

The Township of Teaneck Bergen County

Housing Element and Fair Share Plan Round Four (2025-2035)

Prepared For:



818 Teaneck Road
Teaneck, NJ 07666

Planning Board Adoption Date: June 16, 2025

Council Endorsement Date: June 17, 2025

Acknowledgements

Mayor
Mark J. Schwartz

Township Council
Danielle Gee
Hillary Goldberg
Elie Y. Katz
Michael Pagan

Planning Board
Mayor's Representative, Darryl F. Greene
Deputy Police Chief Seth Kriegel
Councilwoman Denise Belcher
Lucia Ortiz
Yitz Stern
Joseph Bodner
Howard Thompson
Duane Harley
Chris Brown
Yehuda Kohn
Alan Sohn

Planning Board Secretary
Gisela Medina

Planning Board Attorney
Nylema Nabbie, Esq.

Township Administrator
Jaclyn Hashmat

Township Clerk
Doug Ruccione

Township Attorney
Scott Salmon, Esq.

Redevelopment Counsel
Michael Ash, Esq.

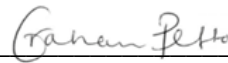
Township Administrative Agent
Frank Piazza

Planning Board Planner
Phillips Preiss Grygiel Leheny Keller LLC

Prepared by:



Golda MacMillan, AICP/PP
Planner License No. 33LI00639400



Graham Petto, AICP/PP
Planner License No. 33LI00633500

Supporting Staff: Marc Lincer, AICP, Planner III
Sahana Kumar, Planner I

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

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I. Introduction

This Housing Element and Fair Share Plan will exhibit the Township of Teaneck's (herein the "Township" or "Teaneck") commitment to providing affordable housing within the municipality. This document seeks to frame Teaneck's efforts based on the current best knowledge of the affordable housing framework created by the State, applicable past rules established by the Council on Affordable Housing (COAH), and the requirements of P.L.2024, c.2¹ (the "Law" or "Amended Law") which governs municipal responsibilities concerning provisions of affordable housing in the Fourth Round.

This Plan has three sections. The first section ("Introduction") includes a brief history of New Jersey Housing Policy. The second section ("Housing Element") includes a Demographic Analysis, Housing Inventory, Employment Analysis, and review of land uses and policies, as required by statute. The third section (Fair Share Plan) summarizes the Township's affordable housing obligations for 2025-2035 and its plan for complying with these obligations.

A. History of New Jersey Affordable Housing Policy

1975 – 1985 | Mount Laurel Doctrine and the Fair Housing Act

In 1975 the New Jersey Supreme Court decided *Southern Burlington County NAACP v. the Township of Mount Laurel*, more commonly referred to as "Mount Laurel I," wherein it interpreted the New Jersey Constitution to create an affirmative obligation for developing municipalities to provide a "realistic opportunity for the construction of low- and moderate-income housing in their communities." In 1983, the New Jersey Supreme Court expanded the obligation from only developing municipalities to all municipalities in a decision commonly referred to as "Mount Laurel II." In addition, the Supreme Court required the establishment of each municipality's fair share obligation and required each municipality, through its zoning, to provide a realistic opportunity for the construction of that established fair share obligation. Subject to several prerequisites, conditions and requirements, Mount Laurel II also created the "builder's remedy" as a mechanism to enforce the doctrine in instances where a developer successfully demonstrated a municipality's zoning failed to create the requisite realistic opportunity. Under such circumstances, a plaintiff may be entitled to have its site rezoned for an inclusionary development with an affordable set aside if the site is available, developable, approvable, and suitable for the proposed project and all other requirements for a successful builder's remedy are met and all defenses defeated.

In 1985, in response to Mount Laurel II and the flood of litigation stemming from it, the Legislature adopted the Fair Housing Act ("FHA") to discourage litigation and incentivize voluntary compliance (see N.J.S.A. 52-27D-303). The FHA established, among other things, the Council on Affordable Housing ("COAH") as an administrative alternative to litigation and

¹ https://pub.njleg.state.nj.us/Bills/2024/PL24/2_.PDF

judicial intervention. COAH was charged with establishing various housing regions in the state, estimating regional affordable housing obligations, and adopting criteria and guidelines for the municipal determination of housing need as well as guidelines for satisfying those obligations. The FHA also linked municipal planning and zoning powers to the satisfaction of affordable housing obligations. Under the FHA, a municipal zoning ordinance is presumptively invalid if a municipality fails to adopt a housing element as part of its master plan or enacts zoning regulations that are inconsistent with their housing plan.

1987 – 2004 | Establishment and Administration of First Round and Second Round COAH Rules

After the adoption of the Fair Housing Act, COAH adopted procedural and substantive rules to effectuate the FHA's legislative intent in both the First Round (1987-1993) (N.J.A.C 5:91 and 5:92) and Second Round (1993-1999) (N.J.A.C. 5:93). The Second Round substantive regulations (Chapter 93) superseded the First Round substantive regulations (Chapter 92) and recalculated the First Round obligations. Under COAH's regulations, low-income households were defined as those with incomes no greater than 50 percent of the area median income (AMI), adjusted for household size, and moderate-income households were those with incomes no greater than 80 percent and no less than 50 percent of the median household income. AMI limits were calculated based upon housing regions as established by COAH.

2004 – 2010 | Third Round Litigation and Revisions

In December 2004, COAH promulgated its Third Round "Growth Share" methodology, which adjusted prior round obligations and devised a new system for projecting future municipal housing obligations. Growth Share obligations were based upon municipal growth and the Third Round was defined as the period of 1999-2014. The initial Growth Share methodology required municipalities to provide one affordable housing unit for every eight market rate units and one affordable unit for every 25 jobs created. In January 2007, the Appellate Division invalidated the Growth Share Methodology and required COAH to revise its rules, which it did in May 2008 via the Third Round substantive regulations of Chapter 97.

The FHA was subsequently amended in July 2008. This round of amendments, among other things, eliminated Regional Contribution Agreements and reduced non-residential development fees. In September 2008, Executive Order #114 was which amended the COAH rules to ensure consistency with the Highlands Regional Master Plan.

2010 – 2023 | COAH's Noncompliance and Resumption of Court Responsibility

During this period, there was inaction and increased uncertainty in the realm of affordable housing.

After taking office Governor Chris Christie signed Executive Order No. 12, establishing the Housing Opportunity Task Force and charging them with a full review of the Fair Housing Act, COAH, and COAH's regulatory structure. Ultimately, the task force recommended a model which included adjusted definitions of present and prospective need, a benchmark of 10 percent

growth predicted by the State Planning Commission to guide obligations, and transferring of procedural responsibility from COAH to the Home Mortgage Finance Agency (HMFA).

Further complicating matters, in October 2010, the Appellate Division invalidated a substantial portion of COAH's rules. Most notably, the Court invalidated the Third Round Growth Share methodology and ordered COAH to revise its rules in accordance with the decision. In addition, the Court prohibited certification of housing plans that rely upon municipally sponsored affordable housing projects without specified funding and required COAH to create an incentive structure for inclusionary developments.

In January 2011, the legislature passed S-1 / A-3447, which was subsequently vetoed. Then, in June Governor Christie issued a reorganization plan which transferred the administration of the State's affordable housing program from COAH to the New Jersey Department of Community Affairs. Upon challenge by the Fair Share Housing Center, the Appellate Court invalidated Governor Christie's Reorganization Plan in March 2012. The Supreme Court upheld this decision in July 2013.

In September 2013, the Supreme Court confirmed the invalidation of the previously adopted Third Round regulations, upholding that the methodology used for projecting housing needs in these rules was unconstitutional. In that ruling, the court established a February 2014 deadline for development and adoption of new COAH rules, which was eventually extended to November 2014. Significantly, no rules were adopted.

In March 2015, in the case entitled *In re: Adoption of N.J.A.C. 5:96 & 5:97*, 221 N.J. 1 (2015), more commonly referred to as "Mount Laurel IV" the State Supreme Court determined that COAH was "moribund" and unable to carry out its duties as intended by the Fair Housing Act. The Court further held "that the courts may resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations."

Thus, the Court designed a transitional process whereby municipalities could seek judicial approval of their HEFSPs. Those transitional procedures gave municipalities the choice whether to seek compliance voluntarily via a Declaratory Judgment (DJ) Action or to not file a DJ Action and risk being sued. During this period, and in the absence of COAH, many municipalities entered into court-mediated Settlement Agreements involving the Fair Share Housing Center.

2024 – Present | Adoption of P.L.2024, c.2 and Fourth Round Methodology Changes and Department of Community Affairs

With the impending end of the Third Round in 2025, there was a push at the State level to implement new legislation that would reorganize the affordable housing process and end the transitional and court-oriented process initiated by Mount Laurel IV. The result of this effort was A-4 / S-50, which was signed into law by Governor Phil Murphy on March 20, 2024. This legislation created a framework to be used for the Fourth Round and beyond. In summary, the Law:

1. Abolishes the Council on Affordable Housing ("COAH") and transfers its duties to the DCA and the Administrative Office of the Courts ("AOC");
2. Enables the DCA to implement the judicial methodology provided by Judge Mary C. Jacobson, A.J.S.C. in her March 8, 2018 decision, *In re Application of Municipality of Princeton* (the "Princeton Case"), to calculate every municipality's affordable housing obligation for the Fourth Round;
3. Creates the Affordable Housing Dispute Resolution Program (the "Program") to oversee disputes and provide for mediation; and
4. Expands the availability of bonus credits, while eliminating the previously offered "rental bonus credit." Bonus credits are further described in this Housing Element and Fair Share Plan.
5. Modifies applicable data and calculations underlying the methodology for calculation of affordable housing obligations, eliminating the prior dependence of Courts and court-appointed Special Masters to deploy accepted methodologies to determine each municipality's affordable housing obligation.
6. Sets timeframes under which municipalities must act to preserve immunity from exclusionary zoning litigation.

Critically, the Amended Law requires that municipalities adopt a housing element and fair share plan no later than June 30, 2025 to maintain immunity from exclusionary zoning litigation.

B. Housing Plan Requirements

Municipal Land Use Law ("MLUL") + Fair Housing Act ("FHA")

The MLUL, through incorporation of the New Jersey FHA, requires municipalities to include a housing element in their master plans as a prerequisite to the zoning power. The principal purpose is to enumerate and provide the data, policies, and methods by which municipalities will meet housing needs, with particular attention to low- and moderate-income households.

Pursuant to Section 10 of P.L.1985, c.222 (C.52:27D-310) and as amended per Bill P.L.2024, c.2,² as amended, the required contents of the housing element shall contain at least:

- a. *An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;*

² https://pub.njleg.state.nj.us/Bills/2024/PL24/2_.PDF

- b. *A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;*
- c. *An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;*
- d. *An analysis of the existing and probable future employment characteristics of the municipality;*
- e. *A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);*
- f. *A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing; and*
- g. *An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20).*
- h. *For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and*
- i. *An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.*

In addition to the statutory components of the Housing Element and Fair Share Plan detailed in 52:27D-310, [Administrative Directive #14-24](#),³ which promulgated the procedures and guidelines for implementing the Affordable Housing Dispute Resolution Program; contains a

³ https://www.njcourts.gov/sites/default/files/administrative-directives/2024/12/dir_14_24.pdf

section entitled “Required Elements of Housing Element and Fair Share Plan.” In summary, the Directive requires four additional elements of the HEFSP to be included:

1. A site suitability analysis for any inclusionary zone and/or 100% affordable site
2. A concept plan for site development of any proposed inclusionary zone.
3. A detailed review of the credit worthiness of all existing units in the municipality
4. All ordinances and resolutions required to implement the plan attached as an Appendix to the HEFSP.

However, it should be noted that the requirement to adopt all implementing ordinances to effectuate the HEFSP as set forth in the Fair Housing Act is March 15, 2026. Given this discrepancy of the dates, the statutory necessity of implementing ordinances to be reviewed by the Planning Board and deemed consistent with this adopted HEFSP, and the potential for challenges to the HEFSP as adopted, such ordinance amendments will be prepared following adoption of this plan element.

II. Housing Element: Municipal Summary

Teaneck Township is roughly 6.24 square miles in area and is in Bergen County. For regional and planning purposes, Teaneck Township is located in Housing Region 1, a region that consists of Bergen, Hudson, Passaic and Sussex counties.

In compiling the analysis for the Housing Element, this report utilizes the following data:

1. American Community Survey (“ACS”): The most up to date information is the ACS estimates, which are generated between the decennial censuses. ACS figures are based on data collected over a 5-year time period. The estimates represent the average characteristics of population and housing between 2018-2023 and DO NOT represent a single point in time. Comparisons will be made with the 2018-2023 ACS to show change over time. See URL link⁴ utilized in this HEFSP.
2. Decennial Census: Every ten years, the Census conducts detailed data collection to create an image that is as accurate as possible of the conditions throughout the country in that year. Data from the decennial census is used for comparison when equivalent ACS information is unavailable, as well as for longitudinal analysis. See URL link⁵ utilized in this HEFSP.
3. North Jersey Transportation Planning Authority (“NJTPA”): Every four years, the NJTPA updates its regional forecasts for population, households and employment as part of updating its long-range transportation plan (LRTP), the region’s blueprint for transportation investment. See URL link⁶ utilized in this HEFSP.
4. State or Other Agency Sources: for select data types, State sources are used instead of the Census Bureau when equivalent Census data does not exist or the State data provides a more complete picture.

A. Housing Conditions

The analysis in this section shall satisfy Part A of P.L.1985, c.222 (C.52:27D-310), which requires:

- A) *“Inventory of housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards”*

⁴<https://data.census.gov/table>

⁵<https://data.census.gov/table?d=DEC%20Demographic%20Profile>

⁶<https://www.njtpa.org/NJTPA/media/Documents/Planning/Plans-Guidance/Planning%20for%202050/draft%20final/E-2050-Demographic-Forecasts.pdf>

Housing Stock by Age and Condition

According to the 2023 ACS, there are an estimated 13,851 housing units in Teaneck Township which represented a 155 unit decrease since 2018 (14,006 units).

77.6% of Teaneck Township's housing structures were built prior to 1960, suggesting that almost 3 out of 4 units are older than 65 years.

Table 1: Year Structure Built

	UNITS	PERCENT
Total housing units	13,851	
Built 2020 or later	0*	0.0*
Built 2010 to 2019	365	2.6
Built 2000 to 2009	294	2.1
Built 1990 to 1999	364	2.6
Built 1980 to 1989	671	4.8
Built 1970 to 1979	267	1.9
Built 1960 to 1969	1,141	8.2
Built 1950 to 1959	3,741	27.0
Built 1940 to 1949	2,190	15.8
Built 1939 or earlier	4,818	34.8

Source: American Community Survey [2023](#)

[DCA Reporter](#) was reviewed to verify number of COs issued during the 2020-2023 period to further analyze the "zero" structures built ACS data. A total of 395 COs were issued.

The table below details the condition of housing within Teaneck Township based on heating fuel, plumbing facilities, kitchen facilities. These factors help determine the number of inadequate housing units within the Township. According to the current ACS estimate, 320 housing units in Teaneck Township lacked either heating fuel, plumbing or kitchen facilities, which is more than 2018.

Table 2: Housing Condition

	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
Total	320	2.3	133	1	1.3
Lacking heating fuel	127	0.9	72	0.5	0.4
Lacking complete plumbing facilities	57	0.40	21	0.2	0.2
Lacking complete kitchen facilities	136	1.00	40	0.3	0.7

Source: American Community Survey [2023](#) and [2018](#)

Housing Values and Costs

Since 2018, home values in the Township have increased by \$99,900 (25.2%). This change is accompanied by an increase in homes worth between \$ 500,000 and \$499,999 and a decrease in homes worth between \$200,000 and \$299,000.

Table 3: Value for Owner-Occupied Housing Units

	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
Total Owner-occupied units	10,307	-	9,840	-	4.74
Less than \$50,000	253	2.5	73	0.7	1.8
\$50,000 to \$99,999	101	1.0	46	0.5	0.5
\$100,000 to \$149,999	58	0.6	48	0.5	0.1
\$150,000 to \$199,999	147	1.4	233	2.4	-1
\$200,000 to \$299,999	500	4.9	1,012	10.3	-5.4
\$300,000 to \$499,999	4,191	40.7	6,120	62.2	-21.5
\$500,000 to \$999,999	4,168	40.4	1,855	18.9	21.5
\$1,000,000 or more	889	8.6	453	4.6	4
Median (dollars)	\$496,400	-	\$396,500	-	25.2

Source: American Community Survey [2023](#) and [2018](#)

The table below shows the housing expenditures for those who own and rent in Teaneck. The general affordability standard is that no more than 30% of gross income should be allocated for housing costs.

A cost burden is the ratio of housing costs to household income. For renters, housing cost is the gross rent (lease rent plus utilities). For owners, housing cost is the monthly owner costs, which may include mortgage, utilities, association fees, insurance, and real estate taxes.

**Table 4: Housing Cost Burden
Monthly Costs as Percentage of Household Income)**

RANGES	OWNER				RENTER	
	W/ MORTGAGE		W/O MORTGAGE		TOTAL	PERCENT
	TOTAL	PERCENT	TOTAL	PERCENT		
Less than 20.0 percent	2,399	37.2	2,610	67.8	3,307	27.4
20.0 to 24.9 percent	1,278	19.8	165	4.30	281	16.5
25.0 to 29.9 percent	433	6.7	223	5.80	466	12.8
30.0 to 34.9 percent	507	7.9	66	1.70	361	9.4
35.0 percent or more	1,836	28.5	783	20.40	264	33.9
Not computed	0	(X)	7	(X)	955	(X)

Source: American Community Survey [2023](#)

Occupancy Characteristics and Type of Housing

As of 2023, the Township is predominately comprised of owner-occupied households, which comprise 76.9% of the Township's households. A total of 23.1% of households are renters, and 3.2% of the Township's housing units are vacant. Since 2018, the Township has seen a shift towards owner-occupied households, coming from a 3.1% decrease in renters and a 1.6% increase in the Township's vacancy rate.

Table 5: Housing Tenure and Occupancy

	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
Total	13,851		14,006		
Owner Occupied	10,307	76.9*	9,840	73.8**	3.1
Renter Occupied	3,099	23.1*	3,490	26.2**	-3.1
Vacant Units	445	3.2	676	4.8	-1.6

Source: American Community Survey [2023](#) and [2018](#); and [County](#)

*Compared to 65.4% owner-occupied and 34.6% in Bergen County (353,307 units)

** Compared to 64.4% owner-occupied and 35.6% in Bergen County (338,249 units)

Housing units with more than one occupant per room are considered overcrowded. Overcrowded households in the Township rose 1% since 2018.

Table 6: Occupants Per Room + Inadequate Units in Occupied Housing Units

OCCUPANTS PER ROOM	2023	PERCENT	2018	PERCENT
Total	13,406		13,330	
1.00 or less	12,924	96.4	12,984	97.4
1.01 to 1.50	338	2.5	231	1.7
1.51 or more	144	1.1	115	0.9

Source: American Community Survey [2023](#) and [2018](#)

Since 2018, the share of Township's single-family housing stock decreased from 14,006 units to 13,851 units.

Table 7: Housing Type and Size

HOUSING UNITS	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
Total housing units	13,851		14,006		
1-unit, detached	10,219	73.8	10,188	72.7	1.1

1-unit, attached	430	3.1	464	3.3	-0.2
2 units	683	4.9	696	5.0	-0.1
3 or 4 units	277	2.0	518	3.7	-1.7
5 to 9 units	862	6.2	868	6.2	0
10 to 19 units	332	2.4	498	3.6	-1.2
20 or more units	981	7.1	752	5.4	1.7
Mobile home	67	0.5	22	0.2	0.3
Boat, RV, van, etc.	0	0.0	0	0.0	0
Source: American Community Survey 2023 and 2018					

Since 2018, the bedroom typology of Township's has remained the same in "family" sized 3+ bedroom type (70.1%) in 2023.

Table 8: Number of Bedrooms Per Unit

ROOMS	2023 TOTAL	PERCENT	2018 TOTAL	PERCENT	PERCENT CHANGE
Total	13,851		14,006		
No Bedroom	227	1.6	199	1.4	0.2
1 Bedroom	1,164	8.4	1,436	10.3	-1.9
2 Bedrooms	2,736	19.8	2,557	18.3	1.5
3 Bedrooms	5,198	37.5	5,904	42.2	-4.7
4 Bedrooms	3,317	23.9	2,734	19.5	4.4
5 or more Bedrooms	1,209	8.7	1,176	8.4	0.3
Source: American Community Survey 2023 and 2018					

Existing Low- and Moderate-Income Housing Units

Teaneck reviewed all property tax assessment records and information in the assessor's office, including but not limited to the property record cards, to determine the number of existing low- and moderate-income housing units. Based on this review, there are 351LMI units in the Township of Teaneck. The Township is following the applicable requirements regarding unit monitoring and reporting.

B. Housing Projections

The analysis in this section shall satisfy Part B of P.L.1985, c.222 (C.52:27D-310), which requires:

- B) "A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily

limited to, construction permits issued, approvals of applications for development and probable residential development of lands."

Projection of Housing Stock

Below is a general prediction by NJTPA of Teaneck Township's household population growth to 15,461 households in 2050. This increase in 1,960 households would require available units to accommodate and may be a prediction indicator of new projected housing stock.

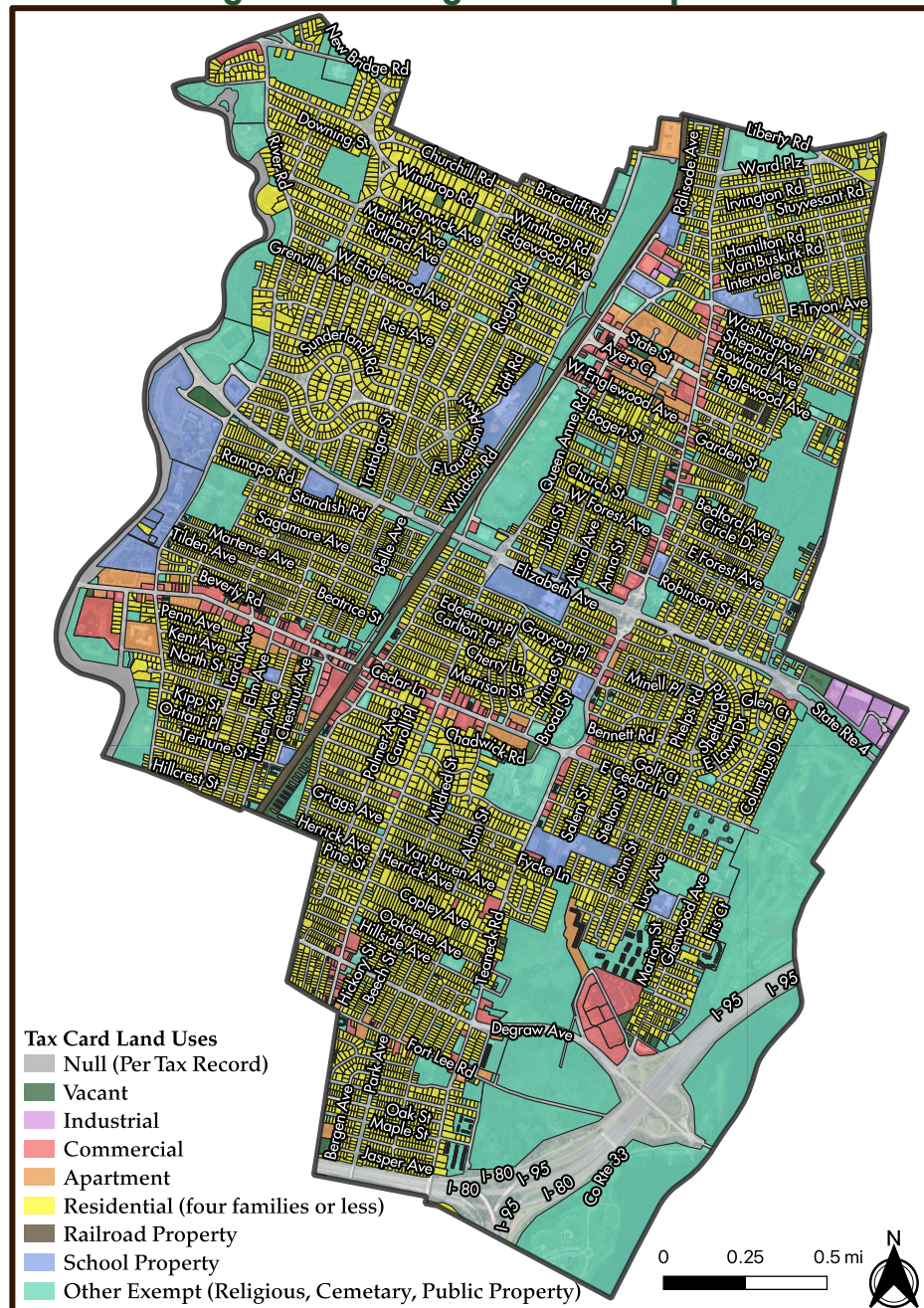
Table 9: Housing Unit Projection

YEAR	POPULATION	ANNUALIZED % CHANGE
2015	13,501	-
2050 (Predicted)	15,461	0.4%
Source: NJTPA, "Appendix E - 2050 Demographic Forecasts"		

Zoning regulations and existing capital infrastructure may help determine where growth is expected and where new housing units are likely to be developed in the future.

Teaneck Township expects new developments to bear the cost that such development puts upon the existing infrastructure, including its sewer and water systems, road infrastructure, school facilities, and emergency services. This includes the addition of capacity necessitated by the new development, as well as associated maintenance costs. New development should not be a burden on the Township's infrastructure.

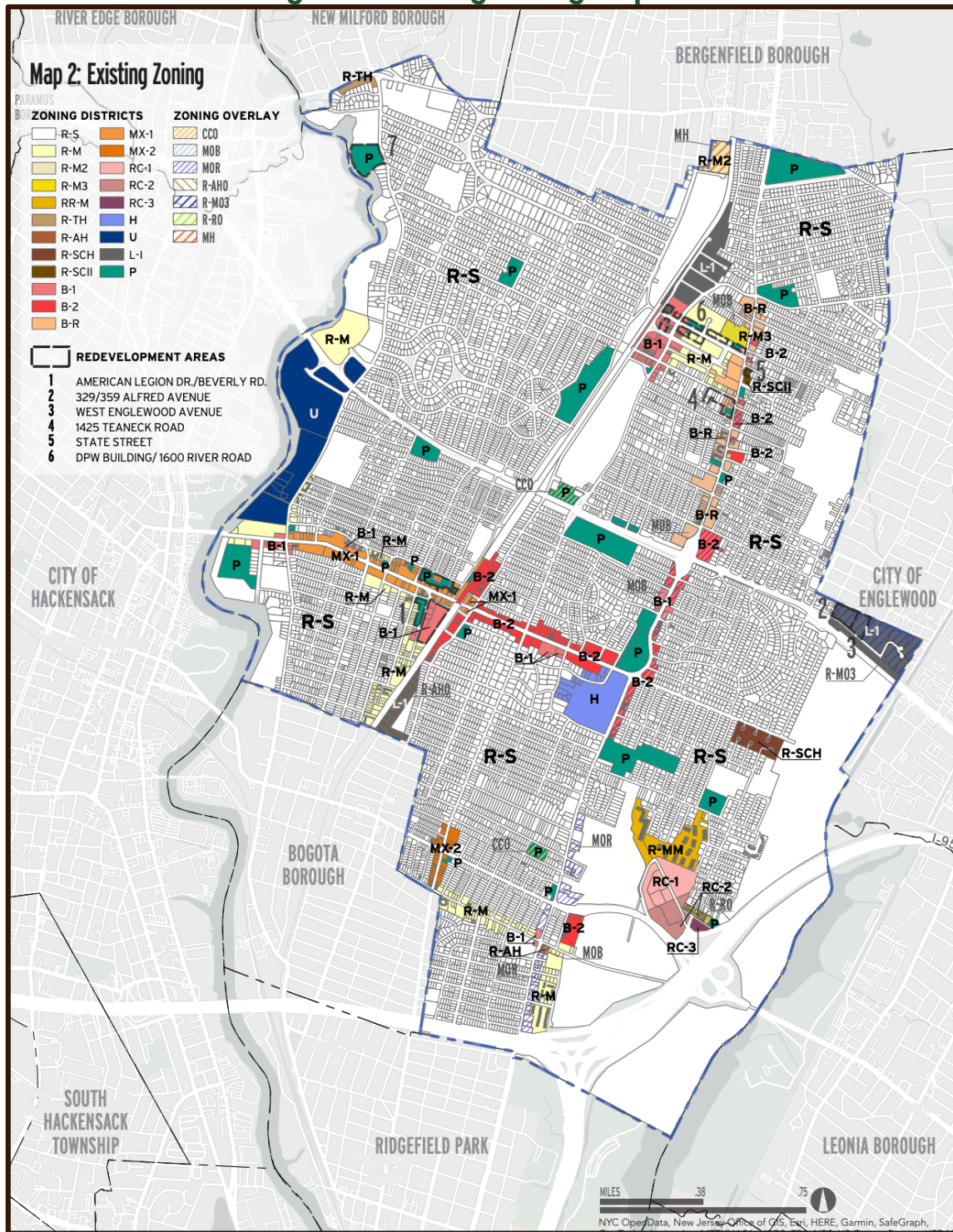
Figure 1: Existing Land Use Map



Teaneck Township Land Use Map⁷

⁷ Map Note: Classifications are based on assessor records. "Vacant land" as depicted on this map should not be construed to limit or supersede any conclusions made in the Vacant Land Adjustments.

Figure 2: Existing Zoning Map

Teaneck Township [Master Plan](#) (Page 27)

C. Demographic Characteristics

The analysis in this section shall satisfy Part C of P.L.1985, c.222 (C.52:27D-310), which requires:

- C) "An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age."

Population General

The population estimate for Teaneck Township in 2023 was 41,126 which represents a decrease of 120 from the 2020 Census. Despite this trend, the NJTPA predicts Teaneck Township's population to grow to 46,885 people in 2050.

Table 10: Historic Population Growth

YEAR	POPULATION	CHANGE
1940	25,275	N/A
1950	33,772	8,497
1960	42,085	8,313
1970	42,355	270
1980	39,007	-3,348
1990	37,825	-1,182
2000	39,260	1,435
2010	39,776	516
2020	41,246	1,470
2023	41,126	-120
2050 (Predicted)	46,885	5,759 (est.)

Source: [NJ State Data Center, New Jersey Population Trends 1790 to 2000](#), [US Census Bureau; NJTPA, "Appendix E - 2050 Demographic Forecasts"](#)

Population Composition by Age

The estimated current median age in Teaneck Township is 37.9, compared to 42.1 for Bergen County and 40.1 for New Jersey.

Table 11: Population by Age

AGE RANGE	TEANECK TOWNSHIP	PERCENT	BERGEN COUNTY	PERCENT
Under 5 years	2,215	5.3	48,738	5.1
5 to 9 years	2,189	5.3	52,770	5.5
10 to 14 years	3,054	7.4	61,465	6.4
15 to 19 years	3,458	8.3	59,276	6.2

AGE RANGE	TEANECK TOWNSHIP	PERCENT	BERGEN COUNTY	PERCENT
20 to 24 years	3,529	8.5	54,219	5.7
25 to 34 years	4,685	11.3	109,077	11.4
35 to 44 years	4,698	11.3	128,544	13.5
45 to 54 years	5,169	12.5	133,870	14.0
55 to 59 years	2,931	7.1	69,969	7.3
60 to 64 years	2,111	5.1	66,441	7.0
65 to 74 years	4,253	10.2	96,442	10.1
75 to 84 years	2,369	5.7	50,615	5.3
85 years and over	838	2.0	23,291	2.4
Median Age	37.9	(X)	42.1	(X)
Source: American Community Survey 2023				

Households

According to the US Census Bureau's classification system, people either live in a household, housing unit, or in "group quarters." Two types of "households" exist: family and non-family. A "household" consists of one or more persons living and eating together separately from other persons who may be in the same building. A "family" is a household with two or more related persons living together in the same housing unit.

Table 12: Population by Housing Type

	TEANECK TOWNSHIP	BERGEN COUNTY
	2023	2023
Total Housing Units	13,851	368,535
Average Household Size (Owner)	3.20	2.7
Average Household Size (Renter)	2.49	2.7
Householders Living Alone	3,758	92,860
Source: American Community Survey 2023 ; Census Reporter ; U.S. Census Bureau QuickFacts		

Immigration

Foreign born residents make up 26.6% percent of Teaneck Township's population, which is lower than County (31.4%) and higher than State (23.5%) levels. Less than half of Teaneck Township's foreign-born residents are not U.S. citizens, comprising 29.5% of the Township's foreign born population, a smaller share than that of Bergen County (33.6%) and the State (43.1%).

Table 14: Residents Place of Birth

	TEANECK TOWNSHIP		BERGEN COUNTY		NEW JERSEY	
	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
Total	41,499		954,717		9,267,014	
Born in United States	29,132	70.2	634,008	66.4	6,849,548	73.9
Foreign Born	11,056	26.6	300,087	31.4	2,181,755	23.5
Naturalized Citizen	7,789	70.5	199,247	66.4	1,241,100	56.9
Not a Citizen	3,267	29.5	100,840	33.6	940,655	43.1

Source: American Community Survey [2023](#)

Income and Poverty Status

The median household income for Teaneck Township grew from 2023 to 2018, growing 22.5% and outpacing the County (16.3%) and the State (22.2%).

Table 15: Household Median Income

	2023	2018	CHANGE	% CHANGE
Teaneck Township	134,311	109,677	24,634	22.5
Bergen County	116,709	100,361	16,348	16.3
New Jersey	99,781	81,740	18,041	22.1

Source: American Community Survey [2023](#) and [2018](#); [ACS County Financial Characteristics](#)

In Teaneck Township, 2,249 residents (5.5%) live below the poverty line, same as 5.5% in 2018. In this regard, the Township had a different trajectory than Bergen County, which experienced a decrease from 6.9% to 6.6% in 2023.

Table 16: Poverty Status

TEANECK TOWNSHIP	2023	PERCENT	2018	PERCENT	CHANGE
Total Persons	40,734		39,512		1,222
Total Below Poverty	2,249	5.5	2,165	5.5	0
BERGEN COUNTY	2023	PERCENT	2018	PERCENT	CHANGE
Total Persons	946,205		927,422		18,783
Total Below Poverty	61,987	6.6	64,303	6.9	-0.3

Source: American Community Survey [2023](#) and [2018](#); [ACS County for Bergen and Teaneck](#)

D. Multigenerational Housing Continuity

The analysis in this section shall satisfy Part G of P.L.1985, c.222 (C.52:27D-310), which requires:

- G) *“An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20).”*

On November 8, 2021, the Senate and General Assembly of the State of New Jersey adopted C.52:27D-329.20⁸, which establishes the “Multigenerational Family Housing Continuity Commission” for the purpose of conducting research, obtaining public input, and adopting recommendations on how to most effectively advance the goal of enhancing multigenerational family housing continuity, which can be defined broadly as the degree to which senior citizens are able to reside at the homes of their extended families.

In short, the bill requires a municipal housing plan element to provide an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity, as expressed in the recommendations of the commission.

Teaneck is committed to promoting intergenerational harmony through the provision of diverse housing options in a manner consistent with the regulation. As demonstrated in the above demographic and housing analysis, Teaneck is diversifying its housing stock as the size of owner-occupied households increases and housing units containing 20+ units increases, too. The municipality is employing a variety of approaches to accomplish this task, such as redevelopment plans that convert former commercial properties into housing. Strategies proposed or already implemented include the creation of family housing. The municipality, in setting forth its compliance plan, is abiding by the limitations included in the statute.

E. Employment Data

The analysis in this section shall satisfy Part D of P.L.1985, c.222 (C.52:27D-310), which requires:

- C) *“An analysis of the existing and probable future employment characteristics of the municipality.”*

Below is a general growth prediction by NJTPA of Teaneck’s employment forecast in 2050.

Table 17: Employment Projection

YEAR	LABOR FORCE	CHANGE	ANNUALIZED % CHANGE
2015	14,724		
2050 (Predicted)	16,877	2,153	14.6

Source: [NJTPA](#)

⁸ https://pub.njleg.gov/Bills/2020/AL21/273_.HTM

III. Fair Share Plan: Obligations and Compliance Plan

A. Introduction

As noted, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2 into law, which established a new framework for determining and enforcing municipalities' affordable housing obligations under the Mount Laurel doctrine and the Fair Housing Act. The Act sets forth the procedures for how New Jersey municipalities are assigned affordable housing obligations and how they may meet those obligations over a series of affordable housing "rounds." On July 1, 2025, the "Fourth Round" will begin and run for a ten-year period ending on June 30, 2035.

The Act required the Department of Community Affairs (the "DCA") to prepare a report with the calculation of the regional and municipal Prospective Need and the municipal Present Need for the Fourth Round in accordance with the formula required by the Amended Act. The DCA released a report entitled "Affordable Housing Obligations for 2025-2035 (Fourth Round)" on October 18, 2024 and concluded that Teaneck's fair share obligations for the Fourth Round included a Present Need of 214 units and a Prospective Need of 431 units.

In accordance with N.J.S.A. 52:27D-301 et seq. and the implementation schedule set forth in Directive #1424, the Township adopted Resolution 42-2025 on January 30, 2025 (See Appendix A), as part of its participation in the Affordable Housing Dispute Resolution Program (the "Program").

Resolution 42-2025 revised the Fourth Round affordable housing Prospective Need from 431 units to 384 units. These figures were derived from an analysis applying DCA's Land Capacity Factor methodology, which updated properties deemed unavailable for development due to environmental constraints, existing structural improvements, highway rights-of-way, and similar limitations not making the land "developable."

In response, the New Jersey Builders Association ("NJBA") filed a formal objection to the proposed adjustment. A case management conference was held on March 26, 2025 (Docket No. BER-L-776-25), during which the ruling favored adherence to the original DCA-issued obligation of 431 credits. As of the time of this Housing Element, no formal order has been issued from such decision, and the Township continues to reserve its right to appeal the determination.

As such, the Housing Element and Fair Share Plan is based on the original obligation of 431 affordable housing credits, as outlined by the New Jersey Department of Community Affairs (DCA) in its non-binding release of obligation figures in October 2024.

The purpose of the following sections is to set forth the Township of Teaneck's proposed approach to satisfying its Fourth Round obligation, where the Township Present Need or "Rehabilitation Obligation" is 214 credits, and the "Prospective Need" is 431 credits.

B. Prior Round Need Compliance “Look Back” (2015-2025)

Teaneck has a history of fulfilling its affordable housing obligation. Most recently, on February 1, 2019, the Township received a Final Judgment of Compliance and Repose (“JCR”) relating to its Third Round obligation. The JCR was issued after a period of negotiation and settlement, primarily between the Township and Fair Share Housing Center (“FSHC”). During this period of negotiation, the Township adopted a [Third Round Housing Element](#) on February 6, 2019. The HEFSP and settlement agreements set forth the Township’s Third Round obligation and identified the actions required by the Township to fulfill these obligations. As demonstrated in the tables below and supported by the issuance of the JCR, the Township fully satisfied its obligations under the Third Round as articulated in its settlement with the FSHC. As such, no obligation is carried forward to the Fourth Round.

