HOUSING ELEMENT AND FAIR SHARE PLAN

Borough of Harrington Park, New Jersey

Prepared for the Borough Planning Board by
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC
Planning & Real Estate Consultants

Adopted June 12, 2018

The original of this document was signed and sealed
in accordance with N.J.S.A. 45:14 A-1 et seq.

Richard Preiss, NJ Professional Planner License #3461

HOUSING ELEMENT AND FAIR SHARE PLAN

BOROUGH OF HARRINGTON PARK, NEW JERSEY

Prepared for:

Borough Planning Board
Borough of Harrington Park
85 Harriot Avenue
Harrington Park, NJ 07640

Prepared by:

Phillips Preiss Grygiel Leheny Hughes LLC
Planning and Real Estate Consultants
33-41 Newark Street
Hoboken, New Jersey 07307

Adopted June 12, 2018

The original copy of this document was signed and sealed
in accordance with N.J.S.A. 45:14 A-1 et seq.

Richard Preiss
New Jersey Professional Planner License #3461

Acknowledgments

Planning Board

John Capazzi, Chair
Paul A. Hoelscher, Mayor
Richard McLaughlin
Allan S. Napolitano
Peter Ardito
Philip Lee
Robert Waldron
Jesse Barragato, Alternate
Denise D. Vela, Alternate

Carolyn Lee, Board Clerk
Gail Price, Board Attorney
Neglia Engineering, Board Engineers
Richard Preiss, Borough Planner

Mayor and Council

Paul A. Hoelscher, Mayor
Jorden "Nick" Pedersen, Council President
Allan Napolitano
Joon Chung
Gregory Evanella
Laura Fitzgerald
Diane Walker

Table of Contents

Table of Contents ii

List of Tables iii

I. Introduction 1

II. Affordable Housing in New Jersey 2

III. Housing Element/Fair Share Plan Requirements 4

IV. Housing Stock and Demographic Analysis 5

Housing Stock Inventory 5

General Population Characteristics 9

Household Characteristics 10

Income Characteristics 10

Employment Characteristics 10

Growth Trends and Projections 12

V. Harrington Park Affordable Housing Plan 15

Harrington Park's Affordable Housing Efforts 15

Affordable Housing Obligations 15

Satisfaction of the Rehabilitation Obligation 15

Prior Round Compliance Mechanisms 15

Mechanisms to Address Unmet Need 17

Other Requirements 18

Spending Plan 19

Appendix A. Vacant Land Analysis and Overlay Zones

Appendix B. Spending Plan

List of Tables

Table 1. Housing Units by Occupancy Status, 2016 5

Table 2. Housing Units by Number of Units in Structure, 2016 5

Table 3. Housing Units by Age, 2016 5

Table 4. Housing Units by Number of Rooms for Harrington Park Borough and Bergen County, 2016 6

Table 5. Housing Values, Owner-Occupied, 2000 6

Table 6. Housing Values, Owner-Occupied, 2016 7

Table 7. Comparison of Harrington Park and Bergen County, Gross Monthly Rental Costs, 2016 .. 7

Table 8. Monthly Housing Costs as Percentage of Household Income in the Past 12 Months – Owner-Occupied Housing Units, 2016 8

Table 9. Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter-Occupied Housing Units, 2016 8

Table 10. Selected Quality Indicators, Percentage of Occupied Housing Units, 2016 9

Table 11. Population Growth 9

Table 12. Age Distribution, 2000-2010 9

Table 13. Household Income by Income Brackets for Harrington Park and Bergen County, 201610

Table 14. Employment Status, 2016 10

Table 15. Employment by Occupation, Harrington Park, 2016 11

Table 16. Distribution of Employment by Industry, Harrington Park Residents, 2016 11

Table 17. Distribution by Class of Worker, 2016 12

Table 19. Residential Certificates of Occupancy, 2006-2016 12

Table 20. Non-Residential Certificates of Occupancy, 2006-2016 13

Table 21. Entitlement to Prior Round Affordable Housing Credits for Constructed Projects 16

Table 22. Entitlement to Third Round Affordable Housing Credits for Planned Projects 17

Table 23. Units Addressing Unmet Need 18

I. Introduction

The Borough of Harrington Park, Bergen County, has prepared this Housing Plan Element and Fair Share Plan in accordance with the Municipal Land Use Law ("MLUL") per N.J.S.A. 40:55D-28b(3), the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and the Second Round Substantive Rules (N.J.A.C. 5:93 et seq.) of the New Jersey Council on Affordable Housing (COAH). This document supersedes and replaces the Borough's 2015 Housing Element and Fair Share Housing Plan, hereinafter referred to as the "Borough's 2015 Housing Plan."

The Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., requires that a municipal master plan include a Housing Element in order for the municipality to exercise the power to zone and regulate land use. The Housing Element and Fair Share Plan are adopted by the Borough Planning Board and endorsed by the governing body prior to the submission of a municipal petition to the New Jersey Council on Affordable Housing (COAH) or the courts for substantive certification of the Housing Element and Fair Share Plan pursuant to N.J.A.C. 5:96-1 et seq. The Housing Element and Fair Share Plan are drawn to achieve the goal of meeting the Borough's obligation to plan and regulate land use to provide for a fair share of the regional need for affordable housing.

