



ANNUAL REPORT 2002 - 2003



NJ Council On Affordable Housing
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Richard J. Codey, *Acting Governor*

Susan Bass Levin, *Chair*

Lucy Voorhoeve, *Executive Director*



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COAH MISSION STATEMENT

To facilitate the production of sound, affordable housing for low and moderate income households by providing the most effective process to municipalities, housing providers, nonprofit and for profit developers to address a constitutional obligation within the framework of sound, comprehensive planning.

MESSAGE FROM THE CHAIR

Susan Bass Levin

As the Commissioner of New Jersey's Department of Community Affairs, I am committed to investing in our communities to build neighborhoods where people want to raise families and build businesses. Part of that vision includes providing New Jersey families with options for quality affordable housing.

The last two years have been record years in the production of affordable housing in the State of New Jersey. At the Governor's Housing Conference in 2002, we made a pledge to produce 20,000 units of affordable housing over the next four years. I am proud to say that through commitment and hard work, the Department of Community Affairs and its affiliate, the Housing and Mortgage Finance Agency (HMFA) have already produced 19,406 units of affordable housing in 500 towns throughout the state.

As you will see in this year's Annual Report, the Council on Affordable Housing is a vital component of the state's affordable housing solution. Through the COAH process, more than 36,000 units of affordable housing have been constructed through 2003. Another 8,650 units have been provided through Regional Contribution Agreements (RCAs).

But although these are tangible successes, we know we can do better.

That is why COAH has adopted a third round methodology that represents a departure from past approaches. Under "growth share," municipalities will be encouraged to engage in sound land use planning while providing needed affordable housing opportunities. The new methodology creates strong links to the State Development and Redevelopment Plan, so that affordable housing is located in Smart Growth areas and our State's environmentally sensitive areas are protected.

Under the third round, we are fostering creative approaches to meeting municipal affordable housing obligations - such as working with non-profit developers to create affordable housing opportunities - and encouraging all municipalities to participate in the COAH process.

I urge you to learn more about COAH's voluntary process and commend those municipalities already participating with COAH whose accomplishments are highlighted in this report.

The years 2002 and 2003 have been a time of new leadership and renewed energy at the Council on Affordable Housing.

Very truly yours,



Susan Bass Levin
Chairman
New Jersey Council on Affordable Housing



MESSAGE FROM THE EXECUTIVE DIRECTOR

Lucy Voorhoeve



One of COAH's major accomplishments over the past year was the development of the third round methodology and rules. The new methodology uses a "growth share" approach, which will allow municipalities to plan for their affordable housing obligation in conjunction with market rate development. The rules offer new options for municipal participation and new opportunities for those in need of affordable housing.

Several new Council members joined the Council over the last two years. We are pleased to welcome New Jersey Housing and Mortgage Finance Agency Executive Director Marge Della Vecchia, non-profit builder Reverend James A. Dunkins, Watchung Borough Mayor Albert S. Ellis, for-profit builder Mark Fisch, public interest representative Theodore King, and public interest representative Deborah DeSantis.

In addition to our new Council members, COAH's staff has been growing. We have created a new position of director of mediation and legal affairs, and hired new planners and support staff to assist with implementation of the third round.

Even as we look forward to the affordable housing that will be provided under the third round rules, COAH would like to applaud the efforts of municipalities that have participated in the first and second rounds. Through 2003, a record 284 municipalities were involved in the COAH process and even more municipalities have become involved in 2004.

When reviewing this annual report, take special note of the case studies featured throughout. The projects include development by non-profit corporations, gut rehabilitation using Regional Contribution Agreements, alternative living arrangements, inclusionary development, age-restricted affordable housing, and municipal construction. We hope that you will enjoy and appreciate the creative ways affordable housing has been provided through COAH in the past, and look forward to the many new opportunities in the third round.

Sincerely,

A handwritten signature in cursive script that reads "Lucy L. Voorhoeve".

Lucy Voorhoeve
Executive Director

A SATISFIED CUSTOMER

"I am the proud owner of an affordable housing unit and am very grateful that New Jersey has this [program]."
– Gary Corbett

Gary Corbett had a good job at Fiduciary Trust Company and a decent rental apartment, until September 11th. Fiduciary Trust Company was located on the 97th floor of Tower Two in the World Trade Center. After surviving, serving as a volunteer rescue worker, and working overtime for a few months, Mr. Corbett was without employment. He received a severance and thirty weeks of unemployment, after which he went back to work in a warehouse earning \$9.25 per hour, as computer jobs were scarce. He also mailed in an application for affordable housing with Housing Affordability Service (HAS) and was qualified for low-income housing. Shortly after, Mr. Corbett saw an advertisement for an affordable unit in Legends at Knob Hill Development, a 768-unit project with 100 moderate-income sale units in Manalapan, New Jersey. After contacting his HAS field officer and obtaining approval for the unit, with his severance pay and personal savings, Mr. Corbett was able to purchase the moderate-income condominium outright in August 2003.

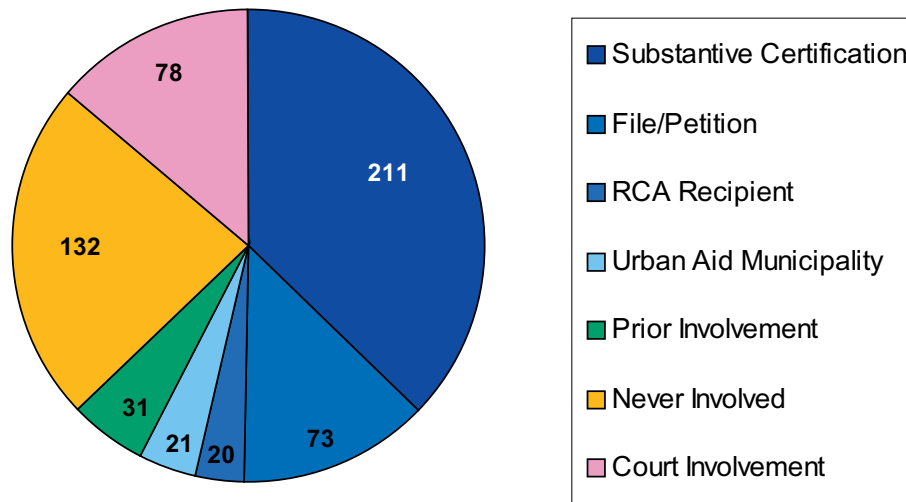
Mr. Corbett is very pleased with his unit, which includes one bedroom, kitchen, living room, laundry facilities, and ample closet space. The development also has a pool for residents. Because he was able to purchase the unit outright, Mr. Corbett's monthly housing costs are only about \$430.00, which includes maintenance charges, taxes, and utilities.

Mr. Corbett's story does not end with his affordable living situation, however. In May 2003, due to support by the other low and moderate income residents and the general community, he was appointed to a vacant seat as a representative to the Legends at Knob Hill Condominium Association and plans to run for re-election in December 2004.

COAH is glad to report Mr. Corbett's satisfaction with his affordable home and proud that COAH-certified units are making a difference in Manalapan and across the State of New Jersey!

NJ MUNICIPALITIES' PARTICIPATION WITH COAH

Under the New Jersey Fair Housing Act, participation in the COAH process is voluntary. The pie chart below shows the level of involvement for all municipalities as of December 31, 2003. In addition to municipalities that are certified or have petitioned for substantive certification, other municipalities are recipients of regional contribution agreements and are required to submit monitoring reports to COAH. There are also municipalities that are considered urban aid communities, many of which have not petitioned for substantive certification. Some municipalities were once involved in the COAH process, either only in the first round, or their second round protection has expired, or they withdrew their housing elements and fair share plans from COAH. Finally, there are municipalities who have never been involved in the COAH process, as well as those who are under the court's jurisdiction.



UNITS COMPLETED, ZONED OR APPROVED

Since 1986 COAH has facilitated the creation of affordable housing units in a variety of ways. Municipalities have received credit for new construction, zoning, and rehabilitation of affordable units. Units have also been transferred through Regional Contribution Agreements (RCAs).

Through December 31, 2003 credits have been granted for....

34,896 complete or under construction New Construction units

Zoning approvals for 9,192 units

13,874 Rehabilitated units

8,650 units transferred through RCAs

Not included in these numbers are bonuses and adjustments. Municipalities may receive rental bonuses for rental units, and as of December 31, 2003, 5,496 bonuses have been granted for completed projects and 1,055 bonuses have been granted for zoned projects.

Additionally, another 4,724 units in municipalities that have petitioned COAH but have not yet received substantive certification are under review and not listed on the following table.

The COAH monitoring numbers certainly do not represent all the affordable housing activity in New Jersey, but only what has been reported to COAH for credit. This only includes low and moderate income housing that was created or rehabilitated from 1980 through 2003.

UNITS COMPLETED, ZONED OR APPROVED

County & Municipality	COAH		Court	1987-99 Obligation		New Construction		RCA		Rehab
	First round	Second round		New Const.	Rehab	built / under construction	zoned / approved	units sent	units received	
ATLANTIC COUNTY										
Absecon City				144	36					
Atlantic City				2,459	340					
Brigantine City				124	26					
Buena Borough		x		40	35					
Buena Vista Township	x			19	54					162
Corbin City				12	3					
Egg Harbor City				42	36					
Egg Harbor Township			x	762	78					
Estell Manor City	x			21	8					31
Folsom Borough				20	10					
Galloway Township	x	x		328	81	57	61			86
Hamilton Township				349	62					
Hammonton Town		x		258	94	128	92			22
Linwood City				140	21					
Longport Borough				59	5					
Margate City				97	58					
Mullica Township	x	x		39	36					113
Northfield City				191	37					
Pleasantville City*				0	117					
Port Republic City				18	6					
Somers Point City				102	42					
Ventnor City				27	103					
Weymouth Township	x			15	14					13
County total	5	4	1	5,266	1,302	185	153	0	0	427
BERGEN COUNTY										
Allendale Borough		x		138	8	27	50	44		
Alpine Borough			x	214	0		8	16		
Bergenfield Borough				87	35					
Bogota Borough		x		14	34					
Carlstadt Borough				227	24					
Cliffside Park Borough				29	48					
Closter Borough		x		111	5	3	17	26		5
Cresskill Borough		x		70	5	18		34		5
Demarest Borough			x	66	1		14			
Dumont Borough				34	24					
East Rutherford Borough				90	38					
Edgewater Borough	x	x		28	13	40				10
Elmwood Park Borough				54	10					
Emerson Borough			x	74	0		10	5		
Englewood City		x		151	72					
Englewood Cliffs Borough				219	0					
Fair Lawn Borough		x		152	20	52				20
Fairview Borough		x		20	32	146			46	22
Fort Lee Borough			x	180	27	100	45			11
Franklin Lakes Borough			x	358	0		36			
Garfield City*				0	0					
Glen Rock Borough	x	x		118	31					2