Table 18: Projects Cited to Satisfy Third Round Realistic Development Potential (“RDP”)

ROUND 3 RDP PROJECT (SEE ROUND 3 HEFSP, PG. 23-26)	LMI UNITS	STATUS
Surplus Units Carried from Prior Round	22	On-Going
Supportive Shared Housing	28	Completed
Teaneck Senior Citizens Addition	18	Completed
Single-Family Homes (Bergen County Housing Authority)	8	Completed
The Brookdale	26	Completed
227 Teaneck Road	5	Completed
1775 Windsor Road (Avalon Bay)	25	Completed
1500 Teaneck Road	23	Completed
1475 Palisade Avenue	10	Completed
140 State Street	5	On December 13, 2022 the Township adopted Ordinance 49-2022 which adopted a Redevelopment Plan for 140 State Street for multifamily. On February 11, 2025 the Township amended the Redevelopment Plan (Ordinance 15-2025) which creates a concept for 10 affordable units (i.e. 5 surplus).
764 New Bridge Road	2	Completed
Bonus Credits	44	On-Going

Table 19: Zoning Actions to Satisfy Third Round Unmet Need Requirements

ROUND 3 UNMET NEED MECHANISM	REQUIREMENT (SUMMARY BELOW. SEE FULL TEXT PER ROUND 3 HEFSP, PG. 27-30)	CREDITS SUPPLIED / MADE OPPORTUNITY
Surplus Credits	40 surplus non-age restricted units from projects addressing the RDP, 24 age-restricted units from The Bookdale	Complete
Alfred Avenue Rezoning	<p>Rezone an 18-acre site (Block 6002, Lots 1-9) from L-I Light Industry to R-MO3 Residential-Multifamily 3 Overlay District.</p> <p>Permit densities up to 60 du/acre of non-age restricted units, which could yield about 150 to 200 affordable units depending on the tenure and set-aside.</p>	<p>Rezoned by Ord. No. 48-2015. on February 9, 2016.</p> <p>See R-MO3 standards at https://ecode360.com/38151638.</p> <p>329 Alfred Avenue / 1085 Decatur Avenue approved 38 affordable units via PB 2020-16</p> <p>359 Alfred Avenue approved 37 affordable units via PB 2022-20</p>
East Oakdene	<p>Rezone a 1.737-acre site from R-S Residential Single-Family / the B-2 Business-Office zone to R-RO Overlay (Residential-Rowhouse Overlay District).</p> <p>Permit up to 30 du/acre non-age restricted development and could yield approximately 10 affordable units.</p>	<p>Rezoned by Ord. No. 14-2017 on July 6, 2017.</p> <p>See full standards at https://ecode360.com/38151547</p>
1405 Teaneck Road and 1425 Teaneck Road	<p>Rezone sites from B-R Business-Residential zone to R-SCII Residential-Senior Housing II Zone.</p> <p>Permit up to 60 du/acre age restricted development and could yield approximately 10 affordable units.</p>	<p>Rezoned by Ord. No. 15-2017 on July 6, 2017.</p> <p>See full standards at https://ecode360.com/38151548</p> <p>1425 Teaneck Road approved 40 senior affordable units on September 21, 2020</p> <p>Additionally, a AHTF contribution of \$900,000 was made on November 30, 2022.</p>

ROUND 3 UNMET NEED MECHANISM	REQUIREMENT (SUMMARY BELOW. SEE FULL TEXT PER ROUND 3 HEFSP, PG. 27-30)	CREDITS SUPPLIED / MADE OPPORTUNITY
Holuba	Rezone a 6.75-acre site from L-I Light Industry District. Permit densities 12 du/acre non-age restricted development, which would yield approximately 16 affordable units.	The “Holuba” soap factory townhouse development at 520 Palisades Ave has a Developer’s Agreement which requires 16 affordable units.
Township-wide mandatory set-aside ordinance	A multi-family or single-family attached development providing a minimum of five (5) new housing units created through any future municipal rezoning or Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan that provide for densities at or above six (6) units per acre is required to include an affordable housing set-aside of 20 percent if the affordable units will be for sale and 15 percent if the affordable units will be for rent.	Adopted. See Appendix D.

As demonstrated in the tables above and supported by the issuance of the JCR, the Township fully satisfied its obligations under the Third Round as articulated in its settlement with the FSHC. As such, no obligation is carried forward to the Fourth Round.

C. Present and Prospective Need Obligation (2025-2035)

The analysis in this section shall satisfy Part E of P.L.1985, c.222 (C.52:27D-310), which requires:

- E) “A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1)”

Present Need (Rehabilitation Share)

The Rehabilitation Share is described as “deficient housing units occupied by low- and moderate-income households within a municipality and is a component of “present need” under N.J.A.C. 5:93-1.3. In Teaneck Township, the rehabilitation obligation through the end of the Fourth Round (i.e. July 2035) has been determined to be 214.

Teaneck plans to continue its participation in Bergen County's rehabilitation program. This program offers deferred payment loans to low- and moderate-income homeowners living in one- to three-family homes within the Bergen County Consortium.

Qualified homeowners may receive a zero-interest, 10-year deferred loan covering the cost of necessary rehabilitation work. The County Division of Housing and Community Development administers these loans through the Home Improvement Program, which markets the program, screens applicants, and manages the repair process.

The program will primarily serve owner-occupied units and address homes with lack of heat, lack of hot water, roof leaks, dangerous electrical problems, broken pipes, problems with sanitary facilities, and other housing conditions that threaten the health, safety, or well-being of the household members per COAH rules (N.J.A.C. 5:93). All rehabilitated units shall remain affordable to low- and moderate-income households for a period of at least 10 years (the control period). For owner-occupied units, the control period is enforced with a recorded lien; and for renter occupied units, the control period is enforced with a recorded deed restriction.

The Township has also endorsed the Bergen County CDBG program proposed by Advance Housing Inc. for Commonwealth Drive Sustainability (via Resolution 28-2025). This project will serve 3 homeless LMI individuals with rehabilitation repairs at a residence located on Commonwealth Drive in Teaneck (See Appendix J).

The Township also intends to program funding from the Affordable Housing Trust Fund to support rehabilitation of deficient housing units that are occupied by low- and moderate-income households, in accordance with the New Jersey State Housing Code, N.J.A.C. 5:28, or the requirements of the Rehabilitation Subcode, N.J.A.C. 5:23-6, as applicable. All qualifying project contributions will be amended in the Spending Plan accordingly.

Prospective Need Obligation

The Township has a prospective need of 431 credits for Round 4 (2015-2025).

However, as demonstrated in the completed Vacant Land Analysis found in Appendix B, the Township does not have enough suitable land to address the obligation. Therefore, the Township seeks a vacant land adjustment ("VLA") under the COAH Second Round Rules (N.J.A.C. 5:93-4.2) and an adjustment of its Fourth Round new construction obligation to reflect the available and developable land area within its municipal boundaries. It is the conclusion of this analysis that the Realistic Development Potential ("RDP") is 11 units.

In addition to vacant properties that have a realistic development potential, the Township must also consider known projects in its RDP assessment likely to be redeveloped in the 2025-2035 Fourth Round obligation. The Legislation includes the following language (emphasis added):

Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall as part of the process of adopting

and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so.

With a Fourth Round prospective need of 431 credits and Realistic Development Potential of 11, this leaves a remaining need to be addressed of 420 credits. In accordance with the above, twenty-five percent of the remaining need is 105.

Realistic Development Potential (RDP) Mechanisms

The Township will address at least 25 percent of the prospective need obligation that has been adjusted through the following projects:

1. 140 State Street Amended Redevelopment Plan: **5 Credits***

**Project previously planned at 36 units with 5 LMI set-aside in Round 3. Amended to 66 units with 10 LMI set-aside, where 5 new LMI units count towards Round 4*

2. Cedar Lane and American Legion Drive (Redevelopment)⁹: **48 Credits**

3. 143 State Street (Redevelopment): **9 Credits**

4. 827 Teaneck Road (Rezoning or Redevelopment): **6 Credits**

5. 1387 Hill Street (Rezoning or Redevelopment): **4 Credits**

6. 54 West Englewood (Rezoning or Redevelopment): **11 Credits**

7. Bonus Credits Under the Fourth Round: **41.5 Credits**

Under N.J.S.A. [52:27D-311k](#), New Jersey updated the rules for bonus credits in Round 4¹⁰. Municipalities can now earn bonus credits in the following ways:

- a. One (1) bonus credit for special needs or permanent supportive housing;*
- b. One (1) bonus credit for 100% affordable housing projects for which the host municipality has contributed towards the cost of the project, subject to certain minimum contribution requirements;*

⁹ The subject site also fronts Beverly Road, Garrison Avenue, Windsor Road, Alma Terrace, North Street, and Water Street. For the purposes of this HEFSP, the project is referred to as "Cedar Lane and American Legion Drive." However, a future Redevelopment Plan may adopt a different name while still referring to the same designated block and lot numbers.

¹⁰ Note:

- A municipality may claim only one type of bonus credit per affordable unit
- Bonus credits may satisfy no more than 25% of the Round 4 obligation

- c. One (1) bonus credit for market rate units that are converted to affordable units;
- d. One-half (0.5) bonus credit for ownership units created in a partnership sponsorship with a non-profit housing developer;
- e. One-half (0.5) bonus credit for units located within a one-half mile radius (or a one-mile radius for projects located in a Garden State Growth Zone) of NJ Transit or Port Authority rail, bus, or ferry stations, including all light rail stations;
- f. One-half (0.5) bonus credit for age-restricted units, subject to certain caps;
- g. One-half (0.5) bonus credit for each three-bedroom unit in excess of the three- bedroom requirements set forth in the Uniform Housing Affordability Controls;
- h. One-half (0.5) bonus credit for housing units constructed on previously developed land that was utilized for retail, office, or commercial space; and
- i. One-half (0.5) bonus credit for units whose affordability controls are extended for a new term of affordability;

The following are bonus credits applicable in Round Four:

PROJECT	PROJECT NOTE	BONUS CREDITS
140 State Street	This project will replace former gas station, where 5 new LMI units (beyond the original 5 in Round 3) are planned	+ 2.5 Credits (per H above)
Cedar Lane and American Legion Drive	This project will replace former commercial buildings / commercial parking lots, where 48 LMI units are planned	+ 24 Credits (per H above)
143 State Street	This project will replace a gas station, where 9 LMI units are planned	+ 4.5 Credits (per H above)
827 Teaneck Road	This project will replace a commercial restaurant, where 6 LMI units are planned	+ 3 Credits (per H above)
1387 Hill Street	This project is located within ½ mile of NJ Transit Bus Stop, where 4 LMI units are planned	+ 2 Credits (per E above)
54 West Englewood Ave	This project is located within ½ mile of NJ Transit Bus Stop, where 11 LMI units are planned	+ 5.5 Credits (per E above)

The following is a summary of the Round 4 Projects and bonus credits applicable in Round Four:

Compliance Framework:

ROUND 4 COMPLIANCE FRAMEWORK	DCA OBLIGATION
Prospective Need Obligation	431
Realistic Development Potential (RDP) per VLA	11
"Likely to Redevelop" 25% Requirement	105
Maximum Bonus Credits	107.75

Crediting Projects:

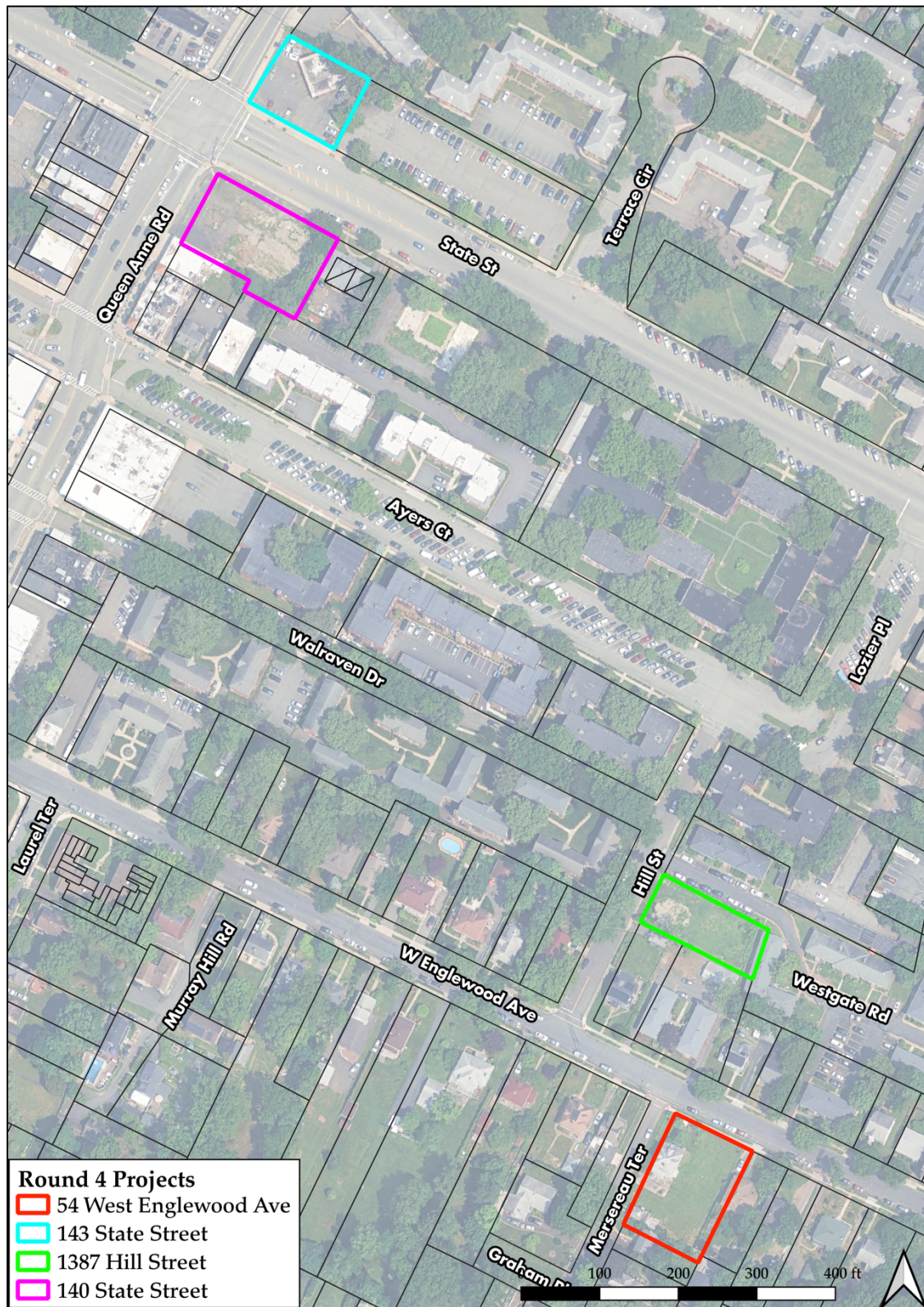
PROJECT SITE	B/L	LMI UNITS	BONUS CREDIT TYPE	BONUS CREDITS	W/ BONUS CREDITS
140 State Street Amended RDP	Block 5004, Lot 1	5	TOD (0.5)	2.5	7.5
Cedar Lane and American Legion Drive	Block 819, Lots 1, 14, 16, 17; Block 707, Lots 1-5; Block 705, Lot 4.01	48	TOD or Non-Res Conversion (0.5)	24	72
143 State Street	Block 5002, Lot 26	9	TOD or Non-Res Conversion (0.5)	4.5	13.5
827 Teaneck Road	Block 3902, Lot 2.01	6	TOD or Non-Res Conversion (0.5)	3	9
1387 Hill Street	Block 5003, Lot 16	4	TOD (0.5)	2	6
54 West Englewood Ave	Block 4905, Lot 3	11	TOD (0.5)	5.5	16.5
Total:					124.5

Unmet Need:

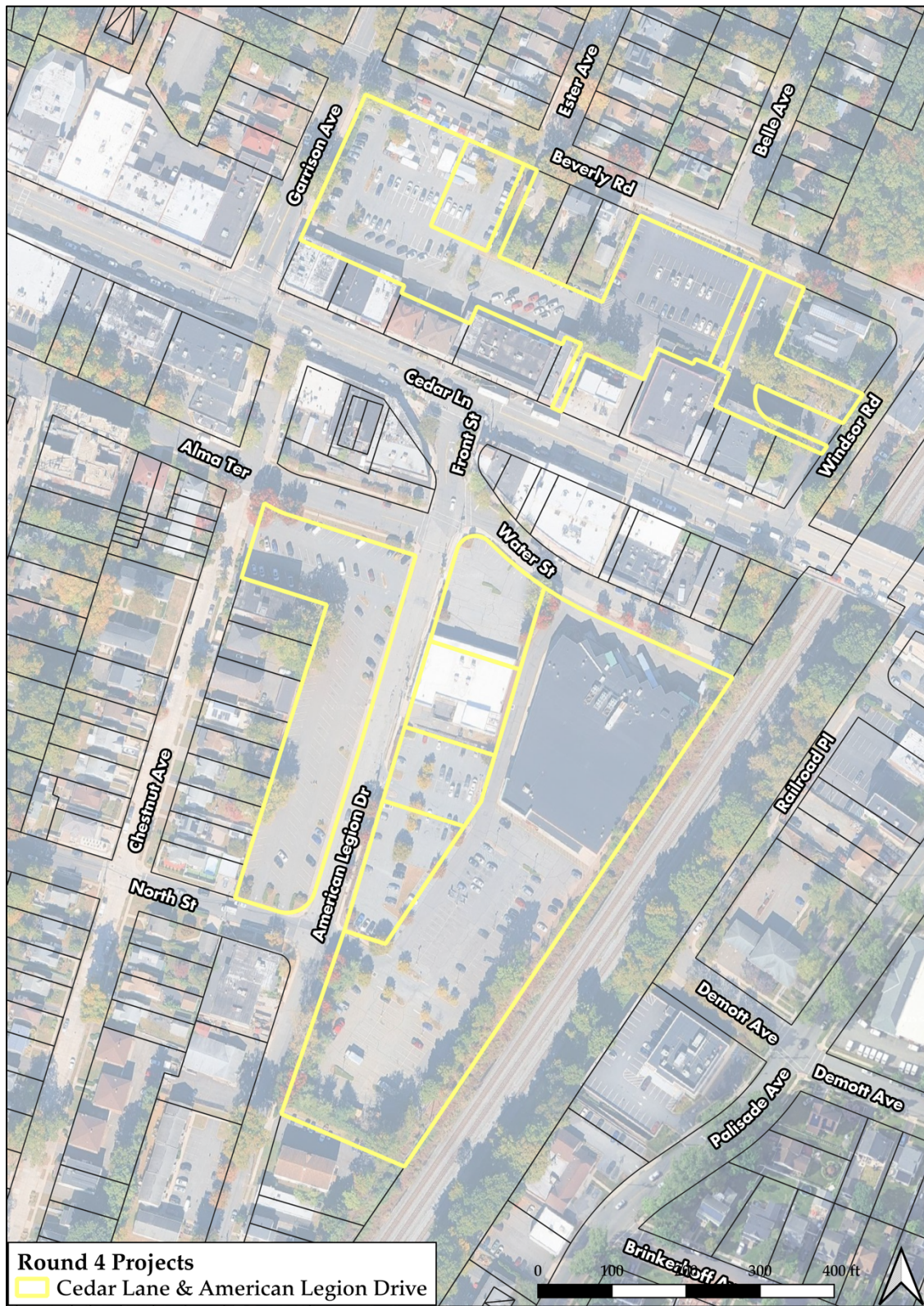
CREDITS	CREDITS
Prospective Need Obligation	- 431 Credits
Credits Toward 4 th Round 25% VLA	- 124.5 Credits
REMAINING UNMET NEED CREDITS	306.5 Credits

Figure 3: Prospective Need Projects Maps









Prospective Need Projects Description and Suitability Analysis

Municipalities shall designate sites that are available, suitable, developable and approvable, as defined in N.J.A.C. 5:93-1. As such, the criteria for crediting units must meet the following:

1. “Available site” – a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.
2. “Suitable site” – a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.
3. “Developable site” – a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area wide water quality management plan (including the wastewater management plan) or is included in an amendment to the area wide water quality management plan submitted to and under review by DEP.
4. “Approvable site” – a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing.

Based on the below, the following crediting sites can appropriately be included in the Township’s Fourth Round HEFSP.

Table 20: Projects Description and Suitability Analysis

140 STATE STREET (REDEVELOPMENT - AMENDED JANUARY 2025)	
Description of Availability	The site is owned by a Developer with clear title.
Description of Suitable	The Redevelopment Area is suitable. It is near a variety of residential and commercial uses. It contains access to bus routes, parks, sidewalk pedestrian access, and a built-out center.
Description of Developable	The Redevelopment Area is developable. It has access to infrastructure necessary to support development.
Description of Approvable	The Redevelopment Area is approvable. It has an adopted redevelopment plan in place.
CEDAR LANE, AMERICAN LEGION DRIVE, ET AL. (REDEVELOPMENT PLANNED)	
Description of Availability	The site is owned by a Developer with clear title.
Description of Suitable	The property is suitable. It is near a variety of residential and commercial uses. It contains access to bus routes, parks, sidewalk pedestrian access, and a built-out center.

Description of Developable	The site is developable. It has access to infrastructure necessary to support development.
Description of Approvable	The site is approvable. The Township commits to a Redevelopment Plan and/or rezoning to permit the residential affordable housing.
143 STATE STREET (REDEVELOPMENT OR REZONING PLANNED)	
Description of Availability	The site is owned by a Developer with clear title.
Description of Suitable	The property is suitable. It is near a variety of residential and commercial uses. It contains access to bus routes, parks, sidewalk pedestrian access, and a built-out center.
Description of Developable	The site is developable. It has access to infrastructure necessary to support development.
Description of Approvable	The site is approvable. The Township commits to a Redevelopment Plan and/or rezoning to permit the residential affordable housing.
827 TEANECK ROAD (REDEVELOPMENT OR REZONING PLANNED)	
Description of Availability	The site is owned by a Developer with clear title.
Description of Suitable	The property is suitable. It is near a variety of residential and commercial uses. It contains access to bus routes, parks, sidewalk pedestrian access, and a built-out center.
Description of Developable	The site is developable. It has access to infrastructure necessary to support development.
Description of Approvable	The site is approvable. The Township commits to a Redevelopment Plan and/or rezoning to permit the residential affordable housing.
1387 HILL STREET (REDEVELOPMENT OR REZONING PLANNED)	
Description of Availability	The site is owned by a Developer with clear title.
Description of Suitable	The property is suitable. It is near a variety of residential and commercial uses. It contains access to bus routes, parks, sidewalk pedestrian access, and a built-out center.

Description of Developable	The site is developable. It has access to infrastructure necessary to support development.
Description of Approvable	The site is approvable. The Township commits to a Redevelopment Plan and/or rezoning to permit the residential affordable housing.
54 WEST ENGLEWOOD AVE (REDEVELOPMENT OR REZONING PLANNED)	
Description of Availability	The site is owned by a Developer with clear title.
Description of Suitable	The property is suitable. It is near a variety of residential and commercial uses. It contains access to bus routes, parks, sidewalk pedestrian access, and a built-out center.
Description of Developable	The site is developable. It has access to infrastructure necessary to support development.
Description of Approvable	The site is approvable. The Township commits to a Redevelopment Plan and/or rezoning to permit the residential affordable housing.

Land Most Appropriate for Affordable Housing

The analysis in this section shall satisfy Part F of P.L.1985, c.222 (C.52:27D-310), which requires:

- F) "A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing"

As part of this Fair Share Plan, the Township has considered land that is appropriate for the construction of very low-, low-, and moderate-income housing. By utilizing various zoning mechanisms, the Township has successfully met its affordable housing obligations and continues to facilitate the creation of such housing. The Township has amended zoning regulations to establish affordable and inclusionary housing districts. Furthermore, the adoption of a mandatory set-aside ordinance guarantees that unexpected opportunities for affordable housing are utilized. The Township considers the strategies outlined in this document to be the most effective approach to meeting its affordable housing needs. While it acknowledges that developers may propose additional sites in the future that could be suitable for affordable housing, no further sites are currently required to fulfill the Township's obligations.

Endorsement of Affordable Housing Compliance Mechanisms

The Township acknowledges that, in accordance with affordable housing regulations, it may be eligible to receive credit toward its affordable housing obligation through alternative mechanisms. This includes extending existing affordability controls by re-deed restricting units in compliance with Uniform Housing Affordability Controls (UHAC) standards; deed-restricting approved Accessory Dwelling Units (ADUs) in accordance with UHAC; and/or exploring the potential to qualify units regulated under municipal rent control ordinances. The Township encourages these approaches and considers them viable strategies to support continued compliance with affordable housing obligations.

Mandatory Obligation Subsets

Below is a table reviewing additional obligation requirement thresholds.

MANDATORY OBLIGATIONS	CITATION	# REQUIRED OF ACTUAL UNITS*	PROPOSED
Very Low-Income Units (13% Minimum) <i>Shall count towards the minimum 50 percent of the housing units required to be made available for occupancy by low-income households to address a municipality's prospective need obligation.</i>	52:27D-329.1	11 (Rounded Up)	Projects will comply with UHAC Requirements for LMI requirements
Family VLI Units (50% Minimum of VLI Units)	52:27D-329.1	6 (Rounded Up)	
Low-Income Units (50% Minimum) <i>Conversely, the maximum of Moderate-Income Units shall not exceed 50%.</i>	52:27D-329.1	42 (Rounded Up)	
Family Units (50% Minimum)	52:27D-311.1	42 (Rounded Up)	All 83 physical units are Family Rental
Rental Units (25% Minimum)	52:27D-311.1	21 (Rounded Up)	
Family Rental Units (50% Minimum of Rental Units)	52:27D-311.k.5	11 (Rounded Up)	
Age-restricted units (30% Maximum)	52:27D-302.q	24 (Rounded Down)	None of the 83 physical units are
Transitional Housing	52:27D-311.e	8	

(10% Maximum of Total Credits)		(Rounded Down)	senior or transitional proposed at this time
Age-Restricted Housing Bonus Credit (10% Maximum of Age-Restricted Units)	52:27D-311.k.4	8 (Rounded Down)	
<i>* Based on 83 actual units that do not count the 41.5 bonus credits.</i>			
<i>Note 1: Maximum bonus credits shall not exceed 25% of Prospective Need per 52:27D-311.k.</i>			
<i>Note 2: Targets based on required units and will be enforced throughout the Fourth Round as part of site plan review and approval.</i>			

IV. Appendices

A. Regulatory Resolutions (Adopting Obligation Number)

B. Vacant Land Adjustment

C. Zoning Amendments (or redevelopment plans, if applicable)

D. Affordable Housing Ordinance

The Township's existing ordinance is attached and will remain in full force and effect during the Fourth Round. The Township will make all necessary modifications to this ordinance to comply with any forthcoming Fourth Round requirements as updated regulations and rules are released.

E. Development Fee Ordinance

The Township's existing ordinance is attached and will remain in full force and effect during the Fourth Round. The Township will make all necessary modifications to this ordinance to comply with any forthcoming Fourth Round requirements as updated regulations and rules are released.

F. Affirmative Marketing Plan

The Township's existing Affirmative Marketing Plan is attached and will remain in full force and effect during the Fourth Round. The Township will make all necessary modifications to this ordinance to comply with any forthcoming Fourth Round requirements as updated regulations and rules are released.

G. Spending Plan

H. Resolution of intent to fund cost of municipality's municipally sponsored affordable housing development as well as its rehabilitation program

I. Copies of resolutions appointing Administrative Agent(s) and ordinance creating the position of and appointing the Municipal Affordable Housing Liaison

The Township's existing appointing resolutions and ordinances are attached and will remain in full force and effect during the Fourth Round. The Township will make all necessary modifications to these resolutions and ordinances to comply with any forthcoming Fourth Round requirements as updated regulations and rules are released.

J. CDBG Rehabilitation Project Endorsement

Appendix A – Regulatory Resolutions (Adopting Obligation Number)

Note: The Housing Element and Fair Share Plan is based on the original obligation of 431 affordable housing credits, as outlined by the New Jersey Department of Community Affairs (DCA) in its non-binding release of obligation figures in October 2024. In accordance with N.J.S.A. 52:27D-301 et seq. and the implementation schedule set forth in Directive #1424, the Town adopted Resolution 42-2025 on January 30, 2025, as part of its participation in the Affordable Housing Dispute Resolution Program (the “Program”).

Resolution 42-2025 revised the Fourth Round affordable housing Prospective Need from 431 units to 384 units. These figures were derived from an analysis applying DCA’s Land Capacity Factor methodology, which updated properties deemed unavailable for development due to environmental constraints, existing structural improvements, highway rights-of-way, and similar limitations not making the land “developable.”

In response, the New Jersey Builders Association (“NJBA”) filed a formal objection to the proposed adjustment. A case management conference was held on March 26, 2025 (Docket No. BER-L-776-25), during which the ruling favored adherence to the original DCA-issued obligation of 431 credits. As of the time of this Housing Element, no formal order has been issued from such decision, and the Town continues to reserve its right to appeal the determination.



Township Council

c/o Township Clerk
Teaneck, NJ 07666

Meeting: 01/28/25 06:30 PM

Department: Township Clerk

Category: Authorization

DOC ID: 8862

RESOLUTION 42-2025

COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATIONS

COMMENTS - Current Meeting:

CW Goldberg inquired why this presentation was made today and not earlier. Deputy Mayor Belcher explained the Affordable Housing subcommittee has not met and this has been handled by Legal & the Manager as the reporting deadlines and obligations came to be.

RESULT:	ADOPTED [5 TO 2]
MOVER:	Hillary Goldberg, Councilwoman
SECONDER:	Mark J. Schwartz, Councilman
AYES:	Katz, Schwartz, Orgen, Belcher, Gee
NAYS:	Michael S Pagan, Hillary Goldberg

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

42-2025

**COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE
NEED AFFORDABLE HOUSING OBLIGATIONS**

WHEREAS, the Township has a demonstrated history of voluntary compliance as evidenced by its Round Three record; and

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 9, 2015, the Township of Teaneck (hereinafter “Teaneck” or the “Township”) filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter “Fair Share Plan”), to be amended as necessary, satisfies its “fair share” of the regional need for low and moderate income housing pursuant to the “Mount Laurel doctrine;” and

WHEREAS, that culminated in a Court-approved Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose, which precludes builder’s remedy lawsuits until July 1, 2025; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2 (hereinafter “A4” or “Amended FHA”); and

WHEREAS, A4 calculates the size of the regional affordable housing need as follows “projected household change for a 10-year round in a region shall be estimated by establishing the household change experienced in the region between the most recent federal decennial census, and the second-most recent federal decennial census. This household change, if positive, shall be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region, and to determine the regional prospective need for a 10-year round of low- and moderate-income housing obligations...”; and

WHEREAS, instead, A4 required the Department of Community Affairs (“DCA”) to produce non-binding estimates of need on or before October 20, 2024, which it did provide on October 18, 2024 (“DCA Report”); and

WHEREAS, the DCA Report calculates the Township’s Round Four (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of **214** units and a Prospective Need or New Construction Obligation of **431** units; and

WHEREAS, the Township accepts the conclusions in the DCA Report, except regarding the land capacity allocation factor; and

WHEREAS, as to the **Land Capacity Allocation Factor**, the Township notes that the DCA belatedly provided the data it used to establish this factor, i.e., on or about November 27, 2024 instead of by October 20, 2024; and

WHEREAS, the Township further notes that the link to the DCA GIS data that the DCA belatedly made available to municipalities includes the following language: “The land areas identified in this dataset are based on an [sic] the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c. (4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. **It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program.**” (emphasis added); and

WHEREAS, the DCA maintains that the areas the DCA identified as developable are indeed overinclusive and, consequently, the Township’s Professional Planner, has prepared a report, attached hereto as **Exhibit A**; and

WHEREAS, correcting the allocation factors results in the Township’s Round 4 Prospective Need Obligation being **384** units rather than the **431** units the DCA calculated; and

WHEREAS, Section 3 of A4 provides that: “the municipality’s determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7” of A4; and

WHEREAS, Township’s calculation of need is entitled to a “presumption of validity” because it complies with Sections 6 and 7 of A4; and

WHEREAS, the Township specifically reserves the right to adjust those numbers based on one or any of the foregoing adjustments: 1) a windshield survey or similar survey which accounts for a higher-resolution estimate of present need; 2) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; 3) a Durational Adjustment (whether predicated upon lack of sewer or lack of water); and/or 4) an adjustment predicated upon regional planning entity formulas, inputs or considerations, including, but not limited to the Highlands Regional Master Plan and its build out, the Pinelands or Meadowlands regulations and planning document; and

WHEREAS, in addition to the foregoing, the Township specifically reserves all rights to revoke or amend this resolution and commitment, as may be necessary, in the event of a successful challenge to A4 in the context of the Montvale case (MER-L-1778-24), any other such action challenging A4, or any legislation adopted and signed into law by the Governor of New Jersey that alters the deadlines and/or requirements of A4; and

WHEREAS, in addition to the foregoing, the Township reserves the right to take a position that its Round Four Present or Prospective Need Obligations are lower than described herein in the event that a third party challenges the calculations provided for in this Resolution (a reservation of all litigation rights and positions, without prejudice); and

WHEREAS, that reservation of all litigation rights shall include, but is not limited to, taking a position that the Equalized Non-Residential Valuation Factor erroneously captures

substantial mixed-use multifamily developments and mischaracterizes them entirely as non-residential; and

WHEREAS, in light of the above, the Mayor and Council finds that it is in the best interest of Township to declare its obligations in accordance with this binding resolution and in accordance with the Act and

WHEREAS, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

WHEREAS, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the Act shall file an action “in the form of a declaratory judgment complaint . . . within forty-eight (48) hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner”; and

WHEREAS, nothing in this Resolution shall be interpreted as an acknowledgment of the legal validity of the AOC Directive and the Township reserves any and all rights and remedies in relation to the AOC Directive; and

WHEREAS, the Township seeks a certification of compliance with the Act and, therefore, directs its Affordable Housing Counsel to file a declaratory relief action within forty-eight (48) hours of the adoption of this resolution; and

NOW, THEREFORE, BE IT RESOLVED on this 28th day of January 2025, by the Council of the Township of Teaneck, Union County, State of New Jersey, as follows:

- . All of the Whereas Clauses are incorporated into the operative clauses of this resolution.
- 2. The Mayor and Council hereby commit to a Present Need Obligation of **214** units and the Round Four Prospective Need Obligation of **384** units as described in this resolution subject to all reservations of rights, which specifically include:
 - a) The right to adjust the number based on a windshield survey, lack of land, sewer, water, regional planning inputs, or any combination thereof;
 - b) As described in the WHEREAS section, all rights to revoke or amend this resolution in the event of a successful legal challenge, or legislative change, to A4;
 - c) In furtherance of the WHEREAS clause reserving the Township’s rights to adjust its number to a lower number if the Township’s number is challenged, the Township specifically reserves the right to seek a downwards adjustment due to a correction of the Equalized Non-Residential Valuation Factor; and
 - d) All rights to take any contrary position in the event of a third party challenge to the obligations.

3. The Township hereby directs its Counsel to file a declaratory judgment complaint within forty-eight (48) hours after adoption this resolution attaching this resolution.
4. The Township hereby directs its Counsel to (a) file this Resolution with the “Program” pursuant to the requirements on A4.
5. The Township hereby directs that this Resolution be published on the municipal website within forty-eight (48) hours of its passage, pursuant to A4.
6. This resolution shall take effect immediately, according to law.

This is to certify that the above Resolution was adopted by the
Township Council on January 28, 2025

Doug Ruccione

Doug Ruccione
Township Clerk

MEMORANDUM



Date: January 23, 2025
 To: Township of Teaneck
 From: Topology

SUBJECT: FOURTH ROUND AFFORDABLE HOUSING ASSESSMENT OF DCA NUMBER

The purpose of this memorandum is to provide an assessment of the non-binding calculations of the Township of Teaneck's Prospective Need Obligation for the Fourth Round of Affordable Housing, published by the NJ Department of Community Affairs¹. The non-binding calculations were published by the DCA on October 20, 2024, with supplemental data releases provided through November 23, 2024, with the publication of the Land Capacity Analysis GIS Composite Layer.

Under the prepared calculations, the DCA has presented a non-binding prospective need obligation for the Township of Teaneck of 431 units. The following assessment reviews the component data of the DCA calculation methodology with localized data to either confirm or revise the figures presented by DCA.

Based upon the analysis outlined in this memorandum, and with consideration given to the DCA Report, in accordance with N.J.S.A. 52:27D-304.1, -304.2 and -304.3 of P.L. 2024, c.2 and the 2018 Decision, Topology recommends the Township of Teaneck adopt a binding resolution committing to a Fourth Round Prospective Need Obligation of 384 units before taking into consideration any further credits, bonus credits, and/or adjustments as permitted by law.

I. Land Capacity Factor Assessment

- A. The Land Capacity Factor is calculated pursuant to N.J.S.A. 52:27D-304.3.C.4, and is determined by estimating the area of developable land within the municipality's boundaries, and regional boundaries, which may accommodate development. The DCA conducted the analysis using Land Use / Land Cover data from the NJ DEP, MOD-IV Property Tax Data from the Dept. of Treasury, and construction permit data from the DCA. The DCA calculations of land that may accommodate development exclude lands subject to development limitations, including open space, preserved farmland, category one waterways and wetland buffers, steep slopes and open waters. DCA preserved all areas that remained that were greater than 2,500 SF in size, under the assumption that an area of twenty-five feet by 100 feet may be considered developable.
- B. Under the analysis, the DCA estimates that the Township of Teaneck presently has 22.363 acres of land that may accommodate development. The DCA has calculated that Region 1, which is comprised of Bergen, Hudson, Passaic and Sussex Counties, contains a total of 1,979.764 acres of developable land. As calculated by DCA, the Township of Teaneck contains 1.13% of the amount of developable land across the entire Region 1.
- C. To assess the Land Capacity Factor, Topology extracted the resultant Land Capacity Analysis GIS Composite Layer and overlaid the file with the parcels for the Township of Teaneck. Each area was further reviewed to ascertain whether land use approvals have been rendered, if the sites contain

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

existing development or utility infrastructure or whether the configuration of developable land within these parcels is in fact developable. Based upon this detailed parcel-by-parcel analysis, Topology estimates that 12.141 acres of the 22.363 acres calculated by DCA are not in fact developable. A parcel-by-parcel summary is provided in the table below. Appendix A includes maps of all properties that have been identified as not available / limited acres for development.

D. Properties Not Available for Development

- Aerials and ownership can be viewed via <https://bchapeweb.co.bergen.nj.us/parcelviewer/>

SITE BLOCK + LOT	ADDRESS	DCA DEVELOPABLE ACRES	STATUS
Block 5608, Lot 10	210 Shepard Ave	5.373	4.173 acres eligible due to 1.2 acres of land being encumbered as part of a diversion "replacement parcel" acquisition made by NJDOT Green Acres and Greenbelt Properties program.
Block 6002, Lot 10	Route 4 Buffer	2.789	Flood Hazard Area (FEMA). 0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 402, Lot 1	1100 River Road	1.542	DCA calculation accurate.
Block 4808, Lot 15	Route 4 Buffer	1.501	0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 5919, Lot 1	46 Robinson St	0.829	0.00 acres eligible due to land developed with Church (St. Anastasia Roman Church)
Block 4102, Lot 27	Farragut Dr	0.790	0.00 acres eligible due to right-of-way on Route 4 / inaccessible other than Route 4.
Block 5911, Lot 1	1140 Loraine Ave	0.771	DCA calculation accurate.
Block 5707, Lot 2	Englewood Ave	0.730	DCA calculation accurate.
Block 5507, Lot 6	1603 Ardsley Ct	0.715	DCA calculation accurate.
Block 1102, Lot 10	661 Roemer Ave	0.675	NJDEP Wetlands and Riparian Buffer. Only 0.624 acres eligible without environmental constraint.
Block 2703, Lot 10	Route 4 Buffer	0.604	0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 5604.01, Lot 23.01, Lot 23.02	Manhattan Ave	0.497	DCA calculation accurate.
Block 5706, Lot 9	1423 Aspen Terr	0.493	DCA calculation accurate.
Block 4003, Lot 23	Route 4 Buffer	0.421	0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 6002, Lot 10	Route 4 Buffer	0.388	0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 1107, Lot 1	440 New Bridge Rd	0.383	DCA calculation accurate.
Block 5707, Lot 10	1423 Spruce St	0.365	DCA calculation accurate.