There are three components to a municipality's affordable housing obligation: the Rehabilitation share, the Prior Round obligation[1] and the Third Round obligation. The previous two iterations of COAH's Third Round rules have been invalidated by the court. As a result of its March 10, 2015 ruling, In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, the New Jersey Supreme Court ruled that the courts would accept Mt. Laurel cases and, as such, the municipal affordable housing obligation will be determined by the trial court on a case-by-case basis. The Supreme Court directed that trial courts use the methodologies from the First and Second Rounds as developed by COAH and approved by court decisions. The court also preserved Prior Round obligations.

Harrington Park remains committed to meeting its constitutional obligation to provide, through its land use regulations, a realistic opportunity for a fair share of the region's present and prospective needs for housing for low- and moderate-income families. Harrington Park has fulfilled its Prior Round obligation and will address its Third Round Prospective and Rehabilitation obligations, as provided for in this Housing Element and Fair Share Plan.

[1] In 1994, the Council on Affordable Housing (COAH) adopted N.J.A.C. 5:93, et seq., which established criteria for the calculation of each municipality's low- and moderate-income housing obligation. The obligation was cumulative for the period between 1987 and 1999 (i.e., COAH's First and Second Rounds), which is commonly referred to as the Prior Round.

II. Affordable Housing in New Jersey

In 1975 the Supreme Court of New Jersey in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 67 N.J. 151 (1975), ruled that the developing municipalities in the State of New Jersey exercising their zoning power, in general, had a constitutional obligation to provide a realistic opportunity for the construction of their fair share of the region's low- and moderate-income housing needs. In 1983, the Supreme Court refined that constitutional obligation in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 92 N.J. 158 (1983), to apply to those municipalities having any portion of their boundaries within the growth area as shown on the State Development Guide Plan. In 1985, the New Jersey Legislature adopted, and the Governor signed, the Fair Housing Act ("FHA") N.J.S.A. 52:2D-301 et seq. which transformed the judicial doctrine which became known as the "Mount Laurel doctrine" into a statutory one and provided an alternative administrative process in which municipalities could elect to participate in order to establish a Housing Element and Fair Share Plan ("HEFSP") that would satisfy its constitutional obligation by creating an administrative agency known as the Council on Affordable Housing ("COAH") to develop regulations to define the obligation and implement it. COAH proceeded to adopt regulations for First Round obligations applicable from 1987 to 1993 and Second Round obligations that created a cumulative obligation from 1987 to 1999.

COAH first proposed Third Round Substantive and Procedural Rules in October 2003. 35 N.J.R. 4636(a); 35 N.J.R. 4700(a). Those rules remained un-adopted and COAH re-proposed both the Substantive and Procedural Third Round Rules (N.J.A.C. 5:94 and 5:95) in August of 2004 and adopted the same effective on December 20, 2004 (the "2004 Regulations"). The 2004 Regulations were challenged and on January 25, 2007, the Appellate Division invalidated various aspects of those regulations and remanded considerable portions of the rules to COAH with direction to adopt revised rules. In the Matter of the Adoption of N.J.A.C. 5:94 and 5:95 by the New Jersey Council on Affordable Housing, 390 N.J. Super. 1 (App. Div.), certif. denied, 192 N.J. 72 (2007) (the "2007 Case"). On January 22, 2008, COAH proposed and published revised Third Round regulations in the New Jersey Register. 40 N.J.R. 237.

On May 6, 2008, COAH adopted the revised Third Round regulations and advised that the new regulations would be published in the June 2, 2008 New Jersey Register, thereby becoming effective. On May 6, 2008, COAH simultaneously proposed amendments to the revised Third Round rules it had just adopted. Those amendments were published in the June 16, 2008 New Jersey Register, 40 N.J.R. 3373 (Procedural N.J.A.C. 5:96); 40 N.J.R. 3374 (Substantive N.J.A.C. 5:97). The amendments were adopted on September 22, 2008 and made effective on October 20, 2008.

N.J.A.C. 5:96 and 5:97 as adopted in 2008 were challenged in an appeal entitled In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 416 N.J.Super. 462 (App. Div. 2010) (the "2010 Case"). In its October 8, 2010 decision, the Appellate Division determined, among other things, that the growth share methodology was invalid and that COAH should adopt

regulations utilizing methodologies similar to the ones utilized in the First and Second Rounds (i.e., 1987-1999). On September 26, 2013, the Supreme Court of New Jersey affirmed the Appellate Division's invalidation of the third iteration of the Third Round regulations, sustained their determination that the growth share methodology was invalid, and directed COAH to adopt new regulations based upon the methodology utilized in the First and Second Rounds. In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 215 N.J. 578 (2013) (the "2013 Case"). COAH proceeded to propose such regulations in accordance with the schedule and amended schedule established by the New Jersey Supreme Court in the 2013 Case. On October 20, 2014, COAH deadlocked with a 3-3 vote and failed to adopt the revised Third Round regulations.