*Urban Aid Municipality (57)

UNITS COMPLETED, ZONED OR APPROVED

County & Municipality	COAH		Court	1987-99 Obligation		New Construction		RCA		Rehab
	First round	Second round		New Const.	Rehab	built / under construction	zoned / approved	units sent	units received	
Hackensack City*				200	96					
Harrington Park Borough			x	57	0			4		
Hasbrouck Heights Borough	x			59	42	14				39
Haworth Borough		x		65	0	6				
Hillsdale Borough		x		111	7	117				7
Hohokus Borough	x	x		83	5					2
Leonia Borough	x	x		31	19	13				7
Little Ferry Borough			x	27	24					
Lodi Borough*				0	0					
Lyndhurst Township				101	87					
Mahwah Township		x		350	18	624				
Maywood Borough		x		35	11	136				
Midland Park Borough		x		54	26	27				6
Montvale Borough		x		255	0	22	65			
Moonachie Borough				95	3					
New Milford Borough				23	7					
North Arlington Borough				4	50					
Northvale Borough		x		86	2	2				
Norwood Borough	x	x		118	1	46		23		
Oakland Borough		x		219	3		137			8
Old Tappan Borough	x	x		98	0	60		21		
Oradell Borough				89	1					
Palisades Park Borough			x	0	28					
Paramus Borough	x	x		698	0	33	46	130		
Park Ridge Borough	x	x		112	4	40	14	12		8
Ramsey Borough	x	x		189	13	152	14	150		10
Ridgefield Borough		x		47	17				31	25
Ridgefield Park Village	x	x		25	44	40				59
Ridgewood Village	x	x		229	88	146				40
River Edge Borough				73	4					
River Vale Township		x		121	0	42	52			
Rochelle Park Township			x	64	5		9			7
Rockleigh Borough	x	x		84	0	8		5		
Rutherford Borough		x		96	104					
Saddle Brook Township			x	127	1	5	27			5
Saddle River Borough			x	162	0	94		40		
South Hackensack Township		x		50	4					
Teaneck Township		x		191	103					
Tenaflly Borough			x	158	23					
Teterboro Borough	x	x		106	0	5				
Upper Saddle River Borough		x		206	0	42	37	17		
Waldwick Borough		x		81	10	11	14	6		13
Wallington Borough				6	44					
Washington Township			x	85	0	13		11		
Westwood Borough		x		87	17	195				13
Woodcliff Lake Borough		x		170	0	40		39		
Wood-Ridge Borough				38	37					
Wyckoff Township		x		221	11	60	115	35		9
County total	14	38	13	8,020	1,386	2,379	710	618	77	333

*Urban Aid Municipality (57)

UNITS COMPLETED, ZONED OR APPROVED

County & Municipality	COAH		Court	1987-99 Obligation		New Construction		RCA		Rehab
	First round	Second round		New Const.	Rehab	built / under construction	zoned / approved	units sent	units received	
BURLINGTON										
Bass River Township				14	8					
Beverly City		x		19	14				254	13
Bordentown City			x	31	28					
Bordentown Township	x		x	210	15	168	45			6
Burlington City	x	x		89	57	100			95	119
Burlington Township	x	x		445	35	269	49	52		14
Chesterfield Township			x	55	13		67			1
Cinnaminson Township			x	331	20	17	156	72		10
Delanco Township		x		61	17	40				13
Delran Township			x	207	25	163		43		7
Eastampton Township			x	50	15		100			
Edgewater Park Township			x	30	20	50				7
Evesham Township			x	534	19	59	237	125		15
Fieldsboro Borough				19	2					
Florence Township	x	x		114	57	38		103		17
Hainesport Township	x	x		150	17	102	4	7		7
Lumberton Township		x		151	39	123				31
Mansfield Township			x	114	23	97	104			
Maple Shade Township		x		0	74					19
Medford Lakes Borough				60	9					
Medford Township		x		418	38		463			
Moorestown Township	x	x		606	85	219		274		81
Mount Holly Township*	x	x		0	55	47	209		206	97
Mount Laurel Township			x	814	25	393		85		37
New Hanover Township	x	x		5	12		1			
North Hanover Township		x		1	48	127				12
Palmyra Borough		x		39	42					
Pemberton Borough			x	10	6		10			
Pemberton Township*		x		0	153	133			188	120
Riverside Township		x		6	45		13			
Riverton Borough		x		15	15		2			
Shamong Township				85	11					
Southampton Township	x	x		86	67	51	37			18
Springfield Township	x	x		53	15	4	11	34		2
Tabernacle Township				107	20					
Washington Township			x	11	4					
Westampton Township			x	220	15	95				
Willingboro Township*			x	268	32					
Woodland Township				20	5					
Wrightstown Borough				10	19					
County total	10	19	14	5,458	1,219	2,295	1,508	795	743	646
CAMDEN										
Audubon Borough		x		0	48					50
Audubon Park Borough				4	2					
Barrington Borough	x			8	18					
Bellmawr Borough		x		107	19					

*Urban Aid Municipality (57)

UNITS COMPLETED, ZONED OR APPROVED

County & Municipality	COAH		Court	1987-99 Obligation		New Construction		RCA		Rehab
	First round	Second round		New Const.	Rehab	built / under construction	zoned / approved	units sent	units received	
Berlin Borough		x		154	20	73	62			28
Berlin Township	x	x		109	20	9				125
Brooklawn Borough	x			23	10					28
Camden City*				0	390				152	
Cherry Hill Township			x	1,829	22	523	427			52
Chesilhurst Borough				29	4					
Clementon Borough				19	34					
Collingswood Borough		x		0	49					126
Gibbsboro Borough	x	x		112	8		112			27
Gloucester City*				0	42				139	
Gloucester Township*	x	x		359	82	473				219
Haddon Heights Borough	x			23	43					66
Haddon Township			x	36	68	145				49
Haddonfield Borough	x	x		192	63	12				35
Hi-Nella Borough				0	1					
Laurel Springs Borough				17	11					
Lawnside Borough	x			32	5	2	31			5
Lindenwold Borough*				-7	55					
Magnolia Borough				22	17					
Merchantville Borough		x		0	23					27
Mount Ephraim Borough		x		32	14					
Oaklyn Borough				1	27					
Pennsauken Township*				0	136					
Pine Hill Borough		x		22	39	660				
Pine Valley Borough				47	0					
Runnemede Borough	x	x		39	19	13				6
Somerdale Borough				95	8					
Stratford Borough				69	21					
Tavistock Borough				80	0					
Voorhees Township	x	x		456	20	475				29
Waterford Township				103	32					
Winslow Township*	x	x		378	77	450				11
Woodlynne Borough		x		0	11					13
County total	11	15	2	4,390	1,458	2,835	632	0	291	896
CAPE MAY										
Avalon Borough				234	5					
Cape May City	x	x		58	33					180
Cape May Point Borough		x		34	3					7
Dennis Township				220	31					
Lower Township				325	79					
Middle Township		x		453	86					49
North Wildwood City		x		80	33	10				63
Ocean City City		x		411	112	62	6			121
Sea Isle City City				109	15					
Stone Harbor Borough	x	x		142	5					
Upper Township				318	32					
West Cape May Borough				8	9					
West Wildwood Borough				33	3					

*Urban Aid Municipality (57)

UNITS COMPLETED, ZONED OR APPROVED

County & Municipality	COAH		Court	1987-99 Obligation		New Construction		RCA		Rehab
	First round	Second round		New Const.	Rehab	built / under construction	zoned / approved	units sent	units received	
Wildwood City		x		149	16					24
Wildwood Crest Borough				42	20					
Woodbine Borough				89	14					
County total	2	7	0	2,705	496	72	6	0	0	444
CUMBERLAND										
Bridgeton City*				0	148					
Commercial Township		x		45	37	45				
Deerfield Township				40	21					
Downe Township				10	13					
Fairfield Township				79	40					
Greenwich Township				13	6					
Hopewell Township				114	28					
Lawrence Township				9	17					
Maurice River Township				22	26					
Millville City*	x			0	216	156	257			624
Shiloh Borough				7	2					
Stow Creek Township				14	9					
Upper Deerfield Township			x	242	46					
Vineland City*	x	x		0	372	281				880
County total	2	2	1	595	981	482	257	0	0	1,504
ESSEX										
Belleville Township*				0	0					
Bloomfield Township*	x	x		0	0	100				5
Caldwell Borough Township				0	0					
Cedar Grove Township	x	x		70	0	149				3
East Orange City*				0	215				71	
Essex Fells Township			x	40	0					
Fairfield Township			x	318	0	22	10			2
Glen Ridge Borough Township	x			28	38		25			4
Irvington Town*				0	223				14	
Livingston Township			x	375	0	70	25	64		
Maplewood Township		x		51	185	134				38
Millburn Township				261	0					
Montclair Township*	x	x		0	110	279				59
Newark City*				0	2,193				740	
North Caldwell Township				63	0					
Nutley Township		x		29	102	172				13
Orange City Township*				0	86				97	
Roseland Borough	x	x		182	0	82		80		
South Orange Village Township		x		63	119	49		30		40
Verona Township		x		24	3	159				6
West Caldwell Township			x	200	0					
West Orange Township		x		226	209	227				123
County total	5	9	4	1,930	3,483	1,443	60	174	922	293
GLOUCESTER										
Clayton Borough		x		94	31	28	60			44

*Urban Aid Municipality (57)

UNITS COMPLETED, ZONED OR APPROVED

County & Municipality	COAH		Court	1987-99 Obligation		New Construction		RCA		Rehab
	First round	Second round		New Const.	Rehab	built / under construction	zoned / approved	units sent	units received	
Deptford Township	x	x		522	80	232	91			74
East Greenwich Township	x		x	251	25		85	50		
Elk Township	x			127	19		121			9
Franklin Township				167	70					
Glassboro Borough*				0	28					
Greenwich Township				307	27					
Harrison Township	x		x	199	23	93	73			15
Logan Township			x	455	24					
Mantua Township	x	x		291	51	225	48			77
Monroe Township*		x		439	115	366	142			
National Park Borough				28	16					
Newfield Borough				14	8					
Paulsboro Township		x		0	36					42
Pitman Borough	x	x		40	49	10				61
South Harrison Township		x		31	9					
Swedesboro Borough				24	10					
Washington Township			x	507	37	191		189		34
Wenonah Borough		x		30	11					1
West Deptford Township	x		x	367	74		299			36
Westville Borough		x		27	27					
Woodbury City*	x	x		0	62	199				124
Woodbury Heights Borough				55	15					
Woolwich Township			x	209	6					2
County total	8	10	6	4,184	853	1,344	919	239	0	519
HUDSON										
Bayonne City*		x		0	220	8			70	248
East Newark Borough				2	15					
Guttenberg Borough				23	104					
Harrison Town				30	106					
Hoboken City*				0	447				48	
Jersey City*				0	2,431				363	
Kearny Town*				211	289	135	7		8	60
North Bergen Township*				0	567					
Secaucus Town	x	x		589	45	162	26			31
Union City*				0	611					
Weehawken Township*		x		3	147	216			8	
West New York Town*				0	427					
County total	1	3	0	858	5,409	521	33	0	497	339
HUNTERDON										
Alexandria Township	x	x		22	20		7	15		28
Bethlehem Township		x		42	17		22	9		
Bloomsbury Borough				17	5					
Califon Borough	x	x		21	5		16			5
Clinton Town				51	13	54				
Clinton Township	x	x		335	57	57	10	108		61
Delaware Township	x	x		23	27	6	10	5		21
East Amwell Township	x	x		40	25	14	7	20		24

*Urban Aid Municipality (57)

Ujima Village

Municipality, County:	Ewing Township, Mercer County
COAH Region:	4
Project Type:	Gut rehabilitation, 100 percent affordable
Developer:	Ujima Ministries and SERV Behavioral Health Systems
Number/Type of Affordable Units:	52 rental
Population Served:	39 units for age 55+ and 13 units for people with disabilities
Date Completed:	February 2004
Source(s) of Funding:	Low-Income Housing Tax Credits, Ewing Township, misc.



