) CONSIDERATION \$ 1.00 (See Instruction #1 and #5 on reverse side)

(3) FULL EXEMPTION FROM FEE (See Instruction 6 on reverse side)
 Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1966, as amended through Chapter 66, P.L. 2004, for the following reason(s): Mere reference to exemption symbol is not sufficient! Explain in detail

Consideration is less than \$100.00

(4) PARTIAL EXEMPTION FROM FEE (See Instruction #7 on reverse side)
 PARTIAL EXEMPTION FROM FEE EXEMPTION FROM FEE (See Instruction #7 on reverse side)
 NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption.)

Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over* (See Instruction #7 on reverse side for A or B)
 B. BLIND Grantor(s) legally blind
 DISABLED PERSON Grantor(s) permanently and totally disabled Receiving disability payments Not gainfully employed*

Senior citizens, blind or disabled persons must also meet ALL of the following criteria

- Owned and occupied by grantor(s) Resident of the State of New Jersey
 One or two-family residential premises Owners as joint tenants must all qualify

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

- C. LOW AND MODERATE INCOME HOUSING (See Instructions #7 on reverse side)
 Affordable according to H.U.D. standards. Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls

- D. NEW CONSTRUCTION (See Instruction #8 and #10 on reverse side)
 Entirely new improvement. Not previously occupied.
 Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1966, as amended through Chapter 66, P.L. 2004.

Subscribed and Sworn to before me this 16 day of July, 2006

Signature of Deponent

16 Farber Road,
 Deponent Address Princeton, NJ 08540

Name of Grantor

Community Options, Inc.
by Robert P. Stack, President
 Grantor Address at Time of Sale

Name/Company of Settlement Officer

NOTARY PUBLIC
 STATE OF NEW JERSEY
 DEVON R. RICHARDSON
 MY COMMISSION EXPIRES OCT. 9, 2008

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

FOR OFFICIAL USE ONLY	
Instrument Number <u>281667</u>	County <u>Warren</u>
Deed Number	Book <u>2089</u> Page <u>147</u>
Deed Dated <u>8-19-06</u>	Date Recorded <u>6-20-06</u>

BEING COMMONLY KNOWN AND DESIGNATED AS NO. 909 WEST BOULEVARD, ALPHA, NEW JERSEY 08865.

BEING the same premises conveyed to Grantor herein by Deed from Dean K. Mosher and Sandra A. Mosher, II/W dated 07/26/2002 and recorded 07/31/2002 in Deed Book 1821 Page 206 records for Warren County, New Jersey.

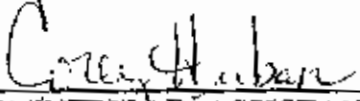

SUBJECT to such facts as an accurate survey and physical inspection of the premises may reveal; easements and restrictions of record, if any, unpaid municipal liens, if any, and zoning ordinances of the Borough of Alpha.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. The promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

COMMUNITY OPTIONS, INC.


 (Seal)  (Seal)
COREY HRIBAR, ASSISTANT SECRETARY ROBERT P. STACK, PRESIDENT

STATE OF NEW JERSEY, COUNTY OF MERCER SS:

I certify that on June 19, 2006, Corey Hribar personally came before me and this person acknowledged under oath, to my satisfaction that:

- a) this person is the Assistant Secretary of Community Options, Inc.;
- b) this person is the attesting witness to the signing of this document by the proper corporate officer who is the President of the corporation;
- c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors; and
- d) this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on June 19, 2006.


Notary Public

NOTARY PUBLIC
STATE OF NEW JERSEY
DEVON R. RICHARDSON
MY COMMISSION EXPIRES OCT. 9, 2010


STATE OF NEW JERSEY, COUNTY OF Mercer SS:

I certify that on June 14, 2006, **Robert P. Stack** personally came before me and this person acknowledged under oath, to my satisfaction that:

a) this person signed and delivered the attached document as President of **Community Options, Inc.** the corporation named in this document;

b) this document was signed and made by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors.

Signed and sworn to before me on
June 19, 2006.