Due to COAH's failure to adopt the revised regulations and subsequent inaction, Fair Share Housing Center ("FSHC"), a party in the 2010 Case and the 2013 Case, filed a motion with the New Jersey Supreme Court to enforce litigant's rights. On March 10, 2015 the New Jersey Supreme Court issued its decision on FSHC's motion to enforce litigant's rights. The Supreme Court in the 2015 Case found that the COAH administrative process had become non-functioning and, as a result, returned primary jurisdiction over affordable housing matters to the trial courts. In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. (2015) (the "2015 Case"). In doing so, the Supreme Court declined to adopt a specific methodology or formula to calculate the Third Round affordable housing obligations of the municipalities. The court did provide some guidance by reiterating its endorsement of the previous methodologies employed in the First and Second Round rules as the template to establish Third Round affordable housing obligations. Importantly, the court preserved Prior Round obligations.

The March 2015 Supreme Court decision recognized that a number of municipalities attempted to address their affordable housing obligations in 2008 by preparing a housing element and fair share plan and petitioning COAH for substantive certification of the plan. Through no fault of its own, Harrington Park, like a number of other municipalities, did not receive substantive certification of its 2008 plan due to inaction by COAH and subsequent legal challenges. Such towns are considered "participating municipalities" and were afforded an opportunity to prepare a new housing element and fair share plan to address their affordable housing obligations.

III. Housing Element/Fair Share Plan Requirements

In accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.), a municipal Master Plan must include a housing element as the foundation for the municipal zoning ordinance. Pursuant to the Fair Housing Act, a municipality's housing element must be designed to provide access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing. The housing element must contain at least the following, as per FHA at N.J.S.A. 52:27D-310:

- 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;
- 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 trends;
- An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share of low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low- and moderate-income housing; and
- A consideration of the lands most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.

IV. Housing Stock and Demographic Analysis

Housing Stock Inventory

In 2016, there were 1,584 housing units in Borough of Harrington Park, of which none were vacant. Of the 1,584 occupied units, 89 percent were owner-occupied and 11 percent were renter-occupied. Table 1, Housing Units by Occupancy Status, 2016, illustrates this occupancy status.

Table 1. Housing Units by Occupancy Status, 2016

	Housing Units	Owner-Occupied	Renter-Occupied
Occupied	1,584	1,408	176
Vacant	0	-	-
Total	1,584	-	-

Source: American Community Survey, 2012-2016

Approximately 86 percent of the Borough's total housing stock (both occupied and vacant) consists of single-family detached units. Structures with three or more units make up approximately 7 percent of the total housing stock. See Table 2, Housing Units by Number of Units in Structure, 2016, for a detailed explanation of housing units in the Borough.

Table 2. Housing Units by Number of Units in Structure, 2016

Number of Units	Total	Percent
1, Detached	1,356	85.6%
1, Attached	54	3.4%
2	71	4.5%
3 or 4	8	0.5%
5 to 9	27	1.7%
10 to 19	0	0.0%
20+	61	3.9%
Mobile Home	7	0.4%
Other	0	0.0%
Total	1,584	100.0%

Source: American Community Survey, 2012-2016

Table 3, Housing Units by Age, 2016, illustrates the age of the Borough's entire housing stock. Approximately 21 percent of Harrington Park's housing units were built prior to 1940. Construction of housing units was relatively stable between the years of 1950 to 1999, with a peak of 438 units from 1950 to 1959 and a low of 106 units from 1980 to 1989. Only 8 percent of the Borough's housing units were constructed in 2000 or later.

Table 3. Housing Units by Age, 2016

Year Built	Total Units	Percent
2014 or later	0	0.0%
2010-2013	0	0.0%
2000-2009	127	8.0%
1990-1999	147	9.3%
1980-1989	106	6.7%
1970-1979	129	8.1%

1960-1969	230	14.5%
1950-1959	438	27.7%
1940-1949	79	5.0%
Before 1939	328	20.7%

Source: American Community Survey, 2012-2016

Table 4, Housing Units by Number of Rooms for Harrington Park Borough and Bergen County, 2016, shows that in Harrington Park, just over 8 percent of housing units have between one and three rooms; just over 20 percent have between four and six rooms; and approximately 73 percent have seven or more rooms. In Bergen County, close to 15 percent of housing units have between one and three rooms; close to 46 percent have between four and six rooms; and approximately 39 percent have seven or more rooms. The mean number of rooms per housing unit in Harrington Park is approximately eight, which indicates that housing in Harrington Park is, on average, larger in size than that of Bergen County (i.e., 6 rooms per unit).