"Ujima Village has truly been a 'community' project. We (at SERV) are very proud to have been part of making it happen."

- Gary Van Nostrand, President/CEO of SERV Behavioral Health Systems

Traditions at Federal Point

Municipality, County:	Lawrence Township, Mercer County
COAH Region:	4
Project Type:	Inclusionary Development
Developer:	Pulte Homes
Number/Type of Affordable Units:	14 low income sale units and 14 moderate income sale units
Population Served:	Persons age 55+
Date Completed:	July 2004
Administrator:	Lawrence Township



UNITS COMPLETED, ZONED OR APPROVED

County & Municipality	COAH		Court	1987-99 Obligation		New Construction		RCA		Rehab
	First round	Second round		New Const.	Rehab	built / under construction	zoned / approved	units sent	units received	
Flemington Borough		x		38	32		5			6
Franklin Township	x	x		37	16	10	13	12		16
Frenchtown Borough	x	x		3	9		3			6
Glen Gardner Borough	x	x		7	12	48				2
Hampton Borough				3	9					
High Bridge Borough	x	x		27	24		34			21
Holland Township	x	x		16	31					26
Kingwood Township		x		20	19					
Lambertville City		x		0	21				81	31
Lebanon Borough				33	7					
Lebanon Township	x	x		27	34	10		10		9
Milford Borough	x	x		6	8	6				2
Raritan Township	x	x		361	65	194		133		
Readington Township	x	x		394	81	175		186		28
Stockton Borough		x		6	4		6			
Tewksbury Township	x	x		119	26	25	17	71		20
Union Township	x	x		78	23	8	55	4		7
West Amwell Township			x	16	14	9	1	15		13
County total	16	21	1	1,742	604	616	206	588	81	326
MERCER										
East Windsor Township		x		345	23	191	56	40		25
Ewing Township		x		481	118	172	63			61
Hamilton Township	x	x		705	355	217		69		803
Hightstown Borough	x	x		39	22	13			41	108
Hopewell Borough	x	x		29	8		10	9		8
Hopewell Township		x		520	44	253		198		41
Lawrence Township	x	x		890	72	729	86	98		185
Pennington Borough		x		52	9	6	14			
Princeton Borough			x	311	37	107	6			26
Princeton Township		x		331	50	219		23		22
Trenton City*				0	364				851	
Washington Township	x	x		289	16	219		28		15
West Windsor Township			x	899	30	645	92	88		4
County total	5	10	2	4,891	1,148	2,771	327	553	892	1,298
MIDDLESEX										
Carteret Borough*	x		x	0	84				215	142
Cranbury Township	x	x		217	13	76		110		10
Dunellen Borough				0	39					
East Brunswick Township		x		648	75	664				35
Edison Township	x		x	964	154	781	86			324
Helmetta Borough		x		26	7	13		13		5
Highland Park Borough	x	x		0	46	10				20
Jamesburg Borough		x		7	36	62				9
Metuchen Borough	x	x		99	73	45				22
Middlesex Borough		x		105	49					
Milltown Borough		x		64	43					
Monroe Township	x	x		554	80	11	332	115		112

UNITS COMPLETED, ZONED OR APPROVED

County & Municipality	COAH		Court	1987-99 Obligation		New Construction		RCA		Rehab
	First round	Second round		New Const.	Rehab	built / under construction	zoned / approved	units sent	units received	
New Brunswick City*	x			0	230	348			1,013	
North Brunswick Township		x		395	94	527		135		38
Old Bridge Township*	x	x		438	221	357	222			171
Perth Amboy City*				0	258				334	
Piscataway Township	x	x		736	103	410	82	167		108
Plainsboro Township		x		205	42	266		25		
Sayreville Borough	x	x		261	119	306				84
South Amboy City		x		0	47	72				17
South Brunswick Township	x	x		842	95	625	130			
South Plainfield Borough	x		x	379	40	213	88	57		64
South River Borough				0	78					
Spotswood Borough				48	43					
Woodbridge Township*			x	955	396					
County total	12	16	4	6,943	2,465	4,786	940	622	1,562	1,161
MONMOUTH										
Aberdeen Township		x		270	23					
Allenhurst Borough				49	3					
Allentown Borough				28	7					
Asbury Park City*				0	0				303	
Atlantic Highlands Borough		x		86	20					
Avon by the Sea Borough			x	20	11					
Belmar Borough				59	32				86	
Bradley Beach Borough	x			20	24				95	
Brielle Borough				159	11					
Colts Neck Township			x	217	29	88				18
Deal Borough				53	5					
Eatontown Borough			x	503	27					5
Englishtown Borough			x	38	4		28			4
Fair Haven Borough				135	21					
Farmingdale Borough			x	19	6					
Freehold Borough				188	45				565	
Freehold Township	x	x		1,036	56	375	160	405		17
Hazlet Township			x	407	11					
Highlands Borough				21	27				50	
Holmdel Township	x	x		769	2	307		384		7
Howell Township	x	x		955	154	389		270		163
Interlaken Borough				39	4					
Keansburg Borough				0	32				462	
Keyport Borough	x			1	38					
Little Silver Borough		x		190	19					
Loch Arbour Village				30	1					
Long Branch City*				0	0				300	
Manalapan Township		x		706	59	214	128	41		38
Manasquan Borough	x	x		147	28					14
Marlboro Township		x		1,019	37	203	94	183		6
Matawan Borough				141	19					
Middletown Township	x	x		1,561	122	88		649		260
Millstone Township	x	x		81	18	12	10	46		2

*Urban Aid Municipality (57)

Summerfield Development

Municipality, County:	South Brunswick Township, Middlesex County
COAH Region:	3
Project Type:	Inclusionary Development
Developer:	Sharbell
Number/Type of Affordable Units:	70 for sale townhouse units
Population Served:	Families, mix of one, two, and three bedroom units
Date Completed:	May 2002
Administrator:	South Brunswick Township



Summerfield Development, a 633-unit development in the heart of South Brunswick Township, consists of townhomes, single-family homes, a pool, clubhouse, and several playgrounds.

Kinnelon Ridge

Municipality, County:	Kinnelon Borough, Morris County
COAH Region:	2
Project Type:	Inclusionary Development
Developer:	Garden Homes
Number/Type of Affordable Units:	27 low income rentals and 27 moderate income rentals
Population Served:	Families, a mix of one, two, and three bedroom units
Date Completed:	Some market units still under construction
Administrator:	Housing Partnership for Morris County



Kinnelon Ridge includes 13 three-story buildings and a clubhouse with a fitness center and large room available for parties or meetings, which commands a landscape view of the surrounding hillside.

UNITS COMPLETED, ZONED OR APPROVED

County & Municipality	COAH		Court	1987-99 Obligation		New Construction		RCA		Rehab
	First round	Second round		New Const.	Rehab	built / under construction	zoned / approved	units sent	units received	
Monmouth Beach Borough				70	11					
Neptune City Borough*		x		33	25					
Neptune Township*		x		0	23				272	25
Ocean Township			x	873	54					
Oceanport Borough				149	15					
Red Bank Borough	x	x		428	54	50			45	72
Roosevelt Borough		x		29	3					
Rumson Borough			x	268	26					
Sea Bright Borough				37	10					
Sea Girt Borough				115	9					
Shrewsbury Borough				276	5					
Shrewsbury Township				12	4					
South Belmar Borough				31	7					
Spring Lake Borough			x	132	15					6
Spring Lake Heights Borough		x		76	16					
Tinton Falls Borough		x		622	12	409	91			
Union Beach Borough				83	23				75	
Upper Freehold Borough		x		44	11	2	9	22		
Wall Township			x	1,074	53	325		542		36
West Long Branch Borough				219	20					
County total	9	18	10	13,518	1,291	2,462	520	2,542	2,253	673
MORRIS										
Boonton Town		x		10	50	26				48
Boonton Township		x		21	2	24				24
Butler Borough		x		16	50	18				28
Chatham Borough	x	x		76	38	16	2	2		23
Chatham Township		x		83	6	81		8		
Chester Borough	x	x		16	9	13	2			1
Chester Township		x		32	30	27	1			5
Denville Township	x	x		324	67	125	10	136		93
Dover Town		x		6	127	3	3			81
East Hanover Township		x		262	4	74	82	65		
Florham Park Borough		x		327	3	290				
Hanover Township		x		355	11	298		9		13
Harding Township		x		83	5		23	43		1
Jefferson Township		x		69	62					
Kinnelon Borough	x	x		70	11	54				26
Lincoln Park Borough		x		73	27	138				100
Long Hill Township	x	x		62	23	73	2	42		17
Madison Borough		x		86	58	145				5
Mendham Borough	x	x		25	6	36				7
Mendham Township		x		41	1	38		3		
Mine Hill Township	x	x		61	28		76			15
Montville Township		x		261	19	407				
Morris Plains Borough				144	13					
Morris Township		x		293	31	345	52			
Morristown Town				227	90					
Mount Arlington Borough		x		17	26	15				35

*Urban Aid Municipality (57)

