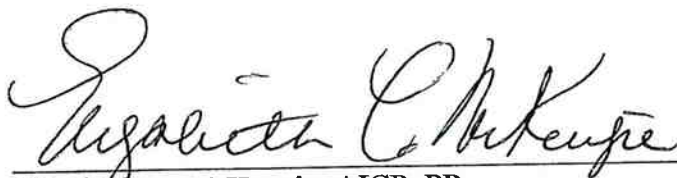


HOLLAND TOWNSHIP
Hunterdon County

**Third Round
Housing Element
and
Fair Share Plan**

Presented to the Planning Board and Township Committee

May 14, 2010



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License No. 33LI00229400

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HOUSING ELEMENT

HOUSING ELEMENT

Overview

This Housing Element has been prepared in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28b(3) to address Holland Township's affordable housing obligations for the third round, covering the period from 2004 to 2018 (but also including the housing need generated between 2000 and 2004). This Plan includes the minimum requirements presented at N.J.S.A. 52:27D-310, the Fair Housing Act, and the information required pursuant to N.J.A.C. 5:97-2.3 and 3.2.

According to the Fair Housing Act, municipalities that choose to enact and enforce a zoning ordinance are obligated to prepare and adopt a Housing Element as part of the community's Master Plan. The Fair Housing Act established the Council on Affordable Housing (COAH) as the State agency to administer municipal implementation of municipal Housing Elements and Fair Share Plans and to create rules and regulations regarding the development of low- and moderate-income housing in the State. COAH has established both Procedural and Substantive Rules for municipalities to adhere to in addressing their affordable housing obligations. To receive certification from COAH, a municipality must not only adopt the required Housing Element of the Master Plan but also adopt a Fair Share Plan that includes all of the implementation strategies, including the specific ordinances, plans, timetables and resolutions that are needed to carry out the plan. Once certified by COAH, a municipality's Housing Element and Fair Share Plan is entitled to a *ten-year* presumption of validity against a builders' remedy challenge, as long as the municipality continues to implement the plan in accordance with COAH's approval.

COAH's first round regulations covered the time period from 1987 to 1993. In 1994, COAH adopted new Substantive Rules establishing the requirements for the second round of affordable housing plans, covering the twelve year cumulative period from 1987 to 1999.

The Substantive Rules for COAH's third round were initially adopted on December 20, 2004, to cover the period from January, 2000, to December, 2013. These third round Rules were challenged, and in January of 2007, the Appellate Court invalidated large portions of the 2004 Rules. As a result, COAH went back to the drawing boards and prepared new Rules, which were introduced in December of 2007 and adopted in May of 2008. COAH received an overwhelming number of comments on the December, 2007, Rule proposals. Consequently, when COAH adopted the Rules, it simultaneously introduced a set of comprehensive amendments to the newly adopted Rules. These amendments were adopted in September of 2008. In addition, the New Jersey Legislature adopted amendments to the Fair Housing Act in June of 2008 that were signed into law by the Governor in July of 2008. The amendments to the Fair Housing Act affect, among other things, the requirement to provide very low income housing and the role of non-residential developments in providing affordable housing.

The Rules now in effect provide that municipalities address a third round fair share obligation based upon COAH's projections of growth in households and employment in each municipality during the delivery period. Municipalities are required to provide one affordable housing unit

for every four market priced housing units projected and one affordable housing unit for every 16 jobs projected.

Municipalities located within the Highlands Region, as Holland Township is, were given an extension of time in which to prepare and submit a third round Housing Element and Fair Share Plan so that the plan could be coordinated with the municipality's Highlands Regional Master Plan conformance efforts.

Holland Township submitted the documents and resolution required for Basic Plan Conformance in both the Highlands Planning Area and in the Highlands Preservation Area by the deadline of December 8, 2009. The submission for Basic Plan Conformance was determined by the Highlands Council to be complete.

The overriding policy of this Housing Element and Fair Share Plan is to ensure provision of a variety of affordable housing opportunities sufficient to address the needs of the Township and the region, while at the same time respecting the density limits of the Highlands Land Use Plan Element and the resource constraints applicable to the Highlands Area.

Goals and Objectives of the Housing Element and Fair Share Plan

In furtherance of Holland Township's efforts to ensure sound planning within the Highlands Area, this Plan incorporates the following goals and objectives with respect to the provision of affordable housing in Holland Township:

1. To the extent feasible, the plan will utilize the existing housing stock and/or previously approved developments that are already vested.
2. To provide a realistic opportunity for the provision of the municipal share of the region's present and prospective needs for housing for low- and moderate-income families.
3. To the maximum extent feasible, 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 the existing affordable housing stock in the Township.
5. To reduce long term housing costs through:
 - a. Implementation of green building and energy efficient technology in the rehabilitation, redevelopment and development of housing. 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. 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:
- a. To the extent feasible, to use land more efficiently to engender economically vibrant communities, complete with jobs, houses, shopping, recreation, entertainment and multiple modes of transportation.
 - b. To support a diverse mix of housing that offers a wide range of choice in terms of value, type and location. In addition, to achieve quality housing design that provides adequate light, air, and open space.
 - c. To target affordable housing units for areas with existing higher densities, free of environmental constraints, and within walking distance of schools, employment, services, transit and community facilities with sufficient capacity to support them.

Summary of Holland Township's Past Affordable Housing Activities

Holland Township received its first round Substantive Certification from COAH in 1992. At that time, the Township's fair share obligation had been determined by COAH to be a total of 28 units, comprised entirely of a 28 unit rehabilitation obligation. The Township's first round plan provided for a rehabilitation program designed to accomplish the rehabilitation of 28 units, of which 26 were successfully rehabilitated.

When COAH issued its second round fair share numbers in 1993, the Township of Holland was determined to have a cumulative fair share obligation (for both the first and second rounds) of 47 units, comprised of both a 31 unit rehabilitation obligation and an inclusionary or new construction obligation of 16 units. Since the Township had already rehabilitated 26 units, all of them after April 1, 1990, it received 26 credits against the rehabilitation obligation, leaving the Township with 5 more units to rehabilitate plus the 16 unit new construction obligation. The second round plan for Holland Township, which was certified by COAH on December 15, 2004, provided for the rehabilitation of five (5) additional units and also provided for the Township's 16 unit new construction obligation to be met in the following manner:

1. A four-unit RCA with the City of Lambertville, which was approved by COAH and executed in full (see Appendix G of the Housing Element).
2. Four (4) units of age-restricted housing to be constructed in Phase II of the Jiovino development (Huntington Knolls), which have not been constructed.

3. A 10 unit accessory apartments program, of which 7 units have been completed (see Appendix H of the Housing Element).

The foregoing methods for addressing the Township's prior round new construction obligation had the potential to yield as many as 18 affordable units. At this time, however, there remains a six (6) unit shortfall in the fulfillment of the prior round obligation.

COAH certified the Township's second round plan on December 15, 2004, giving the Township's Housing Element and Fair Share Plan a presumption of validity for a period of six (6) years from the date of certification. This certification was subsequently determined by COAH to protect Holland against builder's remedy lawsuits as to its prior round affordable housing obligation, but not, after May 15, 2007, as to its third round obligation. As a result, Holland adopted an Interim Third Round Housing Element in May of 2007, which it submitted to COAH just before the deadline of May 15, 2007. It did this to ensure that it would remain under COAH's jurisdiction for the third round, even though COAH's initially adopted third round Rules were expected to change within a matter of months, based upon the Appellate Court's ruling.

Housing, Demographic and Employment Information

Appendices A, B and C to this Housing Element contain the Housing, Demographic and Employment background information required by COAH.

Summary of Holland's Current Third Round Affordable Housing Obligations

COAH's currently applicable determination of the total municipal third round fair share obligation is comprised of three components: the prior round obligation, the rehabilitation obligation and the third round "growth share" obligation. For the Township of Holland, the COAH numbers are as follows:

Third Round Total Affordable Housing Obligation

Prior Round Obligation	17
Rehabilitation Obligation	25
Third Round Growth Share Obligation	41
Total	83

COAH's determination of the presumptive third round growth share obligation is based on its consultants' projections of household and employment growth by municipality through the year 2018. The 41 unit third round growth share obligation for Holland Township is based upon a projected *negative* employment growth of -64 jobs and a projected *positive* household growth of 204 dwelling units, all between January 1, 2004 and December 31, 2018. COAH then divides the projected household growth by 5 and the projected employment growth by 16 and adds the

two results together to determine the third round fair share obligation. In Holland Township's case, the negative employment projection results in a zero obligation for affordable housing related to employment; all of the 41 unit obligation is attributable to projected residential growth.

Determination of Applicable Growth Share Obligation

Municipalities that are located in the Highlands Area and that are either required to conform to the Highlands Regional Master Plan or elect to do so are subject to limitations on the amount of development that will be permitted due to the amount and capacity of vacant developable land in both wastewater and septic system service areas, utility capacity and resource based capacity (Net Water Availability).

As demonstrated in the table below (developed from Table 4 of the Municipal Build-Out Analysis prepared by the Highlands Council for Holland Township), the Highlands Council has determined that Holland Township has a full build-out potential for 262 additional dwelling units (4 in the Preservation Area and 258 in the Planning Area) and no new employment opportunities.