Table 4. Housing Units by Number of Rooms for Harrington Park Borough and Bergen County, 2016

Rooms	Number of Units in Harrington Park	Percent of Units in Harrington Park	Number of Units in Bergen County	Percent of Units in Bergen County
1	8	0.5%	7,028	2.0%
2	0	0.0%	7,938	2.2%
3	35	2.2%	39,222	11.1%
4	129	8.1%	49,219	13.9%
5	55	3.5%	54,640	15.4%
6	205	12.9%	58,962	16.6%
7	2067	16.9%	47,347	13.3%
8	360	22.7%	37,605	10.6%
9+	525	33.1%	52,811	14.9%
Total	1,584	100.0%	354,772	100.0%
Mean Rooms per Unit	7.8		5.8	

Source: American Community Survey, 2012-2016

Tables 5 and 6, Housing Values, Owner-Occupied, 2000 and 2016, respectively, show that the median value of owner-occupied housing in Harrington Park increased by close to 72 percent between 2000 and 2016. During this same time period, the median housing value in Bergen County increased by 77 percent. In 2000, Harrington Park's median housing value of $349,700 was over 1.4 times higher than that of Bergen County (i.e., $250,300). In 2016, Harrington Park's median housing value of $600,900 was close to 1.4 times higher than that of Bergen County (i.e., $443,400).

Table 5. Housing Values, Owner-Occupied, 2000

Housing Value	Number in Harrington Park	Percent in Harrington Park	Number in Bergen County	Percent in Bergen County
Less than $50,000	16	1.1%	1,136	0.6%
$50,000 to $99,999	17	1.2%	1,230	0.7%
$100,000 to $149,999	13	0.9%	8,830	4.9%
$150,000 to $199,999	47	3.2%	341,562	23.3%
$200,000 to $299,999	369	25.1%	61,609	34.7%

$300,000 to $499,999	878	59.6%	42,622	23.9%
$500,000 to $999,999	121	8.2%	17,816	10.0%
$1,000,000 or more	11	0.7%	3,277	1.8%
Total	**1,472**	**100.0%**	**178,352**	**100.0%**
2000 Median Value	**$349,700**		**$250,300**	

Source: 2000 U.S. Census

Table 6. Housing Values, Owner-Occupied, 2016

Housing Value	Number in Harrington Park	Percent in Harrington Park	Number in Bergen County	Percent in Bergen County
Less than $50,000	24	1.7%	4,053	1.9%
$50,000 to $99,999	25	1.8%	2,202	1.0%
$100,000 to $149,999	0	0.0%	3,204	1.5%
$150,000 to $199,999	8	0.6%	5,339	2.4%
$200,000 to $299,999	69	4.9%	24,234	11.1%
$300,000 to $499,999	346	24.6%	94,342	43.3%
$500,000 to $999,999	856	60.8%	69,350	31.8%
$1,000,000 or more	80	5.7%	15317	7.0%
Total	**1,408**	**100.0%**	**218,014**	**100.0%**
2016 Median Value	**$600,900**		**$443,400**	

Source: American Community Survey, 2012-2016

Average monthly rental costs in Harrington Park are higher than average monthly rental costs in Bergen County, with approximately 88 percent of Borough renters who pay rent paying over $1,000 per month versus approximately 84 percent in the County. In Harrington Park, the largest percentage of renters who pay rent, approximately 28 percent, pay between $1,500 and $1,999. In Bergen County, the largest percentage of renters who pay rent, approximately 44 percent, pay between $1,000 to $1,499. See Table 7, Comparison of Harrington Park and Bergen County, Monthly Rental Cost, 2016, for additional details.

Table 7. Comparison of Harrington Park and Bergen County, Gross Monthly Rental Costs, 2016

Gross Monthly Rent	Number in Harrington Park	Percent in Harrington Park	Number in Bergen County	Percent in Bergen County
No Rent Paid	7	–	4,574	–
Less than $500	20	11.8%	5,888	5.1%
$500 - $999	0	0.0%	12,890	11.3%
$1,000 - $1,499	46	27.2%	50,071	43.7%
$1,500 - $1,999	47	27.8%	25,380	22.2%
$2,000 - $2,499	30	17.8%	10,640	9.3%
$2,500 - $2,999	18	10.7%	4,767	4.2%
$3,000 or more	8	4.7%	4,818	4.2%

Total Occupied Units Paying Rent	169	100.0%	114,454	100.0%
Median Rent	$1,697		$1,380	

Source: American Community Survey, 2012-2016

In 2016, approximately 42 percent of Harrington Park owner-occupied households contributed 30 percent or more of their income towards monthly housing costs, whereas approximately 39 percent contributed less than 20 percent. See Table 8, Monthly Housing Costs as Percentage of Household Income in the Past 12 Months – Owner-Occupied Units, 2016, for further information.

Table 8. Monthly Housing Costs as Percentage of Household Income in the Past 12 Months – Owner-Occupied Housing Units, 2016

	Less than 20 percent	20 to 29 percent	30 percent or more	Total
Less than $20,000	0.0%	0.0%	4.1%	4.1%
$20,000 - $34,999	0.0%	0.0%	8.7%	8.7%
$35,000 - $49,999	0.0%	0.0%	3.1%	3.1%
$50,000 - $74,999	1.1%	1.6%	7.6%	10.3%
$75,000 or more	37.9%	17.7%	18.3%	73.8%
Zero or Negative Income	0.0%			
Total	39%	19%	42 %	100%

Source: American Community Survey, 2012-2016

In 2016, 38 percent of Harrington Park renter-occupied households contributed 30 percent or more of their income towards monthly housing costs, whereas 25 percent of contributed less than 20 percent. See Table 9, Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter-Occupied Units, 2016, for additional information.