SITE BLOCK + LOT	ADDRESS	DCA DEVELOPABLE ACRES	STATUS
Block 5706, Lot 6	Englewood Ave	0.363	DCA calculation accurate.
Block 5302, Lot 29	207 Liberty Rd	0.349	Flood Hazard Area (FEMA). Only 0.192 of the land eligible without environmental constraint.
Block 201, Lot 2	836 Cedar Lane	0.346	Flood Hazard Area (FEMA). Only 0.13 acres eligible without environmental constraint.
Block 5925, Lot 7	1096 Loraine Ave	0.337	DCA calculation accurate.
Block 5927, Lot 5, Lot 1	Route 4 Buffer, 1101 Loraine Ave	0.305	DCA calculation accurate.
Block 2702, Lot 11	Route 4 Buffer	0.281	0.00 acres eligible due to right-of-way on Route 4. Parcel also contains structure encroachment from adjacent Lot 10.
Block 4303, Lot 1	314 Home St	0.275	NJDEP Wetlands and Riparian Buffer. DCA calculation accurate.
Block 4812, Lot 15	1056 Margaret St	0.201	0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 1103, Lot 4.01	600 Roemer Ave	0.188	0.00 acres eligible due to land developed with Synagogue (Congregation Keter Torah)
Block 4003, Lot 23	Route 4 Buffer	0.180	0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 4402, Lot 11 and 12	320 Fabry Terr, 309 E Oakdene Ave	0.169	Flood Hazard Area (FEMA). 0.00 acres eligible without environmental constraint. Land has improvements: Darul Islah Temple on Lot 11 Pumping Station on Lot 12
Block 3502.01, Lot 8	18 E Sherwood Ave	0.153	NJDEP Wetlands and Riparian Buffer. DCA calculation accurate.
Block 5925, Lot 2	1124 Loraine Ave	0.093	DCA calculation accurate.
Block 4811, Lot 12	Route 4 Buffer	0.093	0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 5507, Lot 16	1615 Ardsley Ct (Rear)	0.093	0.00 acres eligible due to no frontage access.
Block 4204, Lot 5 Block 4201, Lot 19	665 Glenwood Ave East Cedar Lane	0.071	0.00 acres eligible due to: Lot 5 is a ROSI ² parcel owned by Township (Hamilton Park); and Lot 19 is an active housing development

² <https://dep.nj.gov/otpla/rosl/>

- E. Given the constraints of these existing properties, Topology estimates that the amount of developable land within the Township of Teaneck should be revised to from 22.363 acres to 12.141 acres. This would also reduce the total developable land within Region 1 from 1,979.764 acres to 1,967.623 acres. Thus, the Land Capacity Factor for the Township of Teaneck would be modified from 1.13 % as calculated by DCA to 0.60 %.

II. Equalized Nonresidential Valuation Assessment

- A. The Equalized Nonresidential Valuation Factor is calculated pursuant N.J.S.A. 52:27D-304.3.C.2 and is determined by calculated the changes in nonresidential property valuations in the municipality, since the beginning of the gap period in 1999. The change in the municipality's nonresidential valuations is divided by the regional total change in nonresidential valuations to determine the municipality's share of the regional total change, which is the resulting factor. Data to used is from the Division of Local Government Services in the DCA, which aggregates local assessment information from all municipalities.
- B. Under the DCA calculation, the Township of Teaneck experienced an equalized nonresidential valuation growth of \$490,512,639 between 1999 and 2023. This represents 1.5% of all growth experienced during this period across Region 1.
- C. Topology recommends the Township accept the Nonresidential Valuation Factor as calculated by the DCA, as Topology has reviewed and concluded that no further revisions can be made.

III. Income Capacity Factor

- A. The Income Capacity Factor is calculated pursuant to N.J.S.A. 52:27D-304.3.C.3 and is determined by averaging the municipal share of the regional sum of differences between median household income and the same calculation but weighted by number of households within the municipality. To calculate this value, the DCA used the 2018-2022 5-year Estimates published by the Census Bureau's American Community Survey program.
- B. Since the publication of the Fair Share Housing Obligations for 2025-2035 by the DCA in October 2024, the U.S. Census Bureau has released the 2019-2023 5-year estimates from the American Community Survey.
- C. Topology has prepared an update of the Income Capacity Factor for Region 1 and the Township of Teaneck based upon this newly available data. In review of the new data, Topology has found no change to the Income Capacity Factor for the township of Township as a result of the newly released data.

IV. Recalculated Fourth Round Obligation Number

Given the revisions detailed above, Topology recommends the Township of Teaneck's allocation factors and prospective need obligations may be revised as follows below.

ALLOCATION FACTOR/PROSPECTIVE NEED	DCA CALCULATION	TOPOLOGY PROPOSED REVISION
Land Capacity Factor (Region 1)	1.13% (22.363 Acres of 1,980 Acres)	0.60% (12.141 Acres of 1,967.623 Acres)
Nonresidential Factor	1.51%	Accept DCA Calculation
Income Capacity Factor	2.03%	Accept DCA Calculation
Average Allocation Factor	1.55%	1.38%
Prospective Need Obligation	431 Units	384 Units

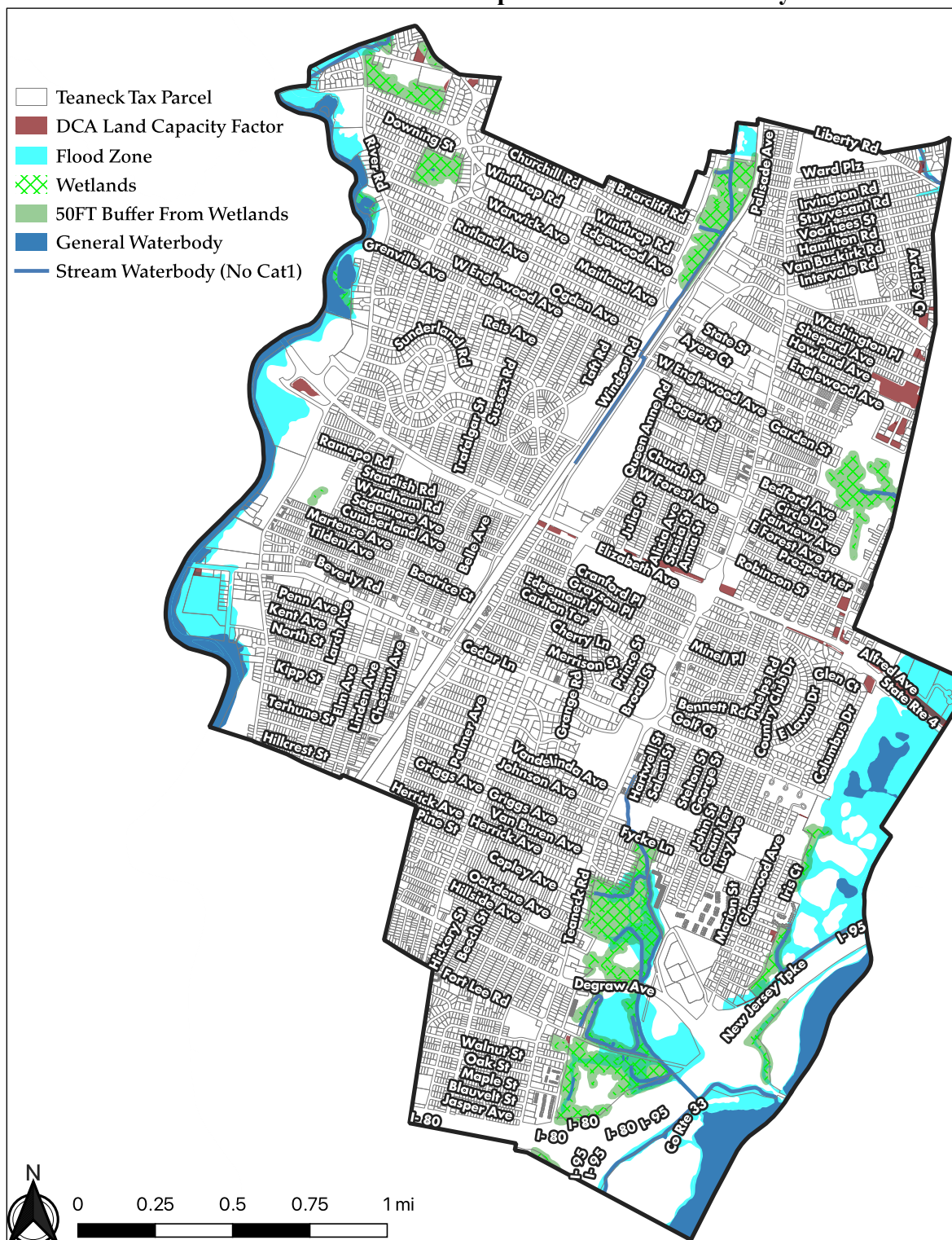
Appendix "A"

Teaneck DCA Land Capacity Factor Map with Environmental Layers + Individual DCA Land Capacity Factor Maps with Environmental Layers / Narrow Lots

GIS Data Sources:

- [Land Capacity Analysis for P.L. 2024, c.2](#) from the New Jersey Department of Community Affairs (DCA), last updated November 22, 2024.
- **Mod IV Tax Assessment Data** was obtained from the most recent Assessment Records. Parcel files were used utilizing the New Jersey Geographic Information Network (NJGIN) Open Data portal.
- [Flood Hazard Area Dataset](#) was obtained from the Federal Emergency Management Agency (FEMA).
- **Wetlands Dataset** was developed using the Land Use/Land Cover from the New Jersey Department of Environmental Protection (NJDEP), last updated 2020. A 50-foot riparian buffer is also included.
- **Waterbodies Dataset** was obtained from the National Hydrography Dataset Waterbody Streams and Waterbodies dataset as developed by the NJDEP, last updated 2015.

Teaneck DCA Vacant Land Map with Environmental Layers



Block 5608, Lot 10 (Owner: Township of Teaneck)



Route 4, in the vicinity of Palisade Avenue, CSX Railroad and Windsor Road, suffers from geometric deficiencies, traffic congestion, safety issues, and a structurally deficient bridge. NJDOT proposes to replace the structurally deficient and functionally obsolete bridge and to improve the roadway operational problems³.

As such, several Green Acres encumbered properties along the Route 4 corridor will be impacted and require equivalent replacement land or monetary compensation to address Green Acres mitigation requirements. As part of the compensation, NJDOT proposes utilizing approximately 1.2 acres of 210 Shepard Place (Block 5608, Lot 10) as a “replacement parcel” for the diversions per N.J.A.C. 7:36-26.5 (amongst several solutions).

Anticipated construction start date for the Route 4 Over Palisade Avenue, CSX Railroad, and Windsor Road Bridge Replacement is planned in June 2025, with completion anticipated in June 2028.

³ <https://www.nj.gov/transportation/capital/stip1827/sec3/pdf/routes/rt4.pdf>

Block 6002, Lot 10 (Owner: Township of Teaneck)



Block 4808, Lot 15 (Owner: Township of Teaneck)



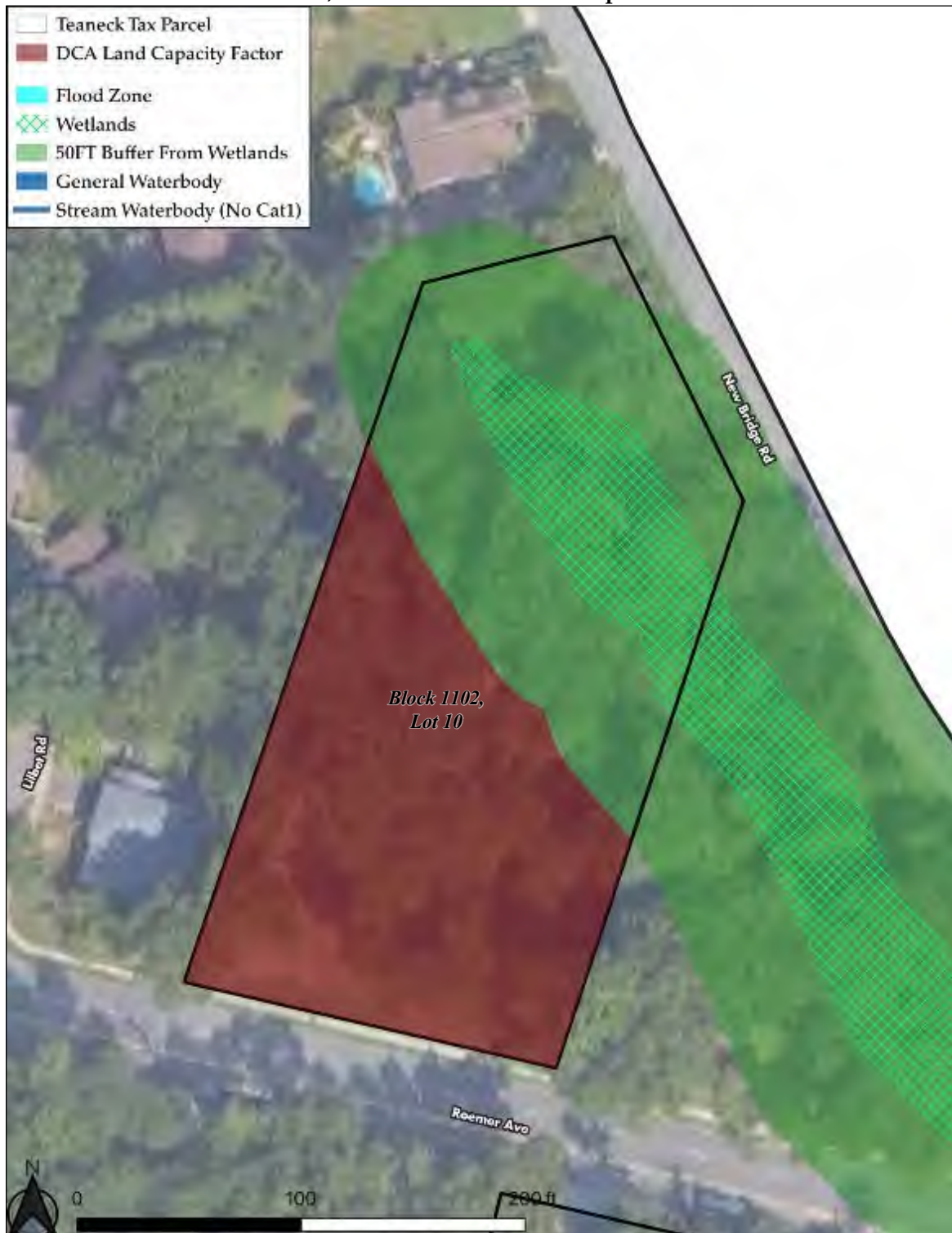
Block 5919, Lot 1 (Owner: ST ANASTASIA'S CHURCH)



Block 4102 Lot 27 (Owner: Township of Teaneck)



Block 1102, Lot 10 (Owner: Township of Teaneck)



Block 2703, Lot 10 (Owner: Township of Teaneck)
Block 2702, Lot 11 (Owner: Township of Teaneck)



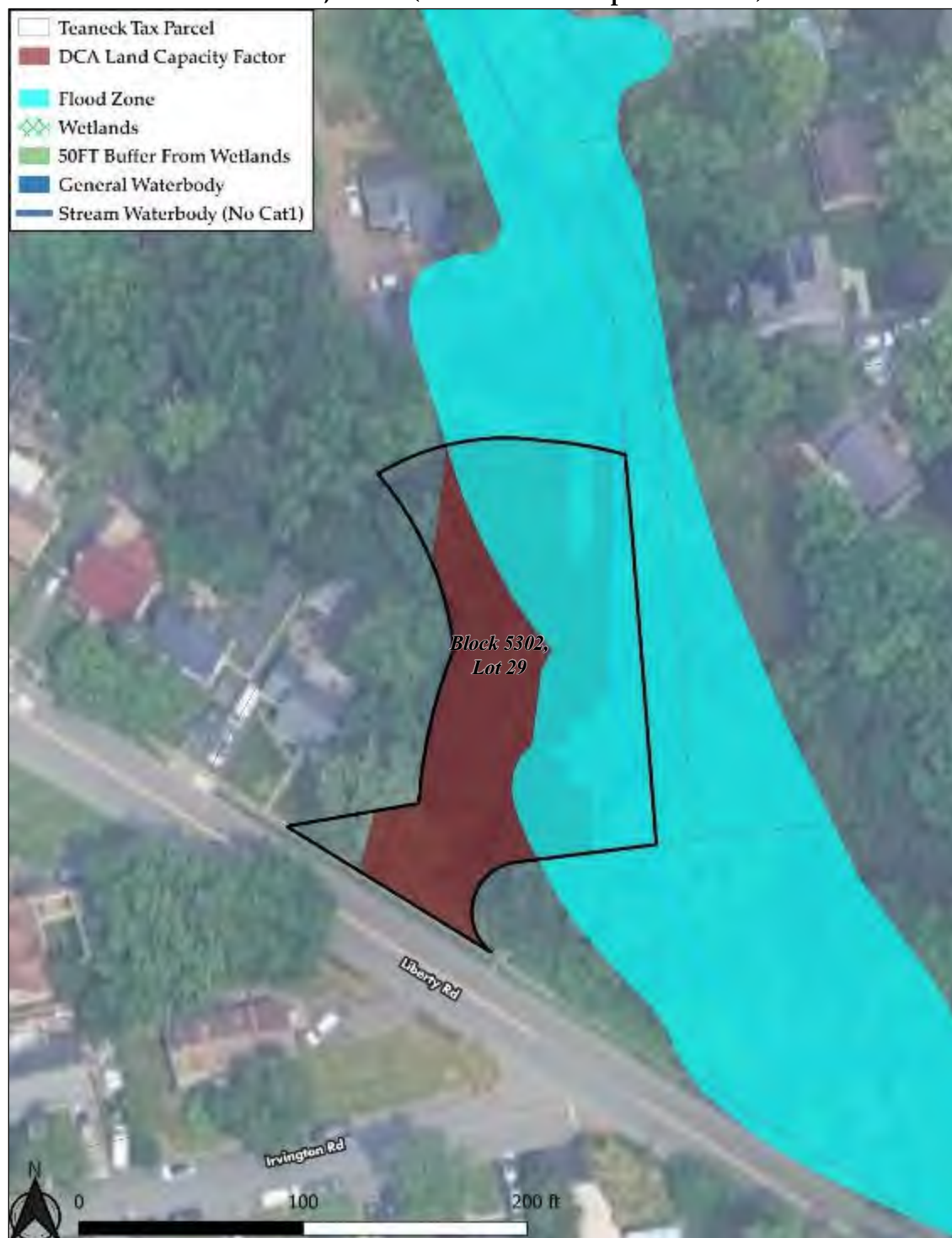
Block 4003, Lot 23 (Owner: Township of Teaneck)



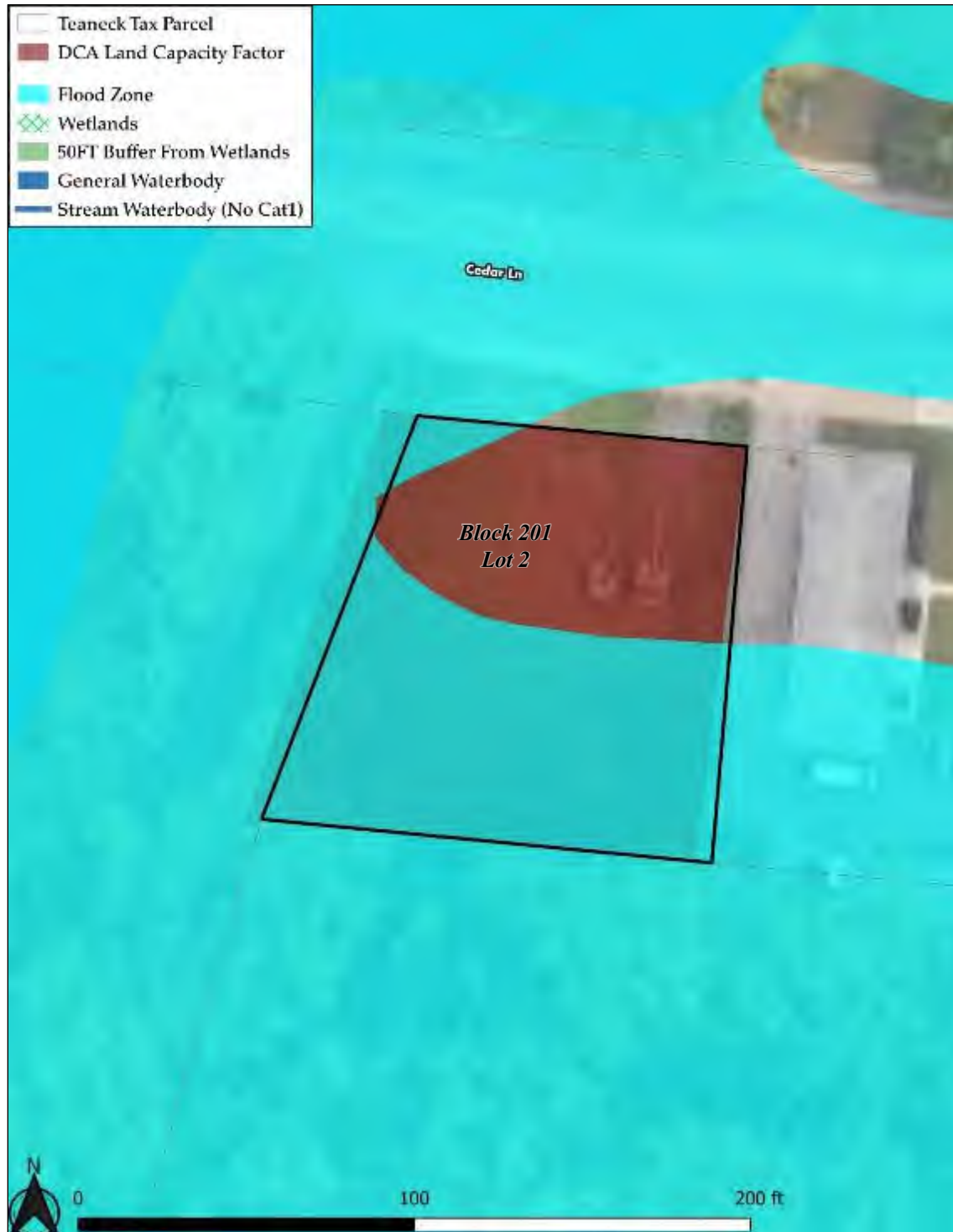
Block 6002, Lot 10 (Owner: Township of Teaneck)



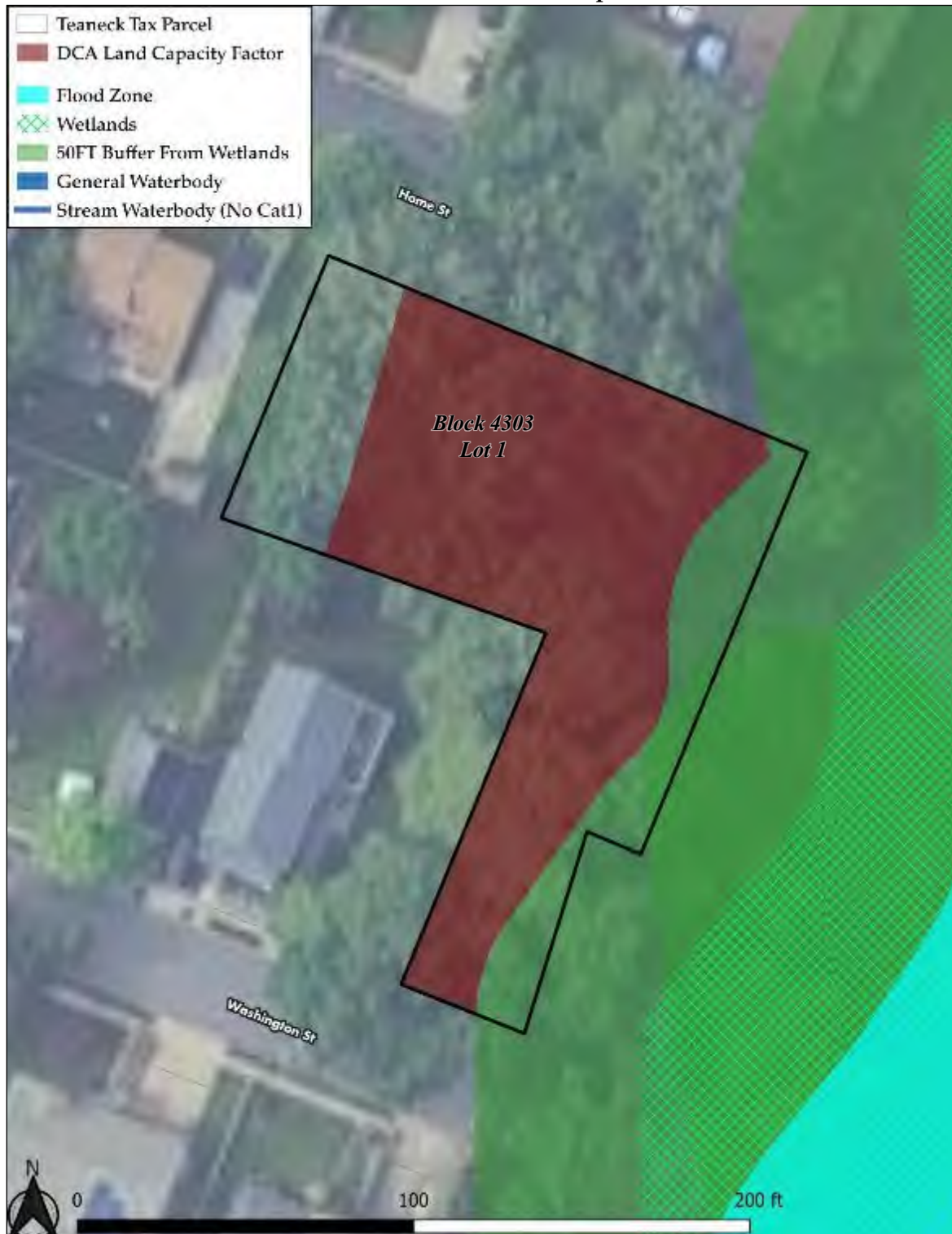
Block 5302, Lot 29 (Owner: Township of Teaneck)



Block 201, Lot 2 (Owner: 836 CEDAR LA LLC C/O ERICHSEN,S)



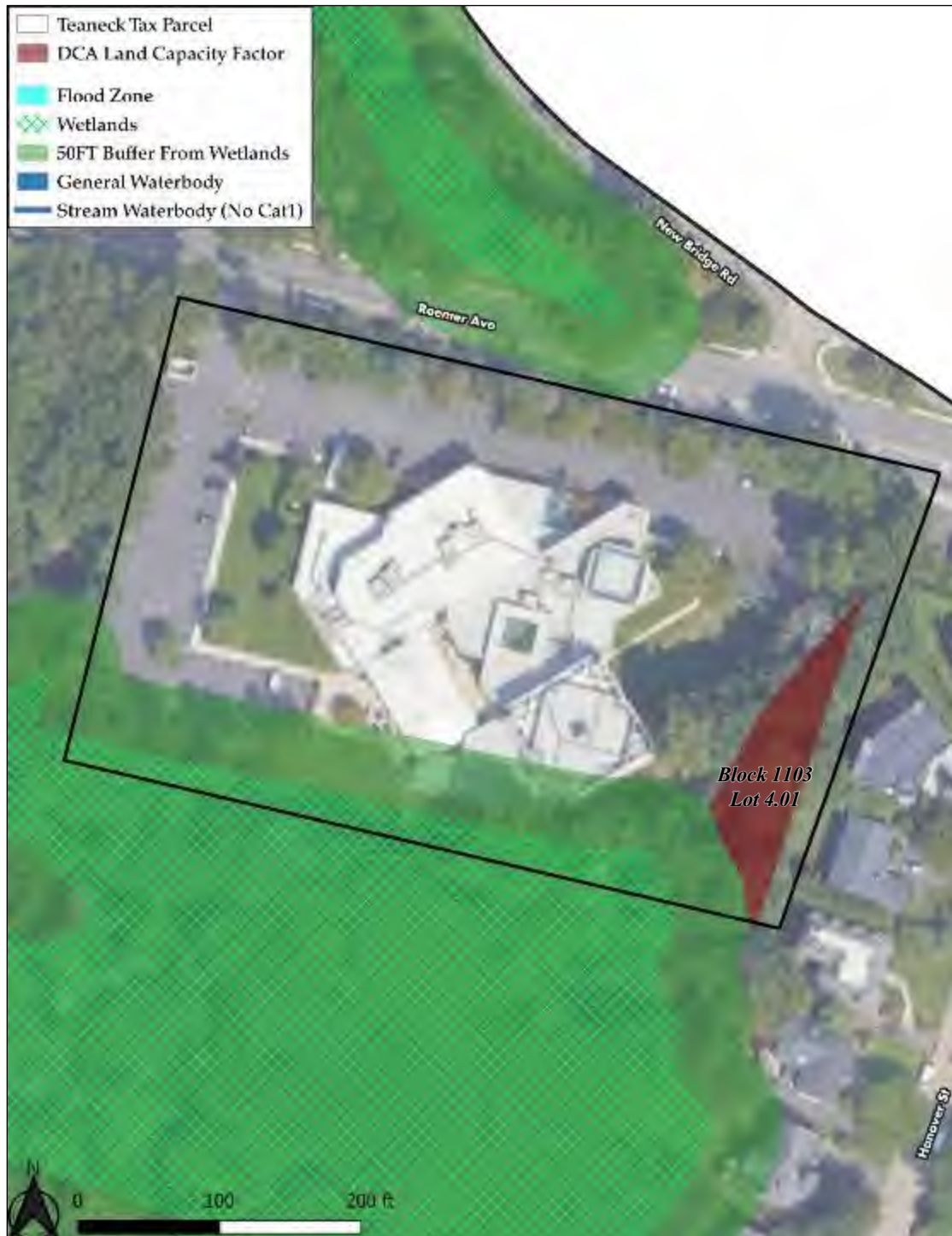
Block 4303 Lot 1 (Owner: Township of Teaneck)



Block 4812, Lot 15 (Owner: Township of Teaneck)



Block 1103, Lot 4.01 (Owner: NORTHERN TEANECK SYNAGOGUE ASSOC.)



Block 4003, Lot 23 (Owner: Township of Teaneck)



Block 4402, Lot 11 (Owner: Dar-UI-Islah)
Block 4402, Lot 12 (Owner: Township of Teaneck)



Block 3502.01, Lot 8 (Owner: Township of Teaneck)



Block 4811, Lot 12 (Owner: Township of Teaneck)



Block 5507, Lot 16 (Owner: Township of Teaneck)



Block 4204, Lot 5 (Owner: Township of Teaneck)
Block 4201, Lot 19 (Owner: Township of Teaneck)



**The Township of Teaneck
Bergen County**

**Vacant Land Adjustment
Round Four (2025-2035)**

Prepared For:



818 Teaneck Road
Teaneck, NJ 07666

Introduction + Methodology

Purpose of Vacant Land Adjustment

The foregoing analysis was prepared on behalf of the Township of Teaneck (herein the “Township” or “Teaneck”). This analysis reviews the Township’s inventory of available vacant properties and summarizes an adjustment in the Fourth Round affordable housing obligation due to available land capacity. The analysis also takes into consideration projects likely to be redeveloped in the Fourth Round obligation. These include projects that have existing land use approvals, are under construction or were constructed, or are part of the Township’s Fourth Round compliance plan.

This analysis is otherwise known as a Vacant Land Adjustment (“VLA”). The VLA determines a municipality’s Realistic Development Potential (“RDP”) for its Fourth Round municipal obligation. Such obligation is memorialized in the municipal Fourth Round Housing Element and Fair Share Plan (“HEFSP”), which runs from 2025-2035.

In conclusion, the Township’s RDP for its Fourth Round is 11 credits, and 105 credits must be accommodated on parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted.

Legislation + Changes in Fourth Round VLA Requirements

On March 20, 2024, Governor Phil Murphy signed P.L.2024, c.2 (the “Legislation”) which expands and modifies the State’s affordable housing regulations. As a result of the Legislation, each municipality is assigned a non-binding affordable housing obligation to be met during the Fourth Round. The non-binding calculations were published by the NJ Department of Community Affairs (“DCA”) on October 20, 2024, with supplemental data releases provided through November 23, 2024, with the publication of the Land Capacity Analysis GIS Composite Layer. This obligation is also referred to as the “prospective need.”

The Prospective Need Obligation for the Township is 431.

The Legislation sets forth procedures by which municipalities may adjust their prospective obligation, including via the VLA process (See 52:27D-310.1)¹. Under the Fourth Round, a municipality is permitted to make adjustments due to a lack of available land resources. However, the bill requires a municipality that receives such a vacant land adjustment to its obligation identify parcels for development that address at least 25 percent of the prospective need and adopt zoning that allows for the adjusted obligation, or demonstrate why this is not possible.

See Appendix “A” for the full legislation of municipal computation requirements and changes via Bill P.L.2024, c.2.

¹ <https://law.justia.com/codes/new-jersey/title-52/section-52-27d-310-1/>

Assumptions Underlying Realistic Development Potential

Inclusionary Development

N.J.A.C. 5:93-4.2(f) specifies that the RDP is based on an inclusionary zoning framework and available land is not assumed to be developed as 100% affordable housing. The minimum presumptive set aside for affordable housing is 20%, or one in five units. As such, suitable development sites for inclusionary development must have the capacity to provide a minimum of five units.

Assumed Densities and Minimum Project Size

According to the Second Round Rules, it is important to “consider the character of the area surrounding each site” when crafting assumptions underlying the intensity of residential development. As such, the maximum density for each assemblage was determined as follows:

- The permitted density of each parcel pursuant to the Municipal Zoning Ordinance;
- Minimum presumptive density of six units per acre as required by the Second Round Rules where permitted density is below six units per acre;
- Surrounding land uses;
- The need for affordable housing; and
- Density count of approved projects by the Planning or Zoning Board.

Data Sources Used in Analysis

In compiling the analysis for the VLA, this report utilizes the following data:

- **Mod IV Tax Assessment Data** was obtained from the most recent Assessment Records. Parcel files were used utilizing the New Jersey Geographic Information Network (NJGIN) Open Data portal.
- **Flood Hazard Area Dataset** was obtained from the Federal Emergency Management Agency (FEMA) data of flood zones².
- **Wetlands Dataset** was developed using the Land Use/Land Cover from the New Jersey Department of Environmental Protection (NJDEP), last updated 2020. A 50-foot riparian buffer is also included.
- **Waterbodies Dataset** was obtained from the National Hydrography Dataset Waterbody Streams and Waterbodies dataset as developed by the NJDEP, last updated 2015.
 - Note: No Category One (C1) Waters were observed in Teaneck per [N.J.A.C 7:13-4.1\(c\)\(2\)](#)
- **Steep Slope Dataset** was developed using the NJGIN Open Data portal³.

Methodology of Vacant Land Parcels Assemblage

Step 1: Selection of Sites

- Step 1.1: Classification of Vacant Land / General Assemblages

² <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>

³ <https://njgin.nj.gov/njgin/edata/elevation/index.html>

Using the most recent **Mod IV Tax Assessment Data**, properties that did not have the tax class 1 (Vacant) and vacant properties with tax class 15C (Public) were removed from the analysis. Properties that appeared as tax class “Null” were individually analyzed to determine vacancy status for consideration to be included in the analysis.

These remaining properties are considered in the analysis as an inventory of all vacant sites. Assembled vacant properties (including those adjacent and under common ownership) and confirmed acreage.

- Step 1.2: Removing “False” Vacant Land / General Assemblages

The **Mod IV Tax Assessment Data** properties of the assemblages created in Step 1.1 was further analyzed for “false” vacant land results that were removed from the analysis. False vacant land results included:

- Parcels that are actually a common area part of a larger townhome / condominium development (i.e. “Condo Mother Lot”) and thus not actually “vacant”.
 - *Example: Parkside Lane and townhomes had “vacant” coded land where structures are improved.*
- Parcels that are developed with active improvements, where MODIV Tax Assessment Data erroneously coded property as “vacant” or may not be up-to-date given the construction status.
 - For purposes of this analysis, “active improvements” means any structure upon the site with an active Certificate of Occupancy (“C.O”), or building permit / temporary “C.O” where structures are underway for a full C.O. Also included are parcels where there are no structures on the land but where there are improvements on the land that are associated with a structure on a different parcel (e.g. parking lot associated with building on a different, likely adjacent, parcel).
- Parcels that are coded “vacant,” but are not in the municipal jurisdiction (i.e. small portion of vacant land belonging to larger assemblage that is in adjacent municipality).
 - *Example: Improved land in Bergenfield Township where portion of parcel in Teaneck coded vacant.*

Step 2: Exclusion of Known Land Encumbrances / Additional Exclusions

- Step 2.1: Exclusion of Parklands and Recreational Land

All parklands and active recreational lands properties were excluded based on their property tax classification under the MOD IV tax assessment data.

- *Step 2.2: Exclusion of Open Space Restricted Land*

All open space and properties on the Recreation and Open Space Inventory (ROSI) were excluded based on review of the [NJ State ROSI](#)⁴.

- *Step 2.3: Exclusion of Historic and Architecturally Important Sites*

If applicable, areas of vacant land impacted by [historically or architecturally important constraints](#)⁵ were removed from the calculation of developable area.

Step 3: Exclusion of Low Yield Properties

- *Step 3.1: Exclude Properties Yielding Less Than 5 Units*

The Second Round Rules established by the Council of Affordable Housing in N.J.A.C. 5:93 required development potential to consider principles of sound land use planning in regards to density, and that the minimum presumptive density be 6 du/ac.

In conformance with this requirement, the analysis used existing zoning densities to determine the number of units per acre that could be constructed. In cases where permitted density under the zoning ordinance did not meet the minimum presumptive density, the development potential was calculated at 6 units per acre. The acreage of the assemblages created in Step 1 was multiplied by the permitted number of units per acre to determine the property yield. All vacant assemblages whose yield was less than five units were excluded from the Inventory of Vacant Sites.

Step 4: Site Analysis (Exclusion of Environmentally Sensitive Areas from Development Calculations)

- *Step 4.1: Overlay Environmentally Sensitive Areas*

Properties occupied by major environmental factors as described in the “Data Sources Used” section of this report above were removed as candidates for development. This was done using a Geographic Information Systems (GIS) program.

- *Step 4.2: Calculate Development Potential.*

Areas of vacant land impacted by these environmental constraints were removed from the calculation of developable area.