Municipal Build-Out Results with Resource and Utility Constraints			
	Preservation Area	Planning Area	Totals
Residential units – Sewered	0	0	0
Septic System Yield	4	258	262
Total Residential Units	4	258	262
Non-Residential Jobs – Sewered	0	0	0

Source: Table 4, Municipal Build-Out Report for Holland Township, prepared by New Jersey Highlands Council, 2009.

Based on this 262 unit full build-out number, the Township's COAH obligation would be 52.4 (53) units (262 divided by 5 = 52.4 or 53). The full build-out number does not include developments that are exempt (from the Highlands Act) nor does it take into consideration any developments in the Planning Area that already have approvals but are not yet built. These factors, together with potential reductions in the vacant developable land calculation due to public or non-profit land acquisitions for open space and farmland preservation, will likely alter the full build out calculation over time.

Municipalities conforming in the Highlands Area may elect to use either the Highlands full build-out number or the COAH projection through 2018 as the third round growth share obligation. If a Highlands municipality elects to use the Highlands full build-out number, it is

also obligated to address the fair share obligation associated with any growth that has occurred in the municipality since January 1, 2004. Holland Township has, according to *The New Jersey Construction Reporter*, already issued a total of 53 residential Certificates of Occupancy from January 1, 2004, through July 31, 2009. Additionally the Township has issued Certificates of Occupancy for a total of 20,046 square feet of storage space and 3,085 square feet of hotel/motel space, according to the same source (although the accuracy of these data is in question). Were Holland Township to use the Highlands build-out numbers, the obligation associated with 53 new dwelling units (10.6 affordable units) plus the obligation associated with the reported non-residential floor area (1.6 affordable units) would yield a total of 12.2 (13) additional affordable units. Added to the 53 unit obligation generated by the Highlands full build-out analysis, the Township would have a third round growth share obligation of 65 units

The COAH projections, by contrast, already cover the growth anticipated for the entire period from January 1, 2004, to December 31, 2018. The 41 unit projected obligation includes the 12.2 (13) unit affordable housing obligation generated by growth within the Township from January 1, 2004, to date.

In Holland Township's case, use of the Highlands build-out analysis would result in a higher third round obligation than use of the COAH projections. The Highlands full build-out number is intended as a "forever" number although, as previously indicated, it is subject to adjustment based on exempted development as well as land acquisitions and deed restrictions for preservation purposes. It is unrealistic to expect all of that development to occur before the end of 2018, given the current economy. Consequently, ***Holland Township will be utilizing COAH's projection of the obligation through 2018 (of 41 units) rather than the Highlands full build-out number to address its Third Round obligation.*** Holland Township will not be seeking any adjustment in the obligation assigned to it by COAH, other than permitted exclusions.

Appendix D of this document presents Workbook A, COAH's calculations of the Township's third round growth share obligation, with and without the applicable exclusions.

Projected Housing, Demographic and Employment Changes and Capacity to Accommodate Growth Projections

The Highlands Build-Out Analysis projects a "full build-out" potential for Holland Township of 262 additional dwelling units (over and above what has already occurred since the beginning of 2004). Consequently, it can be concluded that there is sufficient development capacity in the Township to accommodate the COAH-projected residential growth of 204 dwelling units in a manner that will be consistent with the Highlands Regional Master Plan. Given the current slow-down in construction activity, it is not known whether the COAH projections will be achieved by 2018, but they can be achieved.

In view of the very low septic densities suggested by the nitrate dilution standards in the Highlands Regional Master Plan, achieving the calculated "full build out" potential of 262 additional residential units in the Township will require affirmative efforts on the part of the Township to encourage clustering, intra-municipal transfers of density, Highlands redevelopment and other techniques designed to facilitate Highlands-appropriate development. The Township

will be exploring these techniques as it refines its draft Highlands Land Use Element and draft Highlands Land Use Ordinance.

Appendix E of this Housing Element presents the Highlands Build-Out Analysis (Module 2 of the Basic Plan Conformance Requirements).

Rehabilitation Obligation

Holland has a 25 unit third round rehabilitation obligation, based on the 2000 Census data and COAH's current formula for determining the rehabilitation obligation. Two of these units were rehabilitated, one in 2005 and one in 2006. Both are owner occupied units; one was a low income unit and one was a moderate income unit. In both cases, at least one major system was involved, the cost of the rehabilitation in each case exceeded COAH's minimum of \$10,000 in hard costs, and the affordability controls placed on the units are for 99 years (or until the loan is repaid). These units are eligible for crediting against the 25 unit rehabilitation obligation, reducing it to 23 units.

Appendix F of this Housing Element presents the documentation required by COAH regarding the two (2) units that were rehabilitated in 2005 and 2006, although it is believed that COAH already has this information in its files.

The Township has a contract with Housing and Community Development Services, Inc., (HCDS) for the ongoing administration of its housing rehabilitation program. That contract is renewable on an annual basis as part of the Consent Agenda at the Township Committee's annual Reorganization Meeting. The Township intends to continue this practice into the future.

The Rehabilitation Manual prepared by HCDS was submitted to COAH prior to the Township's receipt of its second round Substantive Certification in 2004. That Manual will be updated if and as necessary to reflect COAH's current Rules and resubmitted.

The Township's Rehabilitation Ordinance will need to be modified to reflect that it is intended to address a 23 unit rehabilitation program rather than a 5 unit program and to amend the funding schedule and amounts to cover a 23 unit program rather than a 5 unit program. Additionally, the provisions covering the length of the affordability controls on owner occupied units must be rewritten to state that a minimum of 10 years of affordability controls is required. The Ordinance already makes the program available to units that are rented (although only the unit owner is permitted to apply for the program).

Components of the Prior Round Obligation

Out of the 17 unit prior round obligation, at least 25% is required to be satisfied with rental units, and rental bonuses are permitted to be awarded at the rate of two credits for every unit of affordable family rental housing and at the rate of one and one-third credit for every unit of affordable age-restricted housing, with a total cap on the number of units eligible for rental bonuses equal to the number of units comprising the rental obligation.

Age restricted units are permitted to be used to satisfy up to 25% of the prior round obligation.

Regional Contribution Agreements were previously permitted to be used to satisfy up to 50% of the prior round obligation, although this is no longer the case, and at this time, no new Regional Contribution Agreements are being entertained by COAH. As a regional planning entity, the Highlands Council is permitted by the New Jersey Legislature to authorize inter-municipal transfers of the affordable housing obligation among municipalities that fall within the Highlands Council's jurisdiction, but there is no program currently in place to support this mechanism.

Satisfying the Prior Round Obligation

Holland Township's prior round obligation is 17 units. The Township's second round Housing Element and Fair Share Plan received substantive certification from COAH late in 2004. That plan had addressed what had previously been determined to be the 16 unit new construction component of the second round obligation in the following manner:

1. Four (4) unit Regional Contribution Agreement (RCA) with the City of Lambertville. This RCA was fully executed. Documentation pertaining to this is included in Appendix G of this Housing Element.
2. Ten (10) units in accessory apartments. Seven (7) accessory apartments have already been created under this program. Documentation pertaining to these accessory apartments is included in Appendix H of this Housing Element.
3. Four (4) units of age-restricted housing at Huntington Knolls. These units have never been built, although the developer has now secured all of the land use approvals and permits needed from the NJDEP to proceed with the initial residential phases of the development (which provide for the construction of a total of 108 dwelling units), including an Individual Amendment to the Upper Delaware Water Quality Management Plan.

Full implementation of the foregoing second round programs would have yielded a total of 18 affordable housing units/credits and would have resulted in two (and now only one) surplus affordable housing credit to apply to the third round. However, the four (4) age-restricted units at Huntington Knolls have never been built, and three (3) of the accessory apartments have not been created, so the Township has a prior round deficit of six (6) units.

The Township will be able to address the balance of its prior round obligation as well as most of its third round growth share obligation as a result of two recent and anticipated events:

VR-A Zone

Recently, the Planning Board granted preliminary major subdivision and site plan approval for the development of an inclusionary residential project within a new VR-A (Village Residential - Affordable) zone. This development had not been anticipated at the time the Township received substantive certification from COAH of its second round Housing Element and Fair Share Plan.

Indeed, the VR-A zone did not exist and had not even been contemplated at the time the Township obtained its second round certification from COAH.

The VR-A zone is located at the northeast corner of the intersection of County Routes 519 and 614 (and also includes land at the intersection of County Route 519 and Church Road, across the street). The two parcels involved are identified on the Township's Tax Map as Block 6, Lot 61, and Block 10, Lot 47. All of the development will occur on Block 6, Lot 61. Block 10, Lot 47, will be preserved as conservation open space as part of the development.

Block 61, Lot 6, already contains an historic two-family dwelling. This will remain on its own subdivided lot, along with the existing outbuildings. The balance of Lot 6 will be developed with six (6) market-priced age-restricted housing units and six (6) affordable family rental units (a total of 12 new units).

The developer of this project is requesting a one-year extension of time in which to fulfill the conditions of approval.

The six (6) affordable family rental units that have been approved in the VR-A zone could be used to close the currently existing gap in the fulfillment of the prior round obligation or they could be applied instead to the third round obligation. However, if the Huntington Knolls/Jiovino development proceeds, its affordable units would be applied to the prior round obligation, as originally intended, and the affordable units developed in the VR-A zone would be applied to the third round obligation.

Huntington Knolls/Jiovino

Now that the NJDEP has approved the individual WQMP Amendment for Huntington Knolls, it is anticipated that the project will be able to move forward with no impediments.