Table 9. Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter-Occupied Housing Units, 2016

	Less than 20 percent	20 to 29 percent	30 percent or more	Total
Less than $20,000	0.0%	0.0%	6.8%	6.8%
$20,000 - $34,999	0.0%	0.0%	8.0%	8.0%
$35,000 - $49,999	4.5%	0.0%	8.5%	13.1%
$50,000 - $74,999	6.8%	17.6%	0.0%	24.4%
$75,000 or more	13.6%	25.6%	4.5%	43.8%
Zero or Negative Income	0.0%			-
No Cash Rent	4.0%			-

Source: American Community Survey, 2012-2016

Harrington Park has very few occupied housing units that lack complete plumbing facilities, lack complete kitchen facilities, have no telephone service, or are overcrowded (defined as having 1.01 or more persons per room). See Table 10, Selected Quality Indicators, Occupied Housing Stock, 2016, for further information.

Table 10. Selected Quality Indicators, Percentage of Occupied Housing Units, 2016

	Occupied Housing Units	Overcrowded	No Telephone Service Available	Lacking Complete Plumbing Facilities	Lacking Complete Kitchen Facilities
No. Units	1,584	0.9%	0.0%	0.0%	0.0%

Source: American Community Survey, 2012-2016

General Population Characteristics

Harrington Park has seen an overall increase in its population since 1980, with an initial increase of 2 percent from 1980 to 1990. From 1990 to 2000, the Borough's population grew by approximately 3 percent; during this same time period, the County's population increased by 7 percent. See Table 11, Population Growth, for additional information.

Table 11. Population Growth

	1980	1990	Percent Change (1980-1990)	2000	Percent Change (1990-2000)	2010	Percent Change (2000-2010)
Harrington Park	4,532	4,623	2.0%	4,740	2.53%	4,664	-1.6%
Bergen County	845,385	825,380	-2.4%	884,118	7.12%	905,116	2.38%

Source: 1980, 1990, 2000, and 2010 U.S. Census

From 2000 through 2010, there were shifts observed in Harrington Park's age distribution. The age group 15 through 24 increased from 474 persons to 537 persons (i.e., 13 percent). The age group 25 through 34 decreased from 387 persons to 250 persons (i.e., -35 percent). The age group 55 through 64 increased from 510 persons to 666 persons (i.e., 30 percent), and the age group 75 and older increased from 264 persons to 343 persons (i.e., 30 percent). See Table 12, Age Distribution, 2000-2010, for additional details.

Table 12. Age Distribution, 2000-2010

Age Group	2000	Percent	2010	Percent	Percent Change
Under 5	344	7.3%	193	4.1	-43.9%
5-14	773	16.3%	568	12.2%	-26.5%
15-24	474	10.0%	537	11.5%	13.3%
25-34	387	8.2%	250	5.4%	-35.4%
35-44	814	17.2%	602	12.9%	-26.0%
45-54	832	17.6%	894	19.2%	7.5%
55-64	510	10.8%	666	14.3%	30.6%
65-74	342	7.2%	354	7.6%	3.5%
75+	264	5.6%	343	7.6%	29.9%
Total	**4,740**	**100.0%**	**4,664**	**100.0%**	**-1.6%**

Source: 2000 and 2010 U.S. Census

Household Characteristics

A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms constituting a housing unit; these persons may or may not be related. As a subset of households, a family is identified as a group of persons including a householder and one or more persons related by blood, marriage or adoption, all living in the same household. In 2016, there were 1,584 households in Harrington Park, approximately 79 percent of which were family households and approximately 37 percent of which had four or more persons.

Income Characteristics

Harrington Park households have, on average, significantly higher incomes than that of Bergen County. Annual median income for Harrington Park households in 2016 was $136,313, whereas annual median income for households in the County was $88,487. Table 13, Household and Family Income by Income Brackets for Harrington Park and Bergen County, 2016, further illustrates these findings by noting the number of households in each of the income categories.

Table 13. Household Income by Income Brackets for Harrington Park and Bergen County, 2016

	Harrington Park Borough		Bergen County	
	Households	Percent	Households	Percent
Less than $10,000	51	3.2%	15,972	4.7%
$10,000 - $14,999	19	1.2%	10,193	3.0%
$15,000 - $24,999	106	6.7%	20,103	6.0%
$25,000 - $34,999	31	2.0%	21,589	6.4%
$35,000 - $49,999	66	4.2%	29,771	8.8%
$50,000 - $74,999	195	12.3%	48,117	14.3%
$75,000 - $99,999	98	6.2%	40,265	11.9%
$100,000 - $149,999	318	20.1%	61,658	18.3%
$150,000 - $199,999	279	17.6	38,150	11.3%
$200,000 or more	421	26.6%	51,251	15.2%
Total	**1,584**	**100.0%**	**337,069**	**100.0%**
Median Household Income	**$136,313**		**$88,487**	

Source: American Community Survey, 2012-2016

Employment Characteristics

Table 14, Employment Status, indicates the number of Borough residents 16 years and over who are in the labor force, the type of labor force (i.e., civilian or armed forces) and employment status. Approximately 65 percent of Harrington Park residents 16 and over are in the labor force and, among those in the labor force, all are in the civilian labor force. Of the residents in the civilian labor force, approximately 96 percent are employed and approximately 4 percent are unemployed.