Notary Public

NOTARY PUBLIC
STATE OF NEW JERSEY
DEVON R. RICHARDSON
MY COMMISSION EXPIRES OCT. 9, 2010

Recorded

Jun 26, 2006 01:56:23P

TERRANCE D LEE
WARREN COUNTY CLERK
BELVIDERE, NJ

Document Number: 2006- 00281662 Document Type: Deed
Recorded Date: 06/26/2006

Parties: COMMUNITY OPTIONS INC
ARC WARREN COUNTY CHAPTER INC

Pages Charged: 6
Pages Scanned: 7

Comment:

Recorded By: CHRISTOPHER M TROXELL

**** Examined and Charged as Follows ****

Deed	35.00
Coversheet	0.00
Preservation	35.00
Recording Fees Difference	20.00

Recording Fee: 90.00

	<u>Town</u>	<u>Serial #</u>	<u>Consideration</u>	<u>Tax Code</u>
Transfer Tax	0.00 ALPHA		1.00	E
County Treasurer	0.00			
State Treasurer	0.00			
NPNRF	0.00			
Extraordinary Aid	0.00			
Public Health	0.00			
General Fund	0.00			
Tax Fee:	0.00			

**** DO NOT REMOVE ****

**** This Page is Part of the Document ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office for

File Information

Document Number: 2006- 00281662
Recorded Date: 06/26/2006 01:56 P
Receipt Number: 77033

Mail Back
CHRISTOPHER M TROXELL
235 FROST AVE

PHILLIPSBURG NJ 08865-



**** DO NOT REMOVE ****

****This Page is Part of the Document****

Affordable Housing Unit Rental Rate Calculations

Renter-occupied housing units	283	100.0
1, detached	46	16.3
1, attached	29	10.2
2	62	21.9
3 or 4	54	19.1
5 to 9	30	10.6
10 to 19	27	9.5
20 to 49	8	2.8
50 or more	27	9.5
Mobile home	0	0.0
Boat, RV, van, etc.	0	0.0

Rental Pricing

COAH Permitted Maximums

- 2BR Low (35% of median income) - \$689
- 2BR Low (50% of median income) - \$985
- 2BR Moderate (55% of median income) - \$1,083

- 3BR Low (35% of median income) - \$796
- 3BR Low (50% of median income) - \$1,138
- 3BR Moderate (55% of median income) - \$1,251

Evergreen Village Apartments – current advertised rents

- 2BR 1BA for \$870/month
- 3BR 1BA for \$955/month

**NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS
COUNCIL ON AFFORDABLE HOUSING (COAH)
AFFORDABLE HOUSING CALCULATOR**

**2009 GENERAL / FAMILY
AFFORDABLE HOUSING UNIT RENTAL RATE CALCULATIONS**

PROJECT: Alpha Family Rentals **DATE:** November 2009
MUNICIPALITY: Alpha Borough **PREPARED BY:** James Kyle, PP/A/ICP
MEDIAN INCOME SOURCE: 2009 COAH Regional Limits
COAH REGION: 2 **FILE NAME:**
 Essex, Morris, Union, Warren

PROJECT DATA

TOTAL UNITS 12 **SETASIDE =** 100.00%
AFFORDABLE UNITS 12

UNIT TYPE: 3' 1=Single Family, 2=Duplex, 3=Garden Apt

NUMBER OF LOW	6	PROPOSED	REQUIRED	6	MINIMUM (50%)
NUMBER OF MOD	6			6	MAXIMUM (50%)

No. OF EFFICIENCIES	0	COMBINED
No. OF 1 BEDROOMS	2	2 MAXIMUM (20%)
No. OF 2 BEDROOMS	6	4 MINIMUM (30%)
No. OF 3 BEDROOMS	4	3 COMBINED
No. OF 4 BEDROOMS	0	3 MINIMUM (20%)
TOTAL	12	12

PRICING AND BEDROOM DISTRIBUTION DETAIL FOR AFFORDABLE UNITS

#####

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

Efficiency	Low		Mod		Mod					
	Required	Provided	Required	Provided	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	
1 BR	0	0	0	0	0	1	0	0	0	0
2 BR	0	0	0	0	0	1	0	0	0	0
3 BR	0	0	0	0	0	1	0	0	0	0
4 BR	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	3	0	0	0	0

Make Entries in Yellow Boxes
Adjacent Green and Blue Boxes Must Match

Make Entries in Yellow Boxes
Adjacent Orange and Blue Boxes Must Match

Gross Rental Income From Affordable Units

Efficiency	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5
1 BR	\$0	\$0	\$0	\$0	\$0
2 BR	\$1,723	\$820	\$902	\$0	\$0
3 BR	\$4,923	\$985	\$3,249	\$0	\$0
4 BR	\$5,575	\$2,275	\$2,503	\$0	\$0
TOTAL	\$12,220	\$4,080	\$6,654	\$0	\$0

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

EFFICIENCY UNITS (1 PERSON HOUSEHOLD)

PRICE TIER	MAX GROSS RENT	HEAT	COOKING	ELECTRIC	HOT WATER	WATER	SEWER	TRASH
35.0%	\$536	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50.0%	\$766	\$0	\$0	\$0	\$0	\$0	\$0	\$0
55.0%	\$842	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