Indications are that the developer of Huntington Knolls will be applying to the Township for a conversion of what had been approved as an entirely age-restricted development to a development of non-age-restricted housing. If so, the number of affordable units to be provided will have to be increased to 20 percent of the total number of units built, consistent with P.L. 2009, c. 82. This legislation specifically permits the conversion of approved age-restricted projects to non-age-restricted projects, subject to certain very specific requirements. The original Township approval had called for only ten (10) affordable units at Huntington Knolls.

Preliminary communications with the owner of the project, Vincent Jiovino, indicate that he plans to submit a conversion plan having a total of 110 units, of which 22 (or 20%) would be affordable. This would ordinarily leave him with 88 market-rate units, but there will actually be 92 market-rate units, since six (6) of the affordable "units" will be bedrooms within a supportive special needs group home that will be built on the site by the developer and one lot will be created and reserved for a second group home to be developed in the future by others (this is apparently important to the group home provider with whom the owner has been speaking). Sixteen (16) units will be family rental units with a bedroom mix consistent with COAH's requirements.

It will be critical to the proposed conversion that the footprint of the proposed buildings not be increased in any way in comparison to the previously approved plan - both for compliance with the conversion statute and, perhaps just as significantly in this case, to avoid the necessity of any additional NJDEP Land Use Permits, which, if not approved by the NJDEP, could jeopardize the likelihood of the development's ever proceeding.

In sum, Holland Township's prior round obligation is proposed to be fulfilled in the following manner:

4 credits for RCA with Lambertville, fully executed

7 credits for 7 accessory apartments already created (rentals)

6 credits for 3 of the family rental units to be constructed by Jiovino at Huntington Knolls pursuant to a conversion (yet to be requested and approved) plus 3 rental bonuses

TOTAL CREDITS: 17, including 3 rental bonuses

Under the foregoing scenario, less than 50% of the prior round obligation has been accomplished with a Regional Contribution Agreement. No age-restricted units will be used to fulfill the prior round obligation, as it is understood that the owner of Huntington Knolls will be requesting a conversion (under the statutory provisions therefor) to a non-age-restricted project. The five (5) unit rental obligation (25% of 17 units or 4.25 units, rounded to 5) is fully satisfied - even exceeded - with a combination of seven (7) accessory apartments and three (3) family rental units. The latter are eligible for rental bonuses.

Components of the Third Round Obligation

According to COAH's current Rules, together with the 2008 amendments to the Fair Housing Act, at least half of the Township's 41 unit third round growth share obligation must be provided as family housing units, meaning available to the general public (i.e. not age-restricted and not special needs units).

Also, according to the Rules, the maximum number of units that can be age-restricted in the third round is, as it was in the prior round, 25% of the total growth share obligation, or, in Holland's case, ten (10) units for the third round.

The Township has a third round rental obligation of eleven (11) units (25% or 10.25 units, rounded up, of the 41 unit growth share obligation). This rental obligation is in addition to the rental obligation for the prior round, which was five (5) units. If the third round rental obligation is fully satisfied, with at least 50% of these rental units being family rental units available to the general public, the Township will be eligible to receive rental bonuses at the rate of two credits (one being the rental bonus) for each "excess" family rental unit (over and above those counted toward fulfillment of the rental obligation) that is available to the general public.

For the third round growth share obligation, bonus credits for excess rental units and for certain other mechanisms in COAH's Rules may be used to satisfy up to 25% (or ten (10) units) of the total growth share obligation.

Based upon the 2008 amendments to the Fair Housing Act, the Township also has an obligation to provide very low income housing, defined as housing affordable to households earning 30% or less of median income for the region. At least 13% of all housing units created to satisfy the third round growth share obligation must be affordable to very low income households, and at least 50% of the very low income housing must be in the form of family units - available to the general public. In Holland Township's case, the very low income housing obligation equates to 5.33 (or 6) units, of which three (3) are required to be family units.

Satisfying the Third Round Growth Share Obligation

Huntington Knolls/Jiovino

Assuming that Huntington Knolls/Jiovino receives approval to convert what had been anticipated to be an age-restricted development to a non-age-restricted development, and assuming, as well, that the converted development will include a total of 16 affordable family rental units and one supportive special needs group home containing six (6) bedrooms, the Township will not only be able to satisfy the current 6 unit deficit in its prior round obligation (with three (3) of these units plus three (3) rental bonuses) but will also be able to accomplish the following with respect to the third round obligation:

1. Reduce the third round growth share obligation from 41 units to 37 units. Due to the exclusions permitted by COAH for previously approved second round sites, the three (3) affordable family rental units that will be used to satisfy the balance of the second round obligation and 17 of the market units (5.67 times 3 units - reflecting the 15% set-aside required in the prior round Rules for projects with rental affordable units) would be excluded from the 204 unit COAH-projected residential growth, thereby reducing the 41 unit obligation generated by 204 units to an obligation of 36.8 (37) units generated by 184 units. Appendix D of this Housing Element, which presents Workbook A, COAH's calculation of the Township's current third round growth share obligation, also presents the anticipated calculation based on applicable exclusions assuming the conversion of Huntington Knolls to a non-age-restricted project with 22 affordable rental units.
2. Satisfy 19 units out of the new 37 unit third round affordable housing obligation plus provide an opportunity for the Township to claim 9 additional credits for rental bonuses (25% of 37 units = 9.25, rounded down to 9).

Pursuant to the legislation permitting the conversions, none of the market units or affordable units in the converted project shall generate a growth share obligation, so all of the remaining 19 affordable units that are attributable to the third round (22 total affordable units minus the 3 affordable units that will be used to address the prior round obligation) can be used to shelter other growth in the Township.

3. Acknowledging the representations of the Huntington Knolls owner that 16 of the 22 proposed affordable units at Huntington Knolls will be family rental units and 6 of the 22 affordable units will be special needs bedrooms, the Township will be exceeding its minimum third round rental obligation. The third round rental obligation on 37 units is only 10 units (25% of 37 units, or 9.25 units, rounded up to 10), as compared to 11 units on a 41 unit obligation. In the Huntington Knolls development alone, 13 family rental units and 6 special needs bedrooms will be attributable to the third round obligation. Consequently, the Township will be eligible to claim rental bonuses for any "excess" family rental units, after the rental obligation has been satisfied with a minimum of 50% family rental units. However, COAH's limit on the use of bonus credits to fulfill the third round obligation is not more than 25% of the total third round obligation or up to 9 units of the 37 unit obligation.

Thus, the affordable units in the Huntington Knolls development will not only fulfill the entire ten (10) unit third round rental obligation (with five (5) of the family rental units and five (5) of the special needs bedrooms) but will also generate eight (8) rental bonuses for the Township.

Adding the eight (8) rental bonuses to the 19 units at Huntington Knolls that will be attributed to the third round growth share obligation leaves a balance of ten (10) more units that will still be needed to complete the fulfillment of the third round obligation.

VR-A Zone

The remaining ten (10) units of the Third Round obligation will be partially addressed with six (6) credits for the six (6) affordable family rental units in the VR-A zone, plus one (1) additional rental bonus credit that can be derived from that development without exceeding the nine (9) bonus credit cap, for a total of seven (7) credits.

This leaves the Township with three (3) additional units to address.

Highlands Redevelopment

The Township has been looking at Highlands Redevelopment opportunities, and has tentatively identified the Township's existing COM Commercial zone as an appropriate location for mixed use redevelopment with buildings containing retail uses on the ground floor and apartments on the second floor, some of which would be affordable units. The Highlands Redevelopment approach is not like redevelopment in the traditional sense (under the Local Redevelopment and Housing Law), in that it does not require municipal condemnation of properties. Instead, Holland would provide, *through its zoning*, a more intense use of selected previously developed sites (or portions of sites) so as to create affordable housing opportunities.

The Township will continue to explore Highlands Redevelopment opportunities. However, for the purpose of fulfilling the remaining three (3) unit third round growth share obligation, the Township will continue its accessory apartments program to cover another three (3) units.

Accessory Apartments

The principal issue in moving forward with any affordable housing program in the Highlands is how to address sewage treatment and disposal and how the use of additional septic systems or septic capacity to do so might impact the developability of other properties in Holland, due to the maximum septic density limitations within the Township. The Huntington Knolls/Jiovino site has already been approved by the NJDEP for an Individual Water Quality Management Plan amendment, so it will be sewerred, and the Township's proposed Waste Water Management Plan includes not only the Huntington Knolls/Jiovino site but also the VR-A Zone. However, accessory apartments would be created in areas that are not served by public sewer.

The Highlands Council interprets its septic density standards as applying to the number of dwelling units permitted, not just the number of septic systems. However, if an owner of an existing single family dwelling were permitted to create an accessory apartment within that dwelling, without adding to it and without any increase in the total number of bedrooms in the dwelling, there should be no impact on septic system usage (since the size of a septic system is designed based on the number of bedrooms in the home).

Consequently, Holland Township intends to seek permission from the Highlands Council for an accessory apartment program based on amended zoning provisions that would ***limit the resulting total number of bedrooms in both the accessory apartment and the host unit to the existing number of bedrooms and would require use of the existing septic system to serve both units.*** This is not a limit on the size of the accessory apartment, which is prohibited by COAH, but it is a limit on the total number of bedrooms within the host unit and the accessory apartment unit combined, so that this type of program can work in the Highlands Region. If permitted, such an accessory apartment program could address the remaining three (3) units of the third round growth share obligation in a manner consistent with the Highlands Regional Master Plan.