Table 14. Employment Status, 2016

	Number in Harrington Park	Percent in Harrington Park
Population 16 years and over	3,628	100%

In Labor Force	2,344	64.6%
Civilian Labor Force	2,344	64.6%
Employed	*2,257*	*96.3%*
Unemployed	*87*	*3.7%*
Armed Forces	0	0.0%
Not in Labor Force	1,284	35.4%

Source: American Community Survey, 2012-2016

Table 15, Employment by Occupation, Harrington Park, 2016, identifies the occupations of employed persons. While Harrington Park residents work in a variety of industries, approximately 59 percent of employed residents work in Management, Business, Science, and Arts-related occupations; over 23 percent are employed in Sales and Office-related occupations; and approximately 7 percent work in Service-related occupations.

Table 15. Employment by Occupation, Harrington Park, 2016

Sector Jobs	Number	Percent
Management, Business, Science, and Arts Occupations	1,335	59.1%
Service	156	6.9%
Sales and Office	524	23.2%
Natural Resources, Construction, and Maintenance	161	7.1%
Production, Transportation, and Moving	81	3.6%
Total	**2,257**	**100.0%**

Source: American Community Survey, 2012-2016

Table 16, Distribution of Employment by Industry, Harrington Park Residents, 2016, shows the distribution of employment by industry for employed Harrington Park residents. The four industries to capture the largest segments of the population were the Educational, Health, and Social Services sector at 26 percent; the Professional, Scientific, Management, Administrative, and Waste Management Services sector at 12 percent; Financing, Insurance, Real Estate, Renting, and Leasing sector at 11 percent; and the Retail trade sector at 10 percent.

Table 16. Distribution of Employment by Industry, Harrington Park Residents, 2016

Sector Jobs	Number	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	0	0.0%
Construction	171	7.6%
Manufacturing	222	9.8%
Wholesale Trade	128	5.7%
Retail Trade	223	9.9%
Transportation and Warehousing, and Utilities	70	3.1%
Information	68	3.0%
Financing, Insurance, Real Estate, Renting, and Leasing	254	11.3%
Professional, Scientific, Management, Administrative,	272	12.1%

and Waste Management Services		
Educational, Health and Social Services	591	26.2%
Arts, Entertainment, Recreation, Accommodation and Food Services	98	4.3%
Other	121	5.4%
Public Administration	39	1.7%
Total	**2,257**	**100.0%**

Source: American Community Survey, 2012-2016

Of employed Harrington Park residents, approximately 77 percent are private wage and salary workers; 15 percent are government workers; and close to 8 percent are self-employed. See Table 17, Distribution by Class of Worker, 2016, for additional details.

Table 17. Distribution by Class of Worker, 2016

	Number in Harrington Park	Percent in Harrington Park
Private Wage and Salary Workers	1,737	77.0%
Government Workers	335	14.8%
Self-employed in own not incorporated business workers	173	7.7%
Unpaid family workers	12	0.5%
Total	**2,257**	**100.0%**

Source: American Community Survey, 2012-2016

Growth Trends and Projections

Residential Trends and Projections

According to the New Jersey Construction Reporter, between 2006 and 2016, Harrington Park issued 52 certificates of occupancy: 38 for one- and two-family dwellings and 14 for multifamily dwellings. See Table 19, Residential Certificates of Occupancy, 2006-2016, for additional details.

Table 19. Residential Certificates of Occupancy, 2006-2016

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
1 & 2 Family	8	12	2	2	4	1	2	2	3	0	2	**38**
Multifamily	9	5	0	0	0	0	0	0	0	0	0	**14**
Total	**17**	**17**	**2**	**2**	**4**	**1**	**2**	**2**	**3**	**0**	**2**	**52**

Source: New Jersey Construction Reporter

Although the Borough has seen the construction of predominantly one-family homes over the last decade, it is projected that there will be some new multifamily development in the coming years, as is detailed further in Chapter VI. However, as much of the vacant land in the Borough is characterized by environmental

constraints or is reserved for a public or institutional use, the opportunities for additional multifamily housing will be relatively modest in nature.

Nonresidential Trends and Projections

According to the New Jersey Construction Reporter, between 2006 and 2016, Harrington Park issued certificates of occupancy for a total of ±39,902 square feet of non-residential building space. See Table 20, Non-Residential Certificates of Occupancy, 2006-2016, for additional details. The majority of this non-residential growth can be attributed to:

- 22,568 square feet of office space, for which certificate(s) of occupancy were issued in 2009.
- 7,034 square feet of educational space, for which certificate(s) of occupancy were issued in 2016.
- 10,300 square feet of assembly space (e.g., churches, libraries, community halls, art galleries, museums, etc.), for which certificate(s) of occupancy were issued in 2015.