⁴ <https://dep.nj.gov/otpla/rosi/>

⁵ <https://www.arcgis.com/apps/webappviewer/index.html?id=6706acec2a7e46489f6d4dabba02fc9c>

Vacant Land Parcels Assemblages

The map below illustrates the above methodology Section I.E, Steps 1-3 of this report to depict vacant land parcels assemblages that should be further reviewed for environmental sensitive areas per Step 4:

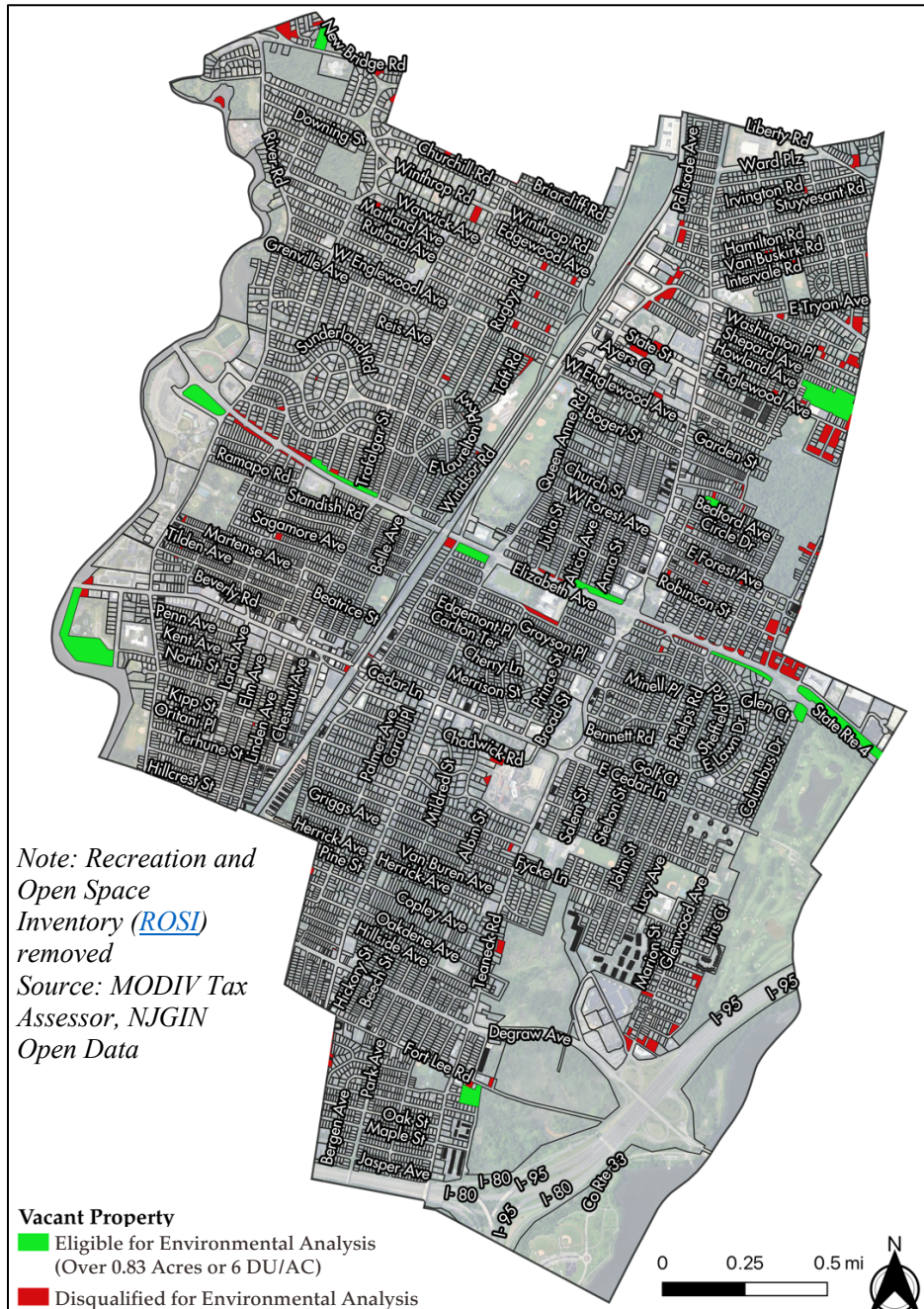


Figure 1: Map of Vacant Land Parcel Assemblages to Analyze against Environmental Areas

The map below summarizes the eligible vacant sites with environmentally sensitive mapping. Each assemblage was individually assessed for irregularities, access, and environmental constraints to conclude if the site is “developable” for consideration in the RDP (See individual environmental site analysis in Appendix “B”).

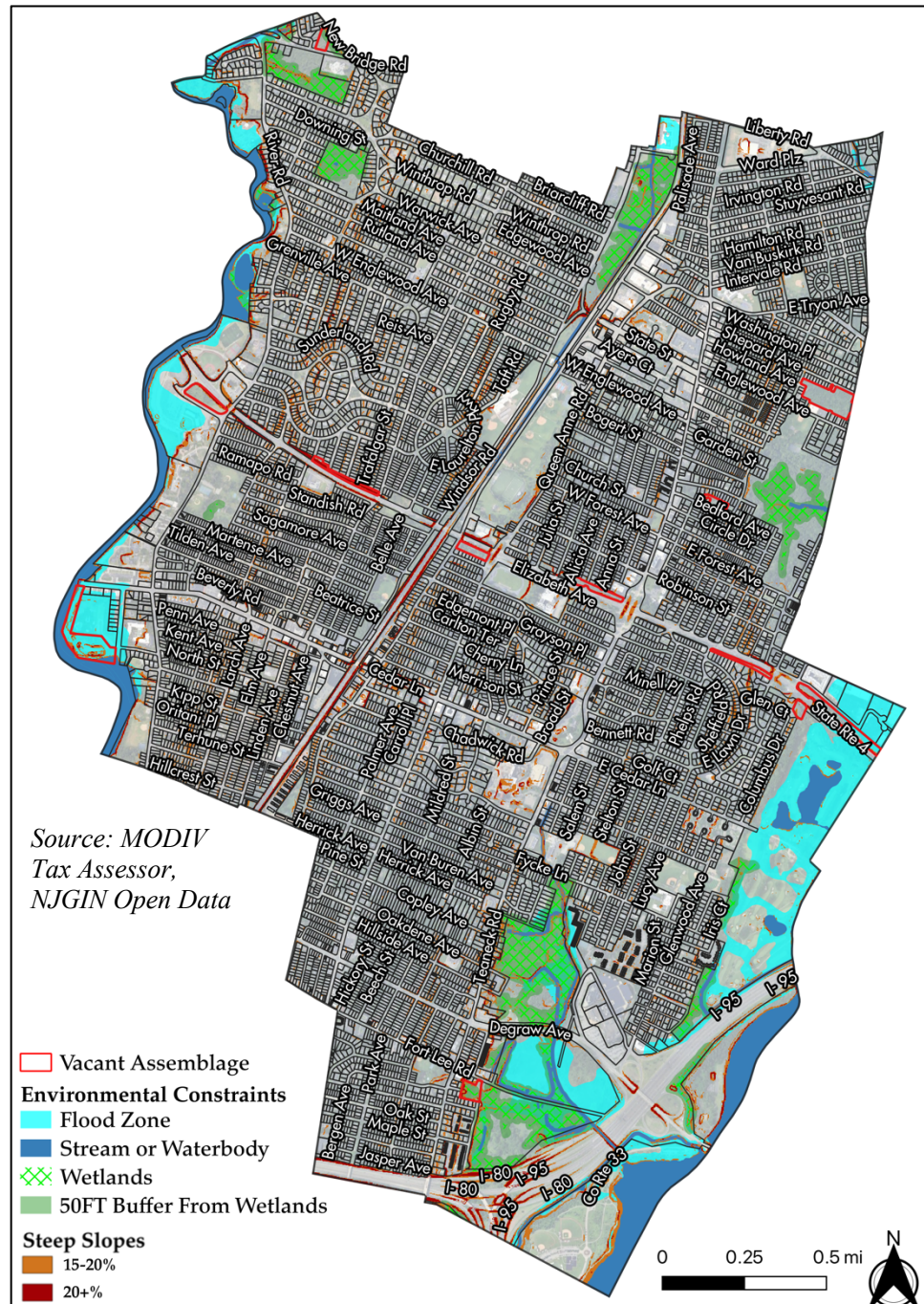


Figure 2: Municipal-Wide Map of Vacant Properties and Environmental Constraints

Parcels With “Developability”

Realistic Development Potential Based on Vacant Land Adjustment

Analysis of sites remaining on the inventory of vacant sites revealed that most vacant land within the Town is environmentally constrained. A total of 4 vacant sites contained sufficient land free of environmental or access constraints with dimensions that could accommodate five or more residential units including a 20% affordable set aside. Together, these sites comprise of 59 “buildable” units according to the assemblage analysis, of which 11 is the estimated 20% set-aside.

BLOCK	LOT	PROPERTY LOCATION	UNCONSTRAINED ACRES	UNIT YIELD	RDP LMI SET-ASIDE
5608	10	210 Shepard Ave	5.5	33	7
402	1	1100 River Road	2.58	15	3
1102	10	661 Roemer Ave	0.67	4	0
5801	4	75 Bedford Ave	1.11	7	1
TOTAL REALISTIC DEVELOPMENT POTENTIAL (RDP)					11

Parcels Likely to be Redeveloped in Round 4

In addition to vacant properties that have realistic development potential, the Town must also consider known projects in its RDP assessment likely to be redeveloped in the 2025-2035 Fourth Round obligation. The Legislation includes the following language (emphasis added):

Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall as part of the process of adopting and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so.

As noted, Teaneck’s Fourth Round prospective need is 431. The Realistic Development Potential is 11. This leaves a remaining need to be addressed of 420 credits. In accordance with the above, twenty-five percent of the remaining need is 105.

Projects on parcels likely to be redeveloped between 2025-2035 are presented in the Housing Element and Fair Share Plan.

VLA Appendix A: Computing Municipal Adjustment, Exclusions (52:27D)

NJ Rev Stat § 52:27D-310.1 (2024) – As Amended via bill P.L.2024, C.2

52:27D-310.1 Computing municipal adjustment, exclusions.

1. Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall, as part of the process of adopting and implementing its housing element and fair share plan, identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so. When computing a municipal adjustment regarding available land resources as part of the determination of a municipality's fair share of affordable housing, the municipality, in filing a housing element and fair share plan pursuant to subsection f. of section 3 of P.L.2024, c.2 (C.52:27D-304.1), shall exclude from designating, and the process set forth pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1) and section 13 of P.L.1985, c.222 (C.52:27D-313) shall confirm was correctly excluded, as vacant land:
 - (a) any land that is owned by a local government entity that as of January 1, 1997, has adopted, prior to the institution of a lawsuit seeking a builder's remedy or prior to the filing of a petition for substantive certification of a housing element and fair share plan, a resolution authorizing an execution of agreement that the land be utilized for a public purpose other than housing;
 - (b) any land listed on a master plan of a municipality as being dedicated, by easement or otherwise, for purposes of conservation, park lands or open space and which is owned, leased, licensed, or in any manner operated by a county, municipality or tax-exempt, nonprofit organization including a local board of education, or by more than one municipality by joint agreement pursuant to P.L.1964, c.185 (C.40:61-35.1 et seq.), for so long as the entity maintains such ownership, lease, license, or operational control of such land;

- (c) any vacant contiguous parcels of land in private ownership of a size which would accommodate fewer than five housing units based on appropriate standards pertaining to housing density;
- (d) historic and architecturally important sites listed on the State Register of Historic Places or National Register of Historic Places prior to the date of filing a housing element and fair share plan pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1) or initiation of an action pursuant to section 13 of P.L.1985, c.222 (C.52:27D-313);
- (e) agricultural lands when the development rights to these lands have been purchased or restricted by covenant;
- (f) sites designated for active recreation that are designated for recreational purposes in the municipal master plan; and
- (g) environmentally sensitive lands where development is prohibited by any State or federal agency, including, but not limited to, the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), for lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities.

No municipality shall be required to utilize for affordable housing purposes land that is excluded from being designated as vacant land.

L.1995, c.231, s.1; amended 1997, c.49; 2008, c.46, s.39; 2024, c.2, s.23.


VLA Appendix B : Constraint Analysis Mapping (Parcels Above Presumed Density of 6DU/AC)

Legend for all maps:

- Vacant Assemblage
- Environmental Constraints**
 - Flood Zone
 - Stream or Waterbody
 - Wetlands
 - 50FT Buffer From Wetlands
- Steep Slopes**
 - 15-20%
 - 20+%

210 Shepard Ave:

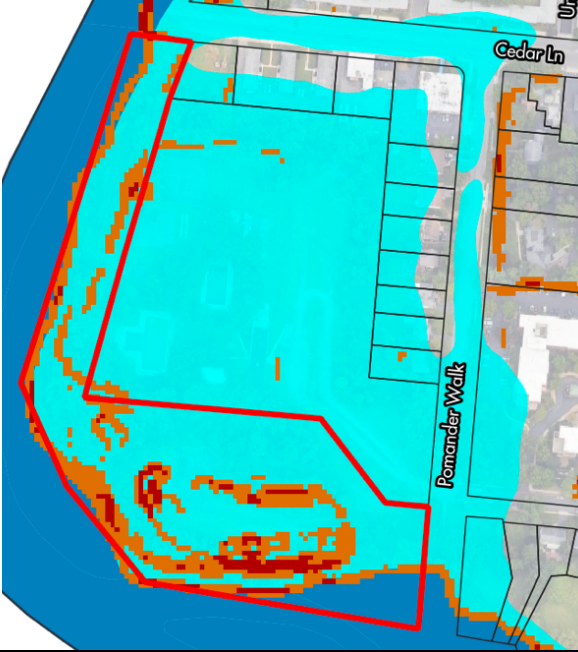
- Block and Lot(s): 5608, 10
- Approximate Area: 6.7 Acres

PROPERTY MAP WITH ENVIRONMENTAL CONSTRAINTS	FINDINGS
	<ul style="list-style-type: none"> ☑ Green Acres Diversion ▪ Constrained Area: 1.2 Acres ▪ Findings: Several Green Acres encumbered properties along the Route 4 corridor will be impacted by a NJDOT capital improvement project⁶, which will require equivalent replacement land or monetary compensation to address Green Acres mitigation requirements. As part of the compensation, NJDOT proposes utilizing approximately 1.2 acres of 210 Shepard Place as a “replacement parcel” for the diversions per N.J.A.C. 7:36-26.5 (amongst several solutions). Anticipated construction start date for the Route 4 Over Palisade Avenue, CSX Railroad, and Windsor Road Bridge Replacement is planned in June 2025, with completion anticipated in June 2028. ▪ Total Units at 6DU/AC: 33 Units ▪ LMI Units at 20% Set-Aside: 7 Units

⁶ <https://www.nj.gov/transportation/capital/stip1827/sec3/pdf/routes/rt4.pdf>


672 Pomander Walk

- Block and Lot(s): 5608, 10
- Approximate Area: 8.5 Acres

PROPERTY MAP WITH ENVIRONMENTAL CONSTRAINTS	FINDINGS
	<ul style="list-style-type: none"> ☒ Steep Slopes ☒ Flood Hazard ☒ Waterbodies ▪ Constrained Acres: 0 Acres ▪ Findings: 100% in flood zone with partial steep slopes ▪ Total Units at 6DU/AC: ▪ LMI Units at 20% Set-Aside:

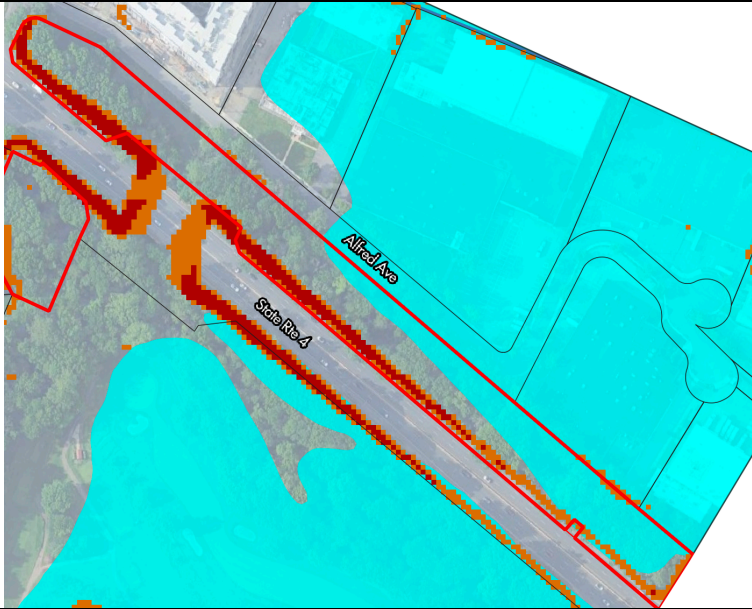
1100 River Road

- Block and Lot(s): 402, 1
- Approximate Area: 3.1 Acres

PROPERTY MAP WITH ENVIRONMENTAL CONSTRAINTS	FINDINGS
	<ul style="list-style-type: none"> ☒ Steep Slopes ▪ Constrained Area: 0.52 Acres ▪ Findings: Steep slopes partially covering property. ▪ Total Units at 6DU/AC: 15 ▪ LMI Units at 20% Set-Aside: 3

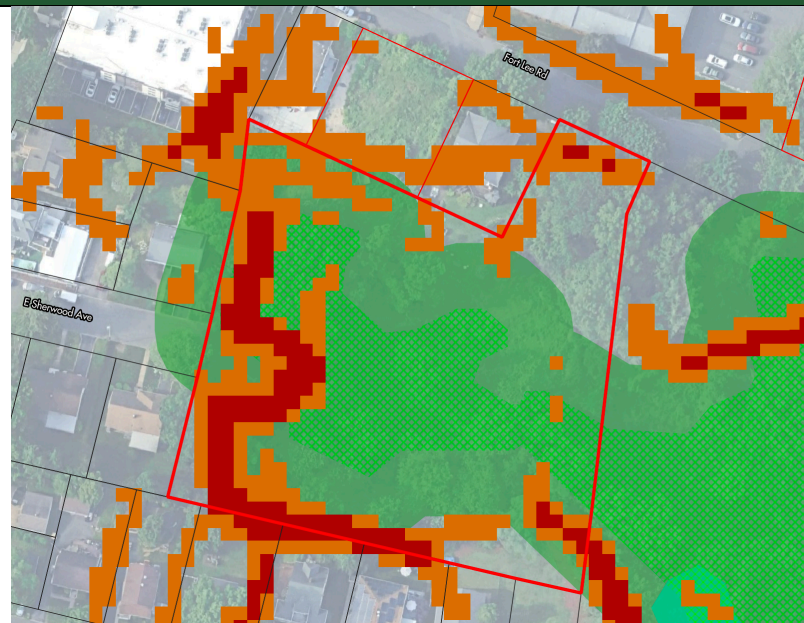
Route 4 Buffer

- Block and Lot(s): 6002, 10
- Approximate Area: 4.8 Acres

PROPERTY MAP WITH ENVIRONMENTAL CONSTRAINTS	FINDINGS
	<ul style="list-style-type: none"> ☒ Flood Hazard ☒ Steep Slopes ☒ Route 4 Buffer <ul style="list-style-type: none"> ▪ Constrained Area: 4.8 Acres ▪ Findings: Flood area and steep slopes on lot that serves as Route 4 buffer – not feasible for site plan functionality ▪ Total Units at 6DU/AC: 0 ▪ LMI Units at 20% Set-Aside: 0

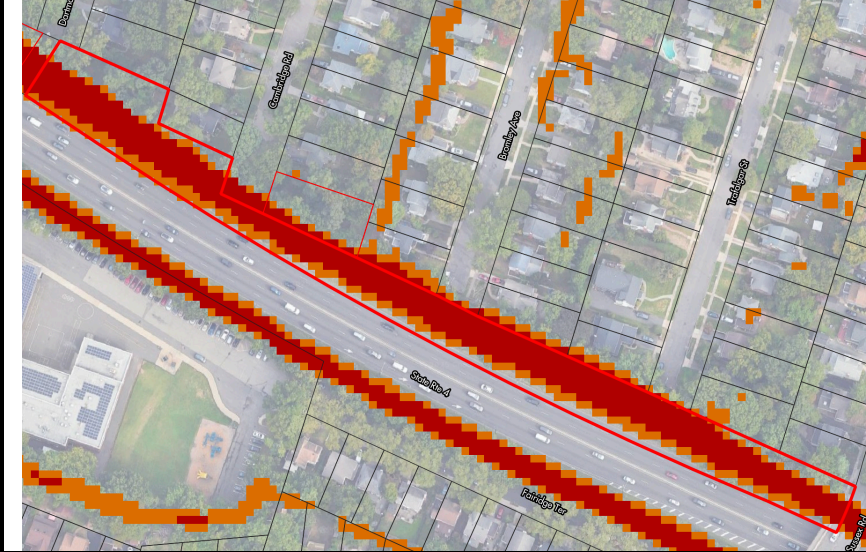
18 E Sherwood Ave

- Block and Lot(s): 3502.01, 8
- Approximate Area: 2.049 Acres

PROPERTY MAP WITH ENVIRONMENTAL CONSTRAINTS	FINDINGS
	<ul style="list-style-type: none"> ☒ Flood Hazard ☒ Steep Slopes ☒ Route 4 Buffer <ul style="list-style-type: none"> ▪ Constrained Area: 2.049 Acres ▪ Findings: Dominantly in wetland, wetland 50FT buffer and contains steep slopes. The limited unconstrained portions cannot be accessed without cutting steep slopes ▪ Total Units at 6DU/AC: 0 ▪ LMI Units at 20% Set-Aside: 0

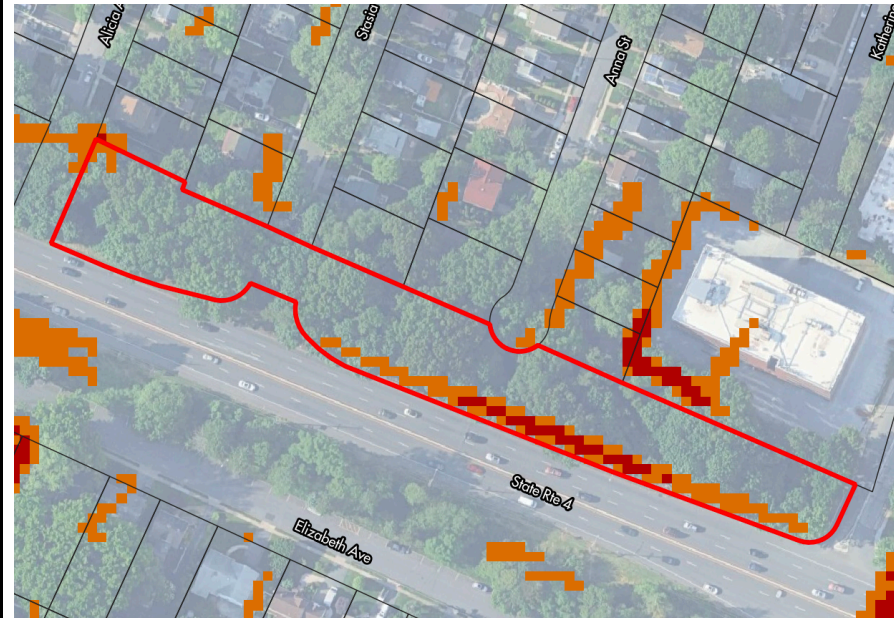
1064 Cambridge Rd

- Block and Lot(s): 1510, 3
- Approximate Area: 1.782 Acres

PROPERTY MAP WITH ENVIRONMENTAL CONSTRAINTS	FINDINGS
	<ul style="list-style-type: none"> ☒ Steep Slopes ☒ Route 4 Buffer ▪ Constrained Area: 1.782 Acres ▪ Findings: Steep slopes on lot that serves as Route 4 buffer – not feasible for site plan functionality ▪ Total Units at 6DU/AC: 0 ▪ LMI Units at 20% Set-Aside: 0

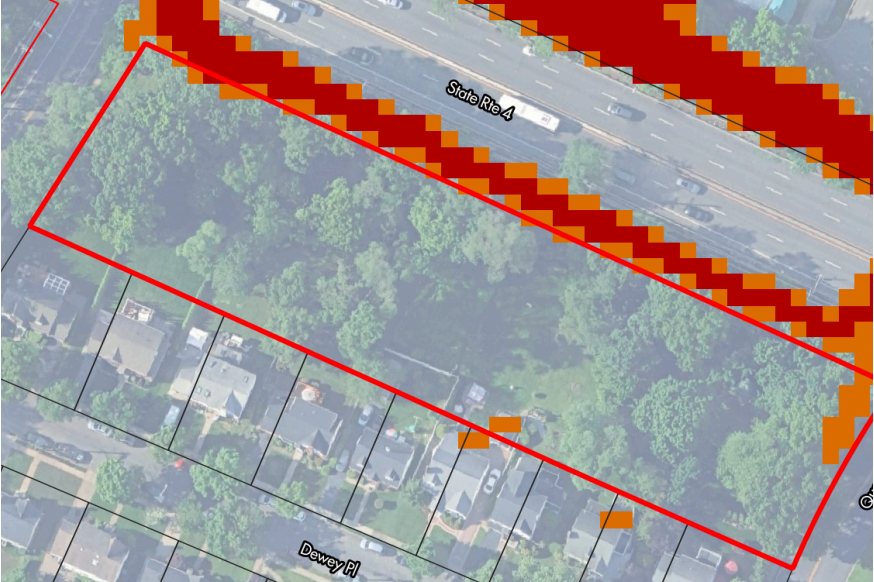
Route 4 Buffer

- Block and Lot(s): 4808, 15
- Approximate Area: 1.762 Acres

PROPERTY MAP WITH ENVIRONMENTAL CONSTRAINTS	FINDINGS
	<ul style="list-style-type: none"> ☒ Steep Slopes ☒ Route 4 Buffer ▪ Constrained Area: 1.762 Acres ▪ Findings: Steep slopes on lot that serves as Route 4 buffer – not feasible for site plan functionality ▪ Total Units at 6DU/AC: 0 ▪ LMI Units at 20% Set-Aside: 0


Route 4 Buffer

- Block and Lot(s): 2703, 10
- Approximate Area: 1.601 Acres

PROPERTY MAP WITH ENVIRONMENTAL CONSTRAINTS	FINDINGS
	<ul style="list-style-type: none"> ☒ Route 4 Buffer ▪ Constrained Area: 1.601 Acres ▪ Findings: Serves as Route 4 buffer – not feasible for site plan functionality ▪ Total Units at 6DU/AC: 0 ▪ LMI Units at 20% Set-Aside: 0


661 Roemer Ave

- Block and Lot(s): 1102, 10
- Approximate Area: 1.281 Acres

PROPERTY MAP WITH ENVIRONMENTAL CONSTRAINTS	FINDINGS
	<ul style="list-style-type: none"> ☒ Steep Slopes ☒ Wetlands ▪ Constrained Area: 0.611 Acres ▪ Findings: Wetlands, slopes and riparian buffer on property where remaining yield is less than 5 units at presumed density ▪ Total Units at 6DU/AC: 4 ▪ LMI Units at 20% Set-Aside: 0

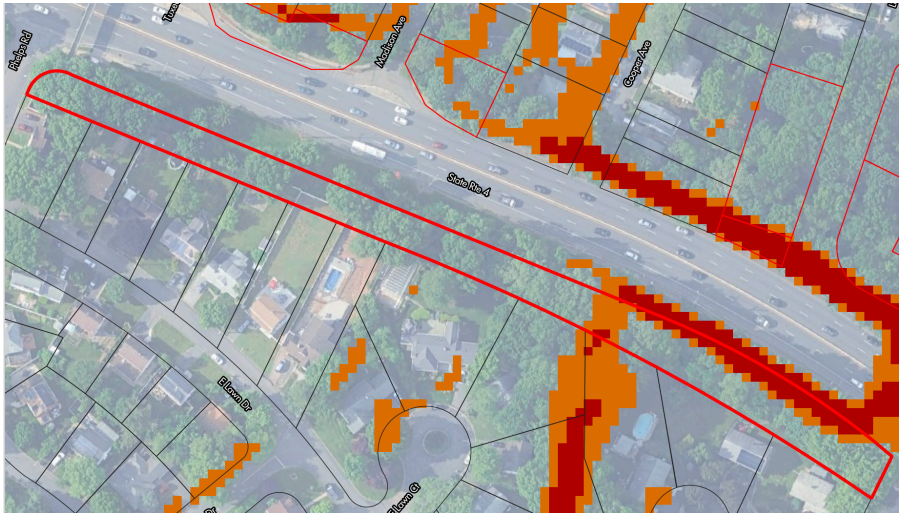
75 Bedford Ave

- Block and Lot(s): 5801, 4
- Approximate Area: 1.193 Acres

PROPERTY MAP WITH ENVIRONMENTAL CONSTRAINTS	FINDINGS
	<ul style="list-style-type: none"> ☒ Steep Slopes ▪ Constrained Area: 0.08 Acres ▪ Findings: Portion on west (rear of residential) containing some steep slopes ▪ Total Units at 6DU/AC: 7 ▪ LMI Units at 20% Set-Aside: 1

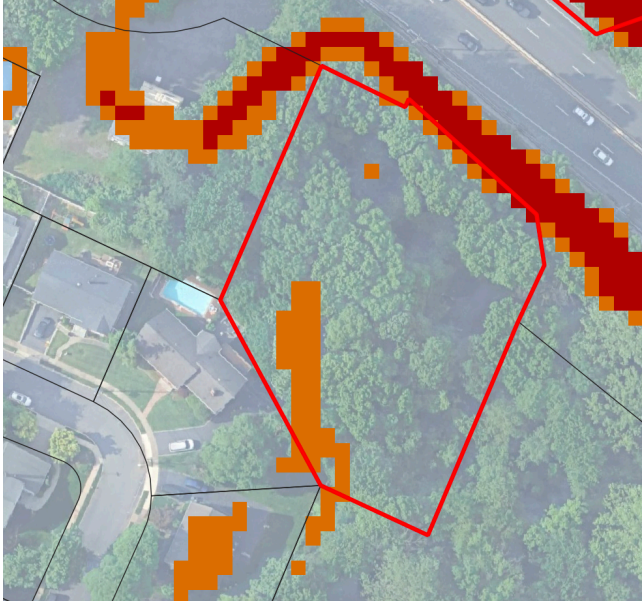
Route 4 Buffer

- Block and Lot(s): 4003, 23
- Approximate Area: 1.149 Acres

PROPERTY MAP WITH ENVIRONMENTAL CONSTRAINTS	FINDINGS
	<ul style="list-style-type: none"> ☒ Steep Slopes ☒ Route 4 Buffer ▪ Constrained Area: 1.149 Acres ▪ Findings: Steep slopes on lot that serves as Route 4 buffer – not feasible for site plan functionality ▪ Total Units at 6DU/AC: 0 ▪ LMI Units at 20% Set-Aside: 0

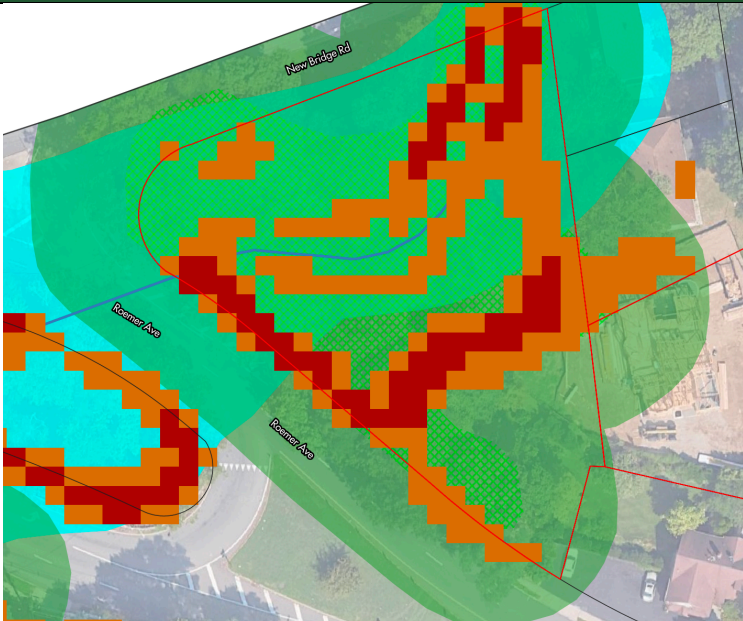
Farragut Dr

- Block and Lot(s): 4102, 27
- Approximate Area: 0.99 Acres

PROPERTY MAP WITH ENVIRONMENTAL CONSTRAINTS	FINDINGS
	<ul style="list-style-type: none"> ☒ Flood Hazard ☒ Limited Access ▪ Constrained Area: 0.99 Acres ▪ Findings: Contains some steep slopes. Site also has no access and serves as parcel between single family residential and Route 4 ▪ Total Units at 6DU/AC: 0 ▪ LMI Units at 20% Set-Aside: 0

739 Roemer Avenue

- Block and Lot(s): 1101, 1
- Approximate Area: 0.934 Acres

PROPERTY MAP WITH ENVIRONMENTAL CONSTRAINTS	FINDINGS
	<ul style="list-style-type: none"> ☒ Steep Slopes ☒ Flood Hazard ☒ Wetlands ☒ Waterbodies ▪ Constrained Area: 0.934 Acres ▪ Findings: Completely constrained with slopes, wetlands, flood, stream, riparian. ▪ Total Units at 6DU/AC: 0 ▪ LMI Units at 20% Set-Aside: 0

All Vacant Parcels:

Block	Lot	Tax Class	Address	Acres	Constraint	Unconstrained Acres	6 DU/AC	20% LMI Set-aside
			American Legion Redevelopment Plan					
201	11	15C	672 POMANDER WALK	8.54	100% in flood zone with partial steep slopes	0	0	0
5608	10	15C	210 SHEPARD AVE	6.72	1.2 Acres part of Green Acres diversion	5.5	33	6.6
6002	10	15C	ROUTE 4 BUFFER	4.8	Flood area and steep slopes on lot that serves as Route 4 buffer – not feasible for site plan	0	0	0
402	1	1	1100 RIVER RD	3.1	Steep slopes partially covering property	2.58	15	3
3502.01	8	15C	18 E SHERWOOD AVE	2.05	Dominantly in wetland, wetland 50FT buffer and contains steep slopes. The limited unconstrained portions cannot be accessed without cutting steep slopes	0	0	0
1510	3	15C	1064 CAMBRIDGE RD	1.78	Completely within steep slopes and serves as parcel between single family residential and Route 4 – not feasible for site plan	0	0	0
4808	15	15C	ROUTE 4 BUFFER	1.76	Steep slopes on lot that serves as Route 4 buffer – not feasible for site plan	0	0	0
2703	10	15C	ROUTE 4 BUFFER	1.6	Lot that serves as Route 4 buffer – not feasible for site plan	0	0	0
1102	10	15C	661 ROEMER AVE	1.28	Wetlands, slopes and riparian buffer on property where remaining yield is less than 5 units at presumed density	0.67	4	0
5801	4	15C	75 BEDFORD AVE	1.19	Portion on west (rear of residential) containing some steep slopes	1.11	7	1
4003	23	15C	ROUTE 4 BUFFER	1.15	Steep slopes on lot that serves as Route 4 buffer – not feasible for site plan	0	0	0
4102	27	15C	FARRAGUT DR	0.99	Contains some steep slopes. Site also has no access and serves as parcel	0	0	0

Block	Lot	Tax Class	Address	Acres	Constraint	Unconstrained Acres	6 DU/AC	20% LMI Set-aside
					between single family residential and Route 4			
1101	1	15C	739 ROEMER AVE	0.93	Completely constrained with slopes, wetlands, flood, stream, riparian	0	0	0
5107	18	15C	56 TRYON AVE WEST	0.83				
5707	2	15C	ENGLEWOOD AVE	0.8	Under 0.83 Acres (Presumptive Density)	0	0	0
5004	4.01	1	100 STATE ST	0.77	Under 0.83 Acres (Presumptive Density)	0	0	0
5911	1	15C	1140 LORAINA AVE	0.77	Under 0.83 Acres (Presumptive Density)	0	0	0
5507	6	15C	1603 ARDSLEY CT	0.76	Under 0.83 Acres (Presumptive Density)	0	0	0
2801	2	15C	101 CRANFORD PL	0.7	Under 0.83 Acres (Presumptive Density)	0	0	0
6001	7	15C	ROUTE 4 BUFFER	0.67	Under 0.83 Acres (Presumptive Density)	0	0	0
5706	6	1	ENGLEWOOD AVE	0.66	Under 0.83 Acres (Presumptive Density)	0	0	0
1806	11	1	450 WINTHROP RD	0.65	Under 0.83 Acres (Presumptive Density)	0	0	0
502	18	15C	ROUTE 4 BUFFER	0.61	Under 0.83 Acres (Presumptive Density)	0	0	0
1107	1	15C	440 NEW BRIDGE RD	0.58	Under 0.83 Acres (Presumptive Density)	0	0	0
5706	9	15C	1423 ASPEN TERR	0.49	Under 0.83 Acres (Presumptive Density)	0	0	0
1510	1	15C	PEMBROKE ST	0.47	Under 0.83 Acres (Presumptive Density)	0	0	0
5103	7	15C	1665 STEPHENS PL	0.47	Under 0.83 Acres (Presumptive Density)	0	0	0
2702	11	15C	ROUTE 4 BUFFER	0.46	Under 0.83 Acres (Presumptive Density)	0	0	0
5302	29	15C	207 LIBERTY RD	0.46	Under 0.83 Acres (Presumptive Density)	0	0	0
4402	13	1	299 E OAKDENE AVE	0.45	Under 0.83 Acres (Presumptive Density)	0	0	0
5002	23	15C	89 STATE ST	0.4	Under 0.83 Acres (Presumptive Density)	0	0	0
4303	1	15C	314 HOME ST	0.4	Under 0.83 Acres (Presumptive Density)	0	0	0
5707	10	15C	1423 SPRUCE ST	0.38	Under 0.83 Acres (Presumptive Density)	0	0	0
5604.01	23.02	1	MANHATTAN AVE	0.37	Under 0.83 Acres (Presumptive Density)	0	0	0

Block	Lot	Tax Class	Address	Acres	Constraint	Unconstrained Acres	6 DU/AC	20% LMI Set-aside
3605	7	1	370 GLENWOOD AVE	0.36	Under 0.83 Acres (Presumptive Density)	0	0	0
5925	7	15C	1096 LORAINA AVE	0.36	Under 0.83 Acres (Presumptive Density)	0	0	0
5927	1	15C	1101 LORAINA AVE	0.35	Under 0.83 Acres (Presumptive Density)	0	0	0
504.04	18	15C	IN HACK RIVER	0.34	Under 0.83 Acres (Presumptive Density)	0	0	0
6001	1	15C	266 TIETJEN AVE	0.34	Under 0.83 Acres (Presumptive Density)	0	0	0
201	2	1	836 CEDAR LANE	0.33	Under 0.83 Acres (Presumptive Density)	0	0	0
5927	5	15C	ROUTE 4 BUFFER	0.32	Under 0.83 Acres (Presumptive Density)	0	0	0
6001	3	15C	286 TIETJEN AVE	0.3	Under 0.83 Acres (Presumptive Density)	0	0	0
5106	16	1	44 GALWAY PL	0.28	Under 0.83 Acres (Presumptive Density)	0	0	0
3705	5.01	1	497 TEANECK RD	0.27	Under 0.83 Acres (Presumptive Density)	0	0	0
302	4	15C	827 CEDAR LANE	0.27	Under 0.83 Acres (Presumptive Density)	0	0	0
5604.01	23.01	1	MANHATTAN AVE	0.26	Under 0.83 Acres (Presumptive Density)	0	0	0
5714	8	1	1276 LORAINA AVE	0.26	Under 0.83 Acres (Presumptive Density)	0	0	0
4401	11	1	314 HARDING AVE	0.26	Under 0.83 Acres (Presumptive Density)	0	0	0
1801	11.01	1	533 CHURCHILL RD	0.26	Under 0.83 Acres (Presumptive Density)	0	0	0
1101	4	1	1772 LILBET RD	0.25	Under 0.83 Acres (Presumptive Density)	0	0	0
3705	5.03	1	489 TEANECK RD	0.24	Under 0.83 Acres (Presumptive Density)	0	0	0
4812	15	15C	1056 MARGARET ST	0.24	Under 0.83 Acres (Presumptive Density)	0	0	0
5003	16	1	1387 HILL ST	0.24	Under 0.83 Acres (Presumptive Density)	0	0	0
5106	11	1	77 TRYON AVE WEST	0.23	Under 0.83 Acres (Presumptive Density)	0	0	0
3604	15	15C	492 GLENWOOD AVE	0.23	Under 0.83 Acres (Presumptive Density)	0	0	0
2011	4	1	320 OGDEN AVE	0.23	Under 0.83 Acres (Presumptive Density)	0	0	0
5002	1	15C	108 AMSTERDAM AVE	0.23	Under 0.83 Acres (Presumptive Density)	0	0	0