The Township will have to subsidize the creation of the accessory apartments with a one-time payment of \$20,000 for each moderate income unit and \$25,000 for each low income unit. The homeowner would be permitted to choose which level of subsidy would apply, based on whether the accessory apartment unit would be restricted to a low income household or a moderate income household. The units would be restricted for a period of 10 years.

The subsidy is permitted to be used by the owner to cover the costs of construction in creating the unit or, in the alternative, to provide compensation for the reduction in the rental rate over the requisite 10 year period of affordability controls. The rental rates are limited to a rent level affordable to a household earning 60 percent of median income for the housing region for a moderate income unit and affordable to a household earning 44 percent of median income for the housing region for a low income unit.

During the 10 year affordability control period, the accessory apartment would have to be affirmatively marketed to qualified households throughout the housing region, but at the end of the 10 year period, the owner would have a legal accessory apartment that could be rented to anyone of his choosing, including a family member. The total cost to the Township of this program, assuming ten (10) homeowners apply for it, would be not more than \$250,000.

The Fair Share Plan includes revised ordinances that would permit the creation of affordable accessory apartments subject to the parameters outlined herein. The Township has had a very successful accessory apartment program in place, but the regulations need to be amended to comply not only with COAH's Rules but to create consistency with the Highlands Regional Master Plan's septic density limits.

Site Suitability Documentation

Huntington Knolls/Jiovino

The Huntington Knolls/Jiovino site is identified on the Holland Township Tax Map as Block 24, Lots 3 and 13. It is located along County Route 519 in the southern portion of the Township. Appendix I presents maps providing information as to the Highlands resources and resource protection areas found on this site. Copies of the NJDEP approval of the Individual Amendment to the Upper Delaware Water Quality Management Plan and of the Notice of the Amendment published in the New Jersey Register on April 20, 2009 (which includes comments and responses), are provided, as well.

VR-A Zone

The site in the VR-A zone that was not part of the Township's previously certified Housing Element and Fair Share Plan has nevertheless been approved by the Planning Board for an inclusionary residential development with a substantial set-aside of six (6) affordable housing units (a set-aside rate of 50% of the total number of new units proposed).

This site is identified on the Holland Township Tax Map as Block 61, Lot 6, and, as indicated previously, is being developed in conjunction with the preservation of an environmentally constrained parcel located on the west side of County Route 519 (Block 10, Lot 47). Appendix J presents maps providing information as to the Highlands resources and resource protection areas found on this site.

Third Round Rental, Family, and Very Low Income Housing Obligations

Holland Township's plan will address all of the above components of the third round growth share obligation. The ten (10) unit rental obligation would be satisfied, even exceeded, on the Huntington Knolls/Jiovino site through five (5) affordable family rental units and five (5) bedrooms in a supportive special needs group home. As a result, Holland will be eligible for rental bonuses on nine (9) of the fourteen (14) excess family rental units in its plan.

Holland Township also has to address the new requirement of the Fair Housing Act that 13% of ALL affordable housing units created to satisfy the third round obligation must be affordable to very low income households. This means that Holland has a very low income housing obligation, based on the revised 37 unit third round growth share obligation, of 4.81 or five (5) units. The Affordable Housing Ordinance will include a requirement that at least 10% of all affordable rental units shall be affordable to households earning 30% or less of median income, so two (2) of the family rental units at Huntington Knolls and one (1) of the family rental units in

the VR-A zone will have to be a very low income unit. The remaining two (2) very low income units will be addressed with two (2) of the bedrooms in the supportive special needs group home that is contemplated in the converted Huntington Knolls development. COAH requires that, to the extent feasible, at least 50% of the required very low income units be family units, and this requirement will be met.

Overall, out of the 28 units and 37 credits intended to address the third round growth share obligation, nearly 80% will be family units. At this time, the Township does not anticipate that age-restricted units will be included in its plan, and the only special needs housing contemplated for the third round growth share obligation is the supportive special needs group home contemplated to be built by the developer in the converted Huntington Knolls development.

Consideration of Other Sites for Inclusionary Residential Development

No other sites have been proposed for inclusionary development other than the sites included in the plan.

At this time, there is nothing on the horizon in the way of new development in Holland Township, due in large measure to the economy. The Township does not expect to reach the level of development forecast by COAH within the certification period unless there are major changes in the economy and in State policies regarding development in the Highlands Region.

Availability of Infrastructure

Holland Township does have a sewerage system within the central part of the Township. Sewage is collected in lines owned by the Township and carried to Milford where it is treated in the Milford Sewage Treatment Plant under an agreement that predates many of the current NJDEP regulations.

The Township has public water via American Water. It is available only within the central part of the Township and in a former industrial area near the River. Right now, most of Holland Township is considered by the Highlands Council to be in a Water Deficit condition. The only way to overcome this limitation in the immediate future will be for developers to implement plans to recharge more water than their developments will use.

Subject to the need to address the Highlands Water Deficit issue, there is sufficient capacity in each of these systems to provide sewer and water service to both the Huntington Knolls development and the development approved in the VR-A zone. The Township does not plan, and it is doubtful that the NJDEP and the Highlands Council would permit, any expansion in either the capacity or the service area of these two systems beyond the areas currently served and proposed to be served by them.

The majority of Holland Township is dependent upon individual septic systems and private wells for sewage disposal and water supply, respectively. The capacity to accommodate additional wells and septic systems is already limited in the Highlands Preservation Area by NJDEP

regulations. Assuming the Township continues on the path of opting in to conformance with the Highlands Regional Master Plan for the Planning Area, such capacity will be limited in the Planning Area, as well (this is reflected in the Highlands Build-Out Analysis). The Highlands Build-Out Analysis for Holland Township, which is presented in the Appendix to this document, demonstrates the impact of the Highlands Regional Master Plan on the Township's development capacity.

Anticipated Land Use Patterns, Anticipated Demand for Projected Growth and Economic Impact

The overall land use pattern in Holland Township is not expected to change significantly in response to this Housing Element. Most of the Township is still quite rural. The only area that takes on a more suburban/village character is the central part of the Township, where the majority of the existing development is located. Here, the development of the VR-A zone as approved and the development of the Huntington Knolls site will affect the immediately surrounding landscape. There are likely to be some economic benefits for local businesses from these developments, since they will bring more households to the neighborhood in which such businesses are located.

The plan does provide for adaptive reuse of the Township's existing housing stock in the proposed accessory apartments program. This should not have any perceptible impact on the existing land use pattern.

As a result of the development limitations imposed by the NJDEP Highlands Preservation Area regulations and the anticipated impact of municipal conformance with the Highlands Regional Master Plan throughout the Highlands Region, it is expected that the demand for housing throughout the Highlands Region will exceed the supply. The economic impacts of this are not yet known – presumably existing housing values will rise, but the speculative value of vacant and farmed land will stabilize. This is not an outcome of the Housing Element, but it is a reality that is likely to result in slower growth in the future than Holland (and other Highlands Region municipalities) have experienced in the past.

Development Constraints

Much of the Township is subject to environmental constraints of one kind or another as a result of the Highlands Regional Master Plan. The Township has prepared (but has not yet adopted) a Highlands Environmental Resource Inventory and a Highlands Master Plan Element that identify these constraints and their impact on future development in the Township. These constraints should not preclude the implementation of any the proposals contained in this Housing Element and Fair Share Plan, however.

Holland Township is located in the Highlands Region. The bulk of the Township is in the Planning Area.

The Township is not without its share of contaminated sites (two former paper mills). In both cases, the contaminated site owners elected to limit the clean-up achievement level to an industrial standard, with a deed restriction against future residential development. This serves two purposes. It keeps site clean-up costs down, and it reduces the potential for lawsuits from future residents of the site. It is possible that the two paper mills could someday be considered for Highlands Redevelopment, but such redevelopment is unlikely to include any residential uses.

Summary of Holland's Third Round Affordable Housing Plan

Holland Township will address its current cumulative third round affordable housing obligation as follows:

Rehab Obligation:

25 units

Two (2) units rehabilitated and eligible for crediting; 23 units to be rehabilitated through an ongoing housing rehabilitation program in the Township.

Prior Round Obligation:

17 units

4 credits for RCA with Lambertville, fully executed

7 credits for 7 accessory apartments already created (rentals)

6 credits for 3 of the family rental units to be constructed by Jiovino at Huntington Knolls pursuant to a conversion (yet to be requested and approved) plus 3 rental bonuses

Third Round Obligation:

41 units reduced to 37 units due to permitted exclusions

13 family rental units at Huntington Knolls

6 special needs bedrooms at Huntington Knolls

8 rental bonuses from extra family rental units at Huntington Knolls

6 family rental units in VR-A zone

1 rental bonus from extra family rental unit in VR-A zone

3 accessory apartments in existing residential buildings with no net increase in number of bedrooms and no new septic systems (3 credits)

TOTAL

79 credits/79 unit cumulative obligation

The Appendices to this Housing Element as well as to the Fair Share Plan include the mapping, support documentation and/or zoning amendments required by COAH for each of the foregoing programs and credits, in addition to a new Affordable Housing Ordinance, a new Affirmative Marketing Plan, the Township's COAH-approved Development Fee Ordinance, a new Spending Plan, and a Resolution of Intent to Fund any shortfall.