Table 20. Non-Residential Certificates of Occupancy, 2006-2016

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Office	0	00	0	22,568	0	0	0	0	0	0	0	**22,568**
Retail	0	0	0	0	0	0	0	0	0	0	0	**0**
A-1	0	0	0	0	0	0	0	0	0	0	0	**0**
A-2	0	0	0	0	0	0	0	0	0	0	0	**0**
A-3	0	0	0	0	0	0	0	0	0	10,300	0	**10,300**
A-4	0	0	0	0	0	0	0	0	0	0	0	**0**
A-5	0	0	0		0	0	0	0	0	0	0	**0**
Multifamily/ Dormitories	0	0	0	0	0	0	0	0	0	0	0	**0**
Hotel/Motel	0	0	0	0	0	0	0	0	0	0	0	**0**
Education	0	0	0	0	0	0	0	0	0	0	7,034	**7,034**
Industrial	0	0	0	0	0	0	0	0	0	0	0	**0**
Hazardous	0	0	0	0	0	0	0	0	0	0	0	**0**
Institutional	0	0	0	0	0	0	0	0	0	0	0	**0**
Storage	0	0	0	0	0	0	0	0	0	0	0	**0**
Signs, Fences, Utility and Misc.	0	0	0	0	0	0	0	0	0	0	0	**0**
TOTAL	**0**	**0**	**0**	**22,568**	**0**	**0**	**0**	**0**	**0**	**10,300**	**7,034**	**39,902**

Source: New Jersey Construction Reporter

Capacity for Growth

Most of Harrington Park is served by public water utilities and public wastewater utility systems. However, Harrington Park is essentially fully developed. Per COAH's Second Round Rules, municipalities may seek an adjustment to their prospective need by undertaking a vacant land analysis and determining their capacity to provide new housing in which affordable housing has the potential to be accommodated, known as the realistic development potential (RDP). Such an analysis of all vacant lands was conducted. The analysis is set forth in Appendix A, containing maps and tables. The maps in Appendix A also indicate the location of vacant parcels and environmental constraints. While there are a number of parcels identified as potentially developable based on the most recent parcel and tax assessment data for the Borough, most

of these are also encumbered by flood hazard areas, water bodies, steep slopes, and/or wetlands. Many of these parcels are isolated lots in residential neighborhoods that are too small for affordable housing development, while others are irregularly shaped or otherwise constrained. The Vacant Land Adjustment map, also in Appendix A, illustrates those sites that can realistically accommodate affordable housing in the Borough.

V. Harrington Park Affordable Housing Plan

Harrington Park's Affordable Housing Efforts

The Borough of Harrington Park has made good faith efforts to address its affordable housing obligations. The Borough

Hon. Jonathan Harris Issued judgement of repose on November 3, 2000 for a 49-unit reduction of the original obligation to eight units and placed the Borough under the jurisdiction of the court and not under the jurisdiction of COAH.

Affordable Housing Obligations

In accordance with an agreement reached between the Borough of Harrington Park and Fair Share Housing Center (FSHC), a Supreme Court-designated interested party in affordable housing proceedings statewide (the "settlement agreement"), Harrington Park's affordable housing obligations are as follows:

- Rehabilitation Share (Present Need) (per Kinsey Report[2]): 4
- Prior Round Obligation (pursuant to N.J.A.C. 5:93): 56
- Third Round (1999-2025) Prospective Need (per Kinsey Report, as adjusted through the settlement agreement): 163

Satisfaction of the Rehabilitation Obligation

A municipality's rehabilitation obligation, also referred to as its present need, is based upon the estimated amount of substandard housing occupied by low- and moderate-income households. As noted, the Borough's present need is four units.

Harrington Park will participate in programs such as the Bergen County Housing Improvement Program (BCHIP) and Community Development Block Grant (CDBG) program as a means to address its rehabilitation obligation. To the extent necessary, if there is a shortfall in funding from BCHIP or CDBG, Harrington Park will create a program to provide for the rehabilitation of existing units, which will be funded through its affordable housing trust fund and other sources, as funds become available.

Prior Round Compliance Mechanisms

Narrative of Existing Compliance with the 1987-1999 Prior Round Obligation

It was originally determined by COAH that Harrington Park was responsible for creating 57 units of Second Round affordable housing. This total was reduced by a vacant land adjustment that was issued as a result of litigation. The vacant land adjustment was based on the determination that

[2] David N. Kinsey, PhD, P.P., FAICP, New Jersey Low and Moderate Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology, May 2016

there were no remaining opportunities for new development within the Borough. Other than dedicated parkland and Board of Education lands, all remaining vacant land in the Borough were either environmentally sensitive and protected from development by state of New Jersey regulations (e.g., freshwater wetlands, floodplains, watershed) or are deed restricted against development as a result of an Environmental Defense Fund and Bergen Save the Watershed Action Network lawsuit and settlement. Based on this determination, Hon. Jonathan Harris, J.S.C., issued a judgment of repose on November 3, 2000 for a 49-unit reduction of the original obligation based on a demonstrated lack of developable land. This judgment reduced the Borough's obligation to eight units and placed the Borough under the jurisdiction of the court and not under the jurisdiction of COAH.