UNITS COMPLETED, ZONED OR APPROVED

County & Municipality	COAH		Court	1987-99 Obligation		New Construction		RCA		Rehab
	First round	Second round		New Const.	Rehab	built / under construction	zoned / approved	units sent	units received	
Mount Olive Township		x		46	136	132				63
Mountain Lakes Borough		x		80	11		6	12		1
Netcong Borough				0	29					
Parsippany-Troy Hills Township	x	x		664	63	486	12	294		94
Pequannock Township				134	32	231	12			40
Randolph Township	x	x		261	66	271	74			112
Riverdale Borough	x	x		58	14	10	23	16		13
Rockaway Borough	x	x		44	42					35
Rockaway Township		x		370	42	122	100	55		45
Roxbury Township		x		256	119	233	256			98
Victory Gardens Borough	x			1	11					18
Washington Township	x	x		65	89	100	16			22
Wharton Borough	x	x		40	47	34	15			24
County total	14	34	0	5,059	1,498	3,865	767	685	0	1,087
OCEAN										
Barneget Light Borough				84	2					
Barneget Township			x	329	28	107	213			25
Bay Head Borough			x	64	6					1
Beach Haven Borough				69	8					
Beachwood Borough			x	123	31		3			37
Berkeley Township			x	610	53	495	15			
Brick Township*	x	x		930	92	802	29			260
Dover Township		x		2,233	95	393	479			309
Eagleswood Township			x	36	7					
Harvey Cedars Borough				45	1					
Island Heights Borough				31	6					
Jackson Township			x	1,248	75	286	327	50		126
Lacey Township		x		580	39					
Lakehurst Borough				65	13					
Lakewood Township*				0	15					
Lavallette Borough	x			82	11					7
Little Egg Harbor Township		x		195	30					12
Long Beach Township				41	15					
Manchester Township			x	370	35					12
Mantoloking Borough				59	1					
Ocean Gate Borough				11	11					
Ocean Township		x		236	18					
Pine Beach Borough	x	x		42	8					10
Plumsted Township				49	23					
Point Pleasant Beach Borough				167	25					
Point Pleasant Borough				343	42					
Seaside Heights Borough			x	0	10					
Seaside Park Borough				53	9					
Ship Bottom Borough		x		71	8					
South Toms River Borough				51	12					
Stafford Township		x		555	48					
Surf City Borough				48	7					
Tuckerton Borough				69	16					

Bancroft NeuroHealth: Brick Campus

Municipality, County:	Brick Township, Ocean County
COAH Region:	4
Project Type:	Alternative Living Arrangement
Developer:	Homes Now, Inc.
Number/Type of Affordable Units:	12 one bedroom apartments and 12 two bedroom apartments
Population Served:	36 persons with special needs
Date Completed:	March 2004
Source(s) of Funding:	Low-Income Housing Tax Credits



"The Bancroft Brick campus is a beautiful apartment cluster in a wonderfully supportive community designed to allow people with disabilities to be a part of the community, not just in the community."

- Dan Keating, Ph.D. Executive Vice-president, LifeSpan Services,
Bancroft NeuroHealth

Ringwood Court

Municipality, County:	Ringwood Borough, Passaic County
COAH Region:	1
Project Type:	Alternative Living Arrangement, 100 percent affordable
Developer:	Spectrum for Living
Number/Type of Affordable Units:	16 low-income rental bedrooms in eight apartments
Population Served:	Persons with developmental disabilities
Date Completed:	December 2002
Administrator:	Spectrum for Living



In addition to the apartment building, there is a community building with a recreation room used for various activities and classes. A third building contains the management offices.

UNITS COMPLETED, ZONED OR APPROVED

County & Municipality	COAH		Court	1987-99 Obligation		New Construction		RCA		Rehab
	First round	Second round		New Const.	Rehab	built / under construction	zoned / approved	units sent	units received	
County total	3	8	8	8,889	800	2,083	1,066	50	0	799
PASSAIC										
Bloomington Borough	x	x		167	32	5	139			20
Clifton City*		x		379	828	370				152
Haledon Borough				5	54					
Hawthorne Borough			x	58	134					
Little Falls Township		x		101	59					
North Haledon Borough		x		91	28	53	14	24		
Passaic City*				0	543				41	
Paterson City*				0	1,269				558	
Pompton Lakes Borough				102	33					
Prospect Park Borough				0	40					
Ringwood Borough	x	x		51	22	12	26			84
Totowa Borough		x		247	40					
Wanaque Borough		x		332	37		38	24		
Wayne Township		x		1,158	59	366		476		68
West Milford Township		x		98	89	36	57			69
West Paterson Borough		x		95	26		33	43		
County total	2	10	1	2,884	3,293	842	307	567	599	393
SALEM										
Alloway Township				17	19					
Carneys Point Township		x		184	46	90	60			31
Elmer Borough				11	11					
Elsinboro Township				26	9					
Lower Alloways Creek Township				26	13					
Mannington Township				19	10					
Oldmans Township				183	11					
Penns Grove Borough*				4	38					
Pennsville Township				228	69					
Pilesgrove Township			x	35	16					
Pittsgrove Township			x	58	44	49	9			34
Quinton Township				14	19					
Salem City*	x	x		0	56	104				155
Upper Pittsgrove Township		x		26	22					16
Woodstown Borough	x			8	26					
County total	2	3	2	839	409	243	69	0	0	236
SOMERSET										
Bedminster Township		x		153	24	721				4
Bernards Township	x	x		508	44	237	39	241		26
Bernardsville Borough	x	x		127	41	41		77		54
Bound Brook Borough		x		0	33	17			55	27
Branchburg Township	x	x		302	7	134		100		16
Bridgewater Township		x		713	84	928				34
Far Hills Borough		x		37	3	31	4			
Franklin Township	x	x		766	53	730		29		71
Green Brook Township	x		x	150	14	120				17

*Urban Aid Municipality (57)

UNITS COMPLETED, ZONED OR APPROVED

County & Municipality	COAH		Court	1987-99 Obligation		New Construction		RCA		Rehab
	First round	Second round		New Const.	Rehab	built / under construction	zoned / approved	units sent	units received	
Hillsborough Township	x		x	461	21	197	119	79		42
Manville Borough			x	0	25				15	
Millstone Borough		x		21	1					
Montgomery Township		x		307	8	305				
North Plainfield Borough	x	x		0	89	13				69
Peapack - Gladstone Borough	x	x		82	12	29		37		10
Raritan Borough	x	x		81	34	31				
Rocky Hill Borough		x		25	2	10		9		3
Somerville Borough	x			47	62		10			34
South Bound Brook Borough	x	x		1	18	12			4	59
Warren Township	x	x		543	42	169		251		44
Watchung Borough	x	x		206	13	43	28	57		8
County total	13	17	3	4,530	630	3,768	200	880	74	518
SUSSEX										
Andover Borough	x	x		6	7	1	2			6
Andover Township		x		55	21		76			
Branchville Borough				13	10					
Byram Township	x	x		34	28		34			39
Frankford Township		x		35	41	15				
Franklin Borough		x		9	53	21	5			36
Fredon Township	x			29	11	13	28			
Green Township		x		19	11	3				7
Hamburg Borough				15	17					
Hampton Township		x		44	13	9	43			18
Hardyston Township		x		17	21	10	3			23
Hopatcong Borough	x	x		93	69					117
Lafayette Township				27	15					
Montague Township		x		9	15					39
Newton Town	x	x		17	86	25	21			39
Ogdensburg Borough	x			13	15				12	62
Sandyston Township				13	18					
Sparta Township	x	x		76	57	42	35			
Stanhope Borough	x	x		15	21	8				19
Stillwater Township	x			15	38					33
Sussex Borough				0	22					
Vernon Township		x		60	71					
Walpack Township				0	1					
Wantage Township	x			35	46					22
County total	10	14	0	649	707	147	247	0	12	460
UNION										
Berkeley Heights Township			x	183	7	89		129		
Clark Township	x	x		92	13		22			26
Cranford Township		x		148	104					
Elizabeth City*				0	972				25	
Fanwood Borough	x	x		45	16	4		4		29
Garwood Borough				19	20					
Hillside Township*				0	18					

*Urban Aid Municipality (57)

UNITS COMPLETED, ZONED OR APPROVED

County & Municipality	COAH		Court	1987-99 Obligation		New Construction		RCA		Rehab
	First round	Second round		New Const.	Rehab	built / under construction	zoned / approved	units sent	units received	
Kenilworth Borough				82	11					
Linden City				208	95				249	
Mountainside Borough			x	123	3					
New Providence Borough	x	x		134	17	55	11			17
Plainfield City*	x			0	153	250				384
Rahway City*		x		70	111	254				258
Roselle Borough*				0	4					
Roselle Park Borough				0	36					
Scotch Plains Township	x	x		183	35	36	58	175		106
Springfield Township			x	134	23	53	30	8		8
Summit City			x	172	121					
Union Township	x	x		233	99	321				287
Westfield Town				138	143	13	10	21		89
Winfield Township				0	0					
County total	6	7	4	1,964	2,001	1,075	131	337	274	1,204
WARREN										
Allamuchy Township		x		13	21		13			10
Alpha Borough		x		13	23					18
Belvidere Town		x		0	24	50				8
Blairstown Township		x		11	43		10			20
Franklin Township	x	x		11	19		11			19
Frelinghuysen Township		x		5	14	16				9
Greenwich Township	x	x		41	15	70				23
Hackettstown Town	x	x		48	74	110				11
Hardwick Township		x		6	8	19				
Harmony Township	x	x		47	22	21	36			15
Hope Township	x	x		7	14					14
Independence Township	x			10	35	40				
Knowlton Township		x		14	21	1	9			24
Liberty Township		x		6	20	12				14
Lopatcong Township	x	x		56	49	62				3
Mansfield Township	x	x		2	51	4				49
Oxford Township	x	x		2	16	32				
Phillipsburg Town*				0	155				373	
Pohatacong Township			x	47	31	16	44			15
Washington Borough	x	x		0	60	68				44
Washington Township	x	x		40	44	44				21
White Township		x		17	31	158				1
County total	11	19	1	396	790	723	123	0	373	318
STATE TOTAL	161	284	77	85,710	32,223	34,937	9,181	8,650	8,650	13,874

REGIONAL CONTRIBUTION AGREEMENTS (RCAs)

Regional Contribution Agreements (RCAs) are one way for sending municipalities to receive affordable housing credits and receiving municipalities to generate funding for affordable housing activities. The Fair Housing Act of 1985 permits a municipality to transfer up to 50 percent of its affordable housing obligation to another municipality within the same housing region. COAH establishes the minimum RCA contribution amount through rulemaking. Since January 2001, the cost per unit transferred has been \$25,000. Receiving municipalities have been able to benefit greatly from RCA funds, both in the new construction and rehabilitation of affordable housing units.

A total of \$170,876,720 and 8,650 units have been transferred to 42 municipalities. Large urban municipalities such as New Brunswick, Trenton, and Newark have benefited from RCAs to complete new construction, gut rehabilitation, and rehabilitation projects. Recently some RCAs have been with smaller, suburban municipalities with older housing stocks, which have used the funds for rehabilitation. Fairview Borough in Bergen County, Hightstown Borough in Mercer County, and Manville Borough in Somerset County are three examples.