Holland Township has been using Housing and Community Development Services, Inc. (HCDS) to administer its existing accessory apartment and rehabilitation programs. It expects to continue this relationship into the future. It has also retained the services of another Administrative Agent, Piazza and Associates, for the specific purpose of administering any new affordable units created in the Township as well as rerentals of rehabilitated units and accessory apartment units. Copies of the current contracts with HCDS and with Piazza and Associates are included in the Appendices to the Fair Share Plan.

**HOUSING ELEMENT
APPENDICES**

APPENDIX A
INVENTORY OF MUNICIPAL HOUSING CONDITIONS

Appendix A:

Inventory of Municipal Housing Conditions

The primary source of information for the inventory of the Township's housing stock is the 2000 U.S. Census. While the Census data was compiled in 2000, it remains the only source of information that provides the level of detail needed for this analysis.

According to the 2000 Census, the Township had 1,942 housing units, of which 1,881 (97%) were occupied. Table 1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. The Township largely consisted of single family detached units, (90% of the total, compared to 74% in the County). The Township had a lower percentage of renter-occupied units, 7%, than Hunterdon County (19.5%) and the State (52%).

Table 1: Units in Structure by Tenure

Units in Structure	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1, detached	1,750	44	1,706	1,626	80
1, attached	90	0	90	70	20
2 or more	102	17	85	44	41
Other	0	0	0	0	0
Mobile Home	0	0	0	0	0
Total	1,942	61	1,881	1,740	141

Source: 2000 U.S. Census, QT-H5 & QT-H10 (STF-3) for Township.

Table 2 presents the data concerning the year housing units were built by tenure, while Table 3 compares the Township to Hunterdon County and the State. Approximately 58% of all the units in the Township were built prior to 1970, 56% of the owner-occupied units and 82% of the renter occupied units were built prior to 1970. The presence of an older housing stock is one of the factors which correlates highly with filtering. Filtering is a downward adjustment of housing need which recognizes that the housing requirements of lower-income groups can be served by supply additions to the higher-income sections of the housing market.

Table 2: Year Structure Built by Tenure

Year Built	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1990 - 2000	260	12	248	237	11
1980 - 1989	260	0	260	260	0
1970 - 1979	297	11	286	271	15
1960 - 1969	380	9	371	364	7
1950 - 1959	324	0	324	304	20
1940 - 1949	62	0	62	48	14
Pre-1940	359	29	330	256	74

Source: 2000 U.S. Census, STF-3QT-P1 for Township.

Table 3 compares the year of construction for all dwelling units in the Township to Hunterdon County and the State. The Township had a larger percentage of units built between 1960 and 1979 than does the County or State, and a much smaller percentage of units built before 1950, which is reflected in the median year built.

Table 3: Comparison of Year of Construction for Township, County and State

Year Built	%		
	Holland Township	Hunterdon County	New Jersey
1990 - 2000	13.4	17.1	10.5
1980 - 1989	13.4	22.4	12.4
1970 - 1979	15.3	15.1	14
1960 - 1969	19.6	10.2	15.9
1950 - 1959	16.7	9.1	17.1
1940 - 1949	3.2	4.2	10.1
Pre-1940	18.5	21.9	20.1
Median Year	1966	1973	1962

Source: 2000 U.S. Census, STF-3 DP-4 for Township, County and State.

Information reported in the 2000 Census concerning occupancy characteristics includes the household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; these data are reported in Tables 4 and 5, respectively. Table 4 indicates that renter-occupied units generally house smaller households, with 62% of renter-occupied units having 2 persons or fewer compared to 55% of owner-occupied units. Table 5 indicates that renter-occupied units generally have fewer bedrooms, with 55% having two bedrooms or fewer, compared to 21% of owner-occupied units.

Table 4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	291	252	39
2 persons	753	703	50
3 persons	302	275	27
4 persons	337	323	14
5 persons	136	128	8
6 persons	48	44	4
7+ persons	14	13	1
Total	1,881	1,738	143

Source: 2000 U.S. Census, STF-3 H-17 for Township.

Table 5: Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(%)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No bedroom	4	.2	0	4	0	4
1 bedroom	60	3.1	4	56	35	21
2 bedrooms	407	21	21	386	332	54
3 bedrooms	856	44.1	15	841	788	53
4 bedrooms	493	25.4	4	489	480	9
5+ bedrooms	122	6.3	17	105	105	0

Source: 2000 U.S. Census, STF-3QT-H8 for Township.

Table 6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units to those of the County and State. The Township's average household size for all units and renter occupied units was higher than those of the County and State.

Table 6: Average Household Size for Occupied Units for Township, County and State

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Holland Township	2.72	2.75	2.43
Hunterdon County	2.69	2.82	2.03
New Jersey	2.68	2.85	2.37

Source: 2000 U.S. Census, STF-3 DP-1 for Township, County and State.

The distribution of bedrooms per unit, shown in Table 7, indicates that the Township has fewer 0 to 1 bedroom units than the County or State and more 2 or 3 bedroom units.

Table 7: Percentage of All Units by Number of Bedrooms for Township, County and State

Jurisdiction	None or one	Two or Three	Four or More
Holland Township	3.3	65.1	31.7
Hunterdon County	9.2	53.7	37.1
New Jersey	18.3	59.1	22.6

Source: 2000 U.S. Census, STF-3 QT-H10 for Township, County and State.

In addition to data concerning occupancy characteristics, the 2000 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used by COAH in calculating a municipality's deteriorated units and indigenous need. The surrogates used to identify housing quality, in addition to age (Pre-1940 units in Table 2), are the following, as described in COAH's rules.

- Persons per Room* 1.01 or more persons per room is an index of overcrowding.
- Plumbing Facilities* Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities.
- Kitchen Facilities* Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove, or a refrigerator.

Table 8 compares the Township, County, and State for some of the above indicators of housing quality. The Township was similar to the County and State for inadequate kitchen facilities and overcrowding but higher for inadequate plumbing facilities.

Table 8: Housing Quality for Township, County and State

Condition	%		
	Holland Township	Hunterdon County	New Jersey
Overcrowding ¹	.5	.4	11
Inadequate plumbing ²	1.3	.4	.7
Inadequate kitchen ²	.6	.2	.8

Notes: ¹The universe for these factors is occupied housing units.

²The universe for these factors is all housing units.

Source: 2000 U.S. Census, STF-3 QT-H4 for Township, County and State.

The last factors used to describe the municipal housing stock in the U.S. Census are the self-reported estimated values and rental values for residential units. The 2000 Census shows that 79% of the housing units are valued over \$150,000, with the median value of \$199,000.

Table 9: Value of Owner Occupied Residential Units

Value	Number of Units	%
\$0 – 50,000	0	0
\$50,000 – 99,999	65	4.1
\$100,000 – 149,999	266	16.8
\$150,000 – 199,999	469	29.7
\$200,000 – 299,999	584	37
\$300,000 – 499,999	184	11.6
\$500,000 – 999,999	12	.8
\$1,000,000 +	0	0

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-4.

With regard to renter-occupied units, 89 of the 122 renter-occupied units in the Township, or 73%, rent for over \$750 per month.

Table 10: Gross Rents for Specified Renter-Occupied Housing Units¹

Monthly Rent	Number of Units	%
Under \$200	0	0
\$200 – 299	0	0
\$300 – 499	0	0
\$500 – 749	33	27
\$750 – 999	38	31.1
\$1,000 – 1,499	33	27
\$1,500 or more	0	0
No Cash Rent	18	14.8

Note: Median gross rent for Holland Township is \$905

Source: 2000 U.S. Census, SF-3 for Township, QT-H12.

The data in Table 11 indicate that there were 41 renter households with an annual income less than \$35,000, which was the approximate income threshold for a three-person, moderate-income household in Hunterdon County in 2000. At least 27 of these households are paying more than 30% of their income for rent; a figure of 30% is considered the limit of affordability for rental housing costs.

Table 11: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999

Income	Number of Households	Percentage of Household Income					
		0-19%	20-24%	25-29%	30-34%	35%+	Not computed
< \$10,000	0	0	0	0	0	0	0
\$10,000 - 19,999	14	0	0	0	0	14	0
\$20,000 - 34,999	27	0	0	7	0	13	7
\$35,000 +	81	48	13	0	9	0	11

Note: ¹The universe for this Table is specified renter-occupied housing units.

Source: 2000 U.S. Census, STF-3 QT-H13 for Township.

APPENDIX B
ANALYSIS OF DEMOGRAPHIC CHARACTERISTICS

Appendix B:

Analysis of Demographic Characteristics

As with the inventory of the municipal housing stock, the primary source of information for the analysis of the demographic characteristics of the Township's residents is the 2000 U.S. Census. The data collected in the 2000 Census provide a wealth of information concerning the characteristics of the Township's population.

Holland Township had 5,124 persons in 2000 according to the census, or 232 more persons than in 1990, a increase of 5%. The Township's 5% increase in the 1990's compares to a 13% increase in Hunterdon County and an 8% increase in New Jersey.

The age distribution of the Township's residents is shown in Table 1. The Township's largest population falls in the 35 to 54 age range and the least population in the 0-4 age range.

Table 1: Population by Age

Age	Total Persons	%
0-4	290	5.7
5 - 19	1,079	21.1
20 - 34	666	13
35 - 54	1,750	34.1
55 - 69	792	15.5
70 +	547	10.6
Total	5,124	100

Source: 2000 U.S. Census, SF-1 for Township, QT-P1.