1 BEDROOM UNITS (1.5 PERSON HOUSEHOLD)

PRICE TIER	MAX GROSS RENT	HEAT	COOKING	ELECTRIC	HOT WATER	WATER	SEWER	TRASH
35.0%	\$574	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50.0%	\$820	\$0	\$0	\$0	\$0	\$0	\$0	\$0
55.0%	\$902	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

2 BEDROOM UNITS (3 PERSON HOUSEHOLD)

PRICE TIER	MAX GROSS RENT	HEAT	COOKING	ELECTRIC	HOT WATER	WATER	SEWER	TRASH
35.0%	\$689	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50.0%	\$985	\$0	\$0	\$0	\$0	\$0	\$0	\$0
55.0%	\$1,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

3 BEDROOM UNITS (4.5 PERSON HOUSEHOLD)

PRICE TIER	MAX GROSS RENT	HEAT	COOKING	ELECTRIC	HOT WATER	WATER	SEWER	TRASH
25.0%	\$796	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50.0%	\$1,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0
75.0%	\$1,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0
100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
105%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

4 BEDROOM UNITS (6 PERSON HOUSEHOLD)

PRICE TIER	MAX GROSS RENT	HEAT	COOKING	ELECTRIC	HOT WATER	WATER	SEWER	TRASH
25.0%	\$888	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50.0%	\$1,269	\$0	\$0	\$0	\$0	\$0	\$0	\$0
75.0%	\$1,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0
100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
105%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

INCOME LIMITS FOR QUALIFYING HOUSEHOLDS

2009 COAH Regional Limits

FAMILY SIZE:	1	2	3	4	5	6	7	8
MEDIAN INCOME:	\$61,260	\$70,011	\$78,763	\$87,514	\$94,515	\$101,516	\$108,517	\$115,518

CATEGORY	% USED
MODERATE	80.00%
LOW	50.00%
VERY LOW	30.00%

This sample calculation provides maximums. The indicated breakdown is not to be interpreted as mandatory. These figures are produced only as an aid in configuring a project structure that complies with the Council on Affordable Housing requirements at N.J.A.C. 5:94-7.2 and N.J.A.C. 5:60-26.1

**ALPHA BOROUGH PLANNING BOARD
RESOLUTION MEMORIALIZING THE APPROVAL
AND ADOPTION FOR INCLUSION INTO THE
SUBSISTING MASTER PLAN FOR THE
DEVELOPMENT OF THE BOROUGH OF ALPHA
OF A HOUSING PLAN ELEMENT AND FAIR SHARE PLAN
DATED APRIL 6, 2010**

WHEREAS, the Borough of Alpha, pursuant to its obligation to do so as imposed by the Municipal Land Use Law, particularly N.J.S.A. 40:55D-28, has previously adopted a Master Plan for the development of the Borough of Alpha; and,

WHEREAS, it is required by the Municipal Land Use Law, particularly N.J.S.A. 40:55D-89, that:

The governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report of the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality. The first such reexamination shall have been completed by August 1, 1982. The next re-examination shall be completed by August 1, 1988. Thereafter, reexamination shall be completed at least once every six years from the previous reexamination.

WHEREAS, Carolyn B. Neighbor, P.P. of Schoor DePalma, Inc., the professional planning consultant responsible to the governing body and Planning Board for planning services, pursuant to an authorization and direction in that regard has conducted a reexamination of the subsisting Master Plan of the Borough of Alpha and, as a result thereof, has prepared a report thereon, said report entitled: *Borough of Alpha, Master Plan Reexamination Report 2005 Prepared by the Borough of Alpha Planning Board in Consultation with Carolyn B. Neighbor, P.P., Schoor DePalma, Inc. Alpha, New Jersey*; and,

WHEREAS, the Alpha Borough Planning Board, at its regular meeting convened on November 30, 2005, reviewed the reexamination report identified hereinabove in the presence of Carolyn B. Neighbor, P.P. and has determined that said reexamination report accurately reflects the goals and objectives of the Borough of Alpha and incorporates the recommendations and a redevelopment plan endorsed by the Borough of Alpha, acting through its Planning Board; and,

WHEREAS, the said reexamination report contains the following elements:

- *The major problems and objectives relating to land development.*
- *The extent to which such problems and objectives have changed.*
- *Significant changes and assumptions, policies and objectives.*
- *Recommendations.*
- *Redevelopment plan.*