Block	Lot	Tax Class	Address	Acres	Constraint	Unconstrained Acres	6 DU/AC	20% LMI Set-aside
2003	23	1	321 WARWICK AVE	0.22	Under 0.83 Acres (Presumptive Density)	0	0	0
5714	7	1	1288 LORAIN AVE	0.22	Under 0.83 Acres (Presumptive Density)	0	0	0
3502.01	6	1	365 FORT LEE RD	0.21	Under 0.83 Acres (Presumptive Density)	0	0	0
801	44	1	571 CUMBERLAND AVE	0.21	Under 0.83 Acres (Presumptive Density)	0	0	0
5612	11	1	1466 ENDICOTT TERR	0.21	Under 0.83 Acres (Presumptive Density)	0	0	0
3003	12	1	717 NORMA CT	0.21	Under 0.83 Acres (Presumptive Density)	0	0	0
2205	9	15C	1192 WINDSOR RD	0.2	Under 0.83 Acres (Presumptive Density)	0	0	0
2003	16	1	279 WARWICK AVE	0.2	Under 0.83 Acres (Presumptive Density)	0	0	0
4002	11	15C	ROUTE 4 BUFFER	0.2	Under 0.83 Acres (Presumptive Density)	0	0	0
1507	1	15C	ROUTE 4 BUFFER	0.2	Under 0.83 Acres (Presumptive Density)	0	0	0
3003	2	1	106 CHADWICK RD	0.2	Under 0.83 Acres (Presumptive Density)	0	0	0
1102	14	1	578 NEW BRIDGE RD	0.2	Under 0.83 Acres (Presumptive Density)	0	0	0
5923	9	15C	ROUTE 4 BUFFER	0.19	Under 0.83 Acres (Presumptive Density)	0	0	0
3609	1	15C	FORT LEE RD	0.19	Under 0.83 Acres (Presumptive Density)	0	0	0
5604.01	18	15C	231 WASHINGTON PL	0.18	Under 0.83 Acres (Presumptive Density)	0	0	0
6001	8	15C	1091 WEBSTER AVE	0.18	Under 0.83 Acres (Presumptive Density)	0	0	0
3003	3	1	100 CHADWICK RD	0.18	Under 0.83 Acres (Presumptive Density)	0	0	0
1808	20	1	569 MAITLAND AVE	0.18	Under 0.83 Acres (Presumptive Density)	0	0	0
1808	21	1	563 MAITLAND AVE	0.18	Under 0.83 Acres (Presumptive Density)	0	0	0
2102	24	1	1279 PENNINGTON RD	0.18	Under 0.83 Acres (Presumptive Density)	0	0	0
5602	1	15C	116 TRYON AVE	0.18	Under 0.83 Acres (Presumptive Density)	0	0	0
5604.01	7	1	1576 SUMNER AVE	0.17	Under 0.83 Acres (Presumptive Density)	0	0	0
5924	11	15C	ROUTE 4 BUFFER	0.17	Under 0.83 Acres (Presumptive Density)	0	0	0

Block	Lot	Tax Class	Address	Acres	Constraint	Unconstrained Acres	6 DU/AC	20% LMI Set-aside
2010	15	1	271 OGDEN AVE	0.17	Under 0.83 Acres (Presumptive Density)	0	0	0
2105	17	1	1363 TAFT RD	0.17	Under 0.83 Acres (Presumptive Density)	0	0	0
1502	1	15C	ROUTE 4 BUFFER	0.16	Under 0.83 Acres (Presumptive Density)	0	0	0
2007	5	1	312 MAITLAND AVE	0.16	Under 0.83 Acres (Presumptive Density)	0	0	0
5706	7	1	542 ENGLEWOOD AVE	0.15	Under 0.83 Acres (Presumptive Density)	0	0	0
3103	17.01	1	16 JOHNSON AVE	0.15	Under 0.83 Acres (Presumptive Density)	0	0	0
4402	14	1	289 E OAKDENE AVE	0.15	Under 0.83 Acres (Presumptive Density)	0	0	0
706	9	15C	380 CEDAR LANE	0.14	Under 0.83 Acres (Presumptive Density)	0	0	0
2105	18	15C	1357 TAFT RD (REAR)	0.14	Under 0.83 Acres (Presumptive Density)	0	0	0
4001	8	15C	ROUTE 4 BUFFER	0.14	Under 0.83 Acres (Presumptive Density)	0	0	0
3604	11	1	255 E OAKDENE AVE	0.14	Under 0.83 Acres (Presumptive Density)	0	0	0
1503	1	15C	ROUTE 4 BUFFER	0.14	Under 0.83 Acres (Presumptive Density)	0	0	0
5207	14	1	43 SACKVILLE ST	0.14	Under 0.83 Acres (Presumptive Density)	0	0	0
3003	14	1	88 CHADWICK RD	0.14	Under 0.83 Acres (Presumptive Density)	0	0	0
5608	16	1	527 ENGLEWOOD AVE	0.14	Under 0.83 Acres (Presumptive Density)	0	0	0
4402	16	1	285 E OAKDENE AVE	0.14	Under 0.83 Acres (Presumptive Density)	0	0	0
1108	8	1	640 THAMES BLVD (REAR)	0.13	Under 0.83 Acres (Presumptive Density)	0	0	0
5604.01	10	1	191 WASHINGTON PL	0.13	Under 0.83 Acres (Presumptive Density)	0	0	0
5918	3	15C	36 PROSPECT TERR SO	0.13	Under 0.83 Acres (Presumptive Density)	0	0	0
5508	7	15C	201 HARGREAVES AVE	0.12	Under 0.83 Acres (Presumptive Density)	0	0	0
5925	2	15C	1124 LORAIN AVE	0.12	Under 0.83 Acres (Presumptive Density)	0	0	0
4402	1	1	411 GLENWOOD AVE	0.12	Under 0.83 Acres (Presumptive Density)	0	0	0
5801	15	15C	GENESEE AVE	0.12	Under 0.83 Acres (Presumptive Density)	0	0	0

Block	Lot	Tax Class	Address	Acres	Constraint	Unconstrained Acres	6 DU/AC	20% LMI Set-aside
1618	1	1	668 NORTHUMBERLAND RD	0.12	Under 0.83 Acres (Presumptive Density)	0	0	0
504	9	15C	ROUTE 4 BUFFER	0.11	Under 0.83 Acres (Presumptive Density)	0	0	0
5902	9	15C	66 E FOREST AVE	0.11	Under 0.83 Acres (Presumptive Density)	0	0	0
5910	5	1	249 COOLIDGE AVE	0.11	Under 0.83 Acres (Presumptive Density)	0	0	0
4011	4.02	1	71 CANTERBURY CT	0.1	Under 0.83 Acres (Presumptive Density)	0	0	0
5602	10	1	190 TRYON AVE	0.1	Under 0.83 Acres (Presumptive Density)	0	0	0
4811	12	15C	ROUTE 4 BUFFER	0.1	Under 0.83 Acres (Presumptive Density)	0	0	0
5927	4	15C	1111 WEBSTER AVE	0.1	Under 0.83 Acres (Presumptive Density)	0	0	0
5502	4	15C	151 INTERVALE RD	0.1	Under 0.83 Acres (Presumptive Density)	0	0	0
5905	2	15C	150 E FOREST AVE	0.1	Under 0.83 Acres (Presumptive Density)	0	0	0
5916	2	1	1161 ARLINGTON AVE	0.09	Under 0.83 Acres (Presumptive Density)	0	0	0
5402	23	15C	152 IRVINGTON RD	0.09	Under 0.83 Acres (Presumptive Density)	0	0	0
5413	18	15C	93 VAN BUSKIRK RD	0.09	Under 0.83 Acres (Presumptive Density)	0	0	0
503	10	15C	ROUTE 4 BUFFER	0.09	Under 0.83 Acres (Presumptive Density)	0	0	0
2301	2	1	332 GROVE ST	0.09	Under 0.83 Acres (Presumptive Density)	0	0	0
604	5	15C	668 TILDEN AVE	0.09	Under 0.83 Acres (Presumptive Density)	0	0	0
5413	20	1	97 VAN BUSKIRK RD	0.09	Under 0.83 Acres (Presumptive Density)	0	0	0
3306	15	1	206 HENRY ST	0.09	Under 0.83 Acres (Presumptive Density)	0	0	0
5713	39	15C	ARLINGTON AV	0.08	Under 0.83 Acres (Presumptive Density)	0	0	0
5608	25	15C	1478 SYLVAN TERR	0.08	Under 0.83 Acres (Presumptive Density)	0	0	0
510	2	15C	681 MARTENSE AVE	0.08	Under 0.83 Acres (Presumptive Density)	0	0	0
5608	15	1	527A ENGLEWOOD AVE	0.08	Under 0.83 Acres (Presumptive Density)	0	0	0

Block	Lot	Tax Class	Address	Acres	Constraint	Unconstrained Acres	6 DU/AC	20% LMI Set-aside
3306	16	1	203 QUEEN ANNE RD (REAR)	0.08	Under 0.83 Acres (Presumptive Density)	0	0	0
3306	18	1	193 QUEEN ANNE RD (REAR)	0.08	Under 0.83 Acres (Presumptive Density)	0	0	0
3306	19	1	187 QUEEN ANNE RD (REAR)	0.08	Under 0.83 Acres (Presumptive Density)	0	0	0
5921	11	15C	ROUTE 4 BUFFER	0.08	Under 0.83 Acres (Presumptive Density)	0	0	0
5809	2	15C	1233 OVERLOOK AVE	0.07	Under 0.83 Acres (Presumptive Density)	0	0	0
5802	3	15C	1279 LORAIN AVE	0.07	Under 0.83 Acres (Presumptive Density)	0	0	0
1501	7	15C	ROUTE 4 BUFFER	0.07	Under 0.83 Acres (Presumptive Density)	0	0	0
5608	14	1	527B ENGLEWOOD AVE	0.06	Under 0.83 Acres (Presumptive Density)	0	0	0
5816	2	15C	GENESEE AVE	0.06	Under 0.83 Acres (Presumptive Density)	0	0	0
5505	1	1	115 FAIRFIELD ST	0.06	Under 0.83 Acres (Presumptive Density)	0	0	0
3301	26	1	211 HENRY ST	0.06	Under 0.83 Acres (Presumptive Density)	0	0	0
5925	8	15C	ROUTE 4 BUFFER	0.06	Under 0.83 Acres (Presumptive Density)	0	0	0
1501	1	15C	ROUTE 4 BUFFER	0.06	Under 0.83 Acres (Presumptive Density)	0	0	0
1108	9	1	630 THAMES BLVD (REAR)	0.05	Under 0.83 Acres (Presumptive Density)	0	0	0
1907	11	1	416 BRIARCLIFFE RD	0.05	Under 0.83 Acres (Presumptive Density)	0	0	0
5909	9	15C	254 E.FOREST AVE	0.05	Under 0.83 Acres (Presumptive Density)	0	0	0
5608	13	1	527 ENGLEWOOD AVE (REAR)	0.04	Under 0.83 Acres (Presumptive Density)	0	0	0
502	19	15C	ROUTE 4 BUFFER	0.04	Under 0.83 Acres (Presumptive Density)	0	0	0
2603	23	1	FRANCES ST	0.04	Under 0.83 Acres (Presumptive Density)	0	0	0
1107	5	15C	416 NEW BRIDGE RD	0.04	Under 0.83 Acres (Presumptive Density)	0	0	0
105	21	1	440 KIPP ST	0.03	Under 0.83 Acres (Presumptive Density)	0	0	0
5105	10	15C	GALWAY PL	0.03	Under 0.83 Acres (Presumptive Density)	0	0	0
4303	19	15C	HOME STREET	0.03	Under 0.83 Acres (Presumptive Density)	0	0	0

Block	Lot	Tax Class	Address	Acres	Constraint	Unconstrained Acres	6 DU/AC	20% LMI Set-aside
1610	13	15C	1196 THE STRAND (REAR)	0.03	Under 0.83 Acres (Presumptive Density)	0	0	0
5921	12	15C	ROUTE 4 BUFFER	0.03	Under 0.83 Acres (Presumptive Density)	0	0	0
5922	9	15C	ROUTE 4 BUFFER	0.02	Under 0.83 Acres (Presumptive Density)	0	0	0
605	6	15C	668 MAPLE AVE	0.02	Under 0.83 Acres (Presumptive Density)	0	0	0
5109	3	1	PALISADE AVE	0.02	Under 0.83 Acres (Presumptive Density)	0	0	0
6002	11	15C	ROUTE 4 BUFFER	0.02	Under 0.83 Acres (Presumptive Density)	0	0	0
2107	5	15C	1220 EMERSON AVE	0.01	Under 0.83 Acres (Presumptive Density)	0	0	0
5713	18.02	1	FRANKLIN RD	0.01	Under 0.83 Acres (Presumptive Density)	0	0	0
2306	15	15C	370 QUEEN ANNE RD (REAR)	0.01	Under 0.83 Acres (Presumptive Density)	0	0	0
3114	68.01	15C	127 OAKDENE AVE	0.01	Under 0.83 Acres (Presumptive Density)	0	0	0
3301	1	1	129 FORT LEE RD	0.01	Under 0.83 Acres (Presumptive Density)	0	0	0

Appendix C – Zoning Amendments (or redevelopment plans, if applicable)

See 140 State Street Redevelopment Plan via [Ordinance 15-2025](#) on page 244 of packet:

- <https://teanecktownnj.ig2.com/Citizens/FileOpen.aspx?Type=1&ID=1967&Inline=True>

The Township commits to adopting a Redevelopment Plan and/or Rezoning of the following projects to meet the Round 4 Realistic Development Potential (RDP) 25 percent of the prospective need obligation:

Project Site	LMI Units	Bonus Credit Type	Bonus Credits	w/ Bonus Credits
Cedar Lane & American Legion Drive	48	TOD or Non-Res Conversion (0.5)	24	72
143 State Street, LLC	9	TOD or Non-Res Conversion (0.5)	4.5	13.5
827 Teaneck Road	6	TOD or Non-Res Conversion (0.5)	3	9
1387 Hill Street	4	TOD (0.5)	2	6
54 West Englewood	11	TOD (0.5)	5.5	16.5

Appendix D – Affordable Housing Ordinance

Sec. 33-34. General program purposes; procedure; definitions.**(a) Affordable housing obligation.**

- (1) This article sets forth regulations regarding the low- and moderate-income housing units in the Township of Teaneck consistent with the provisions known as the "Substantive Rules of the New Jersey Council on Affordable Housing," the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., and the Township's constitutional obligation to provide a fair share of affordable housing for low- and moderate-income households. In addition, this article applies requirements for very-low-income housing established in P.L. 2008, c. 46 (the "Roberts Bill"), N.J.S.A. 52:27D-329.1.
- (2) This article is intended to ensure that low- and moderate-income units ("affordable units") are created with controls on affordability over time and that low- and moderate-income households shall occupy these units. This article shall apply except where inconsistent with applicable law.
- (3) The Teaneck Township Planning Board has adopted a Housing Element and Fair Share Plan pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1 et seq. The Fair Share Plan has been endorsed by the governing body. The Fair Share Plan describes the ways Teaneck Township shall address its fair share for low- and moderate-income housing as determined by the Superior Court and documented in the Housing Element.
- (4) This article implements and incorporates the Fair Share Plan and addresses the requirements of the Act and regulations thereunder, as may be amended and supplemented.
- (5) The Township shall file monitoring reports with the Superior Court and place the reports on its municipal website. Any plan evaluation report of the Housing Element and Fair Share Plan and monitoring prepared by the Special Master shall be available to the public at the Teaneck Township Municipal Building, 818 Teaneck Road, Teaneck, New Jersey.

(b) Definitions. The following terms when used in this article shall have the meanings given in this subsection:

ACCESSORY APARTMENT — A self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance, which is created within an existing home, or through the conversion of an existing accessory structure on the same site, or by an addition to an existing home or accessory building, or by the construction of a new accessory structure on the same site.

ACT — The Fair Housing Act of 1985, P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 et seq.)

ADAPTABLE — Constructed in compliance with the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7.1 et seq.

ADMINISTRATIVE AGENT — The entity responsible for the administration of affordable units in accordance with this article and N.J.A.C. 5:80-26.1 et seq.

AFFIRMATIVE MARKETING — A regional marketing strategy designed to attract buyers

and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.15.

AFFORDABILITY AVERAGE — The average percentage of median income at which restricted units in an affordable housing development are affordable to low- and moderate-income households.

AFFORDABLE — A sales price or rent within the means of a low- or moderate-income household; in the case of an ownership unit, the sales price for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.6, as may be amended and supplemented, and in the case of a rental unit, the rent for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.12, as may be amended and supplemented.

AFFORDABLE DEVELOPMENT — A housing development all or a portion of which consists of restricted units.

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

AFFORDABLE HOUSING PROGRAM(S) — Any mechanism in a municipal fair share plan prepared or implemented to address a municipality's fair share obligation.

AFFORDABLE UNIT — A housing unit proposed or created pursuant to the Act and/or funded through an affordable housing trust fund.

AGE-RESTRICTED UNIT — A housing unit designed to meet the needs of, and exclusively for, the residents of an age-restricted segment of the population such that:

- (1) All the residents of the development where the unit is situated are 62 years or older; or
- (2) At least 80% of the units are occupied by one person that is 55 years or older; or
- (3) The development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

AGENCY — The New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

ALTERNATIVE LIVING ARRANGEMENT — A structure in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas. Alternate living arrangements include, but are not limited to, transitional facilities for the homeless; Class A, B, C, D, and E boarding homes, as regulated by the New Jersey Department of Community Affairs; residential health care facilities as regulated by the New Jersey Department of Health; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; and congregate living arrangements.

ASSISTED LIVING RESIDENCE — A facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to ensure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor and that offers units containing, at a minimum, one unfurnished room, a private

bathroom, a kitchenette and a lockable door on the unit entrance. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

CERTIFIED HOUSEHOLD — A household that has been certified by an administrative agent as a low-income household or moderate-income household.

COAH — The Council on Affordable Housing, which is in, but not of, the Department of Community Affairs of the State of New Jersey, that was established under the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.).

COMMISSIONER — The Commissioner of Community Affairs.

CONSTRUCTION — New construction and additions, but does not include alterations, reconstruction, renovations, and repairs as those terms are defined under the State Uniform Construction Code promulgated pursuant to the State Uniform Construction Code Act, P.L. 1975, c. 217 (N.J.S.A. 52:27D-119 et seq.).

COUNCIL — The Council on Affordable Housing, established pursuant to P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 et seq.).

DCA — The State of New Jersey Department of Community Affairs.

DEFICIENT HOUSING UNIT — A housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load-bearing structural systems.

DEVELOPER — Any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land proposed to be included in a proposed development, including the holder of an option to contract or purchase, or other person having an enforceable proprietary interest in such land.¹

DEVELOPMENT — The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any use or change in the use of any building or other structure, or of any mining, excavation or landfill; and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to N.J.S.A. 40:55D-1 et seq.

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

INCLUSIONARY DEVELOPMENT — A development containing both affordable units and market-rate units. This term includes, but is not necessarily limited to, new construction, the conversion of a nonresidential structure to residential and the creation of new affordable units through the reconstruction of a vacant residential structure.

LOW-INCOME HOUSEHOLD — A household with a total gross annual household income equal to 50% or less of the median household income.

1. Editor's Note: The former definition of "developer," which immediately followed this definition, was repealed at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

LOW-INCOME UNIT — A restricted unit that is affordable to a low-income household.

MAJOR SYSTEM — The primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include, but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load-bearing structural systems.

MARKET-RATE UNITS — Housing not restricted to low- and moderate-income households that may sell or rent at any price.

MEDIAN INCOME — The median income by household size for the applicable county, as adopted annually by COAH or approved by the New Jersey Superior Court.

MIXED-USE DEVELOPMENT — Any development which includes both a nonresidential development component and a residential development component, and shall include developments for which:

- (1) There is a common developer for both the residential development component and the nonresidential development component, provided that for purposes of this definition, multiple persons and entities may be considered a common developer if there is a contractual relationship among them obligating each entity to develop at least a portion of the residential or nonresidential development, or both, or otherwise to contribute resources to the development; and
- (2) The residential and nonresidential developments are located on the same lot or adjoining lots, including, but not limited to, lots separated by a street, a river, or another geographical feature.

MODERATE-INCOME HOUSEHOLD — A household with a total gross annual household income in excess of 50% but less than 80% of the median household income.

MODERATE-INCOME UNIT — A restricted unit that is affordable to a moderate-income household.

NONEXEMPT SALE — Any sale or transfer of ownership other than the transfer of ownership between husband and wife; the transfer of ownership between former spouses ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor's deed to a Class A beneficiary; and the transfer of ownership by court order.

NONRESIDENTIAL DEVELOPMENT —

- (1) Any building or structure, or portion thereof, including, but not limited to, any appurtenant improvements, which is designated to a use group other than a residential use group according to the State Uniform Construction Code promulgated to effectuate the State Uniform Construction Code Act, P.L. 1975, c. 217 (N.J.S.A. 52:27D-119 et seq.), including any subsequent amendments or revisions thereto;
- (2) Hotels, motels, vacation time shares, and child-care facilities; and
- (3) The entirety of all continuing care facilities within a continuing care retirement

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community which is subject to the Continuing Care Retirement Community Regulation and Financial Disclosure Act, P.L. 1986, c. 103 (N.J.S.A. 52:27D-330 et seq.).

NONRESIDENTIAL DEVELOPMENT FEE — The fee authorized to be imposed pursuant to Sections 32 through 38 of P.L. 2008, c. 46 (N.J.S.A. 40:55D-8.1 through 40:55D-8.7).

RANDOM SELECTION PROCESS — A process by which currently income-eligible households are selected for placement in affordable housing units such that no preference is given to one applicant over another except for purposes of matching household income and size with an appropriately priced and sized affordable unit (e.g., by lottery).

RECREATIONAL FACILITIES AND COMMUNITY CENTER — Any indoor or outdoor buildings, spaces, structures, or improvements intended for active or passive recreation, including, but not limited to, ball fields, meeting halls, and classrooms, accommodating either organized or informal activity, and "senior center" means any recreational facility or community center with activities and services oriented towards serving senior citizens.

REGIONAL ASSET LIMIT — The maximum housing value in each housing region affordable to a four-person household with an income at 80% of the regional median as defined by approved regional income limits.

REHABILITATION — The repair, renovation, alteration or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.1 et seq.

RELATING TO THE PROVISION OF HOUSING — Shall be liberally construed to include the construction, maintenance, or operation of housing, including, but not limited to, the provision of services to such housing and the funding of any of the above.

RENT — The gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. In assisted living residences, rent does not include charges for food and services.

RESTRICTED UNIT — A dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of N.J.A.C. 5:80-26.1, as may be amended and supplemented, but does not include a market-rate unit financed under UHORP or MONI.

SPECIAL MASTER — An expert appointed by a judge to make sure that judicial orders are followed. A master's function is essentially investigative, compiling evidence or documents to inform some future action by the court.

SPENDING PLAN — A method of allocating funds collected and to be collected pursuant to an approved municipal development fee ordinance or pursuant to P.L. 2008, c. 46 (N.J.S.A. 52:27D-329.1 et seq.), for the purpose of meeting the housing needs of low- and moderate-income individuals.

TOWNSHIP — The Township of Teaneck, Bergen County, New Jersey.

TREASURER — The Treasurer of the State of New Jersey.

UHAC — The Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26.1 et seq.

VERY-LOW-INCOME HOUSEHOLD — A household with a total gross annual household income equal to 30% or less of the median household income.

VERY-LOW-INCOME UNIT — A restricted unit that is affordable to a very-low-income household.

WEATHERIZATION — Building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors, and is considered a major system for rehabilitation.

(c) Township-wide mandatory set-aside.

- (1) A multifamily or single-family development providing a minimum of five new housing units created through any future development application, municipal rezoning or zoning board action, use or density variance, redevelopment plan, or rehabilitation plan is required to include an affordable housing set-aside of 20% if the affordable units will be for sale and 15% if the affordable units will be for rent. This requirement does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation on the part of Teaneck Township to grant such rezoning, variance or other relief. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement.
- (2) This requirement shall not apply to any sites or specific zones otherwise identified in the Township's Settlement Agreement with Fair Share Housing Center dated December 7, 2017, or in the Township's Housing Element and Fair Share Plan, adopted by the Township Planning Board and endorsed by the Township Council, for which density and set-aside standards shall be governed by the specific standards set forth therein.

(d) New construction. The following general guidelines apply to all newly constructed developments that contain low- and moderate-income housing units, including any currently unanticipated future developments that will provide low- and moderate-income housing units.

- (1) Phasing. Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following phasing schedule for low- and moderate-income units.

Maximum Percentage of Market-Rate Units Completed	Minimum Percentage of Low- and Moderate-Income Units Completed
25%	0%
25% +1	10%
50%	50%
75%	75%
90%	100%

- (2) Design. In inclusionary developments, to the extent possible, low- and moderate-income units shall be integrated with the market units.

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- (3) Utilities. Affordable units shall utilize the same type of heating source as market units within the affordable development.
- (4) Low/moderate split and bedroom distribution of affordable housing units.
 - a. The fair share obligation shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit.
 - b. In each affordable development, at least 50% of the restricted units within each bedroom distribution shall be low-income units.
 - c. Within rental developments, of the total number of affordable rental units, at least 13% shall be affordable to very-low-income households.
 - d. Affordable developments that are not age-restricted shall be structured in conjunction with realistic market demands such that:
 1. The combined number of efficiency and one-bedroom units shall be no greater than 20% of the total low- and moderate-income units;
 2. At least 30% of all low- and moderate-income units shall be two-bedroom units;
 3. At least 20% of all low- and moderate-income units shall be three-bedroom units; and
 4. The remaining units may be allocated among two- and three-bedroom units at the discretion of the developer.
 - e. Affordable developments that are age-restricted shall be structured such that the number of bedrooms shall equal the number of age-restricted low- and moderate-income units within the inclusionary development. The standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit.
- (5) Accessibility requirements.
 - a. The first floor of all restricted townhouse dwelling units and all restricted units in all other multistory buildings shall be subject to the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7.
 - b. All restricted townhouse dwelling units and all restricted units in other multistory buildings in which a restricted dwelling unit is attached to at least one other dwelling unit shall have the following features:
 1. An adaptable toilet and bathing facility on the first floor;
 2. An adaptable kitchen on the first floor;
 3. An interior accessible route of travel on the first floor;

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4. An interior accessible route of travel shall not be required between stories within an individual unit;
 5. An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor; and
 6. An accessible entranceway as set forth at P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.), and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the Township has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible.
 - [i] Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
 - [ii] To this end, the builder of restricted units shall deposit funds within the Township's Affordable Housing Trust Fund sufficient to install accessible entrances in 10% of the affordable units that have been constructed with adaptable entrances.
 - [iii] The funds deposited under Subsection (d)(5)b6[ii] above shall be used by the Township for the sole purpose of making the adaptable entrance of any affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
 - [iv] The developer of the restricted units shall submit a design plan and cost estimate for the conversion from adaptable to accessible entrances to the Construction Official of Teaneck Township.
 - [v] Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meets the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to Teaneck Township's Affordable Housing Trust Fund in care of the Municipal Treasurer who shall ensure that the funds are deposited into the Affordable Housing Trust Fund and appropriately earmarked.
 - [vi] Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is impracticable to meet the requirements. Determinations of site impracticability shall be in compliance with the Barrier Free Subcode, N.J.A.C. 5:23-7.
- (6) Maximum rents and sales prices.
- a. In establishing rents and sales prices of affordable housing units, the administrative agent shall follow the procedures set forth in UHAC and by the Superior Court, utilizing the regional income limits established.
 - b. The maximum rent for restricted rental units within each affordable development

shall be affordable to households earning no more than 60% of median income, and the average rent for restricted low- and moderate-income units shall be affordable to households earning no more than 52% of median income.

- c. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units. At least 13% of all low- and moderate-income rental units shall be affordable to households earning no more than 30% of median income.
- d. The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70% of median income, and each affordable development must achieve an affordability average of 55% for restricted ownership units; in achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type.
- e. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted units other than assisted living facilities, the following standards shall be used:
 1. A studio shall be affordable to a one-person household;
 2. A one-bedroom unit shall be affordable to a one-and-one-half-person household;
 3. A two-bedroom unit shall be affordable to a three-person household;
 4. A three-bedroom unit shall be affordable to a four-and-one-half-person household; and
 5. A four-bedroom unit shall be affordable to a six-person household.
- f. In determining the initial rents for compliance with the affordability average requirements for restricted units in assisted living facilities, the following standards shall be used:
 1. A studio shall be affordable to a one-person household;
 2. A one-bedroom unit shall be affordable to a 1 1/2 person household; and
 3. A two-bedroom unit shall be affordable to a two-person household or to two one-person households.
- g. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95% of the purchase price and the Federal Reserve H.15 rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, does not exceed 28% of the eligible monthly income of the appropriate size household as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the

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price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.

- h. The initial rent for a restricted rental unit shall be calculated so as not to exceed 30% of the eligible monthly income of the appropriate household size as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the rent shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.
 - i. The price of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.
 - j. The rent of low- and moderate-income units may be increased annually based on the percentage increase in the Housing Consumer Price Index for the United States. This increase shall not exceed 9% in any one year. Rents for units constructed pursuant to low-income housing tax credit regulations shall be indexed pursuant to the regulations governing low-income housing tax credits.
 - k. Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance approved by DCA for its Section 8 program.
- (e) Condominium and homeowners' association fees. For any affordable housing unit that is part of a condominium association and/or homeowners' association, the master deed shall reflect that the association fee assessed for each affordable housing unit shall be established at 100% of the market-rate fee.
- (f) For a calculation of affordable housing units that results in a partial unit, a payment in lieu option is available to satisfy only the partial unit obligation subject to the following controls: **[Added by Ord. No. 18-2024, 8-22-2024]**
- (1) The required subsidy for the payment in lieu option is \$180,000 per unit.
 - (2) Payment in lieu of constructing affordable units may only represent partial or fractional units.
 - (3) The payment in lieu of a partial or fractional unit is based on the pro rata share of one unit. For example, if a project results in the obligation for 7.2 affordable units, the developer shall build seven units in accordance with this section and pay the amount of \$36,000 as a payment in lieu for the fractional 0.2 unit obligation.
 - (4) Payments in lieu of constructing affordable units shall be deposited into the Township's Affordable Housing Trust Fund pursuant to N.J.A.C. 5:97-8.4 and shall be subject to the provisions thereof.

Sec. 33-37. Affordable unit controls and requirements.

The following general guidelines apply to all developments that contain low- and moderate-

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income housing units, including any currently unanticipated future developments that will provide low- and moderate-income housing units.

- (a) Occupancy standards. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the administrative agent shall strive to:
 - (1) Provide an occupant for each bedroom;
 - (2) Provide children of different sex with separate bedrooms; and
 - (3) Prevent more than two persons from occupying a single bedroom.
- (b) Selection of occupants of affordable housing units.
 - (1) The administrative agent shall use a random selection process to select occupants of low- and moderate-income housing.
 - (2) A waiting list of all eligible candidates will be maintained in accordance with the provisions of N.J.A.C. 5:80-26.1 et seq.
- (c) Control periods for restricted ownership units and enforcement mechanisms.
 - (1) Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.5, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the requirements of this article until Teaneck Township elects to release the unit from such requirements; however, and prior to such an election, a restricted ownership unit must remain subject to the requirements of N.J.A.C. 5:80-26.1, as may be amended and supplemented, for at least 30 years.
 - (2) The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit.
 - (3) Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the administrative agent shall determine the restricted price for the unit and shall also determine the nonrestricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value.
 - (4) At the time of the first sale of the unit, the purchaser shall execute and deliver to the administrative agent a recapture note obligating the purchaser (as well as the purchaser's heirs, successors and assigns) to repay, upon the first nonexempt sale after the unit's release from the requirements of this article, an amount equal to the difference between the unit's nonrestricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
 - (5) The affordability controls set forth in this article shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to restricted ownership units.
 - (6) A restricted ownership unit shall be required to obtain a continuing certificate of

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occupancy or a certified statement from the Construction Official stating that the unit meets all Code standards upon the first transfer of title that follows the expiration of the applicable minimum control period provided under N.J.A.C. 5:80-26.5(a), as may be amended and supplemented.

- (7) Deeds of all real property that include restricted ownership units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property, and the deed restriction shall be filed by the developer or seller with the records office of the County of Bergen. A copy of the filed document shall be provided to the administrative agent within 30 days of the receipt of a certificate of occupancy. The deed restriction shall be subject to the approval of the administrative agent and shall be substantially in the form set forth in Schedule B,² annexed hereto and made part of this article.
- (d) Price restrictions for restricted ownership units, homeowner association fees and resale prices. Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, including:
 - (1) The initial purchase price for a restricted ownership unit shall be approved by the administrative agent.
 - (2) The administrative agent shall approve all resale prices, in writing and in advance of the resale, to ensure compliance with the foregoing standards.
 - (3) The method used to determine the condominium association fee amounts and special assessments shall be indistinguishable between the low- and moderate-income unit owners and the market unit owners.
 - (4) The owners of restricted ownership units may apply to the administrative agent to increase the maximum sales price for the unit on the basis of capital improvements. Eligible capital improvements shall be those that render the unit suitable for a larger household or the addition of a bathroom.
- (e) Buyer income eligibility.
 - (1) Buyer income eligibility for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, such that low-income ownership units shall be reserved for households with a gross household income less than or equal to 50% of median income and moderate-income ownership units shall be reserved for households with a gross household income less than 80% of median income.
 - (2) The administrative agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 33% of the household's certified monthly income.

2. Editor's Note: Schedule B is included as an attachment to this chapter.

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- (f) Limitations on indebtedness secured by ownership unit; subordination.
 - (1) Prior to incurring any indebtedness to be secured by a restricted ownership unit, the administrative agent shall determine, in writing, that the proposed indebtedness complies with the provisions of this section.
 - (2) With the exception of original purchase money mortgages, during a control period neither an owner nor a lender shall at any time cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95% of the maximum allowable resale price of that unit, as such price is determined by the administrative agent in accordance with N.J.A.C. 5:80-26.6(b).
- (g) Control periods for restricted rental units.
 - (1) Control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.11, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this article until Teaneck Township elects to release the unit from such requirements pursuant to action taken in compliance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, and prior to such an election, a restricted rental unit must remain subject to the requirements of N.J.A.C. 5:80-26.1, as may be amended and supplemented, for at least 30 years.
 - (2) Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property, and the deed restriction shall be filed by the developer or seller with the records office of the County of Bergen. A copy of the filed document shall be provided to the administrative agent within 30 days of the receipt of a certificate of occupancy. The deed restriction shall be subject to the approval of the administrative agent and shall be substantially in the form set forth in Schedule A,³ annexed hereto and made part of this article.
 - (3) A restricted rental unit shall remain subject to the affordability controls of this article, despite the occurrence of any of the following events:
 - a. Sublease or assignment of the lease of the unit;
 - b. Sale or other voluntary transfer of the ownership of the unit; or
 - c. The entry and enforcement of any judgment of foreclosure.
- (h) Price restrictions for rental units; leases.
 - (1) A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be provided to the administrative agent.
 - (2) No additional fees or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and

3. Editor's Note: Schedule A is included as an attachment to this chapter.

services) without the express written approval of the administrative agent.

- (3) Application fees (including the charge for any credit check) shall not exceed 5% of the monthly rent of the applicable restricted unit and shall be payable to the administrative agent to be applied to the costs of administering the controls applicable to the unit as set forth in this article.

(i) Tenant income eligibility.

- (1) Tenant income eligibility shall be in accordance with N.J.A.C. 5:80-26.13, as may be amended and supplemented, and shall be determined as follows:
- a. Very-low-income rental units shall be reserved for households with a gross household income less than or equal to 30% of median income.
 - b. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50% of median income.
 - c. Moderate-income rental units shall be reserved for households with a gross household income less than 80% of median income.
- (2) The administrative agent shall certify a household as eligible for a restricted rental unit when the household is a very-low-income, low-income household or a moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35% (40% for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.16, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
- a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 - b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
 - c. The household is currently in substandard or overcrowded living conditions;
 - d. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 - e. The household documents proposed third-party assistance from an outside source such as a family member in a form acceptable to the administrative agent and the owner of the unit.
- (3) The applicant shall file documentation sufficient to establish the existence of the circumstances in Subsection (i)(2)a through e above with the administrative agent, who shall counsel the household on budgeting.

Appendix E – Development Fee Ordinance

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Sec. 33-38. Affordable housing development fees.

- (a) Purpose. In *Holmdel Builder's Association v. Holmdel Township*, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq., and the State Constitution, subject to COAH developing rules as amended from time to time and/or in accordance with the enacted legislation and/or in accordance with directives from the courts. The purpose of this section is to establish standards for the collection, maintenance and expenditure of development fees pursuant to the above. Fees collected pursuant to this section shall be used for the sole purpose of providing low- and moderate-income housing.
- (b) Development fees.
 - (1) Residential development fees.
 - a. Within all zone districts, unless invalidated by state statute or court order, developers of residential housing, except for developers of the types of development specifically exempted below, shall pay a fee of 1 1/2% of the equalized assessed value for residential development, provided that no increased density is permitted.
 - b. When an increase in residential density has been permitted pursuant to N.J.S.A. 40:55D-70d (known as a "d" variance) or pursuant to zoning amendment or pursuant to the adoption of a redevelopment plan pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.), developers shall be required to pay a residential development fee of a maximum of 6% of the equalized assessed value for each additional unit that may be realized.
 - c. Affordable housing developments and residential developments where the developer is providing for the construction of affordable units elsewhere in the municipality shall be exempt from residential development fees.
 - d. Residential developments that have received preliminary or final site plan approval prior to the adoption of a municipal residential development fee shall be exempt from residential development fees, unless the developer seeks a substantial change in the approval or the developer has accepted responsibility to pay a residential development fee. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. A development fee shall be based on the percentage that applies on the date that a building permit is issued, regardless of the time of collection of the fee.
 - e. Owner-occupied residential structures demolished and replaced as a result of a fire, flood, or natural disaster shall be exempt from paying a residential development fee.
 - f. Residential development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.