Table 2 compares the Township to the County and State by age categories. The principal differences among the Township, County, and State occur in the 20-34, where the Township had a lower proportion than the County and State, and the 50-84 age categories, where the Township's proportion was higher than the County and State.

Table 2: Comparison of Age Distribution for Township, County and State (% of persons)

Age	Holland Township	Hunterdon County	New Jersey
0 - 4	5.7	6.6	6.7
5 - 19	21.1	20.9	20.4
20 - 34	13	15.5	19.8
35 - 49	25.6	32.4	24.3
50 - 64	20.2	14.6	15.5
65 - 84	13	8.9	11.6
85 +	1.4	1.1	1.6
Median	41.2	38.8	36.7

Source: 2000 U.S. Census, STF-3 QT-P1 for Township, County and State.

Table 3 provides the Census data on household size for the Township, while Table 4 compares household sizes in the Township to those in Hunterdon County and the State. The Township differs from the County and State in terms of the distribution of household sizes by having fewer 1 person households and more 2 person households.

Table 3: Persons in Household

Household Size	Total Units
1 person	291
2 persons	753
3 persons	302
4 persons	337
5 persons	136
6 persons	48
7+ persons	14
Total	1,881

Source: 2000 U.S. Census, STF-3 QT-P10 for Township.

Table 4: Comparison of Persons in Household for Township, County and State (% of households)

Household Size	Township	County	State
1 person	15.5	20	24.5
2 persons	40	33.8	30.3
3 persons	16.1	17.2	17.3
4 persons	17.9	18.9	16
5 persons	7.2	7.5	7.5
6 persons	2.6	2	2.7
7 or more persons	.7	.7	1.7
Persons per household	2.72	2.69	2.68

Source: 2000 U.S. Census, STF-3 QT-P10 for Township, County and State.

Table 5 presents a detailed breakdown of the Township's households by household type and relationship. There were 1,523 family households in the Township and 358 non-family households; a family household includes a householder living with one or more persons related to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only. In terms of the proportion of family and non-family households, the Township had more family households than the State (81% for the Township, 75% for the County, and 70% for the State).

Table 5: Household Type and Relationship

	Total
In family Households:	1,523
Married	1,376
Child	662
In Non-Family Households:	358
Male householder:	147
Living alone	108
Not living alone	39
Female householder:	211
Living alone	183
Not living alone	28
In group quarters (persons):	0
Institutionalized	0
Non-institutionalized	0

Source: 2000 U.S. Census, SF-1 for Township, QT-P11 and QT-P12.

Table 6 provides 1999 income data for the Township, County and State which is the last full year of income before the 2000 Census questionnaires were distributed. The Township's per capita and median incomes were lower than the County but higher than the State.

Table 6: 1999 Income for Township, County and State

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Holland Township	\$28,581	\$68,083	\$71,925
Hunterdon County	\$36,370	\$79,888	\$91,050
New Jersey	\$27,006	\$55,146	\$65,370

Source: 2000 U.S. Census, SF-3 DP-3 for Township, County and State.

Table 7 addresses the lower end of the income spectrum by providing data on poverty levels for persons and families. The determination of poverty status and the associated income levels is based on the cost of an economy food plan and ranges from an annual income of \$8,501 for a one-person household to \$28,967 for an eight-person family for the year 1999. According to the data in Table 7, the Township proportionally had fewer persons qualifying for poverty status than did the State. However, the percentages in Table 7 translate to 111 persons, but 25 families classified in poverty status. Thus, the family households had a much larger share of the population in poverty status.

**Table 7: Poverty Status for Persons and Families for Township, County and State
(% with 1999 income below poverty)**

Jurisdiction	Persons (%)	Families (%)
Holland Township	2.2	1.6
Hunterdon County	2.6	1.6
New Jersey	8.5	19.4

Source: 2000 U.S. Census, SF-3 QT-H7 for Township, County and State.

The U.S. Census includes a vast array of additional demographic data that provides insights into an area's population. For example, Table 8 provides a comparison of the percent of persons 5 years old and older who lived in the same house as in 1995; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percent of the State and County residents residing in the same house as in 1995 was less that of the Township.

Table 8: Comparison of 1995 Place of Residence for Township, County and State

Jurisdiction	Percent living in same house in 1995
Holland Township	67.2
Hunterdon County	61.8
New Jersey	59.8

Source: 2000 U.S. Census, SF-3 DP-2 for Township, County and State.

Table 9 compares the educational attainment for Township, County, and State residents over age 25. These data indicate that Township residents exceeded State in graduating from high school but fewer graduates from post secondary.

**Table 9: Educational Attainment for Township, County and State Residents
(Persons 25 years and over)**

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Holland Township	90.9	24.3
Hunterdon County	91.5	41.8
New Jersey	82.1	29.8

Source: 2000 U.S. Census, SF-3 DP-3 for Township, County and State.

The 2000 Census also provides data on the means of transportation which people use to reach their place of work. Table 10 compares the Census data for the Township, County, and State relative to driving alone, carpooling, using public transit, and using other means of transportation. The Township had a relatively high percentage of those who drive alone, and a relatively low percentage of workers who carpool or use public transit. Of the 6.8% of workers who reside in the Township and use other means of transportation to reach work, 166 workers work at home and 7 workers walked to work.

**Table 10: Means of Transportation to Work for Township, County and State Residents
(Workers 16 years old and over)**

Jurisdiction	Percent who drive alone	Percent in carpools	Percent using public transit	Percent using other means
Holland Township	84.6	7.8	.9	6.8
Hunterdon County	82.5	7.3	1.7	8.5
New Jersey	73	10.6	9.6	6.8

Source: 2000 U.S. Census, SF-3 DP-3 for Township, County and State.

APPENDIX C
SUMMARY OF EMPLOYMENT DATA

Appendix C:

Summary of Employment Data

The 2000 Census provides detailed information on a municipality's resident population regarding their means of employment. Employment characteristics are described two ways. First through occupation which is the type of work the employee performs. The second is by industry, or the type of business. The following table outlines these two characteristics for Holland Township.

Table 1: Selected Employment Characteristics of Resident Population

Employed civilian population 16 years and over	2,599	100.0
OCCUPATION		
Management, professional, and related occupations	958	36.9
Service occupations	302	11.6
Sales and office occupations	729	28.0
Farming, fishing, and forestry occupations	9	0.3
Construction, extraction, and maintenance occupations	327	12.6
Production, transportation, and material moving occupations	274	10.5
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	14	0.5
Construction	236	9.1
Manufacturing	374	14.4
Wholesale trade	120	4.6
Retail trade	266	10.2
Transportation and warehousing, and utilities	121	4.7
Information	166	6.4
Finance, insurance, real estate, and rental and leasing	237	9.1
Professional, scientific, management, administrative, and waste management services	301	11.6
Educational, health and social services	494	19.0
Arts, entertainment, recreation, accommodation and food services	53	2.0
Other services (except public administration)	104	4.0
Public administration	113	4.3

Source: Data from the 2000 Census table DP-3 (STF-3).

The table highlights that the largest percentage of the Township's population is employed in the educational, health and social services field and the largest percentage of the employed population holds a management or professional position.

In addition to seeking information about the employment characteristics of the population, COAH requires municipalities to report on the types of industries found within the municipality. According to the New Jersey Department of Labor Annual Report for 2003, Branchburg's employment opportunities were primarily in the manufacturing, wholesale trade, health care and social assistance, and construction industries. Table 2 presents these data.

Table 2: Employment and Wages by Industry, Holland Township

HOLLAND TOWNSHIP	Average Annual Units	Average Annual Employment	Average Annual Wages
Agriculture, forestry, fishing and hunting			
Construction	4	7	\$22,214
Manufacturing			
Wholesale trade			
Retail trade			
Transportation and warehousing			
Information			
Finance and insurance			
Real estate and rental and leasing			
Professional and technical services			
Management of companies and enterprises			
Administrative and waste services			
Educational services			
Health care and social assistance			
Arts, entertainment, and recreation			
Accommodation and food services			
Other services, except public administration			
Unclassified entities			
PRIVATE SECTOR MUNICIPALITY TOTAL	10	49	\$14,037
FEDERAL GOVT MUNICIPALITY TOTAL			
LOCAL GOVT MUNICIPALITY TOTAL	2	146	\$39,967

Source: 2003 Annual Report, NJDOL.

The extremely low employment reported for Holland Township appears to be inaccurate, as there are known employment units in the agricultural, retail, finance and insurance and several of the service sectors within the Township. It may be that some of these employment units were reported as being located in Milford, since most of these places of business have a Milford address. While Holland Township does not have significant numbers of employment opportunities, more exist than have been reported in the Department of Labor's 2003 Annual Report.

APPENDIX D
WORKBOOK A – COAH’S CALCULATIONS OF GROWTH SHARE
OBLIGATION, WITH AND WITHOUT APPLICABLE EXCLUSIONS

To be Completed in Final Submission to COAH

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

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

Municipality Name:

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 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. Use these figures in the Application for Substantive Certification.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2) *		
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
built or projected to be built post 1/1/04		
Inclusionary Development	0	
Supportive/Special Needs Housing	0	
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	0	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	0	0
5 Projected Growth Share (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	0.00 Affordable Units	0.00 Affordable Units
6 Total Projected Growth Share Obligation		0 Affordable Units

* For residential growth, see Appendix F(2), Figure A.1, Housing Units by Municipality. For non-residential growth, see Appendix F(2), Figure A.2, Employment by Municipality.