Another option for RCAs is Recipient Certification, which is a streamlined process of implementing an RCA program for receiving municipalities with a history of demonstrated experience in housing production. Receiving municipalities must apply to New Jersey Housing and Mortgage Finance Agency and their county planning board for recipient certification in one or more of the following areas: limited or moderate rehabilitation of one-to-four family buildings, substantial rehabilitation or new construction of one-to-four family buildings, conversion or adaptive reuse of nonresidential buildings into multifamily buildings, and rehabilitation or new construction of special needs housing. Recipient certification is valid for a renewable period of three years. Linden City in Union County, located in Housing Region 2, has recipient certification for limited or moderate rehabilitation of one-to-four family buildings, and is featured in a case study on page 31.

REGIONAL CONTRIBUTION AGREEMENTS

RECEIVING MUNICIPALITY	SENDING MUNICIPALITY	Units transferred	Transfer approved	Type
Asbury Park City/Monmouth	Middletown Twp/Monmouth	180	\$3,510,000	Rehabilitation
	Wall Twp/Monmouth	47	\$940,000	
	Millstone Twp/Monmouth	46	\$920,000	
	Freehold Twp/Monmouth	30	\$600,000	
		303	\$5,970,000	
Bayonne City/Hudson	Wyckoff Twp/Bergen	27	\$540,000	Rehabilitation
	Cresskill Boro/Bergen	26	\$520,000	
	Waldwick Boro/Bergen	6	\$120,000	Gut Rehabilitation
	Washington Twp/Bergen	11	\$275,000	Rehabilitation
		70	\$1,455,000	
Belmar Boro/Monmouth	Howell Twp/Monmouth	86	\$1,720,000	Rehabilitation
Beverly City/Burlington	Mt.Laurel Twp/Burlington	85	\$1,700,000	Rehabilitation
	Moorestown Twp/Burlington	75	\$1,500,000	
	Evesham Twp/Burlington I	10	\$200,000	
	Evesham Twp/Burlington II	50	\$1,000,000	
	Springfield Twp/Burlington	34	\$680,000	
		254	\$5,080,000	
Bound Brook Boro/Somerset	Readington Twp/Hunterdon	55	\$1,300,000	Rehabilitation
Bradley Beach Boro/Monmouth	Wall Twp/Monmouth	95	\$1,900,000	Rehabilitation
Burlington City/Burlington	Delran Twp/Burlington	43	\$860,000	Gut Rehabilitation
	Burlington Twp/Burlington	52	\$1,040,000	Rehabilitation
		95	\$1,900,000	
Camden City/Camden	Washington Twp/Gloucester	152	\$3,040,000	New Construction and Rehabilitation
Carteret Boro/Middlesex	Cranbury Twp/Middlesex	34	\$680,000	Rehabilitation
	East Amwell Twp/Hunterdon	20	\$400,000	
	Readington Twp/Hunterdon	116	\$2,320,000	New Construction and Rehabilitation
	North Brunswick Twp/Middlesex	45	\$900,000	Rehabilitation
		215	\$4,300,000	
Elizabeth City/Union	Fanwood Boro/Union	4	\$72,000	Gut Rehabilitation
	Westfield Town/Union	21	\$357,000	Rehabilitation
		25	\$429,000	
East Orange City/Essex	Rockaway Twp/Morris	45	\$900,000	Rehabilitation
	Riverdale Boro/Morris	16	\$320,000	
	Rockaway Twp/Morris II	10	\$250,000	
		71	\$1,470,000	
Fairview Boro/Bergen	Alpine Boro/Bergen	16	\$320,000	Rehabilitation
	Closter Boro/Bergen	26	\$520,000	
	Harrington Park Boro/Bergen	4	\$80,000	
		46	\$920,000	
Freehold Boro/Monmouth	Freehold Twp/Monmouth I	150	\$2,700,000	Rehabilitation
	Marlboro Twp/Monmouth	62	\$1,249,920	Gut Rehabilitation
	Howell Twp/Monmouth	184	\$3,680,000	
	Freehold Twp/Monmouth II	169	\$3,380,000	Rehabilitation
		565	\$11,009,920	
Gloucester City/Camden	Evesham Twp/Burlington I	40	\$800,000	Rehabilitation
	Evesham Twp/Burlington II	12	\$240,000	
	Washington Twp/Gloucester	37	\$740,000	
	East Greenwich Twp/Gloucester	50	\$1,000,000	

Metropolitan Inn

Municipality, County:	Burlington City, Burlington County
COAH Region:	5
Project Type:	Gut rehabilitation
Developer:	Pennrose Properties
Number/Type of Affordable Units:	16 low income rental units
Population Served:	Persons age 55+
Date Completed:	September 2003
Source(s) of Funding:	RCAs with Burlington Township and Delran Township

Before



After



Pennrose Properties received a Historic Preservation award for Metropolitan Inn.

West Electronics

Municipality, County: Burlington City, Burlington County
COAH Region: 5
Project Type: Conversion
Developer: Pennrose Properties
Number/Type of Affordable Units: 36 one bedroom low income rental units
Population Served: Persons age 55+
Date Completed: September 2003
Source(s) of Funding: RCA with Delran Township

Before



After



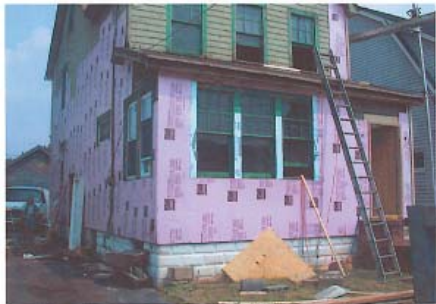
REGIONAL CONTRIBUTION AGREEMENTS

RECEIVING MUNICIPALITY	SENDING MUNICIPALITY	Units transferred	Transfer approved	Type
		139	\$2,780,000	
Hightstown Boro/Mercer	Manalapan Twp/Monmouth	41	\$820,000	Rehabilitation
Highlands Boro/Monmouth	Middletown Twp/Monmouth	50	\$925,000	Rehabilitation
Hoboken City/Hudson	Wanaque Boro/Bergen	24	\$480,000	New Construction
	North Haledon Boro/Passaic	24	\$480,000	
		48	\$960,000	
Irvington Twp/Essex	Roseland Boro/Essex	14	\$280,000	Rehabilitation
Jersey City/Hudson	Ramsey Boro/Bergen I	107	\$1,780,000	New Construction and Rehabilitation
	Ramsey Boro/Bergen II	43	\$860,000	
	Rockleigh Boro/Bergen	5	\$112,500	New Construction
	Allendale Boro/Bergen I	32	\$640,000	Gut Rehabilitation
	Old Tappan Boro/Bergen I	7	\$154,000	New Construction
	Allendale Boro/Bergen II	8	\$160,000	
	Old Tappan Boro/Bergen II	14	\$280,000	
	Paramus Boro/Bergen	130	\$2,600,000	
	Upper Saddle River/Bergen	17	\$340,000	Rehabilitation
		363	\$6,926,500	
Keansburg Boro/Monmouth	Holmdel Twp/Monmouth	313	\$5,821,800	Rehabilitation
	Middletown Twp/Monmouth	149	\$2,980,000	
		462	\$8,801,800	
Kearny Town/Hudson	Wyckoff Twp/Bergen	8	\$136,000	Rehabilitation
Lambertville City/Hunterdon	West Amwell Twp/Hunterdon	15	\$324,000	Rehabilitation
	Franklin Twp/Hunterdon	12	\$240,000	
	Alexandria Twp/Hunterdon	15	\$300,000	New Construction
	Union Twp/Hunterdon	4	\$80,000	
	Delaware Twp/Hunterdon	5	\$100,000	Rehabilitation
	Lebanon Twp/Hunterdon	10	\$250,000	New Construction
	Raritan Boro/Hunterdon	20	\$500,000	
		81	\$1,794,000	
Linden City/Union*	Scotch Plains Twp/Union	175	\$3,500,000	Rehabilitation
	Springfield Twp/Union	8	\$160,000	
	Livingston Twp/Essex I	27	\$540,000	
	Livingston Twp/Essex II	37	\$740,000	
	Chatham Boro/Morris	2	\$50,000	
		249	\$4,990,000	
Long Branch City/Monmouth	Middletown Twp/Monmouth	150	\$2,625,000	Rehabilitation
	Wall Twp/Monmouth	150	\$2,512,500	
		300	\$5,137,500	
Manville Boro/Somerset	Readington Twp/Hunterdon	15	\$300,000	Rehabilitation
Mt. Holly Twp/Burlington	Moorestown Twp/Burlington	199	\$3,980,000	Rehabilitation
	Hainesport Twp/Burlington	7	\$140,000	
		206	\$4,120,000	
Neptune Twp/Monmouth	Wall Twp/Monmouth	250	\$4,375,000	Rehabilitation
	Upper Freehold Twp/Monmouth	22	\$440,000	
		272	\$4,815,000	
Newark City/Essex	Long Hill Twp/Morris	42	\$840,000	New Construction & Gut Rehabilitation
	Roseland Boro/Essex	66	\$1,138,500	
	Denville Twp/Morris	136	\$2,040,000	
	East Hanover Twp/Morris	65	\$1,300,000	
	Berkeley Hts Twp/Union	129	\$3,031,500	

Scattered Site Rehabilitation

Municipality, County: Linden City, Union County
COAH Region: 2
Number of Affordable Units Completed: 16
Population Served: Low and moderate income households in substandard housing
Administrator: Linden City Building Codes office
Date RCA Approved: October 2, 2002
Number of Units Transferred/Total Cost: 37 units, \$740,000
Source(s) of Funding: RCA with Livingston Township, HUD County CDBG Funds