WHEREAS, at the regular meeting of the Board convened on October 18, 2006, the Board determined, by unanimous vote of the members then in attendance and participating, a quorum being present, to approve and adopt the *Borough of Alpha Master Plan Re-Examination Report 2005* as revised as of May 2006 as prepared by Carolyn B. Neighbor, P.P., of Schoor DePalma, Inc. and did further authorize and direct that same be incorporated into the subsisting Master Plan for the Development of the Borough of Alpha; and,

WHEREAS, the Borough of Alpha, acting through its Planning Board, having engaged the services of James T. Kyle, P.P., A.I.C.P. of CMX Engineering to prepare a *Housing Element and Fair Share Plan* for the Borough of Alpha for inclusion as a revised/updated plan and element of the subsisting Master Plan of the Borough of Alpha, said *Housing Element and Fair Share Plan* being fully entitled as follows: *Borough of Alpha, Warren County, New Jersey Housing Plan Element and Fair Share Plan Prepared for: Mayor and Council, the Borough of Alpha Planning Board and the New Jersey Highlands Council Prepared by: CMX Dated February 4, 2010, signed, sealed and certified by James T. Kyle, P.P., A.I.C.P. of CMX Engineering*, said housing element and fair share plan being a document consisting of 37 pages, exclusive of attachments thereto, and being subdivided into the following sections:

- Introduction
- Borough Profile
- Fair Share Obligation
- Fair Share Plan
- Appendix

WHEREAS, a public hearing was held upon notice in accordance with the provisions of the Municipal Land Use Law, particularly N.J.S.A. 40:55D-13, at the regular meeting of the Alpha Borough Planning Board convened on March 17, 2010, at which James T. Kyle, P.P., A.I.C.P. of CMX Engineering, the preparer of the Housing Element and Fair Share Plan, presented same to the Planning Board, the Mayor of the Borough of Alpha and Councilperson Tarsi of the Borough, no members of the public attending.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Alpha that, pursuant to the provisions of the Municipal Land Use Law, the requirements of the New Jersey Supreme Court in the Mt. Laurel cases and further pursuant to the requirements of the Highlands Water Protection and Planning Act (2004), the Board does herewith **APPROVE** and **ADOPT** the **HOUSING ELEMENT AND FAIR SHARE PLAN** dated April 6, 2010 and prepared by James T. Kyle, P.P., A.I.C.P. of CMX Engineering and does herewith **AUTHORIZE** and **DIRECT** that same be incorporated into the subsisting Master Plan for the development of the Borough of Alpha.

BE IT FURTHER RESOLVED that the Planning Board of the Borough of Alpha does herewith recommend that Borough Council approve and adopt the *Fair Share Plan* component of the *Housing Element and Fair Share Plan*.

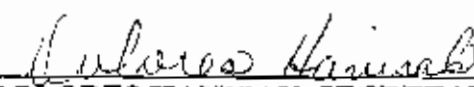
Page 2 of 3

Alpha Borough
Approval and Adoption of
Housing Element & Fair Share Plan

Prepared by: *Lyn Paul Aarou, Esq.*
Attorney, Alpha Borough Planning Board

ALPHA BOROUGH PLANNING BOARD


THOMAS SEISS, CHAIRMAN

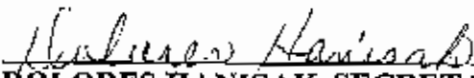

DOLORES HANISAK, SECRETARY

I herewith certify the foregoing Resolution to be a true and complete memorialization of the Official Action taken by the Alpha Borough Planning Board at its meeting held on March 17, 2010 by a motion and vote as follows:

MOTION TO APPROVE AND ADOPT THE HOUSING ELEMENT AND FAIR SHARE PLAN OF THE BOROUGH OF ALPHA AS PREPARED BY JAMES T. KYLE, P.P., A.I.C.P. OF CMX ENGINEERING AND DATED APRIL 6, 2010:

IN FAVOR: FEY, HANISAK, LEE, MIHURSKY, RIFINO, TRESI, SEISS,
WAMBOLD, BEVISS
OPPOSED: None.
ABSTAIN: ~~None~~ BARTON

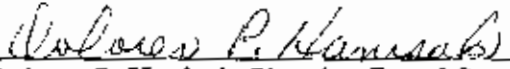
ATTEST:


DOLORES HANISAK, SECRETARY

Dated: April 21, 2010
ABPB: Approval & Adoption Housing Element Fair Share Plan Reso.

CERTIFICATION

I, Dolores P. Hanisak, Planning Board Secretary of the Borough of Alpha, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted as to form by the Borough of Alpha Planning Board at a meeting held on April 21, 2010.