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- g. A developer of an addition to an existing single-family residential unit which constitutes less than a 50% increase in the gross floor area of the unit shall be exempt from the development fee.

(2) Nonresidential development fees.

- a. Within all zoning districts, unless invalidated by state statute or court order, nonresidential developers, except for developers of the types of development specifically exempted, shall pay a nonresidential development fee equal to 2.5% of the equalized assessed value of the land and improvements for all new nonresidential construction.
- b. Nonresidential developers, except for developers of the types of development specifically exempted, shall also pay a nonresidential development fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for nonresidential purposes.
- c. Development fees shall be imposed and collected when an existing structure is demolished and replaced. Whenever nonresidential development is situated on real property that has been previously developed with a building, structure, or other improvement, the nonresidential development fee shall be equal to 2.5% of the equalized assessed value of the land and improvements on the property where the nonresidential development is situated at the time the final certificate of occupancy is issued, less the equalized assessed value of the land and improvements on the property where the nonresidential development is situated, as determined by the Tax Assessor of the municipality at the time the developer or owner, including any previous owners, first sought approval for a construction permit, including, but not limited to, demolition permits, pursuant to the State Uniform Construction Code, or approval under the Municipal Land Use Law, P.L. 1975, c. 291 (N.J.S.A. 40:55D-1 et seq.). If the calculation required under this subsection results in a negative number, the nonresidential development fee shall be zero.
- d. The nonresidential portion of a mixed-use inclusionary or market-rate development shall be subject to the 2.5% development fee, unless otherwise exempted below.
- e. The 2.5% fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
- f. All nonresidential construction of buildings or structures on property used by churches, synagogues, mosques, and other houses of worship, and property used for educational purposes, which is tax-exempt pursuant to N.J.S.A. 54:4-3.6 shall be exempt from the imposition of a nonresidential development fee pursuant to this section, provided that the property continues to maintain its tax-exempt status under that statute for a period of at least three years from the date of issuance of the certificate of occupancy.
 - 1. In addition, the following shall be exempt from the imposition of a nonresidential development fee:

- [i] Parking lots and parking structures, regardless of whether the parking lot or parking structure is constructed in conjunction with a nonresidential development, such as an office building, or whether the parking lot is developed as an independent nonresidential development;
 - [ii] Any nonresidential development which is an amenity to be made available to the public, including, but not limited to, recreational facilities, community centers, and senior centers, which is developed in conjunction with or funded by a nonresidential developer;
 - [iii] Nonresidential construction resulting from a relocation of or an on-site improvement to a nonprofit hospital or a nursing home facility;
 - [iv] Projects that are located within a specifically delineated urban transit hub, as defined pursuant to Section 2 of P.L. 2007, c. 346 (N.J.S.A. 34:1B-208);
 - [v] Projects that are located within an eligible municipality, as defined under Section 2 of P.L. 2007, c. 346 (N.J.S.A. 34:1B-208), when a majority of the project is located within a one-half-mile radius of the midpoint of a platform area for a light rail system; and
 - [vi] Projects determined by the New Jersey Transit Corporation to be consistent with a transit village plan developed by a transit village designated by the Department of Transportation.
2. Any exemption claimed by a developer shall be substantiated by that developer.
- g. A developer of a nonresidential development exempted from the nonresidential development fee shall be subject to it at such time the basis for the exemption no longer applies and shall make the payment of the nonresidential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the nonresidential development, whichever is later.
- h. If a property which was exempted from the collection of a nonresidential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid nonresidential development fees under these circumstances may be enforceable by the Township of Teaneck as a lien against the real property of the owner.
- (3) Collection procedures.
- a. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the Construction Official responsible for the issuance of a building permit.
 - b. For nonresidential developments only, the developer shall also be provided with a copy of Form N-RDF, State of New Jersey Nonresidential Development

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Certification/Exemption, to be completed as per the instructions provided. The developer of a nonresidential development shall complete Form N-RDF as per the instructions provided. The Construction Official shall verify the information submitted by the nonresidential developer as per the instructions provided in the Form N-RDF. The Tax Assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.

- c. The Construction Official responsible for the issuance of a building permit shall notify the local Tax Assessor of the issuance of the first building permit for a development which is subject to a development fee.
- d. Within 90 days of receipt of that notice, the Municipal Tax Assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- e. The Construction Official responsible for the issuance of a final certificate of occupancy notifies the local Assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
- f. Within 10 business days of a request for the scheduling of a final inspection, the Municipal Assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development, calculate the development fee and thereafter notify the developer of the amount of the fee.
- g. Should the Township of Teaneck fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b of Section 37 of P.L. 2008, c. 46 (N.J.S.A. 40:55D-8.6). Upon tender of the estimated nonresidential development fee, provided the developer is in full compliance with all other applicable laws, the municipality shall issue a final certificate of occupancy for the subject property.
- h. A developer of a mixed-use development shall be required to pay the statewide nonresidential development fee relating to the nonresidential development component of a mixed-use development subject to the provisions of P.L. 2008, c. 46 (N.J.S.A. 52:27D-329.1 et seq.).
- i. Nonresidential construction which is connected with the relocation of the facilities of a for-profit hospital shall be subject to the fee authorized to be imposed under this section to the extent of the increase in equalized assessed valuation in accordance with regulations to be promulgated by the Director of the Division of Taxation, Department of the Treasury.
- j. The payment of nonresidential development fees required pursuant to Sections 32 through 38 of P.L. 2008, c. 46 (N.J.S.A. 40:55D-8.1 through 40:55D-8.7), shall be made prior to the issuance of a certificate of occupancy for such development. A final certificate of occupancy shall not be issued for any nonresidential development until such time as the fee imposed pursuant to this section has been

paid by the developer. A nonresidential developer may deposit with the appropriate entity the development fees as calculated by the municipality under protest, and the local code enforcement official shall thereafter issue the certificate of occupancy provided that the construction is otherwise eligible for a certificate of occupancy.

(4) Appeal of development fees.

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

(5) Retention of fees. Any fees collected prior to the adoption or amendment of this section shall be retained by the Township of Teaneck.

(c) Housing trust fund.

- (1) There is hereby created a separate interest-bearing housing trust fund to be maintained by the Township's Chief Financial Officer for the purpose of depositing development fees collected from residential and nonresidential developers and proceeds from the sale of units with extinguished controls. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
- (2) The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 - a. Developer-contributed funds to make 10% of the adaptable entrances in a townhouse or other multistory attached development accessible;
 - b. Rental income from municipally operated units;
 - c. Repayments from affordable housing program loans;
 - d. Recapture funds;
 - e. Proceeds from the sale of affordable units; and

- f. Any other funds collected in connection with the Township of Teaneck's affordable housing program.

(3) Use of funds.

- a. Money deposited in a Housing Trust Fund may be used for any activity approved for addressing the Township of Teaneck's low- and moderate-income housing obligation in accordance with the Teaneck Housing Element and Fair Share Plan, spending plan or any directives from the courts. Such activities may include, but are not necessarily limited to, housing rehabilitation; new construction; the purchase of land for low- and moderate-income housing; preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, including the extension of controls; accessory apartment, market to affordable, or regional housing partnership programs; conversion of existing nonresidential buildings to create new affordable units; extensions and/or improvements of roads and infrastructure to low- and moderate-income housing sites; assistance designed to render units to be more affordable to low- and moderate-income households; and administrative costs necessary to implement the Township of Teaneck's Housing Element. The expenditure of all money shall conform to a spending plan approved by the courts.
- b. At least 30% of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the Municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30% or less of median income by region.
 - 1. Affordability assistance programs may include downpayment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners' association or condominium fees and special assessments, and assistance with emergency repairs.
 - 2. Affordability assistance to households earning 30% or less of median income may include buying down the cost of low- or moderate-income units in the Municipal Fair Share Plan to make them affordable to households earning 30% or less of median income.
 - 3. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- (d) The Township of Teaneck may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:80-26.1 et seq. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
- (e) No more than 20% of all revenues collected from development fees may be expended on administration, including, but not limited to, salaries and benefits for municipal employees

or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20% of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with the courts' monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the Affordable Housing Trust Fund.

- (f) Funds shall not be expended to reimburse the Township of Teaneck for housing activities carried out prior to the establishment of the Affordable Housing Trust Fund.
- (g) Monitoring. The Township of Teaneck shall complete and return to the courts all monitoring forms included in monitoring requirements related to the collection of development fees from residential and nonresidential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with the Township of Teaneck's housing program, as well as to the expenditure of revenues and implementation of the plan certified by the courts. All monitoring reports shall be completed on forms designed by the courts.
- (h) This section is intended to be interpreted and applied consistent with the Statewide Non-residential Development Fee Act (N.J.S.A. 40:55D-8.1 et seq.). In the event of any inconsistency, this section shall be read so as to comply with the Act.

Appendix F – Affirmative Marketing Plan

Sec. 33-36. Affirmative marketing within inclusionary development.

- (a) Adoption of an affirmative marketing plan.
 - (1) Teaneck Township hereby adopts the within affirmative marketing plan in compliance with N.J.A.C. 5:80-26.15, as may be amended and supplemented.
 - (2) The affirmative marketing plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children, to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The affirmative marketing plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward COAH Housing Region 1 and covers the period of deed restriction.
- (b) The affirmative marketing plan shall provide a regional preference for all households that live and/or work in COAH Housing Region 1 comprised of Bergen, Hudson, Passaic, and Sussex Counties.
- (c) The administrative agent designated by Teaneck Township shall ensure the affirmative marketing of all affordable units consistent with the affirmative marketing plan for the municipality.
 - (1) All newspaper articles, announcements and requests for applications for low- and moderate-income units will appear in the following newspapers/publications: The Record, the Suburbanite, the Jewish Standard, the Teaneck Patch, the Jewish Link and the Star Ledger.
 - (2) The primary marketing will take the form of at least one press release sent to the above publications and a paid display advertisement in each of the above newspapers. Additional advertising and publicity will be on an as-needed basis.
 - (3) The advertisement will include:
 - a. The street address and location of units.
 - b. Directions to the housing units.
 - c. The size, as measured in the number of bedrooms, of the housing units.
 - d. A range of prices/rents for the housing units.
 - e. The maximum income permitted to qualify for the housing units.
 - f. The location of applications for the housing units.
 - g. The business hours when interested households may obtain an application for a housing unit.
 - h. The name of the rental manager and/or sales agent for the housing units.

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- (4) All newspaper articles, announcements and requests for applications for low- and moderate-income housing will appear in publications circulated within the housing region that are likely to be read by low- and moderate-income households, such as neighborhood-oriented weekly newspapers, religious publications and organizational newsletters.
- (5) Regional radio and/or cable television station(s) will also be used.
- (6) Applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program will be provided to specific employment centers within the region and to the municipal clerks of all municipalities in the region.
- (7) Applications for low- and moderate-income housing shall be available in several convenient locations within the Township of Teaneck, including, at a minimum, the Township Municipal Building, the Teaneck Public Library, and the developer's sales/ rental office. The following is a listing of community contact persons and/or organizations in Teaneck that will administer the program and will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region: Zoning Officer, County Housing Office and houses of worship. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
- (8) Quarterly flyers and applications will be sent to each of the following agencies for publication in their journals and for circulation among their members: Board of Realtors in Bergen, Hudson, Passaic and Sussex Counties.
- (9) Applications will be mailed to prospective applicants upon request. Additionally, quarterly informational circulars and applications will be sent to the chief administrative employees of each of the following agencies in the counties in the Township of Teaneck's region: Welfare or Social Service Board, Rental Assistance Office (local office of DCA), Office on Aging, libraries and housing agency or authority.
- (10) The affirmative marketing program will meet the following requirements:
 - a. The affirmative marketing process for available affordable units shall begin at least four months prior to the expected date of occupancy.
 - b. A random selection method will be used to select occupants of low- and moderate-income housing.
 - c. Low- and moderate-income households who live or work in the housing region in which the Township of Teaneck is located shall be given preference for sales and rental units constructed within the Township of Teaneck. Applicants living outside the housing region will have an equal opportunity for units after regional applicants have been initially serviced.
 - d. Low- and moderate-income households residing or working within the Township of Teaneck shall be provided a preference for low- and moderate-income units created within the Township of Teaneck that respond to Teaneck's rehabilitation component.

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- e. All developers of low- and moderate-income housing units will be required to assist in the marketing of the affordable units in their respective developments.
- f. The cost of advertising and administrating low- and moderate-income units shall be the responsibility of the developer and/or owner of low- and moderate-income housing units within the Township of Teaneck.
- g. The marketing program will commence at least 120 days before the issuance of either temporary or permanent certificates of occupancy. The marketing program will continue until all low- and moderate-income housing units are initially occupied and for as long as affordable units are deed restricted and occupancy or reoccupancy of units continues to be necessary.
- h. Households that apply for low- and moderate-income housing shall be screened for preliminary income eligibility by comparing their total income to the low- and moderate-income limits pursuant to state law and regulations. Applicants shall be notified as to their eligibility status.
- i. Having screened applicants for preliminary income eligibility, the Township may analyze the income and household sizes of applicants to determine which applicants have the assets and/or income necessary to purchase or rent each available low- or moderate-income unit.
- j. The Township shall conduct a process and interview each applicant to verify the applicant's income and household size, determine the applicant's asset availability, and review the applicant's credit history. Applicants shall be required to submit income verification for each household member 18 years or older. This process shall be utilized in establishing the final certified applicant group.
- k. The process described in Subsection (c)(10)h through j above may begin no sooner than one month after the advertising program begins. Households shall be selected to proceed through the process described in Subsection (c)(10)h through j above through a method of random selection. Households shall be certified for low- and moderate-income units. The process described in Subsection (c)(10)h through j shall be continued until all the low- and moderate-income units are occupied.
- l. Continuing marketing activities shall be undertaken after the completion of initial occupancy of sales and rental units in order to fill vacancies resulting from normal turnover which shall include:
 1. Ensuring a sufficient supply of income-eligible applicants by continuing to implement the marketing plan throughout the housing region. At a minimum, the Township shall maintain a current pool of at least five income-eligible applicants for each low- and moderate-income unit.
 2. Contacting each income-eligible applicant annually to request updated information regarding income and family size.
 3. As units become available, the municipal entity shall select eligible applicants for the units until the units are occupied by low- and moderate-income

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households.

- (d) In implementing the affirmative marketing plan, the administrative agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
- (e) The costs of advertising and affirmative marketing of the affordable units shall be the responsibility of the developer, sponsor or owner, unless otherwise determined or agreed to by Teaneck Township.

AFFIRMATIVE FAIR HOUSING MARKETING PLAN

Township of Teaneck (**REGION 1**)

I. APPLICANT AND PROJECT INFORMATION

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

1a. Administrative Agent Name, Address, Phone Number Administrative Agent Contact Name: Frank Piazza Piazza & Associates, Inc. 201 Rockingham Row Princeton, NJ 08540 609-786-1100, ext. 301		1b. Development or Program Name, Address As Applicable per project			
1c. As Applicable per project Number of Affordable Units: Number of Rental Units: Number of For-Sale Units:	1d. Price or Rental Range From Prepared per project To	1e. State and Federal Funding Sources (if any): As Applicable per project			
1f. As applicable per project <input type="checkbox"/> Age Restricted <input type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates: As applicable per project Advertising: Occupancy:				
1h. County Bergen, Hudson, Passaic, Sussex	1i. Census Tract(s): Block: Lot:				
1j. Managing/Sales Agent's Name, Address, Phone Number <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> Owner As applicable per project </td> <td style="width: 50%; vertical-align: top;"> Managers </td> </tr> </table>				Owner As applicable per project	Managers
Owner As applicable per project	Managers				
1k. Application Fees (if any): Piazza: \$0 (The landlord may charge a limited amount for processing rental applications.)					

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

II. RANDOM SELECTION

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

- A. REGIONAL PREFERENCE: There will be a preference for applicants who live and/or work in Housing Region 1 (Bergen, Hudson, Passaic and Sussex Counties).**
- B.** An initial deadline date, no less than 60 days after the start of the marketing process, will be established. All of the preliminary applications received by Piazza & Associates, on or before the initial deadline date, shall be deemed received on that date.
- C.** Households that apply for very low-income housing will be prescreened by Piazza & Associates for preliminary income eligibility by comparing their total income and household size to the very low-income limits pursuant to the New Jersey Fair Housing Act, N.J.S.A. 52:27-D-304 ("NJFHA"). Households that apply for low- and moderate-income housing will be prescreened by Piazza & Associates for preliminary income eligibility by comparing their total income and household size to the low- and moderate-income limits pursuant to the Uniform Housing Affordability Controls, 5:80-26.1 et seq. ("UHAC"). All households will be notified as to their preliminary status.
- D.** A drawing will be held under the direction of Piazza & Associates to determine the priority order of the pre-qualified applications received on or before the initial deadline date. All preliminary applications received after the initial deadline will be processed on a "first come, first served" basis.
- E.** In order to ensure an adequate supply of qualified applicants, the advertising phase will continue until there

are at least ten (10) pre-qualified applicants for each very low-, low-, and moderate-income unit available, or until all of the very low-, low-, and moderate-income units within the development have been rented.

- F. Final applications will be emailed by Piazza & Associates to an adequate number of pre-qualified applicants, in priority order, for each available very low-, low-, and moderate-income unit. The final application will require the applicants to supply documents to verify their identity and household composition as well as their income and assets.
- G. Completed final applications will be forwarded to Piazza & Associates. Piazza & Associates will make a determination as to their eligibility for a very low-, low- or moderate-income unit. Applicants will receive a letter from Piazza & Associates with respect to the status of their application each time a review is performed.
- H. At the same time, applicants will also be subject to any criteria set forth by the Owner, pursuant to the Tenant Selection Criteria. The criteria shall comply with all fair housing standards and be set forth in a policy statement made available to all applicants in the leasing office. The Owner will be responsible for the assessment of all criteria beyond the income and household size criteria set forth, above.
- I. Subsequent to the initial rent-up period, a list of pre-qualified applicants will be maintained by Piazza & Associates for each type of very low-, low-, and moderate-income unit.

III. MARKETING

3a. Direction of Marketing Activity: Based on demographic data from the 2020 census, this table provides a comparison of race and ethnic origin between Housing region 1 and the Township of Teaneck. The most significant negative differences point to the greatest need for affirmative marketing. In this case, Hispanic (-9.9%) represents the clearest difference between the municipality and the region.

The U. S. Census Data 2020:

Subject	RACE							HISPANIC OR LATINO	
	Total population	Race alone or in combination with one or more other races: [4]						Total population	
		White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Hispanic or Latino (of any race)	Not Hispanic or Latino
Bergen	955,732	543,849	54,831	4,535	158,630	217	96,383	204,683	751,049
Sussex	144,221	121,879	3,088	336	3,002	20	4,469	14,310	129,911
Hudson	724,854	248,561	79,498	7,388	124,555	417	159,950	293,019	431,835
Passaic	524,118	229,573	57,809	6,383	30,852	195	134,687	224,030	300,088
Region 1	2,346,925	1,143,862	195,226	18,642	317,039	849	395,489	736,042	1,612,883
% Region 1	100%	48.7%	8.3%	0.8%	13.5%	0.03%	16.9%	31.4%	68.6%
Teaneck Twp.	41,246	17,815	9,744	194	4,422	9	4,747	8,848	32,398
% Teaneck	100%	43.0%	23.6%	0.4%	10.7%	0.0%	11.5%	21.5%	78.5%

Difference

-5.7%	15.3%	-0.4%	-2.8%	-0.03%	-5.4%	-9.9%	9.9%
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[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race. Source: U.S. Census Bureau, 2020 Census of Population and Housing, Demographic Profile Summary File.

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

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

DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
----------------------------------	--------------------------------	------------------

TARGETS ENTIRE HOUSING REGION 1**Web Listings**

X	To be listed on the Housing Resource Center (HRC) site within one day of accepting or soliciting applications and at least 60 days prior to the lottery.	www.NJHRC.gov	Entire State
X	On-going	www.HousingQuest.com	Entire State
X	On-going	www.teanecknj.gov	Referral to HousingQuest.com

TARGETS PARTIAL HOUSING REGION 1**Daily Newspaper**

X	Once at start of Affirmative Marketing Process with additional monthly advertising if necessary.	Star-Ledger	Northern and Central New Jersey
X	Once at start of Affirmative Marketing Process with additional monthly advertising if necessary.	Record, The	Bergen
<input type="checkbox"/>		Jersey Journal	Hudson
X	Once at start of Affirmative Marketing Process with additional monthly advertising if necessary.	Teaneck Patch	Teaneck
<input type="checkbox"/>		New Jersey Herald	Sussex

	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S)	BROADCAST AREA
TARGETS PARTIAL HOUSING REGION 1			
X	Once at the start of the affirmative marketing process.	Optimum - Cablevision	Partial Bergen
<input type="checkbox"/>		Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
<input type="checkbox"/>		US Cable of Paramus-Hillsdale	Partial Bergen
<input type="checkbox"/>		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>		Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>		Hometown Online	Partial Passaic

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

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 1			
AM			
<input type="checkbox"/>		WFAN 660	
<input type="checkbox"/>		WOR 710	
<input type="checkbox"/>		WABC 770	
<input type="checkbox"/>		WCBS 880	
<input type="checkbox"/>		WBBR 1130	
FM			
<input type="checkbox"/>		WFNY-FM 92.3	
<input type="checkbox"/>		WPAT-FM 93.1	Multi Cultural
<input type="checkbox"/>		WNYC-FM 93.9	
<input type="checkbox"/>		WFME 94.7	Christian
<input type="checkbox"/>		WPLJ 95.5	
<input type="checkbox"/>		WQXR-FM 96.3	
<input type="checkbox"/>		WQHT 97.1	
<input type="checkbox"/>		WSKQ-FM 97.9	Spanish
<input type="checkbox"/>		WAWZ 99.1	Christian
<input type="checkbox"/>		WBAI 99.5	
<input type="checkbox"/>		WHTZ 100.3	
<input type="checkbox"/>		WHUD 100.7	
<input type="checkbox"/>		WCBS-FM 101.1	
<input type="checkbox"/>		WQCD 101.9	
<input type="checkbox"/>		WNEW 102.7	
<input type="checkbox"/>		WKTU 103.5	
<input type="checkbox"/>		WAXQ 104.3	
<input type="checkbox"/>		WWPR-FM 105.1	
<input type="checkbox"/>		WLTW 106.7	
<input type="checkbox"/>		WBLS 107.5	

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

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

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

	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 1			
Bi-weekly			
<input type="checkbox"/>	Al Manassah		Arab-American
Monthly			
<input type="checkbox"/>	Sino Monthly	North Jersey/NYC area	Chinese-American
TARGETS PARTIAL HOUSING REGION 1			
Daily			
<input type="checkbox"/>	24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
Weekly			
<input type="checkbox"/>	Arab Voice Newspaper	North Jersey/NYC area	Arab-American
<input type="checkbox"/>	La Voz	Hudson, Union, Middlesex Counties	Cuban community
<input type="checkbox"/>	Italian Tribune	North Jersey/NYC area	Italian community

X	Once at start of Affirmative Marketing Process with additional monthly advertising if necessary.	Jewish Standard	Bergen, Passaic, Hudson Counties	Jewish community
X	Once at start of Affirmative Marketing Process with additional monthly advertising if necessary.	Jewish Link	Bergen, Passaic Counties	Jewish community
<input type="checkbox"/>		El Nuevo	Hudson County	Spanish-Language
X	Once at start of Affirmative Marketing Process with additional monthly advertising if necessary.	Reporte Hispano	Regional	Spanish-Language
<input type="checkbox"/>		Su Guia	Bergen and Passaic	Spanish-Language
<input type="checkbox"/>		Banda Oriental Latinoamérica	North Jersey/NYC area	South American community
<input type="checkbox"/>		Sun Bulletin	Bergen County	All
X	Once at start of Affirmative Marketing Process with additional monthly advertising if necessary.	Suburbanite	North Jersey	All

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

DURATION & FREQUENCY OF OUTREACH	NAME OF EMPLOYER/COMPANY	LOCATION
----------------------------------	--------------------------	----------

Hudson County

X	A flyer will be mailed to all of the employers, below, once at the start of the affirmative marketing process.	United Parcel Service Inc. NY Corp	492 County Ave, Secaucus
X		USPS	80 County Road, Jersey City
X		Liz Claiborne Inc	1 Claiborne Ave, North Bergen
X		Maxim Staffing Solutions	26 Journal Square, Jersey City
X		Ritter Sysco Food Service	20 Theodore Conrad Dr. Jersey City
X		Jersey City Medical Center Inc.	55 Meadowlands Pkwy. , Secaucus
X		Marsh USA Inc.	121 River St, Hoboken
X		National Retail Systems Inc.	2820 16th St North Bergen
X		Community Corrections Corp	Lincoln Hwy Kearny

X		Marine Personnel & Provisioning Inc.	1200 Harbor Blvd Weehawken
X		Port Authority of NY and NJ	241 Erie St. Jersey City and 120 Academy St. Jersey City
X		Christ Hospital Health Service	176 Palisade Ave, Jersey City
X		Bayonne Hospital	29th Street and Ave E, Bayonne
X		Salson Logistics Inc.	2100 88th St. North Bergen, NJ
X		National Financial Service	499 Washington Blvd. Fl 5, Jersey City
X		Fleet NJ Company Development Corp.	10 Exchange Place, Jersey City
X		Maidenform Inc	154 Ave E, Bayonne
X		Lord Abbett & Company	90 Hudson City, Jersey City
X		Liberty Health Plan Inc.	115 Christopher Columbus Dr. Jersey City
X		Port Imperial Ferry Corp.	4800 Ave. at Port Imperial Blvd. Weehawken, NJ
X		Hudson News	1305 Paterson Plank Rd, North Bergen
X		Palisades General Hospital	7600 River Rd North Bergen, NJ
X		Equiserve Inc.	525 Washington Blvd Jersey city
X		Meadowlands Hospital Medical Center	Meadowlands Pkwy Secaucus
X		Retailers & Manufacturers Dist Marking Serv.	50 Metro Way Secaucus
X		Dynamic Delivery Corp	20 Central Ave Kearny, NJ
X		Bowne Business Communications Inc.	215 County Ave Secaucus
X		North Hudson Community Action Corp.	5301 Broadway West New York 07093
X		Goya Foods Inc.	100 Seaview Dr. Secaucus

Bergen County			
X		Hackensack University Medical Center	30 Prospect Ave, Hackensack, NJ 07601
X		Professional Employer Group Service	2050 Center Ave Ste 336 Fort Lee
X		Cristi Cleaning Service	77 Trinity Pl. Hackensack, NJ
X		Society of the Valley Hospital	223 N Van Dien Ave Ridgewood
X		NJ Sports & Expo Authority	50 State Highway 120 East Rutherford
X		Merck-Medco Managed Care LLC	100 Parsons Pond Dr. Franklin Lakes 07417
X		Quest Diagnostics Incorporated	1 Malcolm Ave Teterboro ,NJ 07608
X		AT&T	15 E Midland Ave Paramus
X		Englewood Hospital and Medical Center	350 Engle St. Englewood

X		Aramark Svcs Management of NJ Inc	50 Route 120 East Rutherford
X		Holy Name Hospital	718 Teaneck Road Teaneck
X		Doherty Enterprises Inc	7 Pearl Ct Allendale
X		Bergen Regional Medical Center	230 East Ridgewood Ave Paramus
X		Inserra supermarkets, Inc.	20 Ridge Rd Mahwah
X		Howmedica Osteonics Corp	325 Corporate Dr. Mahwah, NJ & 59 Route 17 Allendale
X		Becton Dickinson & Company Corp	1 Becton Dr. Franklin Lakes
X		Pearson Education, Inc.	1 Lake St. Upper Saddle River

Passaic County

X		D&E Pharmaceutical Co.	206 Macoprin Rd Bloomingdale, NJ 07403
X		Acme Markets	467 AllWood Rd Clifton, NJ 07012
X		St. Mary's Hospital	350 Boulevard Passaic, NJ 07055
X		Merry Maids	14 Riverside Square Mall, Bloomingdale, NJ 07403
X		Health Center at Bloomingdale	255 Union Ave Bloomingdale, NJ 07403
X		Sommers Plastic Product Co. Inc.	825 Bloomfield Ave. Clifton, NJ 07012
X		St. Joseph's Hospital	703 Main St. Paterson, NJ 07503
X		BAE Systems	150 Parish Dr. Wayne, NJ 07470
X		Drake Bakeries Inc	75 Demarest Dr, Wayne, NJ 07470
X		Toys R Us National Headquarters	1 Geoffrey Way, Wayne, NJ 07470
X		GAF Materials Corporation	1361 Alps Rd, Wayne, NJ 07470
X		Valley National Bank Headquarters	1455 Valley Road Wayne, New Jersey 07470

Sussex County

X		Selective Insurance	40 Wantage Ave, Branchville, NJ
X		Andover Subacute and Rehab Center	99 Mulford Rd Bldg 2, Andover, NJ
X		Mountain Creek Resorts	200 State Rt 94, Vernon, NJ
X		Newton Memorial Hospital Inc.	175 High St, Newton, NJ
X		Vernon Township Board of Education	539 State Rt 515, Vernon, NJ
X		F.O. Phoenix (Econo-Pak)	1 Wiebel Plz, Sussex, NJ
X		Hopatcong Board of Education	2 Windsor Ave, Hopatcong, NJ

X		Saint Clare's Hospital	20 Walnut St, Sussex, NJ
X		Ames Rubber Corp	19 Ames Blvd, Hamburg, NJ
3e. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)			
Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach
See attached	Region	All	A flyer will be mailed to everyone on the attached list, once at the start of the affirmative marketing process and as needed thereafter.

IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:	
4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)	
BUILDING	LOCATION
X Teaneck Township Public Library	840 Teaneck Rd, Teaneck, NJ 07666
X Teaneck Township Richard Rodda Community Center	250 Colonial Ct., Teaneck, NJ 07666
X Sussex County Main Library	125 Morris Turnpike, Newton, NJ 07860
X Bergen County Cooperative Library System	810 Main St. Hackensack, NJ 07601
X Hudson County Library	25 Journal Sq. Jersey City, NJ 07306
X Danforth Memorial Library	250 Broadway Paterson, NJ 07501
X County of Sussex	One Spring Street, Newton, NJ 07860
X Hudson County Administration Building	595 Newark Avenue, Jersey City, NJ 07306
X Passaic County Administration Building	401 Grand Street, Paterson, NJ 07505 (973) 225-3632
X Bergen County Administration Building	One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000
4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)	
Township of Teaneck 818 Teaneck Road Teaneck, NJ 07666 Telephone: (201) 837-1600 Teaneck Public Library 840 Teaneck Rd. Teaneck, NJ 07666 (201) 837-4171	
4c. Sales/Rental Office for units (if applicable)	

V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the Municipality's substantive certification or an equivalent status granted by the judiciary.

Frank Piazza, President, Piazza & Associates, Inc.

Name (Type or Print)

Administrative Agent for the Teaneck, New Jersey
Title/Municipality



Signature

Date

Appendix G – Spending Plan



Township Council

c/o Township Clerk
Teaneck, NJ 07666

Meeting: 06/17/25 06:30 PM

Department: Township Clerk

Category: Approve

DOC ID: 9118

RESOLUTION 199-2025

**APPROVING A FOURTH ROUND AFFORDABLE HOUSING TRUST FUND
SPENDING PLAN AND REQUESTING PROGRAM AND COURT APPROVAL OF
THE SPENDING PLAN**

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

199-2025

**APPROVING A FOURTH ROUND AFFORDABLE HOUSING TRUST
FUND SPENDING PLAN AND REQUESTING PROGRAM AND COURT
APPROVAL OF THE SPENDING PLAN**

WHEREAS, the Township of Teaneck has an Affordable Housing Development Fees Ordinance, Sec. 33-38, which establishes standards for the collection, maintenance, and expenditure of development fees; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the “Amended FHA”) which governs how municipalities will comply with their affordable housing obligations for the Fourth Round (2025-2035); and

WHEREAS, the Administrative Office of the Courts issued Directive #24-40 (“AOC Directive #14-24”), governing how municipalities file their compliance documents with the Affordable Housing Dispute Resolution Program (“the Program”); and

WHEREAS, the Township has prepared a Fourth Round Spending Plan consistent with the Amended FHA, AOC Directive #24-40, N.J.A.C. 5:93, and other applicable regulations, which projects the anticipated revenues to the Township’s Affordable Housing Trust Fund and describes the anticipated expenditures of funds;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Teaneck, for the reasons set forth above, as follows:

1. The Township of Teaneck hereby approves the Fourth Round Spending Plan that is attached hereto as Exhibit A, and requests that the Program and the Court review and approve the Township’s Fourth Round Spending Plan.
2. Township of Teaneck shall promptly submit the Fourth Round Spending Plan to the Program and Court for its approval.

CERTIFICATION

I, Doug Ruccione, Township Clerk for the Township of Teaneck, do hereby certify that the foregoing resolution was duly adopted by the Township of Teaneck at a meeting held on June 17, 2025, with a quorum being present and voting in the majority.

Clerk, Township of Teaneck

The Township of Teaneck Bergen County

Spending Plan Round Four (2025-2035)

Prepared For:



818 Teaneck Road
Teaneck, NJ 07666

Introduction

Pursuant to N.J.A.C. 5:99, a Spending Plan means “a method of allocating funds contained in an affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, or pursuant to N.J.S.A. 52:27D-329.1 et seq., for the purpose of meeting the housing needs of low- and moderate-income individuals.”

All residential and non-residential development fees, payment in lieu of constructing affordable units, barrier-free escrow funds, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, and any other funds collected by the municipality in connection with its affordable housing programs are deposited into this interest-bearing Affordable Housing Trust Fund (AHTF). These funds shall be spent in accordance with N.J.A.C. 5:99 or applicable regulations.

A development fee ordinance creating a dedicated revenue source for moderate-income housing was adopted by the municipality via Sec. 33-38 establishing Teaneck’s AHTF. As such, Teaneck has prepared this Spending Plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of New Rules: N.J.A.C. 5:99.

Authorization of Affordable Housing Trust Fund

A municipality shall not spend, or commit to spend, any affordable housing trust funds, including Statewide non-residential fees collected and deposited into the municipal affordable housing trust fund, without first obtaining the approval of the expenditure as part of its compliance certification or by the Division pursuant to N.J.S.A. 52:27D-329.2.a(4). A municipality within the jurisdiction of the Program or a court of competent jurisdiction shall not spend affordable housing trust funds unless the Program has approved a plan for spending such funds in accordance with N.J.S.A. 52:27D-329.2.a(4) or the Division has approved spending plan expenditures for emergent opportunities to create affordable housing after a municipality has obtained compliance certification in conformance with N.J.A.C. 5:99-4.

Account Requirements and Use of Funds (5:99-2.2 to 2.8)

Account Requirements

(a) All affordable housing trust funds shall be deposited in a separate, interest-bearing account. In establishing the account, the municipality shall provide written authorization, in the form of a three-party escrow agreement between the municipality, the bank or other financial institution, and the Division, to permit the Division to direct the disbursement of the funds, as provided for at N.J.A.C. 5:99-5.6, shall be maintained at all times. This authorization shall be submitted to the Division within 21 days from the opening of the trust fund account and/or within 21 days of any change in banks or other financial institutions in which trust funds are deposited.

(b) With the approval of the Department's Division of Local Government Services, the municipality may invest its affordable housing trust fund in the State of New Jersey cash management fund, provided that the amount of money in the cash management fund that comprises the funds and income attributable to such funds shall at all times be identifiable.

(c) All interest accrued in the affordable housing trust fund shall only be used on eligible affordable housing activities included in an approved spending plan or an emergent opportunity authorized by the Division.

(d) A municipality within the jurisdiction of the Program or a court of competent jurisdiction shall not spend affordable housing trust funds unless the Program or a court of competent jurisdiction has approved a plan for spending such funds in accordance with N.J.S.A. 52:27D-329.2.a(4) or the Division has approved spending plan expenditures for emergent opportunities to create affordable housing after a municipality has obtained compliance certification in conformance with N.J.A.C. 5:99-4.1.

(e) Any municipality with an affordable housing trust fund account shall be subject to N.J.A.C. 5:99-4.

(f) Municipal affordable housing trust funds shall not be expended:

1. To reimburse the municipality for activities that occurred prior to the authorization of a municipality to collect development fees;
2. On attorney fees or court costs to obtain a judgment of compliance or order of repose, including any associated administration costs;

3. On any costs in connection with a challenge to a determination of the municipality's fair share obligation; or

4. On any costs in connection with a challenge to the municipality's obligation, housing element, or fair share plan.

(g) In addition to the restrictions at (f) above, no more than 20 percent of all affordable housing trust funds, exclusive of those collected prior to July 17, 2008, to fund an RCA, may be expended on administration, in accordance with N.J.A.C. 5:99-2.4.

(h) A municipality shall set aside a portion of its affordable housing trust fund for the purpose of providing affordability assistance to low- and moderate-income households in affordable units included in a municipal fair share plan, in accordance with N.J.A.C. 5:99-2.5.

(i) Compliant municipalities, Qualified Urban Aid Municipalities, or municipalities that have previously collected such funds while under the protection of presumptive validity of their affordable housing plan or immunity from exclusionary zoning litigation and in accordance with an approved spending plan are authorized to commit or expend affordable housing trust funds in accordance with this chapter, UHAC, and the Act.

(j) A non-compliant Qualified Urban Aid Municipality meeting the criteria set forth in paragraph (1) of subsection c. of section 7 at P.L. 2024, c. 2, which has been authorized to collect residential development fees pursuant to N.J.A.C. 5:99-3.5(b), may not spend, or commit to spend, any affordable housing development fees, without first obtaining the Division's approval of the expenditure by submitting a spending plan for current funds in the municipal affordable housing trust fund and projected funds through the current round. The Division shall review the spending plan for consistency with N.J.A.C. 5:99-2 and shall notify the municipality upon the approval of the spending plan.

Use of Funds for Housing Activity

(a) A municipality may use affordable housing trust funds for any housing activity as itemized in the spending plan and approved by the Program or as approved by the Division as an emergent opportunity to create affordable housing. Such activities include, but are not limited to:

1. A rehabilitation program whose purpose is to renovate deficient housing units that are occupied by low- and moderate-income households, in accordance with the New Jersey State Housing Code, N.J.A.C. 5:28, or the requirements of the Rehabilitation Subcode, N.J.A.C. 5:23-

- 6, as applicable. Any recaptured funds from a rehabilitation program shall be deposited into a municipality's affordable housing trust fund and subject to the provisions thereof;
2. New construction of affordable housing units and related development costs; in the case of inclusionary developments, eligible costs shall be prorated based on the proportion of affordable housing units included in the development;
3. Creation of a market to affordable program to pay down the cost of unrestricted units and offer them in sound condition, for sale or rent, at affordable prices to low- and moderate-income households to address all or a portion of the affordable housing obligation;
4. Extensions or improvements of roads and infrastructure directly serving affordable housing development sites; in the case of inclusionary developments, costs shall be prorated based on the proportion of affordable housing units included in the development;
5. RCAs, approved prior to July 17, 2008;
6. Acquisition and/or improvement of land to be used for affordable housing;
7. Accessory dwelling units;
8. The extension of expiring controls;
9. The construction of group homes and supportive and special needs housing;
10. Maintenance and repair of affordable housing units;
11. To defray the costs of structured parking; in the case of inclusionary developments, eligible costs shall be prorated based on the proportion of affordable housing units included in the development;
12. Affordability assistance in accordance with N.J.A.C. 5:99-2.5;
13. Repayment of municipal bonds issued to finance low- and moderate-income housing activity;
14. Any other activity as specified in the approved spending plan or as approved by the Division as an emergent affordable housing opportunity; or

15. Any other activity approved by the Division.

Use of Funds for Administrative Expenses

(a) No more than 20 percent of all affordable housing trust funds, exclusive of those collected prior to July 17, 2008, to fund an RCA, shall be expended on administration.