During



After



REGIONAL CONTRIBUTION AGREEMENTS

RECEIVING MUNICIPALITY	SENDING MUNICIPALITY	Units transferred	Transfer approved	Type
	Parsippany-Troy Hills/Morris	294	\$5,071,500	
	Chatham Twp/Morris	8	\$160,000	New Construction
		740	\$13,581,500	
New Brunswick City/Middlesex*	Warren Twp/Somerset	166	\$4,399,000	New Construction and Rehabilitation
	Bernardsville Boro/Somerset	41	\$861,000	Rehabilitation
	Branchburg Twp/Somerset	100	\$2,600,000	New Construction and Rehabilitation
	Piscataway Twp/Middlesex I	99	\$2,130,000	
	Plainsboro Twp/Middlesex	25	\$500,000	
	Raritan Twp/Hunterdon	54	\$1,080,000	
	Monroe Twp/Middlesex	115	\$2,300,000	New Construction
	Raritan Twp/Hunterdon II	14	\$280,000	New Construction and Rehabilitation
	Raritan Twp/Hunterdon III	20	\$400,000	
	Raritan Twp/Hunterdon IV	22	\$440,000	
	Helmetta Boro/Middlesex	13	\$260,000	Not identified
	Rocky Hill Boro/Somerset	9	\$180,000	Rehabilitation
	Clinton Twp/Hunterdon	108	\$2,265,000	New Construction
	Bethlehem Twp/Hunterdon	9	\$180,000	Rehabilitation
	Raritan Twp/Hunterdon V	3	\$60,000	
	Piscataway Twp/Middlesex II	68	\$1,700,000	
	North Brunswick Twp/Middlesex	90	\$1,800,000	
	South Plainfield Boro/Middlesex	57	\$1,140,000	New Construction
		1013	\$22,575,000	
Ogdensburg Boro/Sussex	Park Ridge Boro/Bergen	12	\$240,000	Rehabilitation
Orange Twp City/Essex	Harding Twp/Morris	43	\$860,000	New Construction and Rehabilitation
	Mountain Lakes Boro/Morris	12	\$240,000	
	Hanover Twp/Morris	9	\$180,000	
	Mendham Twp/Morris	3	\$60,000	
	South Orange Village Twp/Essex	30	\$480,000	Rehabilitation
		97	\$1,820,000	
Passaic City/Passaic	Norwood Boro/Bergen	23	\$391,000	Rehabilitation
	Saddle River Boro/Bergen	18	\$360,000	Gut Rehabilitation
		41	\$751,000	
Paterson City/Passaic	Wayne Twp/Passaic	476	\$8,330,000	New Construction and Rehabilitation
	Woodcliff Lake Boro/Bergen	39	\$682,500	Gut Rehabilitation
	West Paterson Boro/Passaic	43	\$860,000	
		558	\$9,872,500	
Pemberton Twp/Burlington	Florence Twp/Burlington	103	\$1,545,000	Rehabilitation
	Evesham Twp/Burlington I	3	\$60,000	
	Evesham Twp/Burlington II	10	\$200,000	
	Cinnaminson Twp/Burlington	72	\$1,440,000	
		188	\$3,245,000	
Perth Amboy City/Middlesex	Tewksbury Twp/Hunterdon	45	\$1,200,000	Gut Rehabilitation
	Franklin Twp/Somerset	29	\$797,500	New Construction
	Cranbury Twp/Middlesex	76	\$1,900,000	Gut Rehabilitation
	Peapack-Gladstone Boro/Som	37	\$740,000	Rehabilitation
	Bernardsville Boro/Somerset	36	\$720,000	
	Warren Twp/Somerset	85	\$1,700,000	
	Tewksbury Twp/Hunterdon II	26	\$520,000	Gut Rehabilitation
		334	\$7,577,500	

REGIONAL CONTRIBUTION AGREEMENTS

RECEIVING MUNICIPALITY	SENDING MUNICIPALITY	Units transferred	Transfer approved	Type
Phillipsburg Town/ Warren	Watchung Boro/Somerset	57	\$1,254,000	Rehabilitation
	Hillsborough Twp/Somerset	79	\$1,738,000	
	Bernards Twp/Somerset	237	\$5,214,000	
		373	\$8,206,000	
Red Bank Boro/Monmouth	Middletown Twp/Monmouth	45	\$810,000	Gut Rehabilitation
Ridgefield Boro/Bergen	Emerson Boro/Bergen	5	\$125,000	Rehabilitation
	Allendale Boro/Bergen	4	\$80,000	
	Saddle River Boro/Bergen	22	\$440,000	
		31	\$645,000	
So. Bound Brook Boro/Somerset	Bernards Twp/Somerset	4	\$80,000	Rehabilitation
Trenton City/Mercer*	Hopewell Twp/Mercer I	20	\$550,000	New Construction
	Hamilton Twp/Mercer	69	\$793,500	New Construction and Rehabilitation
	Princeton Twp/Mercer	23	\$460,000	
	Hopewell Twp/Mercer II	119	\$2,380,000	New Construction
	Hopewell Twp/Mercer III	59	\$1,180,000	New Construction and Rehabilitation
	Holmdel Twp/Monmouth	71	\$1,595,000	
	Marlboro Twp/Monmouth I	99	\$1,980,000	
	West Windsor Twp/Mercer	66	\$1,320,000	
	Marlboro Twp/Monmouth II	22	\$440,000	
	Washington Twp/Mercer	28	\$560,000	Rehabilitation
	East Windsor Twp/Mercer	40	\$800,000	New Construction and Rehabilitation
	Lawrence Twp/Mercer II	98	\$1,960,000	
	Hopewell Boro/Mercer	9	\$180,000	Not identified
	Jackson Twp/Ocean	50	\$1,000,000	New Construction
	Freehold Twp/Monmouth	56	\$1,120,000	
	West Windsor Twp/Mercer II	22	\$440,000	New Construction
		851	\$16,758,500	
Union Beach Boro/Monmouth	Middletown Twp/Monmouth	75	\$1,275,000	Rehabilitation
Weehawken Twp/Hudson	Cresskill Boro/Bergen	8	\$160,000	Gut Rehabilitation
42	148	8650	\$170,876,720	

* Has RCA recipient certification

DEVELOPMENT FEES & DEVELOPER AGREEMENTS

Since adopting regulations in January 1992, COAH has been approving and monitoring development fees and developer agreements. Funds are collected from nonresidential (commercial and industrial) and non-Mt. Laurel residential developments, as well as negotiated payments from developers. All funds must be placed in an interest-bearing affordable housing trust fund.

To impose development fees, a municipality must have its development fee ordinance reviewed and approved by COAH or the court. To spend any of the funds, which can only be used for eligible affordable housing activities, the municipality must receive COAH approval of its spending plan.

As of December 31, 2003, 162 municipalities have development fee ordinances or developer agreements with a total of \$208,776,490.20 collected. A total of \$119,854,362.65 has been expended, leaving \$88,922,137.55 still available for affordable housing activity across the State of New Jersey.

The table on the following pages lists all municipalities with COAH-approved development fee ordinances or developer agreements. The amount of funds collected can include mandatory development fees, developer agreements such as payments in lieu of construction, municipal contributions, and/or loan repayments. The interest accrued to the affordable housing trust fund, which is included in the total amount reported in the first column, must also only be used for eligible affordable housing activities. The second column lists the amount of funds each municipality has expended on housing activities and administration, and the third column lists codes for the types of activities funded by the municipality. The last column lists the balance in each account as of December 31, 2003. The codes for activities are as follows:

- A – Rehabilitation
- B – ECHO units
- C – New Construction and/or related infrastructure
- D – Purchase of Existing Units
- E – Write-Down/Buy-Down Program
- F – Alternative Living Arrangements
- G – Accessory Apartments
- H – Land Purchase
- I – Regional Contribution Agreements
- J – Affordability Assistance
- K – Administration

DEVELOPMENT FEES AND DEVELOPER AGREEMENTS

COUNTY & MUNICIPALITY	FUNDS COLLECTED	FUNDS EXPENDED	TYPES OF ACTIVITY FUNDED	BALANCE
ATLANTIC COUNTY				
Galloway Township	\$1,118,622.42	\$356,012.08	A, D, K	\$762,610.34
Hammonton Town	\$830.90	\$0.00		\$830.90
BERGEN COUNTY				
Allendale Borough*	\$1,600,741.65	\$1,559,088.16	C, I, K	\$41,653.49
Alpine Borough	\$540,864.22	\$11,250.00	K	\$529,614.22
Closter Borough	\$495,608.47	\$287,882.47	I, K	\$207,726.00
Cresskill Borough	\$179,079.12	\$18,690.00	K	\$160,389.12
Demarest Borough*	\$0.00	\$0.00		\$0.00
Edgewater Borough	\$892,689.15	\$550,000.00	D, K	\$342,689.15
Fort Lee Borough	\$628,745.40	\$110,000.00	H	\$518,745.40
Haworth Borough	\$45,397.00	\$0.00		\$45,397.00
Ho-Ho-Kus Borough	\$76,971.80	\$0.00		\$76,971.80
Leonida Borough	\$0.00	\$0.00		\$0.00
Mahwah Township	\$604,193.38	\$80,883.30	K	\$523,310.08
Midland Park Borough	\$0.00	\$0.00		\$0.00
Montvale Borough	\$722,935.00	\$7,495.00	K	\$715,440.00
Norwood Borough*	\$56,799.16	\$9,188.23	K	\$47,610.93
Old Tappan Borough	\$616,711.65	\$508,326.46	I, K	\$108,385.19
Paramus Borough*	\$9,081,141.04	\$3,553,896.60	C, I, K	\$5,527,244.44
Park Ridge Borough	\$569,726.58	\$244,874.54	I, K	\$324,852.04
Ramsey Borough	\$794,281.74	\$256,563.00	A, D, K	\$537,718.74
Ridgefield Borough*	\$29,681.60	\$40.17	K	\$29,641.43
Ridgefield Park Village	\$0.00	\$0.00		\$0.00
Ridgewood Village*	\$0.00	\$0.00		\$0.00
River Vale Township*	\$783,633.00	\$7,461.00	K	\$776,172.00
Upper Saddle River Borough	\$1,171,493.73	\$340,000.00	I	\$831,493.73
Waldwick Borough	\$236,771.79	\$120,028.00	I, K	\$116,743.79
Washington Township*	\$244,531.49	\$200,000.00	I	\$44,531.49
Westwood Borough	\$0.00	\$0.00		\$0.00
Woodcliff Lake Borough*	\$0.00	\$0.00		\$0.00
BURLINGTON COUNTY				
Burlington Township	\$1,626,902.62	\$813,125.00	I	\$813,777.62
Delanco Township	\$110,705.07	\$0.00		\$110,705.07