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: **0**

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	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
Total	0

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. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
		0			0
		0			0
		0			0
		0			0
		0			0
Total		0	0	0	0

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
Total	0	0

[Return To Workbook A Summary](#)

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

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

Municipality Name:

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 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. Use these figures in the Application for Substantive Certification.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2) *		
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
built or projected to be built post 1/1/04	0	
Inclusionary Development	0	
Supportive/Special Needs Housing	0	
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	0	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	0	0
5 Projected Growth Share (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	0.00 Affordable Units	0.00 Affordable Units
6 Total Projected Growth Share Obligation		0 Affordable Units

* For residential growth, see Appendix F(2), Figure A.1, Housing Units by Municipality. For non-residential growth, see Appendix F(2), Figure A.2, Employment by Municipality.

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: 0

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	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
Total	0

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. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
		0			0
		0			0
		0			0
		0			0
		0			0
Total		0	0	0	0

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
Total	0	0

[Return To Workbook A Summary](#)

APPENDIX E
HIGHLANDS BUILD-OUT ANALYSIS
(MODULE 2 OF BASIC PLAN CONFORMANCE)

To be Included in Final Submission to COAH

APPENDIX F
DOCUMENTATION OF PRIOR REHABILITATION ACTIVITY

Rehabilitation of Substandard Units

Open Mortgages for Direct Subsidy with Perpetual Lien

Updated - 3/12/07

Block	Lot	Name	Address	Date Deed Filed	Balance Amount	Date Lien Cancelled
2	10	Reasoner	9 Mill Road	2/27/1997	\$ 11,675.00	Dec. 15, 2003
2	15	Rodenbaugh	1 Mill Road	2/27/1997	\$ 16,265.00	
2	17	DeRemer/Garrett	7 Mill Street	7/19/1996	\$ 19,990.00	May 11, 1198
3	67	Dean	461 Ellis Road	2/19/1992	\$ 18,450.00	Jul. 18, 2006
3	43	Rausch	171 Myler Road	10/7/1994	\$ 8,870.00	
3	88	Perrone	159 Mylar Road	2/10/1995	\$ 22,858.00	Aug. 17, 2004
4	4	Wisner	17 Willow Lane	5/23/1997	\$ 14,115.00	Dec. 3, 1999
5	16	Tetemer	450 Bellis Road	10/9/1997	\$ 14,515.00	Nov. 25, 2003
5	22	Hildebrant	480 Bellis Road	9/9/1996	\$ 18,525.00	Feb. 29, 2000
5	25	Sears	496 Bellis Road	10/5/1995	\$ 20,340.00	
6	107	Crown	34 Winding Way	6/22/1995	\$ 20,180.00	
8.06	4	Cooper	8 Fernwood Road	5/9/1995	\$ 2,434.00	Jul. 21, 1997
10	31	Runge	781 Milford-Warren Glen Rd.	1/10/1997	\$ 14,367.00	
10	45	Fletcher	18 Church Road	7/11/2006	\$ 22,451.00	
12	11	Fretz	698 Riegelsville Road	5/26/1999	\$ 3,800.00	
13	14	Nauman	318 Church Road	10/5/1995	\$ 7,347.00	Feb. 27, 2007
13	26	Pursell	382 Church Road	11/1/1994	\$ 23,992.00	
13	27	L. Pursell	386 Church Road	10/29/1993	\$ 12,125.00	Mar. 9, 2000
13	47	Pyatt	440 Church Road	2/9/2001	\$ 25,952.00	
16.1	43	Cirignano	4 Deerpath Road	11/1/1994	\$ 10,500.00	Nov. 28, 2001
20	1.01	Currie	89 Crabapple Hill Road	3/10/2006	\$ 24,500.00	
21	6.01	Gano	379 Church Road	5/15/2000	\$ 12,031.00	
22	42	LaRosa	74 Crabapple Hill Road	8/21/1996	\$ 17,950.00	
22	44	Laubach	86 Crabapple Hill Road	3/14/2003	\$ 9,814.00	Feb. 23, 2007
22	72	Peters	88 Crabapple Hill Road	11/2/1996	\$ 6,261.00	
25	61	Zdepski	195 Stamets Road	2/10/1995	\$ 4,425.00	Jun. 27, 2000
25	98	Sheets	418 Milford-Mt. Pleasant Rd.	7/19/1996	\$ 7,075.00	Dec. 22, 2006
26	12	Kline	331 Riegelsville Road	7/17/1996	\$ 17,325.00	
26	13	Moore	327 Reiglesville Road	1/9/1995	\$ 16,270.00	Feb. 20, 2002

APPENDIX G
DOCUMENTATION OF COMPLETED REGIONAL CONTRIBUTION
AGREEMENT WITH CITY OF LAMBERTVILLE

**Regional Contribution Agreement (RCA) between
the Township of Holland and the City of Lambertville**

THIS AGREEMENT is made on the 6th day of January, 2005, by and between the Township of Holland and the City of Lambertville.

WHEREAS, the Fair Housing Act, N.J.S.A. 52:27D-301 to 329 at 312, allows two municipalities to enter into a contractual agreement, known as a regional contribution agreement (RCA), for the transfer of up to 50 percent of a sending municipality's fair share obligation to a receiving municipality within its housing region; and

WHEREAS, both of said municipalities believe that the execution of this RCA will be beneficial to the residents of their respective communities and the housing region;

NOW THEREFORE, in consideration of the premises herein set forth, and the mutual covenants and promises herein contained, the parties do by and between themselves agree as follows:

Article 1. TRANSFER OF HOUSING OBLIGATION

The City of Lambertville hereby agrees to accept, and The Township of Holland agrees to transfer, four (4) low and moderate income units, as the first RCA undertaken by the Township of Holland. The four (4) units are less than 50 percent of Holland Township's fair share obligation. The City of Lambertville agrees to apply the funds to be paid to it hereunder so as to create at least four (4) new units of low and moderate income housing through the Habitat for Humanities Program. At least half of these units will be affordable to low income households.

Article 2. SENDING MUNICIPALITY'S RESPONSIBILITIES

Holland Township agrees to pay, and The City of Lambertville agrees to accept, the sum of \$25,000 per unit transferred in two equal payments totaling \$100,000.

2.1 Payments will be made according to the following schedule and in the following amounts:

Payment Date	Amount
1st payment on or before September 15, 2004; provided that such sum shall not be payable until three months after Holland Township receives substantive certification, and the contingencies set forth in Article 6, below, have been satisfied, if that date occurs later.	\$50,000

2nd payment on or before June 15, 2005;
provided, however, that if the date determined for
the first payment (as stated above) is later than
September 15, 2004, then this additional sum
will be paid within nine months after the date determined
for the first payment.

\$50,000

2.2 The above stated payments and payment schedule are the responsibility of Holland Township and will be paid in accordance with the above schedule regardless of the source of the funding.

2.3 Holland Township will obtain any and all financing necessary to fulfill its obligation to make the payments set forth above to The City of Lambertville.

2.4 The parties acknowledge that Holland Township's payments to The City of Lambertville as set forth above include payment on a per unit basis to defray costs of administration as allowed by the rules of the Council on Affordable Housing (COAH) and other reasonable and necessary expenses, including the cost of infrastructure, incurred by The City of Lambertville in connection with this Agreement and that said amount shall be within COAH guidelines for such costs.

2.5 Holland Township is responsible for obtaining Substantive Certification of its Housing Element and Fair Share Plan from COAH as provided under the Fair Housing Act.

2.6 Holland Township shall submit a letter to the Hunterdon County Planning Board requesting review of the RCA and the RCA project plan.

Article 3. RECEIVING MUNICIPALITY'S RESPONSIBILITIES

The City of Lambertville will prepare a project plan to implement and achieve the purposes of this Agreement to provide a realistic opportunity for low and moderate income housing within the City of Lambertville convenient to employment opportunities which will be consistent with sound regional planning. Such project plan will be submitted to the New Jersey Housing and Mortgage Finance Agency (NJHMFA), the Hunterdon County Planning Board and COAH for review and approval in accordance with COAH's regulations.

3.1 The parties hereto agree that The City of Lambertville will submit its project plan to NJHMFA on or before July 1, 2004.

3.2 The City of Lambertville will apply to the appropriate agencies for all required governmental approvals at the City, County and State levels.

3.3 The City of Lambertville may apply for appropriate grants in aid that may be available. Any monies realized through such grants will not affect the amount of Holland Township's contribution.

3.4 The funds contributed by Holland Township will be utilized by the City of Lambertville for the creation of four (4) Habitat for Humanities dwellings, which, under specified conditions, is an eligible housing activity under COAH's regulations.

3.5 The City of Lambertville will submit all semi-annual monitoring reports required by COAH in a timely manner.

3.6 The City of Lambertville will establish a separate interest-bearing escrow account for all monies received pursuant to the RCA. This escrow agreement will permit COAH to effectively monitor disbursements of the funds received pursuant to the RCA. This account will be monitored on a quarterly basis.

3.7 The City of Lambertville will submit annually to COAH and to NJHMFA its municipal audit, signed by the Mayor, showing the disbursement of all RCA funds.

3.8 All interest generated from the RCA funds and retained by The City of Lambertville may only be utilized for eligible housing activities under COAH's Rules or to offset inflation and generally may not be used to exceed the 20 percent cap on administration.