(b) Administrative expenses may include costs reasonably related to the determination of the fair share obligation and the development of a municipal housing element and fair share plan and may include fees necessary to develop or implement affordable housing programs, an affirmative marketing program, and/or expenses that are reasonably necessary for compliance with the processes of the Program, including, but not limited to, the costs to the municipality of resolving a challenge pursuant to the Program.

(c) Administrative expenses may also include costs associated with functions carried out in compliance with UHAC, including activities related to the marketing program and waitlist management, administering the placement of occupants in housing units, income qualification of households, monitoring the turnover of sale and rental units, preserving existing affordable housing, and compliance with the Division's monitoring requirements.

(d) The proportion of a municipal employee's salary related to the MHL or RCA administrator functions and fees for required educational programs, may be paid as an administrative expense from the municipal affordable housing trust fund.

Use of Funds for Affordability Assistance

(a) A municipality shall set aside a portion of all development fees collected and interest earned for the purpose of providing affordability assistance to low- and moderate-income households in affordable units included in the municipality's fair share plan.

1. Affordability assistance for very-low-income households may include offering a subsidy to developers of inclusionary or 100 percent affordable housing developments or buying down the cost of low- or moderate-income units in a municipal fair share plan to make them affordable to very low-income households, including special needs and supportive housing opportunities.

(b) A municipality may contract with a private or public entity to administer any part of its housing element and fair share plan, including the requirement for affordability assistance, or any program or activity for which the municipality expends development fee proceeds.

Barrier-Free Escrow

An affordable housing trust fund may include fees collected to adapt affordable unit entrances to be accessible in accordance with the Act and the Barrier Free Subcode, N.J.A.C. 5:23-7. The municipality shall set forth the mechanism by which it will collect and distribute funds intended to convert adaptable entrances in compliance with the technical design standards of the Barrier Free Subcode at N.J.A.C. 5:23-7. Funds collected for this purpose shall at all times be identifiable from other funds. A municipality that collects, or anticipates collecting, funds to adapt affordable unit entrances shall identify the funds on its monitoring report pursuant to N.J.A.C. 5:99-5.

Payments in Lieu of Constructing Affordable Units On-Site

(a) Payments in lieu of constructing affordable units shall not be imposed on any non-residential development.

(b) A municipality that chooses to collect or anticipates collecting payments in lieu of constructing affordable units shall identify the funds on its monitoring report pursuant to N.J.A.C. 5:99-5.2 and include a plan for the use of the funds in its spending plan.

(c) Payment-in-lieu fees shall be deposited into the municipality's affordable housing trust fund, but shall be accounted for separately from any other fees collected by a municipality. Whenever a payment-in-lieu fee is assessed by a municipality pursuant to this section, a development fee authorized pursuant to N.J.S.A. 52:27D-329.2 shall not be charged in connection with the same development.

Other Funds

(a) An affordable housing trust fund may also contain recaptured funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines and application fees, and any other funds collected by the municipality in connection with its affordable housing programs. A municipality that collects, or anticipates collecting, such fees shall identify the funds on its monitoring report pursuant to N.J.A.C. 5:99-5 and include a plan for the use of the funds in its spending plan.

(b) An affordable housing trust fund shall also contain any excess RCA funds, where the RCA has been completed in accordance with the RCA project plan.

(c) A municipality that is not a compliant municipality may not retain excess RCA funds and shall transfer any such funds to the New Jersey Affordable Housing Trust fund established pursuant to N.J.S.A. 52:27D-320.

Spending Plan

Revenues + Expenditures for Certification Period

Teaneck has considered the following AHTF revenue sources between the period of 2025-2035:

- Development fees and interest: Teaneck analyzed five years (2020 to 2024) of development fees and interest deposited into the AHTF and averaged these to determine the expected annual fee.

2020: \$1,337
 2021: \$44,082
 2022: \$25,919
 2023: \$49.89
 2024: \$70,616
Average: \$28,401

We determined a projected annual average revenue of **\$28,401** for the years of 2025 to 2035.

- Payment in lieu of constructing affordable units are **not** anticipated.
- Barrier-free escrow funds are **not** anticipated.
- Funds from other sources such as the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, or proceeds from the sale of affordable units are **not** anticipated.

As such, Teaneck intends to use affordable housing trust fund revenues in accordance with 5:99-2.2 to 2.8, as outlined on the following page.

Excess or Shortfall of Funds

The governing body reserves the right to revise projections and anticipated funding commitments based upon actual revenues to the Affordable Housing Trust Fund and any revisions to the Housing Element and Fair Share Plan.

In the event that a shortfall of anticipated revenues occurs, the municipality will revise its Spending Plan accordingly.

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used toward low- and moderate-income housing in accordance with 5:99-2.2 to 2.8 and the Spending Plan will be revised accordingly.

Revenues		
Current cash on hand as of May 2025		\$614,238
Projected developer fee revenue + Projected Interest (Average annual developer fees and interest of \$28,401 x 10 years)	+	\$284,008
Projected payment in lieu of constructing affordable units	+	\$0
Projected barrier-free escrow funds	+	\$0
Projected recapture funds, sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, or any other funds collected by the municipality in connection with its affordable housing programs	+	\$0
Projected Revenues	=	\$898,246
Expenditures		
Rehabilitation program whose purpose is to renovate deficient housing units that are occupied by low- and moderate-income households		
Or Minimum Affordability Assistance	-	(\$718,597)
Or New construction of affordable housing units and related development costs		
Total Administration (Max 20%)	-	(\$179,649)
Total Projected Expenditures	=	\$898,246
Remaining Balance	=	\$0

Appendix H - Resolution of intent to fund cost of municipality's municipally sponsored affordable housing development as well as its rehabilitation program

N/A – The Township reserves the right to adopt a resolution of intent to fund cost of municipality's municipally sponsored affordable housing development as well as its rehabilitation program pursuant to its Spending Plan and project requirements

Appendix I – Copies of resolutions appointing Administrative Agent(s) and ordinance creating the position of and appointing the Municipal Affordable Housing Liaison



Township Council
c/o Township Clerk
Teaneck, NJ 07666

Meeting: 06/17/25 06:30 PM
Department: Township Clerk
Category: Appointment
DOC ID: 9120

RESOLUTION 197-2025

**APPOINTING A HOUSING LIAISON FOR THE OVERSIGHT AND ADMINISTRATION
OF THE TOWNSHIP'S AFFORDABLE HOUSING PROGRAM**

Resolution 197-2025

Meeting of June 17, 2025

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

197-2025

**APPOINTING A HOUSING LIAISON FOR THE OVERSIGHT AND
ADMINISTRATION OF THE TOWNSHIP'S AFFORDABLE HOUSING
PROGRAM**

WHEREAS, the Township Code for the Township of Teaneck requires the appointment of a full-time or part-time employee of the Township of Teaneck to act as the Municipal Housing Liaison with responsibility for oversight and administration of the Township's affordable housing program; and

WHEREAS, Chapter 33, "Development Regulations, Article VI, "Affordable Housing," Sec. 33-25, "Administration," of the Township Code lists the responsibilities of the Municipal Housing Liaison which includes the following:

1. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for the Township of Teaneck, including the following responsibilities, which shall not be undertaken by or contracted out to a third party:
 - a. Serving as the municipality's primary point of contact for all inquiries from the state, affordable housing providers, administrative agents and interested households;
 - b. The implementation of the affirmative marketing plan and affordability controls;
 - c. When applicable, supervising any contracting administrative agent;
 - d. Monitoring the status of all restricted units in Teaneck Township's Fair Share Plan;
 - e. Compiling, verifying and submitting annual reports as required by the Superior Court;
 - f. Coordinating meetings with affordable housing providers and administrative agents, as applicable; and
 - g. Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing as offered or approved by the Superior Court.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Teaneck, that Frank Piazza, of Piazza Associates be and is hereby appointed the Municipal Housing Liaison for the Township of Teaneck and shall be responsible for performing the duties set forth in Chapter 33, Article VI, Sec. 33-35 of the Township Code; and

Resolution 197-2025

Meeting of June 17, 2025

BE IT FURTHER RESOLVED, that the term of this appointment is one year, commencing on June 1, 2025.

CERTIFICATION

I, Doug Ruccione, Township Clerk for the Township of Teaneck, do hereby certify that the foregoing resolution was duly adopted by the Township of Teaneck at a meeting held on June 17, 2025, with a quorum being present and voting in the majority.

Clerk, Township of Teaneck

Township of Teaneck, NJ

Sec. 33-35. Administration.

(a) Municipal Housing Liaison.

- (1) The position of Municipal Housing Liaison (MHL) for Teaneck Township is established by this article. The MHL shall be appointed by the Township Manager.
- (2) The MHL must be either a full-time or part-time employee of Teaneck Township.
- (3) The Municipal Housing Liaison must meet the requirements for qualifications, including initial and periodic training, as required by state law or regulation.
- (4) The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for Teaneck Township, including the following responsibilities which may not be contracted out to the administrative agent:
 - a. Serving as the municipality's primary point of contact for all inquiries from the state, affordable housing providers, administrative agents and interested households;
 - b. The implementation of the affirmative marketing plan and affordability controls;
 - c. When applicable, supervising any contracting administrative agent;
 - d. Monitoring the status of all restricted units in Teaneck Township's Fair Share Plan;
 - e. Compiling, verifying and submitting annual reports as required by the Superior Court;
 - f. Coordinating meetings with affordable housing providers and administrative agents, as applicable; and
 - g. Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing as offered or approved by the Superior Court.

(b) Administrative agent.

- (1) The Township shall designate by resolution of the Township Committee one or more administrative agents to administer newly constructed affordable units in accordance with state law or regulation and UHAC.
- (2) The administrative agent shall perform the duties and responsibilities of an administrative agent as are set forth in UHAC, including those set forth in N.J.A.C. 5:80-26.14, 5:80-26.16 and 5:80-26.18 thereof, which includes:
 - a. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Superior Court.
 - b. Affirmative marketing and conducting an outreach process to ensure affirmative marketing of affordable housing units in accordance with the affirmative marketing

plan of the Township and the provisions of N.J.A.C. 5:80-26.15.

c. Household certification:

1. Soliciting, scheduling, conducting and following up on interviews with interested households;
2. Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
3. Providing written notification to each applicant as to the determination of eligibility or noneligibility;
4. Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in Appendices J and K of N.J.A.C. 5:80-26.1 et seq.;
5. Creating and maintaining a referral list of eligible applicant households living in the housing region and eligible applicant households with members working in the housing region where the units are located; and
6. Employing the random selection process as provided in the affirmative marketing plan of the Township when referring households for certification to affordable units.

d. Affordability controls:

1. Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;
2. Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;
3. Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the appropriate county's Register of Deeds or County Clerk's office after the termination of the affordability controls for each restricted unit;
4. Communicating with lenders regarding foreclosure; and
5. Ensuring the issuance of continuing certificates of occupancy or certifications pursuant to N.J.A.C. 5:80-26.10.

e. Records retention.

f. Resale and rental:

1. Instituting and maintaining an effective means of communicating information between owners and the administrative agent regarding the availability of

- restricted units for resale or rental; and
2. Instituting and maintaining an effective means of communicating information to low- and moderate-income households regarding the availability of restricted units for resale or rental.
- g. Processing requests from unit owners:
1. Reviewing and approving requests from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership;
 2. Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the cost of central air-conditioning systems; and
 3. Processing requests and making determinations on requests by owners of restricted units for hardship waivers.
- h. Enforcement, though the ultimate responsibility for retaining controls on the units rests with the municipality:
1. Ensuring that all restricted units are identified as affordable within the Tax Assessor's office and, upon notification to the administrative agent of change in billing address, payment delinquency of two consecutive billing cycles, transfer of title, or institution of a writ of foreclosure on all affordable units, notifying all such owners that they must either move back to their unit or sell it;
 2. Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgment of the requirement that no restricted unit can be offered, or in any other way committed to any person, other than a household duly certified to the unit by the administrative agent;
 3. The posting annually in all rental properties, including two-family homes, of a notice as to the maximum permitted rent together with the telephone number of the administrative agent where complaints of excess rent can be made;
 4. Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4;
 5. Establishing a program for diverting unlawful rent payments to the Municipality's Affordable Housing Trust Fund or other appropriate municipal fund approved by the DCA;
 6. Establishing a rent-to-equity program;
 7. Creating and publishing a written operating manual setting forth procedures for administering such affordability controls; and

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8. Providing annual reports as required.
 - i. The administrative agent shall have authority to take all actions necessary and appropriate to carry out its responsibilities hereunder.
- (c) Enforcement of affordable housing regulations.
 - (1) Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the municipality shall have all remedies provided at law or equity, including, but not limited to, foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
 - (2) After providing written notice of a violation to an owner, developer or tenant of a low- or moderate-income unit and advising the owner, developer or tenant of the penalties for such violations, the municipality may take the following action against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
 - a. The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation, or violations, of the regulations governing the affordable housing unit. If the owner, developer or tenant is found by the court to have violated any provision of the regulations governing affordable housing units, the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the court:
 1. A fine of not more than \$500 or imprisonment for a period not to exceed 90 days, or both. Each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not as a continuing offense.
 2. In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Teaneck Township Affordable Housing Trust Fund of the gross amount of rent illegally collected.
 3. In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the court.
 - b. The municipality may file a court action in the Superior Court seeking a judgment which would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the first purchase money mortgage and shall constitute a lien against the low- and moderate-income unit.
 - (3) Such judgment shall be enforceable, at the option of the municipality, by means of an

execution sale by the Sheriff, at which time the low- and moderate-income unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorneys' fees. The violating owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.

- (4) The proceeds of the Sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- and moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating owner shall be personally responsible for and to the extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus, if any, shall be placed in escrow by the municipality for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the municipality for such. Failure of the owner to claim such balance within the two-year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the owner or forfeited to the municipality.
- (5) Foreclosure by the municipality due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as the same apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
- (6) If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the municipality may acquire title to the low- and moderate-income unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the low- and moderate-income unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess which would have been realized from an actual sale as previously described.
- (7) Failure of the low- and moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the owner to accept an offer to purchase from any qualified purchaser which may be referred to the owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- and

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moderate-income unit as permitted by the regulations governing affordable housing units.

- (8) The owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of the regulations governing affordable housing units until such time as title is conveyed from the owner. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
- (d) The Township may contract with or authorize a consultant, authority, government or any agency charged by the Township Council, which entity shall have the responsibility of administering the affordable housing program of the Township. If the Township contracts with another entity to administer all or any part of the affordable housing program, including the affordability controls and affirmative marketing plan, the Municipal Housing Liaison shall supervise the contracting administrative agent. The administrative agent shall have authority to take all actions necessary and appropriate to carry out its responsibilities hereunder.
- (e) The cost for administering the affordable housing program for the Township of Teaneck, including affirmative marketing, household certification, affordability controls, resale and rentals, communicating with unit owners and enforcement, shall be the responsibility of developers or owners of affordable housing units in accordance with Appendix III, Fees and Charges for Certain Township Services, of Chapter 2 of this Code. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**



Township Council
c/o Township Clerk
Teaneck, NJ 07666

Meeting: 04/25/17 07:00 PM
Department: Township Clerk
Category: Authorization
DOC ID: 3965

RESOLUTION 78-2017

**Authorizing Entering of a Contract with Piazza & Associates to Serve as
Administrative Agent for the Administration of Affordable Housing Units Within
the Township of Teaneck**

COMMENTS - Current Meeting:

Councilman Castle raised concern with the proposed contract based on the fee schedule on the compensation portion of this contract and sought clarity who certain fees under this proposed contract.

Mr. Rupp responded to Councilman Castle's questions respecting fees and affordable housing classifications.

Mayor Hameeduddin affirmed that the firm Piazza and Associates under this contract would monitor through an administrator, the amount of affordable housing units available within the Township; advertise same; and hold necessary lotteries to award applicants affordable housing units.

Councilman Castle questioned whether or not the Township would receive any revenue from this service.

Mr. Rupp furthered that the contract was below the bid threshold of \$40,000 and due to the Township's Pay-to-Play ordinance, necessary documents were needed.

Councilman Castle expressed his desire to vote "no" on this resolution given a fee levied on affordable housing unit owners.

Mayor Hameeduddin asked if Manager Broughton was ever tasked with hiring personnel to monitor affordable housing units.

Manager Broughton responded that a firm was sought to be hired to handle the monitoring of affordable housing.

Deputy Mayor Pruitt referenced agreements with developers to set aside a percentage of affordable housing units and the mechanism by which units are classified as affordable housing units versus market rate units.

Manager Broughton responded that the fee being paid to the vendor is to manage the affordable housing process and furthered that the transfer of an affordable housing unit may not occur for several years.

Resolution 78-2017

Meeting of April 25, 2017

Councilman Castle posed a scenario by which affordable housing units are recertified at a monthly fee without the Township collecting revenue from this process.

Mayor Hameeduddin sought clarification of Councilman Castle's position on this proposed contract.

Councilman Castle spoke about the fee structure by which Piazza and Associates operates under.

Mayor Hameeduddin clarified that the conversation respecting the Council on Affordable Housing (COAH) was the reason for a third party vendor to certify affordable housing units.

Councilman Schwartz noted that if the developer was not being a fee to the third party COAH compliance vendor, the Township would end up paying the fee for managing affordable housing units. Councilman Schwartz supported the fee schedule as proposed in the contract given the compliance with affordable housing requirements.

Councilman Sohn questioned the basis and template Mr. Rupp used for this contract.

Mr. Rupp responded that a second vendor's proposal listed the same fee schedule and the ordinance drafted previously adopted by Council. He furthered that only four vendors in the State of New Jersey handle such affordable housing monitoring as a third party.

Deputy Mayor Katz agreed with Councilman Castle's sentiments respecting the fees collected by Piazza and Associates and questioned the fees being paid to certify and market affordable housing units.

Deputy Mayor Pruitt referenced the Township of Montclair's management of affordable housing unit with this vendor and did not believe the Township needed to benefit from the vendor's fee schedule.

Councilwoman Romney Rice noted the receipt of two of the four vendors in the State for Affordable Housing monitoring and was amenable to supporting the contract as proposed unless a better option was available to create a fair process.

Council continued to discuss the fee schedule as proposed under this contract.

Councilman Sohn believed the Township had an affirmative obligation under State law to market affordable housing units to the public and sought specific changes that could be made to this contract.

Mayor Hameeduddin made a motion to extend the meeting until 11:30 PM.

Resolution 78-2017

Meeting of April 25, 2017

Seconded by Councilwoman Romney Rice.

By way of a voice vote, a majority of Council was in favor of extending the meeting.

Councilman Castle made a motion to amend Resolution 78-2017.

Mr. Rupp opined that Council could not amend a proposal and could only accept or reject a proposal.

Manager Broughton advised Council that buildings are currently being constructed and members of the public are already calling to inquire as to how to rent affordable housing units and therefore, the need to accept the proposal was needed.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Mark J. Schwartz, Councilman
SECONDER:	Gervonn Romney Rice, Councilwoman
AYES:	Hameeduddin, Pruitt, Rice, Schwartz, Sohn
NAYS:	Jason Castle
ABSTAIN:	Elie Y. Katz

Resolution 78-2017

Meeting of April 25, 2017

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

78-2017

**AUTHORIZING ENTERING OF A CONTRACT WITH PIAZZA &
ASSOCIATES TO SERVE AS ADMINISTRATIVE AGENT FOR THE
ADMINISTRATION OF AFFORDABLE HOUSING UNITS WITHIN THE
TOWNSHIP OF TEANECK**

WHEREAS, the Township Council of the Township of Teaneck has filed a complaint with the Superior Court of New Jersey for substantive certification of its Housing Element and Fair Share Plan; and

WHEREAS, the Township of Teaneck has submitted a Fair Share Plan in connection with said court proceeding; and

WHEREAS, the Township of Teaneck's Fair Share Plan promotes an affordable housing program pursuant to the Fair Housing Act (*N.J.S.A. 52:27D-301, et seq.*; and

WHEREAS, the Township of Teaneck has adopted Ordinance 3-2017 on February 7, 2017, for the affirmative marketing of affordable housing units with the Township of Teaneck and the designation of a Municipal Housing Liaison and Administrative Agent; and

WHEREAS, the Township of Teaneck has solicited at least two quotations for administering and enforcing the affordability controls and the Affirmative Marketing Plan for Affordable Housing Units within the Township of Teaneck; and

WHEREAS, Piazza & Associates, 216 Rockingham Row, Princeton Forrestal Village, Princeton, N.J. 08540 has submitted a proposal to perform such services for \$200 per month for consulting, list management and responding to inquiries, with all additional services being paid by the developer/owner/landlord of such affordable housing units; and

WHEREAS, the Township Council of the Township of Teaneck wishes to enter into an agreement with Piazza & Associates for the purpose of administering and enforcing the affordability controls and the Affirmative Marketing Plan of Township of Teaneck in accordance with the regulations of the New Jersey Uniform Housing Affordability Controls pursuant to *N.J.A.C. 5:80-26 et seq.*, based upon price, and other considerations including experience and

Resolution 78-2017

Meeting of April 25, 2017

reputation in administering and enforcing affordability controls for affordable housing units within the vicinity; and

WHEREAS, the agreement designates Piazza & Associates as the Administrative Agent for all the units in the Township of Teaneck's affordable housing program.; and

WHEREAS, the Township of Teaneck estimates that cost of such services during the one year term of the Agreement may exceed the sum of \$17,500 but will not exceed the bid threshold for the Township of Teaneck of \$40,000; and

WHEREAS, Piazza & Associates has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the previous one year period preceding the award of this contract, pursuant to N.J.S.A. 19:44A-1 et seq. or, pursuant to P.L. 2004, c.19, as amended by P.L. 2005, c.51, or pursuant to Ordinance 4029 of the Township of Teaneck which would bar the award of this contract, and that the contract will prohibit Millennium Strategies LLC from making any reportable contributions during the term of the contract; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds for these contracts are available and that a copy of such Certificate shall be attached to the original of this resolution and be on file on the office of the Township Clerk and available for public inspection;

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Teaneck, Bergen County, New Jersey that Piazza & Associates, 216 Rockingham Row, Princeton Forrestal Village, Princeton, N.J. 08540, is hereby designated as the Administrative Agent for the Township of Teaneck to administer and enforce the affordability controls and the Affirmative Marketing Plan of Township of Teaneck in accordance with the regulations of the New Jersey Uniform Housing Affordability Controls pursuant to *N.J.A.C. 5:80-26 et seq.*, and **BE IT FURTHER**

RESOLVED that the Mayor is hereby authorized to execute, and the Township Clerk to attest, an Agreement to carry out the foregoing, of a form approved by the Township Attorney, a copy of which is on file in the Office of the Township Clerk and is available for public inspection; and **BE IT FURTHER**

Resolution 78-2017

Meeting of April 25, 2017

RESOLVED that the Township Clerk is hereby authorized and directed to cause a notice to be published in the manner provided by law setting forth the nature, duration, service and amount of the Agreement and that the resolution and Agreement are on file in the Office of the Township Clerk and are available for public inspection; and **BE IT FURTHER**

RESOLVED, the Township of Teaneck hereby designates the Municipal Housing Liaison as the liaison to Piazza & Associates.

Adopted: *[insert date]*

APPROVED:

Mohammed Hameeduddin, Mayor

ATTEST:

Issa Abbasi, Township Clerk

This is to certify that the above Resolution was adopted by the
Township Council on April 25, 2017

Doug Ruccione

Doug Ruccione
Township Clerk

THIS AGREEMENT, entered into as of this the ____ day of _____, 20____,

BETWEEN

The Township of Teaneck a municipality and instrumentality of the State, having offices at *818 Teaneck Road, Teaneck, N.J.*, hereinafter called the "Municipality"; and

Piazza & Associates having offices at 216 Rockingham Row, Princeton Forrestal Village, Princeton, N.J. 08540, hereinafter called the "Administrative Agent."

WITNESSETH

WHEREAS, under authorization of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301, *et seq.*, hereinafter the "Act") the Municipality is implementing a program to provide affordable housing units to low- and moderate-income households desiring to live within the Municipality; and

WHEREAS, at Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code, the State has promulgated affordability controls in regulations designed to implement the Act, by assuring that low- and moderate-income units that are created under the Act are occupied by low- and moderate-income households for an appropriate period of time (the "Rules"); and

WHEREAS, Section 5:80-26.14 of the Rules provides that affordability controls may be administered by an administrative agent acting on behalf of a municipality; and

WHEREAS, the Municipality has selected *Piazza & Associates* to be the Administrative Agent for the purposes of providing affordability control services for all affordable housing within the municipality as included in this contract.

NOW THEREFORE, subject to the approval of any required governmental entity, the Municipality and the Administrative Agent hereby agree to the following terms and conditions:

Section 1. Term

This Agreement shall become effective upon execution by both parties following approval thereof by the Township Council of the Township of Teaneck and shall have a term of *one* year, subject to the termination and renewal provisions set forth in *Section 4*, below.

Section 3. Agency and Enforcement Delegation

The Municipality and the Administrative Agent acknowledge that under the Rules, the Administrative Agent is acting hereunder primarily as an agent of the Municipality. Anything herein to the contrary notwithstanding, however, the Municipality hereby delegates to the Administrative Agent, and the Administrative Agent hereby accepts, primary responsibility for enforcing substantive provisions of the Act and the Rules. The Municipality, however, shall retain the ultimate responsibility for ensuring effective compliance with the Rules and the Administrative Agent will come under the supervision of the Municipal Housing Liaison.

Section 4. Termination and Renewal

- (1) The Agreement may be terminated by either party, by giving *60 days* advanced written notice to the other, to the address and in the form as set forth in *Section 8*, below, provided however, that no such termination may take effect unless and until an alternate Administrative Agent has been selected by the Municipality and approved by all required governmental authorities.
- (2) Unless terminated, this Agreement shall automatically be renewed for up to two successive terms of *one* year each.

Section 5. Assignment of Affordable Housing Units

For the term hereof, and without exception, this Agreement shall govern the provision of affordability control services for the all affordable housing units located within the Municipality that fall under the jurisdiction of the Act:

Section 6. Responsibilities of the Administrative Agent

The Administrative Agent shall perform the duties and responsibilities of an administrative agent as are set forth in the Rules, including those set forth in Sections 5:80-26.14, 16 and 18 thereof, which includes:

- (1) Affirmative Marketing
 - (a) Conducting an outreach process to insure affirmative marketing of affordable housing units in accordance with the Affirmative Marketing Plan of the Township of Teaneck and the provisions of N.J.A.C. 5:80-26.15;

(2) Household Certification

- (a) Soliciting, scheduling, conducting and following up on interviews with interested households;
- (b) Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
- (c) Providing written notification to each applicant as to the determination of eligibility or non-eligibility;
- (d) Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in Appendices J and K of N.J.A.C. 5:80-26.1 et. seq.;
- (e) Creating and maintaining a referral list of eligible applicant households living in the housing region and eligible applicant households with members working in the housing region where the units are located; and
- (f) Employing a random selection process as provided in the Affirmative Marketing Plan of *the Township of Teaneck* when referring households for certification to affordable units.

(3) Affordability Controls

- (a) Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;
- (b) Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;
- (c) Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the appropriate county's register of deeds or county clerk's office after the termination of the affordability controls for each restricted unit;
- (d) Communicating with lenders regarding foreclosures; and

- (b) Instituting and maintaining an effective means of communicating information to low- and moderate-income households regarding the availability of restricted units for resale or re-rental.
- (5) Processing requests from unit owners
 - (a) Reviewing and approving requests from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership;
 - (b) Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the cost of central air conditioning systems;
 - (c) Notifying the Municipality of an owner's intent to sell a restricted unit; and
 - (d) Processing requests and making determinations on requests by owners of restricted units for hardship waivers.
- (6) Enforcement
 - (a) Securing annually from municipalities lists of all affordable housing units for which tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
 - (b) Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
 - (c) The posting annually in all rental properties, including two-family homes, of a notice as to the maximum permitted rent together with the telephone number of the Administrative Agent where complaints of excess rent can be made;
 - (d) Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4;
 - (e) Establishing a program for diverting unlawful rent payments to the municipality's affordable housing trust fund or other appropriate municipal fund or account for

- (7) Records received, retained, retrieved, or transmitted under the terms of this contract may constitute public records of *the Township of Teaneck* as defined by N.J.S.A. 47:3-16, and are legal property of *the Township of Teaneck*. The Administrative Agent agrees to administer and dispose of such records in compliance with the State's public records laws and associated administrative rules.
- (8) The Administrative Agent shall have authority to take all actions necessary and appropriate to carry out its responsibilities hereunder.
- (9) Consulting Services
 - (a) The Administrative Agent shall share its extensive expertise in the monitoring and compliance of affordable housing with the Township so as to assist it in planning and development of affordable housing units in the municipality.
 - (b) The Administrative Agent shall consult with the Township to assist in the development of policies and best practices in the administration of affordable units and the development of an operating manual that sets forth the procedures to implement those policies and practices.
- (10) Preliminary Application Services
 - (a) The Administrative Agent will assist the Township with the development of an Affirmative Marketing Plan and implement that plan relative to specific projects that contain affordable housing units.
 - (b) The Administrative Agent will develop a complete set of application documents specifically designed to meet requirements of the regulations, including a Preliminary Application for affordable Housing, a Final Application for Affordable Housing, Income Verification Forms and other such forms as may be required by the Regulations.
 - (c) The Administrative Agent will make applications available through the New Jersey Housing Resource Center (www.NJHousing.gov), for direct downloading on its own website (www.HousingQuest.com), at the municipal building and other such places as may be required. The application and other information shall also be made available to be linked from the Township website if desired by the Township.
 - (d) The Administrative Agent will mail Preliminary Applications upon request, and

regulation, but the Administrative Agent will maintain the priority order of the applicants (waiting list) once the applicants have been subject to a random selection process.

- (f) Upon notification that units are or will be available, the Administrative Agent will send notices and final applications to a representative number of prequalified applicants, who will be asked to contact the Owner or its agent, and, at the same time, to submit the final application to the Administrative Agent.
 - (g) The Administrative Agent will complete a review of the final application and notify both the applicant and the Owner or its agent as to the status of that application, i.e. Approved, Not Approved or Incomplete.
- (11) Sales Units
- (a) The Administrative Agent will determine the maximum re-sales prices for the Owner-Seller and certify to the Township that said price is in compliance to the regulations.
 - (b) The Administrative Agent will coordinate a process to notify potential purchasers of an available unit and determine the priority order of interested parties.
 - (c) The Administrative Agent will determine the eligibility of prospective buyers and certify the applicant with respect to their adherence to all income limitations as set forth in the regulations, and notify the Owner accordingly with a written certification.
 - (d) The Administrative Agent will work with the Township's legal counsel to provide the form of documentation and coordinate the execution and recording of the documentation (Certification, Deed, Mortgage and Note and other such documents that may be required by the regulations) for the closing and transfer of title, necessary to maintain the affordable housing restriction, as required by the Regulations.
 - (e) The Administrative Agent will maintain accurate records of the status of all certification and recertification work on an ongoing basis.
 - (f) The Administrative Agent will provide compliance reports to the Township and regulatory agencies as necessary.

- (c) The Administrative Agent will provide a written certification form to the Manager for all approved applications, and ask the Manager to return the certification forms, signed by the applicant, together with a copy of the lease agreement.
- (d) The Administrative Agent will communicate the status of the compliance plan to the Manager and the Township on an ongoing basis, and be available to meet with representatives of both as reasonable and appropriate.
- (e) The Administrative Agent will maintain accurate records of the status of all certification work on an on-going basis.
- (f) The Administrative Agent will provide compliance reports to the Township and regulatory agencies as necessary.

(13) UHAC Regulations

Notwithstanding anything herein to the contrary, The Administrative Agent will provide all services required of the Administrative Agent pursuant to the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.14(a)).

Section 7. Responsibilities of the Municipality

The Municipality shall:

- (1) Provide to the Administrative Agent the name, title and telephone number of the municipal official designated as the Municipal Housing Liaison to the Administrative Agent on all matters related to this Agreement;
- (2) Ensure that applicable local ordinances are not in conflict with, and enable efficient implementation of, the Rules and the provisions of this Agreement;
- (3) Monitor the status of all restricted units in the Municipality's Fair Share Plan;
- (4) Compile, verify, and submit annual reports as required by COAH;
- (5) Coordinate meetings with affordable housing providers and Administrative Agents, as applicable.

- (8) Provide all reasonable and necessary assistance to the Administrative Agent in support of efforts to enforce provisions of the Act, the Rules, deed covenants, mortgages, court decisions or other authorities governing the affordability control services to be provided under the Agreement.

Section 8. Notices

All notices and other written communications between the Municipality and the Administrative Agent shall be to the addresses and personnel specified below:

if to the Municipality:

Township of Teaneck

818 Teaneck Road

Teaneck, N.J. 07666

Attn: Township Manager

if to the Administrative Agent:

Piazza & Associates

216 Rockingham Row, Princeton Forrestal Village

Princeton, N.J. 08540

Attn: Frank Piazza, President

Section 9. Non-Waiver of Conditions

The failure of either party to insist upon strict performance of any provision of this Agreement in any one or more instances shall not constitute a consent to waiver of or excuse for any other different or subsequent breach of the same or other provision, nor as a result shall either party relinquish any rights which it may have under this Agreement. No terms or provisions hereof shall be deemed waived and no breach excused unless such waiver or consent is in writing and signed by the waiving party.

Municipality and the Administrative Agent.

Section 11. Partial Invalidation of Agreement

Should any provision of this Agreement be deemed or held to be invalid, ineffective or unenforceable, under present or future laws, the remainder of the provisions shall remain in full force and effect.

Section 12. Services Not Provided Herein: The Administrative Agent shall not be responsible for:

- (1) The obligation of the Township to meet its affordable housing obligation aside from the certification as provided in Section 6 hereof.
- (2) Any additional requirements set forth by COAH, its successor, the Courts or any other regulatory agency or entity that represents a material change in the services necessary to comply with the regulations.
- (3) Legal services associated with the enforcement of the regulations; and
- (4) All legal and real estate related services associated with the rental or sale and transfer of an affordable property, including, but not limited to compliance to Federal and State Fair Housing laws.

Section 13. Not Assignable. The within contract shall not be assignable.

Section 14. Modification, Waiver and Construction.

A. This Contract shall not be modified unless the modification is in writing and is signed by authorized representatives of both parties.

B. The failure of either party to require the performance of any term or obligation of this Contract, or the waiver of either party to any breach of this Contract, shall not prevent a subsequent enforcement of the term or obligation nor be deemed a waiver of any subsequent breach.

C. This Contract shall be construed in accordance with the laws of the State of

accessing the judicial system for settlement. The parties shall each designate a proposed mediator. If the parties cannot agree upon one of the two mediators, the two mediators shall select a third mediator. The costs for any mediation will be divided equally between the parties except that the expenses of any witnesses for either side shall be paid by the party producing such witness. In the event the dispute shall not be able to be resolved through mediation, either party may institute a suit only in the Superior Court of New Jersey with a venue of Bergen County and both parties agree to submit themselves to both personal jurisdiction and subject matter jurisdiction in said court.

Section 15. Availability of Funds. This contract is subject to the appropriation of sufficient funds in the final 2017 budget. The continuation of this contract beyond December 31, 2017 shall be subject to the appropriate annually of sufficient funds by the Township of Teaneck.

Section 16. Independent Special Counsel Status. The services to be rendered by the Administrative Agent pursuant to the terms and conditions hereof shall be rendered as an independent contractor and not as an employee of the Township.

Section 17. Equal Opportunity and Non-Discrimination. The Administrative Agent shall comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27, including the requirements as set forth in Exhibit A, annexed hereto and made part hereof.

Section 18. Political Contribution Disclosure. This contract has been awarded to the Administrative Agent based on the merits and abilities of the Special Counsel to provide the goods or services as described herein. This contract was not awarded through a "fair and open

reportable to the Election Law Enforcement Commission pursuant to N.J.S.A. 19:44A-8 or 19:44A-16, or pursuant to P.L. 2007, c. 19, as amended by P.L. 2005, c. 51, and Teaneck Ordinance 4029 in the one (1) year period preceding the award of the contract or which would affect its eligibility to perform this contract, nor will it make a reportable contribution during the term of this contract to any political party committee in the Township of Teaneck if a member of that political party is serving in an elective public office of the Township of Teaneck when the contract is awarded, or to any candidate committee of any person serving in an elective public office of the Township of Teaneck when the contract is awarded or to any other candidate or political committee in excess of the amounts permitted pursuant to Ordinance No. 4029. In addition, Administrative Agent acknowledges and understands that this agreement shall not be authorized by the Township of Teaneck until such time as the Township of Teaneck has received from Administrative Agent all executed forms and certifications as required by State Law (if necessary) and Ordinance No. 4029 of the Township of Teaneck.

Section 19. Iranian Investment Disclosure. Administrative Agent shall comply with the requirements of N.J.S.A. 40A:11-2.1 and N.J.S.A. 52:32-55 et seq. (P.L. 2012, Chap. 25) respecting the disclosure of investment activities in Iran. Any person or entity that submits a bid or otherwise proposes to enter into or renew a contract must complete the certification attached hereto, under penalty of perjury, that the person or entity, or one of the person's or entity's parents, subsidiaries, or affiliates, is not identified on a list created and maintained by the Department of the Treasury as a person or entity engaging in investment activities in Iran.

Section 21. Miscellaneous Provisions.

- A. **Contract Administration:** All work performed by the Administrative Agent under this Agreement shall be accomplished in close consultation with and under the direction of the Township or its designee. Although the parties envision that the bulk of the work described in Section 6 herein, shall be done from the Administrative Agent's office, the Administrative Agent will be available to meet with applicants in the Township by appointment. Depending on the demand, the Administrative Agent will schedule regular local hours.
- B. **Professionalism:** At all times the Administrative Agent will endeavor to maintain a sense of professionalism with respect to the services performed on behalf of the Township.
- C. **Implementation of Services:** The Administrative Agent will begin the implementation of its services immediately upon the approval of the Township and the receipt of a signed Agreement with the Township.
- D. **Confidentiality:** Except as otherwise required pursuant to the Open Public Records Act (N.J.S.A. 47:1A-1 et seq.), all data provided by the Township, the Owner and its applicants will be considered confidential and shall be used solely for the purpose delineated in this Agreement. Likewise, the materials developed by the Administrative Agent on behalf of the Owner and/or the Township shall be considered proprietary and may only be used by the Owner and/or the Township for

of one million dollars (\$1,000,000) and shall furnish to the Township a Certificate of Insurance evidencing same. Said insurance coverage shall list the Township as an additional insured.

F. **Files and Documentation:** The Administrative Agent will look to the Township and the Owner (as applicable) to provide files, documents and notices necessary for it to implement its compliance services.

G. **No Financial Interest:** The Administrative Agent certifies and warrants that it has no financial interest in any of the units of affordable housing in the Township of Teaneck which are restricted under the Regulations.

Section 22. Compensation. The Administrative Agent will be compensated for its services as set forth on the compensation schedule annexed hereto and made part hereof.

Section 23. Entire Agreement. This Agreement constitutes the entire Agreement between the parties pertaining to the subject matter hereof. No supplement, modification, waiver or termination of this Agreement, or any provision hereof, shall be binding unless executed in writing by the parties. No waiver of any of the provisions of this Agreement shall constitute a waiver of any other provisions, nor shall such waiver constitute a continuing waiver unless so expressly provided.