*Failed to submit up-to-date monitoring

DEVELOPMENT FEES AND DEVELOPER AGREEMENTS

COUNTY & MUNICIPALITY	FUNDS COLLECTED	FUNDS EXPENDED	TYPES OF ACTIVITY FUNDED	BALANCE
Florence Township	\$1,643,622.40	\$1,643,622.40	A, C, H, I, K	\$0.00
Hainesport Township*	\$1,017,998.87	\$468,985.94	A, D, E, I, K	\$549,012.93
Lumberton Township	\$701,221.04	\$8,235.23	K	\$692,985.81
Mansfield Township*	\$401,181.70	\$39,739.50	K	\$361,442.20
Medford Township	\$810,356.93	\$50,000.00	A	\$760,356.93
Moorestown Township	\$6,850,872.09	\$6,505,350.86	A, C, D, I, J, K	\$345,521.23
North Hanover Township*	\$74,364.51	\$0.00		\$74,364.51
Riverton Borough	\$0.00	\$0.00		\$0.00
Southampton Township	\$45,845.08	\$2,640.33	K	\$43,204.75
Springfield Township	\$0.00	\$0.00		\$0.00
CAMDEN COUNTY				
Berlin Borough*	\$615,197.05	\$226,719.70	A	\$388,477.35
CAPE MAY COUNTY				
Cape May Point Borough	\$43,703.29	\$3,333.90	A, K	\$40,369.39
Ocean City	\$894,973.02	\$87,818.12	C, K	\$807,154.90
ESSEX COUNTY				
Fairfield Township	\$652,799.46	\$0.00		\$652,799.46
Montclair Township	\$0.00	\$0.00		\$0.00
South Orange Village Township*	\$517,552.90	\$480,000.00	I	\$37,552.90
West Orange Township	\$2,034,823.89	\$891,794.80	A, K	\$1,143,029.09
GLOUCESTER COUNTY				
Deptford Township	\$0.00	\$0.00		\$0.00
Glassboro Borough	\$377,392.14	\$261,774.30	A	\$115,617.84
HUDSON COUNTY				
Secaucus Town	\$1,577,022.49	\$918,507.02	A, C, D, K	\$658,515.47
Weehawkin Township*	\$0.00	\$0.00		\$0.00
HUNTERDON COUNTY				
Bethlehem Township*	\$0.00	\$0.00		\$0.00
Clinton Township	\$832,976.52	\$700,000.00	I	\$132,976.52
Delaware Township	\$671,700.38	\$413,271.41	A, H, I, K	\$258,428.97
East Amwell Township	\$38,082.19	\$16,055.31	A, I, K	\$22,026.88

*Failed to submit up-to-date monitoring

Simpson Avenue

Municipality, County:	Ocean City, Cape May County
COAH Region:	6
Project Type:	Municipal Construction, 100 percent affordable
Number/Type of Affordable Units:	Two moderate income homes
Population Served:	Single-family, two bedroom and three bedroom
Date Completed:	January 2003
Source(s) of Funding:	Ocean City's development fee account
Administrator:	Ocean City



According to Rosemary DeQuinzio, Ocean City's Neighborhood Preservation Manager, the Simpson Avenue homes "had an impact not only on the block but on the neighborhood" as other homeowners on the block qualified for Neighborhood Preservation Program grants.

DEVELOPMENT FEES AND DEVELOPER AGREEMENTS

COUNTY & MUNICIPALITY	FUNDS COLLECTED	FUNDS EXPENDED	TYPES OF ACTIVITY FUNDED	BALANCE
Flemington Borough	\$42,467.02	\$0.00		\$42,467.02
Franklin Township	\$24,908.83	\$0.00		\$24,908.83
Frenchtown Borough	\$0.00	\$0.00		\$0.00
High Bridge Borough*	\$0.00	\$0.00		\$0.00
Holland Township	\$0.00	\$0.00		\$0.00
Lebanon Township*	\$182,232.38	\$136,039.50	A, I, K	\$46,192.88
Milford Borough	\$0.00	\$0.00		\$0.00
Raritan Township	\$2,486,351.67	\$750,000.00	F, I	\$1,736,351.67
Readington Township*	\$4,343,016.62	\$4,031,567.81	A, B, C, D, F, H, I, J, K	\$311,448.81
Tewksbury Township	\$406,514.11	\$50,000.00	C	\$356,514.11
Union Township	\$846,280.59	\$146,009.97	A, I, K	\$700,270.62
West Amwell Township	\$75,120.85	\$6,861.00	K	\$68,259.85
MERCER COUNTY				
East Windsor Township*	\$1,363,742.38	\$663,403.75	A, I, K	\$700,338.63
Hamilton Township*	\$1,575,834.43	\$326,004.07	C, K	\$1,249,830.36
Hopewell Borough*	\$931.35	\$0.00		\$931.35
Hopewell Township	\$7,628,788.70	\$4,724,200.50	A, C, D, I, J, K	\$2,904,588.20
Lawrence Township	\$5,786,271.81	\$4,955,284.93	A, D, F, H, I, J, K	\$830,986.88
Pennington Borough	\$130,404.64	\$1,500.00	K	\$128,904.64
Princeton Borough*	\$683,746.63	\$339,389.41	C, J, K	\$344,357.22
Princeton Township*	\$3,753,607.34	\$3,672,734.98	A, C, D, J, K	\$80,872.36
Washington Township	\$2,082,130.91	\$964,612.51	A, I, K	\$1,117,518.40
West Windsor Township*	\$3,068,233.35	\$1,643,496.26	D, I, K	\$1,424,737.09
MIDDLESEX COUNTY				
Cranbury Township	\$2,290,758.84	\$2,009,717.01	A, C, K	\$281,041.83
East Brunswick Township	\$1,408,190.23	\$322,236.50	A, D, E, K	\$1,085,953.73
Helmetta Borough*	\$152,000.00	\$0.00		\$152,000.00
Metuchen Borough	\$26,733.82	\$17,677.44	J, K	\$9,056.38
Monroe Township	\$6,611,520.92	\$3,842,564.87	A, I, K	\$2,768,956.05
Old Bridge Township*	\$2,454,955.54	\$1,829,324.00	A, C, J, K	\$625,631.54
Plainsboro Township	\$5,132,731.28	\$2,400,722.47	A, C, D, I, J, K	\$2,732,008.81
South Brunswick Township	\$6,147,392.28	\$1,204,077.34	C, J, K	\$4,943,314.94
MONMOUTH COUNTY				
Aberdeen Township*	\$0.00	\$0.00		\$0.00

*Failed to submit up-to-date monitoring

Parkside at Bennett Place

Municipality, County: Cranbury Township, Middlesex County
COAH Region: 3
Project Type: Municipal Construction, 100 percent affordable
Contractor: Berkowski & Associates
Number/Type of Affordable Units: 8 low income family rentals and 8 moderate income family rentals in 4 quadplexes
Date Completed: August 2002
Source(s) of Funding: Cranbury Township's development fee account
Administrator: Frank Piazza & Associates



DEVELOPMENT FEES AND DEVELOPER AGREEMENTS

COUNTY & MUNICIPALITY	FUNDS COLLECTED	FUNDS EXPENDED	TYPES OF ACTIVITY FUNDED	BALANCE
Freehold Township	\$9,810,194.23	\$6,261,829.95	C, I, K	\$3,548,364.28
Holmdel Township	\$11,071,514.41	\$7,564,832.89	I, K	\$3,506,681.52
Howell Township	\$2,670,345.88	\$631,881.18	A, I, K	\$2,038,464.70
Manalapan Township	\$1,942,837.64	\$861,481.92	A, I, K	\$1,081,355.72
Manasquan Borough	\$252,783.35	\$0.00		\$252,783.35
Marlboro Township	\$12,591,622.98	\$4,109,715.26	A, I, K	\$8,481,907.72
Middletown Township	\$2,452,998.26	\$1,911,948.21	C, G, H, I, J, K	\$541,050.05
Millstone Township	\$1,181,811.87	\$389,374.92	F, K	\$792,436.95
Tinton Falls Borough	\$1,663,557.75	\$0.00		\$1,663,557.75
Upper Freehold Township	\$794,587.08	\$294,321.90	I, K	\$500,265.18
Wall Township*	\$8,407,269.00	\$15,532,678.77	A, C, I, K	-\$7,125,409.77
MORRIS COUNTY				
Boonton Town*	\$255,517.41	\$2,060.00	K	\$253,457.41
Chatham Borough	\$52,243.98	\$4,777.03	K	\$47,466.95
Chatham Township	\$0.00	\$0.00		\$0.00
Chester Borough*	\$15,607.93	\$836.67	K	\$14,771.26
Chester Township	\$913,808.73	\$171,779.80	A, C, F, K	\$742,028.93
Denville Township	\$189,490.01	\$0.00		\$189,490.01
East Hanover Township*	\$0.00	\$0.00		\$0.00
Florham Park Borough	\$10,547.22	\$0.00		\$10,547.22
Hanover Township	\$2,131,901.00	\$166,108.00	C, H, I, K	\$1,965,793.00
Jefferson Township	\$36,056.31	\$0.00		\$36,056.31
Kinnelon Borough	\$0.00	\$0.00		\$0.00
Lincoln Park Borough	\$569,864.55	\$474,000.00	J	\$95,864.55
Mendham Borough	\$157,112.97	\$53,887.00	A	\$103,225.97
Mount Olive Township	\$516,035.59	\$0.00		\$516,035.59
Parsippany-Troy Hills Township	\$2,799,861.74	\$726,167.25	I, K	\$2,073,694.49
Randolph Township	\$1,002,797.84	\$549,683.00	A, C, D, H, K	\$453,114.84
Rockaway Township	\$1,429,000.73	\$255,853.10	I, K	\$1,173,147.63
Roxbury Township	\$2,448,502.29	\$651,696.95	A, C, E, J, K	\$1,796,805.34
Washington Township	\$1,521,471.86	\$1,112,108.11	A, D, F, J, K	\$409,363.75
Wharton Borough*	\$47,734.64	\$0.00		\$47,734.64
OCEAN COUNTY				
Barnegat Township*	\$180,725.91	\$119,410.00	A	\$61,315.91
Brick Township	\$2,832,884.16	\$2,725,528.06	C, H, K	\$107,356.10

*Failed to submit up-to-date monitoring

DEVELOPMENT FEES AND DEVELOPER AGREEMENTS

COUNTY & MUNICIPALITY	FUNDS COLLECTED	FUNDS EXPENDED	TYPES OF ACTIVITY FUNDED	BALANCE
Dover Township*	\$801,101.20	\$183,026.71	C, K	\$618,074.49
Jackson Township	\$1,579,520.80	\$911,866.81	A, K	\$667,653.99
Lacey Township	\$4,698.50	\$0.00		\$4,698.50
Little Egg Harbor Township	\$0.00	\$0.00		\$0.00
Pine Beach Borough	\$26,389.23	\$0.00		\$26,389.23
Stafford Township	\$71,909.00	\$17,636.00	K	\$54,273.00
PASSAIC COUNTY				
Clifton City*	\$3,166,000.01	\$3,006,424.07	A, C, K	\$159,575.94
North Haledon Borough*	\$630,976.00	\$505,929.00	I, K	\$125,047.00
Totowa Borough	\$0.00	\$0.00		\$0.00
Wanaque Borough*	\$439,417.66	\$0.00		\$439,417.66
Wayne Township*	\$2,195,647.90	\$2,175,429.00	I, J, K	\$20,218.90
West Milford Township*	\$276,579.00	\$318,647.61	A, C, K	-\$42,068.61
West Paterson Borough*	\$482,391.29	\$61.89	K	\$482,329.40
SOMERSET COUNTY				
Bedminster Township	\$807,435.45	\$11,271.37	K	\$796,164.08
Bernards Township	\$7,642,050.00	\$6,963,203.20	A, C, D, F, I, K	\$678,846.80
Bernardsville Borough	\$592,724.74	\$0.00		\$592,724.74
Bridgewater Township	\$6,908,529.19	\$1,641,702.99	A, D, J, K	\$5,266,826.20
Franklin Township	\$850,031.65	\$15,000.00	C	\$835,031.65
Hillsborough Township	\$796,777.32	\$0.00		\$796,777.32
Montgomery Township	\$854,047.89	\$211,955.46	K	\$642,092.43
Peapack & Gladstone Township	\$174,384.27	\$0.00		\$174,384.27
Raritan Borough*	\$0.00	\$0.00		\$0.00
Rocky Hill Borough*	\$0.00	\$0.00		\$0.00
Warren Township	\$4,334,476.13	\$1,730,595.00	A, I	\$2,603,881.13
Watchung Borough	\$994,757.58	\$1,000.00	A	\$993,757.58
SUSSEX COUNTY				
Byram Township	\$0.00	\$0.00		\$0.00
Hardyston Township	\$89,042.11	\$0.00		\$89,042.11
Sparta Township*	\$1,091,605.67	\$498,288.66	A, H, K	\$593,317.01
Vernon Township	\$96,511.84	\$0.00		\$96,511.84
UNION COUNTY				