Dolores P. Hanisak, Planning Board Secretary

**Certified Governing Body Resolution endorsing the Housing Element and
Fair Share Plan**

**RESOLUTION 2010-45
AMENDING THE HOUSING ELEMENT AND FAIR SHARE PLAN
THAT WAS ENDORSED BY THE BOROUGH OF ALPHA PLANNING BOARD**

WHEREAS, the Planning Board of the Borough of Alpha State of New Jersey, adopted the Housing Element of the Master Plan on April 21st, 2010 and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Housing Element is attached pursuant to N.J.A.C. 5:96-2.2(a)2; and

WHEREAS, the Planning Board adopted the Fair Share Plan on April 21st, 2010; and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Fair Share Plan is attached pursuant to N.J.A.C. 5:96-2.2(a)2.

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Borough of Alpha, Warren County, State of New Jersey, hereby endorses the Housing Element and Fair Share Plan as adopted by the Borough of Alpha Planning Board; and

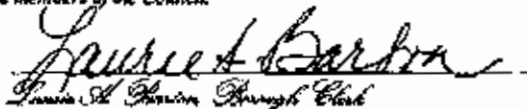
BE IT FURTHER RESOLVED that the Governing Body of the Borough of Alpha, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:96-3.2(a), submits this petition for substantive certification of the Housing Element and Fair Share Plan to the Council on Affordable Housing for review and certification; and

BE IT FURTHER RESOLVED that a list of names and addresses for all owners of sites in the Housing Element and Fair Share Plan has been included with the petition; and

BE IT FURTHER RESOLVED that notice of this petition for substantive certification shall be published in a newspaper of countywide circulation pursuant to N.J.A.C. 5:96-3.5 within seven days of issuance of the notification letter from the Council on Affordable Housing's Executive Director indicating that the submission is complete and that a copy of this resolution, the adopted Housing Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the Borough of Alpha municipal clerk's office located at 1001 East Boulevard, Alpha, NJ 08865 during normal business hours on Monday through Friday for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:96-3.5.

CERTIFICATION

I, Laurie A. Barton, Clerk of the Borough of Alpha, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Common Council at a meeting of said Common Council on May 11, 2010 and that said Resolution was adopted by not less than the legal vote needed of the members of the Council.


Laurie A. Barton, Borough Clerk

Witness my hand and seal of the Borough of Alpha

This 11th day of May 2010.

Service List

<p>The Honorable Edward Z. Hanics, Mayor Borough of Alpha 1001 East Boulevard Alpha, NJ 08865</p>	<p>Christopher Troxell, Esq. Borough Attorney 235 Frost Avenue Phillipsburg, NJ 08865</p>
<p>Laurie Courter-Barton Borough Clerk Borough of Alpha 1001 East Boulevard Alpha, NJ 08865</p>	<p>Dolores Hanisak Planning Board Secretary Borough of Alpha 1001 East Boulevard Alpha, NJ 08865</p>
<p>New Jersey Highlands Council 100 North Road Route 513 Chester, NJ 07930</p>	<p>Warren County Planning Department Wayne Dumont Jr. Administration Building 165 County Route 519 Belvidere, NJ 07823</p>
<p>Ronald C. Morgan, Esq. Parker McCay, P.A. 7001 Lincoln Drive West PO Box 974 Marlton, NJ 08053</p>	<p>ARC of Warren County 319 West Washington Avenue, Suite 2 PO Box 389 Washington, NJ 07882</p>
<p>Community Options, Inc. 16 Farber Road Princeton, NJ 08540</p>	<p>Lyn P. Aaroe, Esq. Planning Board Attorney 126 Mansfield Street Belvidere, NJ 07823</p>
<p>David Meiskin Millville 1350 LLC 191 Throckmorton Street PO Box 6653 Freehold, NJ 07728</p>	<p>Art Bernard, PP THP, Inc. 77 North Union Street Lambertville, NJ 08530</p>
<p>D.R. Horton, Inc. 700 Eastgate Drive, Suite 110 Mt. Laurel, NJ 08054</p>	<p>Office of Smart Growth NJ Department of Community Affairs 101 South Broad Street PO Box 204 Trenton, NJ 08625</p>
<p>James Kyle, PP/AICP Kyle Planning and Design PO Box 236 Hopewell, NJ 08525</p>	<p>David Maski, PP/AICP Director of Planning Services Van Cleef Engineering Associates 1128 Route 31 Lebanon, NJ 08833</p>
<p>Stanley Schrek, PE Borough Engineer Van Cleef Engineering Associates 755 Memorial Parkway Suite 110 Phillipsburg, NJ 08865</p>	