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

ATTEST: TOWNSHIP OF TEANECK

Issa Abbasi, Township Clerk

By: Mohammed Hameeduddin, Mayor

WITNESS: PIAZZA & ASSOCIATES

By: Frank Piazza, President

ACKNOWLEDGEMENTS

On this the ____ day of _____, 20__ before me came _____, known and known to me to be the _____ of _____, the Municipality identified as such in the foregoing Agreement, who states that (s)he is duly authorized to execute said Agreement on behalf of said Municipality, and that (s)he has so executed the foregoing Agreement for the purposes stated therein.

NOTARY PUBLIC

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

NOTARY PUBLIC

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE N.J.S.A. 10:5-31 et seq., N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICES AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such action shall include, but not limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

accordance with N.J.A.C. 17:27-5.2, or a binding determination of the applicable county employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personal testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval
Certificate of Employee Information Report
Employee Information Report Form AA302

The contractor and its subcontractor shall furnish such reports or other documents to the Division of Contract Compliance & EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance & EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C.17:27.

COMPENSATION

In return for its compliance efforts (as detailed in the Scope of Services above), P&A will be compensated as follows:

- CONSULTING, LIST MAINTENANCE, AND RESPONDING TO INQUIRIES: \$200 per month to be paid by the Township;
- EXISTING UNITS / RE-SALES: \$1,000 per resale certification fee to be paid by the seller upon transfer of title;
- EXISTING UNITS / RE-RENTALS: \$550 per re-occupancy certification fee to be paid by the landlord upon occupancy;
- FUTURE NEW SALE UNITS: \$200 per unit setup and marketing fee*, plus \$1,000 per unit certification fee that are paid by the developer at a predetermined timetable;
- FUTURE NEW RENTAL UNITS: \$400 per unit setup & marketing fee*, plus \$500 per unit certification fee that are paid by the developer at a predetermined timetable;
- REFINANCING: \$200 to be paid by the unit owner; and
- LIEN SATISFACTIONS: No charge.
- OTHER PROGRAMS: The cost to provide compliance services for programs, such as Accessory Apartments, Market to Affordable, etc., are contingent upon the number of units and the scope of services required for each.
- ADDITIONAL SERVICES: In the event that the Township and/or Owner requests services in addition to the Scope of Services above, a mutually agreed upon rate for such services shall be determined prior to implementation.
- In addition to its fee, P&A shall be reimbursed by the Landlord, Owner or Township as appropriate, for postage to residents and applicants. However, all management and compliance reports outlined above, all forms, web and e-mail services, telephone calls, travel expenses and meeting time, to a reasonable extent, shall be included in the basic fee above.

* There is a \$3,000 minimum per project / developer fee that applies if the new unit or units require the implementation of an exclusive advertising and affirmative marketing

Piazza & Associates
Affordable Housing Services

Proposal

submitted to

The Township of Teaneck
Bergen County, New Jersey

2016



BACKGROUND

The Township of Teaneck (the "Township") is responsible for the compliance monitoring of residential units in that municipality, which were or are being developed to help the Township satisfy its affordable housing obligation as defined by the New Jersey Fair Housing Act (NJFHA) and regulated by the Uniform Housing Affordability Controls N.J.A.C. 5:80-26.1 et seq. (UHAC), as well as applicable local ordinances (hereafter, collectively referred to as the "Regulations"). Among other things, the Regulations govern the affirmative marketing, accessibility, unit mix, rental rates, sales prices, income qualifications of the renters and buyers of the affordable units.

The Township is seeking an experienced, qualified agency or entity to coordinate the affirmative marketing, review and approve the sale and rental of the affordable homes and the income qualifications of the applicants. By way of this document, Piazza & Associates, Inc. ("P&A"), an experienced firm that provides such affordable housing services, proposes to function as the Administrative Agent for the Township (N.J.A.C. 5:80-26.14) with respect to those units not otherwise administered by the Housing Authority of Bergen County, to:

1. Implement the Affirmative Marketing Plan for the Township in accordance with N.J.A.C. 5:80-26.15.
2. Prepare an Operating Manual for the Administration of Affordable Housing and Controls for submission to the Township, in accordance with N.J.A.C. 5:80-26.1 et seq.
3. Establish a database of applicants for affordable housing.
4. Implement a randomization process of the prequalified applicants.
5. Certify all applicants of affordable housing according to the Regulations.
6. Establish and maintain affordability controls and enforcement powers, in compliance with the regulations set forth in N.J.A.C. 5:80-26.1 et

SCOPE OF SERVICES

Specifically, Piazza & Associates will provide the following services under this proposal.

A) Consulting Services

1. P&A will share its extensive expertise in the monitoring and compliance of affordable housing with the Township so as to assist it in the planning and development of affordable units in the municipality.
2. P&A will consult with the Township to assist in the development of policies and best practices in the administration of affordable units and the development of an operating manual that sets forth the procedures to implement those policies and practices.

B) Preliminary Application Services

1. P&A will assist the Township with the development of an Affirmative Marketing Plan and implement that plan relative to specific projects that contain affordable housing units.
2. P&A will develop a complete set of application documents specifically designed to meet the requirements of the Regulations, including a Preliminary Application for Affordable Housing, a Final Application for Affordable Housing, Income Verification Forms and other such forms as may be required by the Regulations.
3. P&A will make applications available through the New Jersey Housing Resource Center (www.NJHousing.gov), for direct downloading on its own website (www.HousingQuest.com), at the municipal building and other such places as may be required. The application and other information can also be made available to be linked from the Township web site if desired by the Township.

order of applicants (waiting list) once the applicants have been subject to a random selection process.

6. P&A will provide to the Township, the Owners and Managers a list of available pre-qualified applicants by unit type as needed.
7. Upon notification that units are or will be available, P&A will send notices and final applications to a representative number of prequalified applicants, who will be asked to contact the Owner or its agent, and, at the same time, to submit the final application to Piazza & Associates.
8. P&A will complete a review of the final application and notify both the applicant and the Owner or its agent as to the status of that application, i.e., Approved, Not Approved or Incomplete.

C) Sales Units

1. P&A will determine the maximum re-sales prices for the Owner - Seller and certify to the Township that said price is in compliance to the Regulations.
2. P&A will coordinate a process to notify potential purchasers of an available unit and determine the priority order of interested parties.
3. P&A will determine the eligibility of prospective buyers and certify the applicant with respect to their adherence to all income limitations as set forth in the Regulations, and notify the Owner accordingly with a written certification.
4. P&A will work with Township's legal counsel to provide the form of documentation and coordinate the execution and recording of the documentation (Certification, Deed, Mortgage and Note and other such documents that may be required by the Regulations) for the closing and transfer of title, necessary to maintain the affordable housing restrictions, as required by the Regulations.

D) Rental Units

1. On an annual basis, P&A will inform the Landlord of the rental rates for the Affordable Units that are in compliance with the Regulations and viable relative to local market conditions.
2. P&A will certify to the Township that the rental rates for the Affordable Units are in compliance to the Regulations.
3. P&A will provide a written certification form to the Manager for all approved applications, and ask the Manager to return the certification forms, signed by the applicant, together with a copy of the lease agreement.
4. P&A will communicate the status of the compliance plan to the Manager and the Township on an ongoing basis, and be available to meet with representatives of both as reasonable and appropriate.
5. P&A will maintain accurate records of the status of all certification work on an on-going basis.
6. P&A will provide compliance reports to the Township and regulatory agencies as necessary.

E) Proposal Requirements and UHAC Regulations

Notwithstanding anything herein to the contrary, P&A will provide all services required of an Administrative Agent pursuant to the Uniform Housing Affordability Controls (N.J.A.C 5:80-26.14(a)).

TERMS AND CONDITIONS

A. Contract Administration: All work performed by P&A under this proposal shall be accomplished in close consultation with and under the direction of the Township or its designee.

D. Confidentiality: All data provided by the Township, the Owner and its applicants will be considered strictly confidential and shall be used solely for the purposes delineated in this proposal. Likewise, the materials developed by P&A on behalf of the Owner and/or the Township shall be considered proprietary and may only be used by the Owner and/or Township for its own affordable housing endeavors in the future.

E. Insurance: P&A, Inc. will provide for itself and at its own expense Professional Liability Errors and Omission Insurance coverage with a limit of liability of one million dollars (\$1,000,000).

F. Files and Documentation: P&A will look to the Township or Owner (as applicable) to provide files, documents and notices necessary for it to implement its compliance services.

G. Certain Services Not Provided Herein: Under this proposal, P&A shall not be responsible for:

1. The obligation of the Township to meet its affordable housing obligation aside from the certifications as provided in the Scope of Services herein for the units administered by P&A;
2. Any additional requirements set forth by COAH, its successor, the Courts or any other regulatory agency or entity that represent a material change in the services necessary to comply with the Regulations;
3. Legal services associated with the enforcement of the regulations; and
4. All legal and real estate related services associated with the rental or sale and transfer of an affordable property, including, but not limited to compliance to Federal and State Fair Housing laws.

H. No Financial Interest: P&A certifies and warrants that it has no financial interest in the units in the Township that are restricted under the Regulations.

COMPENSATION

In return for its compliance efforts (as detailed in the Scope of Services above), P&A will be compensated as follows:

- CONSULTING, LIST MAINTENANCE, AND RESPONDING TO INQUIRIES: \$200 per month to be paid by the Township;
- EXISTING UNITS / RE-SALES: \$1,000 per resale certification fee to be paid by the seller upon transfer of title;
- EXISTING UNITS / RE-RENTALS: \$550 per re-occupancy certification fee to be paid by the landlord upon occupancy;
- FUTURE NEW SALE UNITS: \$200 per unit setup and marketing fee*, plus \$1,000 per unit certification fee that are paid by the developer at a predetermined timetable;
- FUTURE NEW RENTAL UNITS: \$400 per unit setup & marketing fee*, plus \$500 per unit certification fee that are paid by the developer at a predetermined timetable;
- REFINANCING: \$200 to be paid by the unit owner; and
- LIEN SATISFACTIONS: No charge.
- OTHER PROGRAMS: The cost to provide compliance services for programs, such as Accessory Apartments, Market to Affordable, etc., are contingent upon the number of units and the scope of services required for each.
- ADDITIONAL SERVICES: In the event that the Township and/or Owner requests services in addition to the Scope of Services above, a mutually agreed upon rate for such services shall be determined prior to implementation.
- In addition to its fee, P&A shall be reimbursed by the Landlord, Owner or Township as appropriate, for postage to residents and applicants. However, all management and compliance reports outlined above, all forms, web and e-mail services, telephone calls, travel expenses and meeting time, to a reasonable extent, shall be included in

SUBMITTED

BY: Piazza & Associates, Inc., a New Jersey Corporation.

BY: _____ Date: _____
Frank Piazza, Jr.
Its President

ACCEPTANCE

Accepted on behalf of the Township of Teaneck

BY: _____ Date: _____

Piazza & Associates, Inc.



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Frank Piazza **President, Piazza & Associates, Inc.**

Frank Piazza, the founder and President of Piazza & Associates, has been dedicated to the administration and compliance of affordable housing for municipalities, non-profits and for-profit developers for more than 20 years. Mr. Piazza entered the affordable housing arena in 1991, by directing a successful effort to develop 126 low and moderate income apartments in Plainsboro for a local non-profit corporation. In 1994, he established Piazza & Associates, Inc., which has since become one of the largest and most experienced firms in New Jersey, specializing in the independent monitoring of affordable housing.

Currently, Piazza & Associates serves as the Administrative Agent for a wide variety of new and existing low and moderate income housing programs in more than 40 municipalities throughout the State. In addition to their work in the affordable housing sector, Piazza & Associates manages a select number of condominium and homeowners associations in the Princeton area.

Professional Associations & Committees

- Board of Directors, Past President and Current Co-Chair of the Policy Committee, Affordable Housing Professionals of New Jersey (2006 - Present)
- President / Executive Director, Plainsboro Non-Profit Housing Corp. (1991 - Present)
- Instructor, Rutgers University Center for Government Services (CGS) / COAH "Mod I" Certification Course for Municipal Housing Liaisons and Administrative Agents (2007 - Present); and Records Management Course for

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- Member, ad hoc advisory committees at the N. J. Council on Affordable Housing to: review the draft Operating Manual for Municipal Liaisons and Administrative Agents (2007); prepare certification / education programs for Municipal Liaisons and Administrative Agents (2006 - 2007); and review the draft handbook, entitled, "Understanding U.H.A.C." (2005 - 2006)
- Member, Community Advisory Committee, PNC Bank (2004 - Present)
- Participant, Integration Research Initiative, sponsored by the New York University's Furman Center for Real Estate and Urban Policy (2013).
- Member, Community Financial Services Advisory Board, New Jersey Dept. of Banking and Insurance (1995 - 2006)
- N.J. Housing and Mortgage Finance Agency (HMFA) Low Income Housing Tax Credit Allocation Ad Hoc Task Force (1994 - 1999)
- Township of Plainsboro Housing and Community Development Citizens Advisory Committee (1996 - Present)
- Fannie Mae Foundation Study of Financing for Affordable Multi-family Housing (1993)

Education

- St. Mary College, Baltimore, MD - BA, 1977
- University of Notre Dame - M.Div., 1980
- Institute for Real Estate Management (IREM) - Management Training for Non-Profit Organizations, 1992

Piazza & Associates, Inc.



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Key Personnel

Neville Walters

Vice President for Operations

Neville Walters has been a key member of the Piazza team since he joined the company at its inception in 1994. With more than 25 years of experience in the community management field, Mr. Walters is responsible for the operation of its offices and other facilities, as well as the coordination of the concierge-level management services that Piazza provides to select homeowner and condominium associations in the Princeton area.

Kathleen Schulte

Vice President for Client Services

Kathy Schulte began working at Piazza & Associates in 1998. She is a trained compliance specialist and has attended numerous compliance and fair housing courses offered by the NJHMFA. She is experienced in both COAH affordable housing and Low Income Housing Tax Credit applications.

Currently, Ms. Schulte supervises the compliance department and client services at Piazza & Associates. Her duties include extensive communication with our clients /leasing agents regarding availability and initial rent-up of affordable units, and often deals directly with eligibility questions from affordable applicants.

Sonja Walter

Compliance Manager

Ms. Walter, a Compliance Specialist since March, 2006, was advanced to

Piazza & Associates, Inc.



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CURRENT AFFORDABLE HOUSING ENGAGEMENTS

Aspen Court, Piscataway, NJ: P&A administers the affordable housing program in this rental property to be constructed on Piscataway. When completed, there will be 82 rental units contained within this development.

Avon-by-the-Sea, NJ: Piazza & Associates is the Administrative Agent for an active Accessory Apartment Program in this seashore community.

Berkeley Heights, NJ: Piazza & Associates was engaged to serve as the Administrative Agent for the municipality.

Cedar Manor, Franklin Township (Somerset County), NJ: P&A was chosen to serve as the Administrative Agent for 28 low- and moderate-income apartments in this large inclusionary development under construction in Franklin Township.

Chatham Township, NJ: Piazza & Associates, Inc. was appointed as the Administrative Agent for the municipality in which it will monitor 73 low- and moderate- income sales units.

Clark Township, NJ: Piazza & Associates, Inc. was recently engaged to administer a rental community under construction with 60 age-restricted affordable units.

Cranbury Housing Associates, Inc., Cranbury, NJ: Piazza & Associates

Piazza & Associates, Inc.



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Page 2

East Brunswick Township, NJ: 430 low- and moderate- income sales units. The Township of East Brunswick engaged Piazza & Associates to administer its stock of sale units, located throughout the municipality.

East Rutherford Township, NJ: 32 low- and moderate- income rental units. The developer of this new rental community has chosen Piazza & Associates to develop and implement the affirmative marketing plan.

Edgewater Park, NJ: Piazza & Associates administers the affordable rental units at The Courtyards and the brand new sales units at Fox Run.

Englewood, NJ: Piazza & Associates was selected by the developer of the Vivian to administer the affordable units in this luxury apartment community.

Ewing Township, NJ: Piazza & Associates serves as the Administrative Agent for the Township of Ewing in Mercer County.

Fairfield Township, NJ: Piazza & Associates is the Administrative Agent for an active Accessory Apartment Program in this suburban community.

Hamilton Township, NJ: Piazza & Associates, Inc. currently serves as the Administrative Agent for the Township of Hamilton in Mercer County.

Heritage at Piscataway, Piscataway, NJ: Piazza & Associates was

Piazza & Associates, Inc.



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Kinnelon Ridge, Kinnelon, NJ: Piazza & Associates provides compliance monitoring for 38 new low and moderate income apartments for the Borough of Kinnelon.

Borough of Lincoln Park, NJ: Piazza & Associates is the Administrative Agent for the Borough of Lincoln Park. The program includes more than 125 existing sales units.

Livingston Township, NJ: Piazza & Associates was engaged by the developer of the Hillside Club to administer 16 new affordable rental units in this development.

Lofts and Union Lofts in Robbinsville Township, NJ: Piazza & Associates was engaged by the developer of both the rental and the sales units created in the new Town Center in Robbinsville, Mercer County.

Borough of Metuchen, NJ: Piazza & Associates serves as the Administrative Agent for the affordable housing program in that municipality.

Monroe Township, NJ: Piazza & Associates provides a comprehensive monitoring program for more than 300 rental and sales units for the Township of Monroe in Middlesex County.

Monroe Chase, Monroe Township, NJ: Piazza & Associates will administer an additional 26 affordable sales units in Monroe Township.

Piazza & Associates, Inc.



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Old Bridge Township, NJ: Piazza & Associates was recently engaged to administer 75 new units of affordable rental housing in Woodhaven.

Borough of Park Ridge, NJ: Piazza & Associates serves as the Administrative Agent for the Borough.

Parsippany – Troy Hills, NJ: Piazza & Associates was recently engaged to administer 16 affordable rental units that were developed as part of the Mill Run at Parsippany rental property.

Plainsboro Non-Profit Housing Corporation, Plainsboro, NJ: Piazza & Associates operates the non-profit which maintains a 126-unit rental complex in suburban Plainsboro. In addition, it monitors COAH compliance for another 60 rental units in development and 80 sales units. In addition, PNPHC also coordinates a Market-to-Affordable program as well as Energy Efficiency and Foreclosure Purchase programs for Plainsboro.

Borough of Ramsey, NJ: Piazza & Associates provides the on-going monitoring of the Borough's existing stock of low and moderate income sales units at Timber Valley.

Borough of Raritan, NJ: Piazza & Associates has been serving as the Administrative Agent for the 12 affordable rental units in the River Park at Raritan property since 2006.

Piazza & Associates, Inc.



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Spring Mill Manor, Springfield, NJ: Piazza & Associates provides the affirmative marketing and compliance services for the low- and moderate-income rental units that compose Spring Mill Manor.

Springfield Gardens, Springfield, NJ: Piazza & Associates serves as the Administrative Agent for the 28 low- and moderate- income rental units that are part of this inclusionary development.

Springside at Robbinsville, NJ: Piazza & Associates was chosen by the developer to administer 38 affordable apartments in this new rental community.

Stone Bridge at Raritan, NJ: 73 Very low- low- and moderate- income rental units under construction in the Borough of Raritan in Somerset County will be administered by Piazza & Associates.

Summerfields at Franklin, NJ: Piazza & Associates administers 60 new, age-restricted rental units in Franklin Township.

Teterboro Boro, NJ: Piazza & Associates was recently named Administrative Agent for the Boro of Teterboro in Bergen County.

Toms River, NJ: Piazza & Associates has just been named as the Administrative Agent for the Townships' more than 500 affordable units.

Upper Saddle River, NJ: Piazza & Associates was recently selected to

Piazza & Associates, Inc.



216 Rockingham Row ♦ Princeton Forrestal Village ♦ Princeton, NJ 08540-5758

Whitehall Gardens, Franklin Township, NJ: Piazza and Associates was chosen by the owner to assist with the affirmative marketing and compliance services for 100 low- and moderate- income rental units.

Whitney at Allendale, Allendale, NJ: Piazza and Associates was chosen by the owner to act as Administrative Agent for 12 affordable rental units being developed in the Borough of Allendale.

Woodcrest at Fairfield, Fairfield, NJ: Piazza and Associates was chosen by the developer to assist with the affirmative marketing and compliance services for 26 low- and moderate- income rental units.

Piazza & Associates, Inc.



How may we assist you? We will be happy to send you the application(s) that you request by placing a check next to the property.

BERGEN COUNTY

- ✓ Vivian, Englewood (rentals)
- ✓ The Reserve at Montvale (sales)
- ✓ Cherry Wood, River Vale (sales)
- ✓ Park Terrace, Rochelle Park (55+ rentals)
- ✓ Park Ridge Borough (rentals)
- ✓ The Monarch, East Rutherford (rentals)
- ✓ Montvale Borough (sales and rentals)
- ✓ Upper Saddle River (sales)
- ✓ Timber Valley (sales), Ramsey
- ✓ River House Condos Apartments, Fair Lawn
- ✓ The Whitney at Allendale (rentals)

UNION COUNTY

- ✓ Woodcrest at Clark, Clark Twp. (55+ rentals)
- ✓ Spring Mill Manor Apartments, Springfield
- ✓ Berkeley Heights Township (sales & rentals)
- ✓ Riverfront at Cranford Station (rentals)



PASSAIC COUNTY

- ✓ West Milford Township (sales 55+)

ESSEX COUNTY

- ✓ ParkVue at Livingston (rentals)
- ✓ Township of South Orange (rentals)
- ✓ Hillside Club, Livingston (rentals)
- ✓ Heritage at West Caldwell (sales)
- ✓ Montclair Township (sales & rental)
- ✓ Roseland Borough Sales Program
- ✓ Tuscany Village, Fairfield (sales)
- ✓ Woodcrest at Fairfield Apartments, Fairfield
- ✓ Fairfield Township Accessory Apartment

MORRIS COUNTY

- ✓ Morristown Gateway (rentals)
- ✓ Alexan Riverdale (rentals)
- ✓ Mill Run at Parsippany (rental)
- ✓ Modera 44 Apartments, Morristown
- ✓ Chatham Township Sales Program
- ✓ Lincoln Park Borough (sales & rental)
- ✓ Kinnelon Ridge Apartments, Kinnelon
- ✓ Sun Valley Apartments, Florham Park
- ✓ Highlands @ Morris Plains (rentals)

SOMERSET COUNTY

- ✓ Summerfields Lofts (55+ rentals)
- ✓ Hillside at Montgomery (rentals)
- ✓ Stone Bridge at Raritan (rental)
- ✓ River Park at Raritan Apartments
- ✓ Whitehall Gardens Apartments, Franklin Twp.

MIDDLESEX COUNTY

- ✓ Woodhaven Commons, Old Bridge (rentals)
- ✓ Autumn Hills Apts., Woodbridge Twp. (rentals)
- ✓ Heritage at Piscataway Apts. (55+ rentals)
- ✓ Cedar Woods at Piscataway (new sales)
- ✓ East Brunswick Township (sales)
- ✓ Borough of Metuchen (sales & rentals)
- ✓ Monroe Township (sales & rentals)
- ✓ Cranbury Housing Associates (sales & rentals)
- ✓ Plainsboro Non-Profit Housing (sales & rentals)
- ✓ Borough of So. Plainfield (rentals)

MERCER COUNTY

- ✓ Springside at Robbinsville (rentals)
- ✓ Greene 750 at Bear Tavern, Ewing (rentals)
- ✓ The Jefferson, Ewing Twp. (sales)
- ✓ The Lofts Apts., Robbinsville Twp.



Township Council

c/o Township Clerk
Teaneck, NJ 07666

Meeting: 01/14/25 06:00 PM

Department: Township Clerk

Category: Endorsement

DOC ID: 8811

RESOLUTION 28-2025

**ENDORISING A BERGEN COUNTY CDBG APPLICATION FOR ADVANCE HOUSING
INC FOR A HOUSING REHAB PROJECT**

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

28-2025

**ENDORSING A BERGEN COUNTY CDBG APPLICATION FOR
ADVANCE HOUSING INC FOR A HOUSING REHAB PROJECT**

WHEREAS, a Bergen County Community Development grant of \$ 11,750 has been proposed by ADVANCE HOUSING INC. for COMMONWEALTH DRIVE SUSTAINABILITY in the municipality of TEANECK, and

WHEREAS, pursuant to the State Interlocal Services Act, Community Development funds may not be spent in a municipality without authorization by the Governing Body, and

WHEREAS, the aforesaid project is in the best interest of the people of TEANECK, and

WHEREAS, this resolution does not obligate the financial resources of the municipality and is intended solely to expedite expenditure of the aforesaid CD funds.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of TEANECK hereby confirms endorsement of the aforesaid project, and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to the Director of the Bergen County Community Development Program so that implementation of the aforesaid project may be expedited.



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Bergen County Division of Community Development

2025 CDBG

Deadline: 1/6/2025

**Advance Housing, Inc.
Commonwealth Dr. Sustainability/Teaneck**

Jump to: [Application Questions](#) [Budget](#) [Tables](#) [Documents](#)

USD\$ 11,750.00 Requested

Submitted: 12/20/2024 1:12:26 PM (Pacific)

Project Contact

Carolyn Jaime

cjaime@advancehousing.org

Tel: (201) 498-9140 ext 209

Additional Contacts

emasalski@advancehousing.org, emasalski@advancehousing.org

Advance Housing, Inc.

64 East Midland Ave.

Suite 2

Paramus, NJ 07652

United States

Telephone (201) 498-9140 ext. 209

Fax (201) 498-0149

Web www.advancehousing.org

President & CEO

Carolyn Jaime

cjaime@advancehousing.org

Application Questions [top](#)

Organizational Information

1. Indicate the activity for which you are applying for funding:

Housing Rehabilitation and Public Facilities Improvements requires the applicant to be the owner of the property or as a lease holder we will require a copy of the 15 years lease.

- ☐ Acquisition
- ☐ Public Facilities Improvement, Barrier free
- ☐ Public Service - NEW
- ☐ Public Service - Expanded Service (with documentation)
- ☒ Housing Rehabilitation
- ☐ Construction of Housing
- ☐ Economic Development
- ☐ Fair Housing Activities
- ☐ Public Housing Modernization
- ☐ ADA Improvements ONLY

2. PUBLIC SERVICE Applications only: Please complete the following table to show the number of clients in each category for your activity.

If not applicable to your project, please write 'N/A'. Current income limits based on area median income (AMI) can be found in the Library. A total will be provided for you which represents the total number of low-income persons served.

<input type="text"/>	Extremely Low Income Level < 30% of AMI
<input type="text" value="N/A"/>	Very Low Income Level >30% & < 50 % of AMI
<input type="text"/>	Low Income Level >50% & <80% AMI
<input type="text" value="0.00"/>	TOTAL

3. Is your organization a:

- ☒ 501 (c)(3) non-profit
☐ Governmental agency

Project Overview

4. Provide a BRIEF activity overview for the project. Describe the problem, need and demand for the services that the proposed program will fulfill. Describe how the proposed services will address the need or alleviate the problem identified.

Describe and provide evidence of how the proposed approach is effective in resolving the problem. Attach supporting documentation and additional information under the Documents tab.

Repairs needed: Porch wraparound staircase repairs, storm doors for front and back door, paint porch, shingles repairs, gutter installation, chimney dark stains removed, remove green stains on the siding right side of the house, replace fence in the back yard. The residence is located on Commonwealth Drive in Teaneck where three low-income individuals reside. The residents have come from Continuum of Care Housing Placement List. Occupants have a homeless background as well as a mental illness diagnosis. This rehab will not only enhance the appearance of the home but will also address major safety concerns that might result from the condition of the property. This improvement will create a better quality of life for the residents. The improvements to the exterior of the home will provide a sense of pride, stability, and connection to the community for the individuals that call this home. Ultimately, the rehab to these homes will continue to be beneficial for many years to come.

Persons Served

5. Does project EXCLUSIVELY serve any of the following groups (check one):

The categories listed below are provided by HUD and are "presumed" to be low-income groups.

- ☐ abused children
☐ battered spouses
☐ ADULTS meeting the Bureau of Census definition of severely disabled
☒ homeless persons (including youths)
☐ elderly / seniors
☐ persons living with AIDS
☐ None of these groups are EXCLUSIVELY served by this program

6. Specify the total number served by the project during the time period for which CDBG funds will be used. Include only those served by this specific project, and not your organization as a whole.

This must represent an UNDUPLICATED count, regardless of the number of times that individual will receive services in a one-year period. The count should ONLY include Bergen County residents. Disregard the total at the bottom.

Low/Mod Individuals Served

Low/Mod Households Served

TOTAL

National Objective

7. Your proposal must meet the CDBG program National Objective of benefiting low- and moderate-income persons. Will this project be able to demonstrate that at least 51% of all beneficiaries are low- and moderate-income persons?

- ☒ Yes
☐ No

8. Please select one of the following which best describes your project:

- ☒ Direct Benefit for Low to Moderate Income Persons. This Activity will directly benefit low to moderate income persons as shown by actual beneficiary income documentation.
☐ Direct Benefit to Limited Clientele. This Activity will directly benefit a class of persons who, by federal regulation, are presumed to be low to moderate income persons (e.g. abused children, battered persons, severely disabled persons, homeless persons, or elderly persons).
☐ Area Benefit. This Activity will benefit residents of a particular low to moderate income neighborhood or area (attach a municipal map showing the boundaries of the area that will be served by the activity).
☐ Low/Mod Jobs. This is for economic development activities.
☐ ADA Accessibility/ Removal of architectural barriers only
☐ Other:

Consolidated Plan Objective

9. Please mark which of the following specific objectives would be addressed by this Activity.

Your application must meet one of these specific objectives.

- ☒ Homeless and Special Needs Populations Goals
- ☐ Non-Housing Community Development Goals
- ☐ Public Services addressing the needs of low to moderate income individuals/families

10. Please mark which of the following specific activities would be implemented by this project under Homeless and Special Needs Populations Goals:

- ☐ Maintain the existing supply of emergency shelters and permanent housing units to agencies serving the homeless
- ☐ Provide technical assistance and financial support to agencies providing housing placement, life skills training, and other supportive services to homeless individuals and families
- ☒ Improve housing affordability and living conditions for low to and moderate income elderly and physically disabled persons in Bergen County by addressing housing quality, safety and accessibility
- ☐ Rehabilitation of building (interior and exterior façade) and/or emergency-efficiency improvements including providing handicapped accessibility for low-income and special needs individuals/families
- ☐ None of the above

11. Please mark which of the following specific activities would be implemented by this project under Non-Housing Community Development Goals:

- ☐ Sewer Services in low to moderate income neighborhoods in Bergen County
- ☐ Improve park and recreation facilities in low to moderate income neighborhoods in Bergen County
- ☐ Rehabilitation/Reconstruction street surfaces, sidewalks, crosswalks, and other infrastructure and safety improvements in low to moderate income neighborhoods in Bergen County
- ☐ Rehabilitation of Public Facilities (group homes, parks, etc.)
- ☒ None of the above

12. Please mark which of the following specific activities would be implemented by this project under Public Services addressing the needs of low to moderate income individuals/families:

- ☐ Provide funding to public service providers to assist low to moderate income households with landlord/tenant counseling, housing counseling, transportation services, nutrition services, and recreation services
- ☐ Youth development center/services in low to moderate income neighborhoods in Bergen County
- ☐ Other:
- ☒ None of the above

13. Describe how your proposal will accomplish the specific objective(s) checked above.

The proposed CDBG grant funding will attend to repairs, some replacement, general concerns to be addressed regarding the condition of the property's exterior. This improvement will secure a safety issue for the home that will provide the needs of low-to-moderate household members who call this their home. Ultimately, the rehab to this home will continue to be beneficial for many years to come serving the Bergen County Homeless population.

Monitoring Outcomes

14. Describe how you plan to monitor your organization's activities, measure outcomes and document the results of your efforts in meeting your goals and objectives.

Describe the need or the demand the proposed program will fulfill.

Advance Housing will measure outcomes by documenting and tracking the results of the improvements from the start date to ensure the scope of repairs outlined will get done on schedule and on budget. Monitoring these activities will meet the goal to complete the project for the calendar year of 2025.

In addition, following the guidelines that are provided in both the CDBG Book A and Book B for best practice to meet HUD Timeliness requirements. This will also include making sure the mandatory pre-construction meeting between our agency Advance Housing, Inc. coordinates with CDBG along with the proposed Contractor for the success of this proposal.

Organizational Experience

15. Please describe your organization's experience in working with the target population and undertaking similar projects.

If your organization has undertaken this type of activity in the past or has used Bergen County CDBG funds, please describe the activities here.

Advance Housing, Inc. has over 28 years of experience working and providing rent subsidized housing and community support services to individuals within this target population who deal with the symptoms of mental illness and/or a history of home-lessness. Services are designed to provide individuals with permanent, safe and affordable housing, as well as foster independence and community integration.

Advance Housing Inc. has benefited in the past from Bergen County CDBG funds for other properties in need of repairs and the results have proven to be a great improvement to the homes within the community.

16. Please describe the readiness of your organization to implement the services or project that you are proposing.

Three estimates were obtained by minority owned businesses and the lowest, responsible estimate provided by the company was chosen. The contractor is prepared to begin the project and ready to proceed as soon as funds become available. The Agency has done its due diligence to identify the most necessary repairs and complete the required documentation. Upon approval, the project will be ready to move forward with the goal of improving the safety and functionality of the residence.

17. For acquisition or construction projects, please describe your development team (contractor, architect, engineer, etc.) and demonstrate your readiness to begin construction.

Do you have site control? Are plans and specifications complete? If the questions is not applicable, write 'N/A'.

Our development team coincides with a minority own business contractor who offered the most reasonable estimate for the professional services and quality materials provided. Our Property Managers and Maintenance staff are available and will be in contact with the on- site construction crew and address any concerns with the Contractor. Plans and specifications are provided in the estimate.

Location**18. Provide the location of where the services will be provided or where the project will be undertaken.**

In the Documents tab, please attach a map which shows the project site(s) and defines the geographic service area.

Map Attached

914 Commonwealth Drive, Teaneck, NJ

Target Population**19. Estimate the number of total residents and number of low to moderate income residents (be as specific as possible) in the service area.**

For proposals requesting CDBG funds to deliver services, describe how your organization plans to reach the target population.

The target population are residents who have come from the Continuum of Care Housing Placement list. The 3 occupants have a homeless background as well as a mental illness diagnosis. The property located in Teaneck also provides supportive services to residents who are low-income individuals in need of safe, stable affordable housing.

20. Bergen County CDBG funds must be spent entirely within the County, and all people directly served with County CDBG funds must be County residents. Will any people living outside the County be directly served under this Activity?

If Yes, what other funds will be used to serve these people?

N/A

Collaboration**21. Please describe how you will collaborate with other entities on this activity (include other social supportive service providers, outreach efforts and community organizations).**

For construction projects, identify any minority business enterprises, women-owned business enterprises or disabled business enterprises that you will contract with. Describe efforts to ensure Section 3 compliance.

Advance Housing, Inc. plans to collaborate with a local minority business. Working jointly with the chosen construction company, to identify the scope of repairs that are greatly needed while still providing quality service to ensure this project will be completed on time and stay on budget.

Determining Eligibility**22. Please explain how your clients will provide evidence and verification of their eligibility and income.**

Advance Housing, Inc. offers housing and supportive services to homeless, disabled individuals, who may not be receiving any income or who are obtaining monthly SSI, Social Security benefits or other forms of assistance. Social Security Administration Award letters and if applicable, pay/bank records, welfare ect... will be the evidence to verify their income eligibility.

Performance Measurement**23. GOALS: The proposed Activity meets which of the following goals (select only one):**

- ☐ Create Suitable Living Environment: Activities designed to benefit communities, families, or individuals by addressing issues in their living environment (such as poor quality infrastructure) or social issues such as crime prevention, literacy, or elderly health services
- ☒ Provide Decent Affordable Housing: Housing activities where the purpose of the Activity is to meet individual, family, or community needs and not activities where housing is an element of a larger effort, since such activities would be more appropriately reported under suitable living environment.
- ☐ Create Economic Opportunities: Activities related to economic development, commercial development and job creation for low to moderate income households.

24. OBJECTIVES: Select the most appropriate objective for the proposed Activity (select only one):

- ☒ **Availability/Accessibility:** Activities that make services, infrastructure, public facilities, housing, or shelters available or accessible to low- and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low- and moderate-income people where they live.
- ☐ **Affordability:** Activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or daycare
- ☐ **Sustainability:** Activities aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income, by removing or eliminating slums or blighted areas through multiple activities, or services that sustain communities or neighborhoods

Contingency Plan

25. What is your organization's contingency plan if your agency does not receive the requested CDBG funding, or receives less than the amount requested?

We would reapply for funding the following year in order to address the necessary work.

CDBG Expansion Activity

26. Only new or expansions of a previously-funded public service project will be considered. Does the project represent an expansion of a project previously funded with CDBG? Document how CDBG funds will provide for the increased level of services:

An expansion is considered to be serving a larger number of low-income persons than were previously served. Please refer to "CDBG Guide to National Objectives and Eligible Activities for Entitlement Communities" located in the Library.

N/A

Budget [top](#)

Funding Sources/Revenues	Total Project Cost	Funds Committed (Yes/No)
CDBG Request	USD\$ 11,750.00	
Federal		
State		
County		
Municipal		
Private cash donations		
Other (Specify in Narrative section below)		
Total	USD\$ 11,750.00	USD\$ 0.00

CDBG Funding Uses/Expenses	CDBG Funds Requested	Other Funding Sources	Total Project Cost
Personnel Costs			
Consultant Fees			
Supplies			
Rent (lease Required)			
Travel			
Entertainment			
Insurance			
Utilities			
Luncheon/dinner (prepared foods only)			
Bus trips			
Construction Costs	USD\$ 11,750.00		
Professional Services (Architect/Engineer)			
Acquisition			
Equipment			
Other (Specify in Narrative section below)			
Total	USD\$ 11,750.00	USD\$ 0.00	USD\$ 0.00

Budget Narrative

Total Project:

Repair: Removal of existing fence and installation of new PVC Fence; Power wash side of the house & chimney; Shingle repair; Gutters installed; Repair & Paint the porch; Change decking boards.

The total cost to complete the proposed job is provided on the estimate in the amount of \$11,750.

Tables [top](#)

Previous CDBG funded projects

Project Name	Year of Project	Amount of Award	Completed on time?	Completed within budget?	Is the service still offered?
Solutions for Stable Housing & Supportive Services	2,021	\$ 50,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		\$	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		\$	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total	2,021	\$ 50,000			

Project Schedule

Item Description	Month	Year
Plans and Specs Completed	12/2024	
Estimated Bid Date	12/2024	
Estimated Start-up Date		
Estimated Completion Date		
Total	0	0

Documents [top](#)**Documents Requested *****Required? Attached Documents ***

Audit/Financial Statements	<input checked="" type="checkbox"/>	Memo (audit in review)
IRS 501(c)3 letter	<input checked="" type="checkbox"/>	IRS letter
Job Descriptions (applicable to Public Service or Economic Development Projects only)	<input checked="" type="checkbox"/>	Facility Manager Property Manager
Project Map	<input checked="" type="checkbox"/>	Project Map
Bylaws		
Articles of Incorporation		
Current Board Members		
Municipal Endorsing Resolution	<input checked="" type="checkbox"/>	Memo (pending resolution)
Additional Information (Copy of 15 years Lease)		

* ZoomGrants™ is not responsible for the content of uploaded documents.

Application ID: 486228

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