*Failed to submit up-to-date monitoring

DEVELOPMENT FEES AND DEVELOPER AGREEMENTS

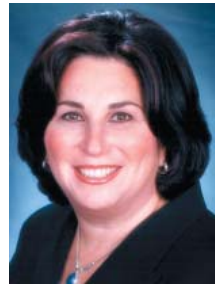
COUNTY & MUNICIPALITY	FUNDS COLLECTED	FUNDS EXPENDED	TYPES OF ACTIVITY FUNDED	BALANCE
Clark Township	\$0.00	\$0.00		\$0.00
Fanwood Borough	\$0.00	\$0.00		\$0.00
New Providence Borough	\$328,877.64	\$110,000.00	A	\$218,877.64
Union Township	\$1,072,218.61	\$819,622.76	A, C, K	\$252,595.85
WARREN COUNTY				
Allamuchy Township*	\$237,623.55	\$60,000.00	NOT REPORTED	\$177,623.55
Blairstown Township*	\$114,773.90	\$158,665.00	A, K	-\$43,881.10
Greenwich Township*	\$525,000.00	\$0.00		\$525,000.00
Hackettstown Township	\$0.00	\$0.00		\$0.00
Hardwick Township	\$10,239.31	\$0.00		\$10,239.31
Knowlton Township*	\$0.00	\$0.00		\$0.00
Lopatcong Township	\$379,821.35	\$0.00		\$379,821.35
Mansfield Township	\$300,474.51	\$152,000.00	A, C, K	\$148,474.51
Pohatcong Township	\$214,159.13	\$0.00		\$214,159.13
STATE TOTAL	\$208,776,490.20	\$119,854,362.65		\$88,922,137.55

*Failed to submit up-to-date monitoring

COAH MEMBERS

Susan Bass Levin, Chairman (low and moderate income households)

Susan Bass Levin was confirmed as Commissioner of the Department of Community Affairs on January 24, 2002. In her capacity as Commissioner, Levin serves as Chair of the New Jersey Meadowlands Commission, the New Jersey Redevelopment Authority, the Housing & Mortgage Finance Agency, and the Council on Affordable Housing. Prior to her appointment, Levin served 14 years as Mayor of Cherry Hill, one of the largest suburban municipalities in Southern New Jersey. Levin served on the Board of Directors for Ceasefire New Jersey, Women's Fund of New Jersey, New Jersey Alliance for Action, and the South Jersey Development Council, and was appointed to serve on the United States Holocaust Memorial Council by President William Clinton. Among her awards and distinctions, Levin has received the Governor's Award for Mayoral Volunteerism, the Philadelphia Business Journal Women of Distinction Award, Douglass College's New Jersey Women of Achievement Award, and Woman of the Year awards for several civic organizations.



Marge Della Vecchia (low and moderate income households)

Marge Della Vecchia was confirmed as executive director of the New Jersey Housing and Mortgage Finance Agency (HMFA) in April 2004. Della Vecchia previously was named Chief of Staff of the New Jersey Department of Community Affairs in January 2002, by Commissioner Susan Bass Levin, following 13 years of local government management experience in Cherry Hill Township. From 1998 to 2002, Della Vecchia served as director of the Cherry Hill Township Engineering Department. During that time, she managed and directed the township's capital improvement program, engineering construction contracts, capital budgets and oversaw the township's construction, environmental compliance and parks programs. From 1995 to 1998, Della Vecchia was the Director of the Cherry Hill Department of Community Development and worked on the Township's housing and community resources issues. Prior to that, she worked as a project administrator in Cherry Hill. Della Vecchia is a licensed professional planner.



Deborah DeSantis, (public interest)

Deborah DeSantis was appointed to COAH by former Governor McGreevey in September 2004 to represent the public interest, and was confirmed by the Senate in November 2004. Ms. DeSantis previously served on the Council as Second Vice Chair from 1998-2002 during her tenure as the Executive Director of the New Jersey Housing and Mortgage Finance Agency. Presently, Ms. DeSantis serves as the Director of the Corporation for Supportive Housing where she oversees advocacy and fund development for the housing of vulnerable individuals. Her previous work includes Executive Vice President of International Senior Development, LLC, Executive Director of NJHMFA, Deputy Chief of Staff in the Office of the Governor, and Deputy Commissioner of the Department of Community Affairs. Ms. DeSantis is also a member of the Fannie Mae Advisory Board and Women in Housing and Finance, and a trustee of the Supportive Housing Association of New Jersey.





Reverend James A. Dunkins (non-profit builder)

Rev. Dunkins has served on the Council since October 2002. He serves as a board member of the Cumberland Empowerment Zone Corporation, a nonprofit corporation dedicated to affordable housing and economic development, as well as founder and chief executive officer of the Shiloh Development Corporation, a faith-based community development corporation in Port Norris. Rev. Dunkins is also the pastor of Shiloh Baptist Church, with locations in Commercial Township and Vineland City. He is a professor at the Philadelphia College of Bible and has served as both a teacher and administrator in the Bridgeton City school system since 1983. For his many efforts, Rev. Dunkins earned the Outstanding Member of the Community Award from the New Jersey Senate and General Assembly in 1994 and the Congressional Certificate of Achievement for Faith-Based Community Projects in 2000.



Albert S. Ellis (elected official)

Mayor Ellis was appointed to COAH by Governor McGreevey in June 2004 to represent local government. Mayor Ellis has served as the Mayor of Watchung Borough in Somerset County since 2003, subsequent to his service as a Watchung Borough Council member from 1987-2002. Mayor Ellis also serves as the Commissioner of the Plainfield Regional Sewerage Authority, and as a member of the Watchung Library Advisory Committee, the Watchung Youth Services Commission, and the Optimist Club of Watchung. In the past he has served as both the Secretary and President of the Somerset County Governing Officials. Mayor Ellis also comes to COAH with extensive experience in insurance and real estate through his work with the New Jersey Manufacturers Insurance Company and the New Jersey Business & Industry Association.



Mark Fisch (for-profit builder)

Mark Fisch joined the Council in March 2004 in the for-profit builder seat. Fisch is a partner at Continental Properties, a real estate development company located in Woodbridge. As such, he participates in the management of approximately 10,000 apartment units in New Jersey, as well as the sale, purchase, financing, and planning of other real estate properties. Fisch is a member of Columbia Presbyterian Health Sciences Advisory Council, a former member of the United Jewish Appeal Young Leadership Cabinet and the former co-president of the Etz Chaim Synagogue in Livingston.



Mark Holmes (elected official)

In 1998, Former Governor Christine T. Whitman appointed Mark W. Holmes to the Council, where he is the second vice chair. Governor James E. McGreevy has nominated him to a second six-year term on the Board. Holmes was elected to the Lawrence Township Council in 1997 & re-elected in 2001 to four-year terms. He was sworn in on January 1, 2004 as the first African-American Mayor. He currently serves as the Executive Director of the Housing Authority of the City of East Orange. His previous work includes serving as the Director of Community Development & Planning for the Township of Irvington, Assistant Managing

Director of the Camden empowerment Zone Corp., and, an Economic, Housing and Community Development Advisor to the State of New Jersey Distressed Cities Program. He is co-partner of Holmes Consulting and Management Services. Holmes is a graduate from Virginia Union University with a degree in Political Science. He graduated from the Leadership New Jersey 2001 fellowship program. He serves on the Lawrence Township Planning Board, Eggerts Crossing Civic League, President, Trenton's H.O.P.E., Inc. Board of Trustees, and the Lawrence Lions Club. He is past Vice President of the Mercer County Hispanic Association Board of Trustees, a former member of the Lawrence Township Zoning Board, Mercer County Mental Health Board and Trenton Psychiatric Hospital Board of Trustees. He is the recipient of the New Jersey Minorities with Disabilities Coalition 2002 Vision Award; he was inducted into the 2003 Lawrence High School Hall of Honor.

Theodore King Jr. (public interest)

Theodore King Jr. represents the public interest and has been the Senior Vice President of Congress Asset Management Co. since 1991. He is a member of the United Brotherhood of Carpenters Local 608 in New York City as well as member L.I.U.N.A. Local 147 Tunnel workers in the Bronx. King is in the U.S. Coast Guard Reserve where he is a Petty Officer Third Class. King was also a former youth baseball and soccer coach. He is currently a member of the Academy of Our Lady School Father's Guild and was its former Vice President.



John Winterstella vice chairman (public interest)

John Winterstella was appointed to COAH by Governor Whitman in March 2000 to represent local government. In 2004, he was reappointed to COAH by Governor McGreevey to fill a public interest seat. He was Mayor of Manasquan Borough (Monmouth County) from 1984 - 2003. A past President of the New Jersey League of Municipalities, Winterstella also served as a Manasquan councilman from 1977-1981. From 1990-1998, he served on the executive board of the League of Municipalities and as a Commissioner of the South Monmouth Regional Sewerage Authority of which he also served as chairman (1991 and 1999) and treasurer (1997). He has been a member of the Monmouth County Supportive Housing Collaboration since 1988 and a member of the Steering Committee of the Monmouth County Block Grant Committee since 1987. His other county offices include former board member and treasurer of the Monmouth County Mosquito Commission and former board member and treasurer of Checkmate, Inc., the Monmouth County Anti-Poverty Agency. Winterstella has also served on the Manasquan First Aid Squad, the planning board and the borough's environmental commission. A graduate of Monmouth University with a degree in business, he retired as New York regional manager of Penton Publishing Company in 1997 and is a former executive director of the South Monmouth Regional Sewerage Authority in South Belmar.





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