3.9 Any change in the project plan or in the administration of the program subsequent to approval by NJHMFA must be reviewed by the executive director of NJHMFA when requested by COAH, for determination as to whether a new feasibility analysis and approval is required.

3.10 The City of Lambertville must submit to the New Jersey Housing and Mortgage Finance Agency (NJHMFA) sufficient documentation acceptable to agency staff to demonstrate continued project plan feasibility.

3.11 The City of Lambertville agrees to designate an administrative entity to assure that the applicable affordability controls will be maintained on the units that result from Holland Township's RCA contribution over the requisite 30 year period.

3.12 It is agreed that The City of Lambertville's obligations pursuant to this Agreement are not limited to the above. The City of Lambertville agrees that it will complete the project pursuant to this Agreement in accordance with the regulations of COAH.

3.13 The City of Lambertville shall forward its Project Plan, and if required its Master Plan and zoning ordinances, to the Hunterdon County Planning Board along with a request for its review and approval.

Article 4. CREDIT TO HOUSING OBLIGATION

The City of Lambertville agrees that it will not claim as credits toward the fulfillment of its own affordable housing obligation any low or moderate income RCA units, as defined by the Fair Housing Act, and that all such credits will inure to the benefit of Holland Township. All RCA units will be permanently identified in the appropriate records of The City of Lambertville as having been rehabilitated or created to meet the fair share obligation of Holland Township.

Article 5. EXCESS FUNDS

Transferred funds in excess of the amount necessary to implement this Agreement will be retained and utilized by The City of Lambertville for the continued production of low and moderate income housing and/or the rehabilitation thereof and/or the construction of supporting infrastructure improvements consistent with the regulations of COAH.

Such excess funds, if available, may only be used to produce or rehabilitate additional low and/or moderate income units and/or for a capital expenditure ancillary to or benefitting low and moderate income households and/or to offset inflation. All interest generated must remain in the escrow account until expended on an eligible housing activity. The specific use of excess funds is subject to COAH approval and will require the following:

- a. Brief project description including address and number of units.
- b. Total development costs, including administration, and breakdown of financing.
- c. Amount of funds to be expended.
- d. Estimated start date.
- e. Projected date of completion.
- f. Balance of funds in the RCA account(s).

Article 6. CONTINGENCIES

This Agreement is contingent upon:

- a. Final approval by NJHMFA of the project plan of the City of Lambertville.
- b. Final approval of the project plan by the Hunterdon County Planning Board.

- c. Final substantive certification, pursuant to NJSA 52:27D-314, being issued to Holland Township, for a housing element and fair share plan which contain this RCA, as well as adoption by COAH of a final resolution approving this RCA, and the same being in full force and effect.

Article 7. EFFECTIVE DATE

This Agreement is considered a contractual agreement and will become effective upon the satisfaction of all of the contingencies set forth in Article 6, above. This Agreement is also, however, contingent upon either (i) a bond ordinance being enacted by Holland Township, pursuant to the Local Bond Law (N.J.S.A. 40A:2-1, et seq.) and the authorization of such bonds having become conclusive under N.J.S.A. 40A:2-49, or (ii) a capital funds ordinance being enacted creating an appropriation for the funds to be transferred to the City of Lambertville pursuant to this Agreement. This Agreement will be executed no later than 45 days after Holland Township receives the substantive certification from COAH pursuant to N.J.S.A. 52:27D-314, referred to in Article 6 c., above.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, this month, day and year first above written .

ATTEST

~~Date~~ Loretta Buckelew
LORETTA BUCKELEW, Clerk

City of Lambertville

By: David M. DelVecchio
DAVID M. DELVECCHIO, Mayor

Township of Holland

~~Date~~ Judith A. Belardo
JUDITH A. BELARDO, Clerk

By: Bernard Gibrien
BERNARD GIBRIEN, Mayor

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

TOWNSHIP OF HOLLAND
CURRENT ACCOUNT
MILFORD, NJ 08848

SUN NATIONAL BANK
MILFORD, NJ 08848
55-642/312

002365

08/22/2005

PAY TO THE
ORDER OF

CITY OF LAMBERTVILLE

\$ *****50,000.00

FIFTY THOUSAND DOLLARS and 00 CENTS

DOLLARS

CITY OF LAMBERTVILLE
18 YORK STREET
LAMBERTVILLE, NJ 08530

Bonard A. Buer
Judith A. Belardo
Michael C. Balafout

MEMO

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK. HOLD AT AN ANGLE TO VIEW.
"00 236 5" "03 1 2064 20" "4 750 24 13 19" "000 5000000"

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

TOWNSHIP OF HOLLAND
CURRENT ACCOUNT
MILFORD, NJ 08848

SUN NATIONAL BANK
MILFORD, NJ 08848
55-642/312

002733

11/01/2005

PAY TO THE
ORDER OF

CITY OF LAMBERTVILLE

\$ *****50,000.00

FIFTY THOUSAND DOLLARS and 00 CENTS

DOLLARS

CITY OF LAMBERTVILLE
18 YORK STREET
LAMBERTVILLE, NJ 08530

Judith A. Belardo
Bonard A. Buer
Michael C. Balafout

MEMO

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK. HOLD AT AN ANGLE TO VIEW.
"00 273 3" "03 1 2064 20" "4 750 24 13 19" "000 5000000"

APPENDIX H
DOCUMENTATION OF ACCESSORY APARTMENTS COMPLETED

**Updated and Additional Documentation,
Including Documentation for Seventh Accessory Apartment,
to be Included in Final Submission to COAH**

2006 NEW JERSEY COUNCIL ON AFFORDABLE HOUSING
ACCESSORY APARTMENT STATUS REPORT
FOR
HOLLAND TOWNSHIP, NEW JERSEY

PROJECT	OWNER	ADDRESS	BLOCK	LOT	BEDROOMS
6 ACCESSORY APARTMENTS	ARNOLD BROTHERS,LLC	356 CHURCH RD., MILFORD, NJ 08848	13	73	1- EFF.; 3-1BR; 1-2BR; 1-3BR

COMMENTS/STATUS:
UNITS TO BE COMPLETED IN MAY 2007. SANITARY IMPROVEMENT UNDERWAY WITH ANTICIPATED COMPLETION SUMMER 2007.

HOUSING ADMINISTRATOR: HOUSING AND COMMUNITY DEVELOPMENT SERVICES, INC.

DATE OF REPORT: MAY 1, 2007

TOWNSHIP OF HOLLAND
ACCESSORY APARTMENT PROGRAM

PROPERTY OWNER ASSISTANCE AGREEMENT

Applicant: Arnold Bros LLC Case Number: _____

I am the owner of property located at: 356 Church Rd
Milford NJ 08848 BIK 13 Lot 73

I know that I am able to receive \$10,000 in Accessory Apartment Program financing under the Rules and Regulations set forth in the Township of Holland Accessory Apartment Program. I know that this assistance has to be repaid by me under the terms and conditions for the program which are as follows:

- | | |
|--|--------------------------|
| - Maximum Assistance | \$10,000 |
| - Interest Rate | 0.0% |
| - Payments | 10-Year Deferred |
| - Upon sale of or transfer of property before 10 years | 100% of principal is due |

This assistance will be secured by a deed restriction of my property for the amount and term of the loan and shall be executed and filed, along with all applicable documentation, with the Hunterdon County Register's Office. I am accepting this assistance and agree to the following:

1. The assistance will be used only for the purpose of paying for improvements necessary to make my property meet the accessory apartment standards and applicable codes in effect.
2. Housing units improved under the Accessory Apartment Program will be utilized as residential space. Owner-occupied units shall not be leased.
3. The assistance may be reduced if the actual and approved costs of the repairs and improvements are less than \$10,000. I know that the amount of money I will receive will not be more than actual and approved costs.
4. To the extent and manner specified in the Agreement, work will be completed so that at the completion, the unit will meet the NJ Rehabilitation Subcode; and I will correct all code violations which are listed in the inspection report. I will use this assistance to repair the deficiencies at my property.
5. The Township is authorized to act as agent in reviewing the completed work and materials used by the contractor in the performance of the construction to determine consistency with the program specification(s) and the program accessory apartment standards.
6. The Township will not disburse funds for work unless deemed satisfactorily completed in accordance with the accessory apartment specifications.
7. The applicant will not engage in any form of collusion or kickback with contractors, subcontractors or staff in the administration of the project.

8. I, the undersigned, do hereby agree and certify that upon acceptance of assistance, that in the amount of \$ 70,000, that in the event the property is sold, transferred or assigned before the conclusion of the 10 year deed restriction period, that the total amount of money expended to improve my property will be repaid to the Township of Holland Program Fund. I, the undersigned, also agree that this Agreement will be implemented through a property deed restriction being placed on the property, executed and filed, along with all applicable documentation, with the County of Hunterdon Register's Office upon completion of construction.
9. The Township is authorized to act as a mediator in (informally) resolving conflicts between the applicant and the contractor.
10. The applicant will not modify, delete, add or terminate the Agreement without the approval of the Township.

I certify that I have read the above and completely understand the contents of this Agreement.

Carol H. Arnold
Signature of Homeowner

4/28/05
Date

Walter C. Arnold
Signature of Homeowner

4/28/05
Date

APPENDIX I
SITE DOCUMENTATION FOR HUNTINGTON KNOLLS/JIOVINO SITE

To be Included in Final Submission to COAH