In order to meet its new Second Round Obligation, the Borough entered into a Regional Contribution Agreement (RCA) with the Bergen County municipality of Fairview for four units. The Borough also enacted legislation that enabled the construction of up to four accessory apartments within the Borough on appropriate lots, and set aside monies that were required by COAH at the time to help subsidize these projects.

As noted above, the Borough has a Prior Round obligation need of 56 units. The Borough has a Prior Round Realistic Development Potential (RDP) of eight units, which was met through the compliance mechanisms summarized in Table 21, Entitlement to Prior Round Affordable Housing Credits for Constructed Projects.

Table 21. Entitlement to Prior Round Affordable Housing Credits for Constructed Projects

Plan Component	Type	Units	Bonus Credits	Total Credits
RCA with Fairview	RCA	4	0	4
Accessory Apartment Program	Accessory Apartment	4	0	4
Total	-	***8***	***0***	***8***

The Borough of Harrington Park is eligible for **8 credits** towards the Prior Round Obligation, leaving an unmet need of 48 units.

Satisfaction of the Third Round Obligation

Harrington Park has prepared a Vacant Land Adjustment (VLA) to determine the Borough's realistic development potential (RDP), which is set forth in Appendix A of this report. Based on the VLA analysis, approximately 6 acres of land exist within the Borough which would be suitable for inclusionary multifamily residential development. Assuming all such parcels suitable for inclusionary multifamily residential development were rezoned accordingly at the presumptive minimum density of 10 units per acre and with a mandatory set-aside of 20 percent, the Borough has an RDP of 12 affordable housing units.

1. Rezoning of the Allegro site (already undertaken and site plan approval granted), wherein 10 percent of all assisted living and memory care units will be Medicaid units

2. Rezoning of a former gas station site (106 Schraalenburgh Road) and boarding house site (100 Schraalenburgh Road) (Block 1206, Lots 13 and 14) to permit the following: 12 market rate apartments, a four-bedroom group home, as well as a two-bedroom supportive living unit and three affordable family rental units. Such development will be fully funded by a payment of $900,000 by Allegro to the Bergen County United Way and further funding by the developer of the 12 market rate units on-site, such that no funding by the Borough is required. If Bergen County United Way fails to build that project, pursuant to a three-way agreement to be executed by Bergen County United Way, the Borough and Allegro. Allegro will purchase the gas station site from Bergen County United Way and build nine affordable family rental apartments, which will fully meet the 12 unit RDP (9 credits + 3 family rental bonus credits) without funding from the Borough.

3. Two additional low- and moderate-income accessory apartments will be created through the Borough's existing accessory apartment program

Table 22. Entitlement to Third Round Affordable Housing Credits for Planned Projects

Plan Component	Type	Status	Units	Bonus Credits	Total Credits
Medicaid Units (Allegro Assisted Living)	Age-Restricted Rental	Completed	3	0	3
Supportive Living Units (Bergen County United Way Redevelopment)	Group Home (4 bedrooms); Family Rental (2 bedrooms)	Proposed	6	0	6
Bergen County United Way	Family Rental	Proposed	3	3	6
Accessory Apartment	Family Rental	Existing Program	2	0	2
Total			***14***	***3***	***17***

The Borough of Harrington Park is eligible for **17 credits** towards the Third Round Obligation, leaving an unmet need of 146 units.

Mechanisms to Address Unmet Need

The Borough of Harrington Park has an unmet need of 48 units from the Prior Round and 146 units from the Third Round, for a cumulative unmet need of 194 units. The Borough has identified that the majority of the units to satisfy its unmet need will consist of a Borough-wide mandatory set-aside ordinance for multifamily developments and inclusionary overlay zone on the sites listed in Table 23, Units Addressing Unmet Need, below.

Table 23. Units Addressing Unmet Need

Overlay Site	Status	Total Units	Affordable Units
168 South Avenue	Existing	10	2
18 Park Street	Existing	8	2
17 & 21 Park Street	Existing	10	2
Block 1205, Lot 1	Existing	8	2
Block 1204, Lots 6, 9, 10, 11	Existing	15	3
Block 1316	Existing	30	6
Block 1207, Lot 2 (Rockland Electric)	Existing	15	3
Mandatory Set-Aside	Existing	TBD	TBD
Total		***96***	***20***

Mandatory Set-Aside Ordinance: as an additional mechanism to address unmet need, the Borough will adopt a mandatory set-aside ordinance so as to establish zoning standards that provide for an inclusionary zoning requirement on future multifamily development of five or more units in the Borough developed through planning or zoning board approval or a redevelopment or rehabilitation plan, requiring a set-aside of at least 15 percent of all units in rental developments as affordable and 20 percent of all units in for-sale developments as affordable.

Inclusionary Zoning Overlay: the second mechanism will be an inclusionary zoning overlay on the properties listed in Table 23 above.

Other Requirements

The Borough will require that 13% of all units referenced in this plan, excepting those units that were constructed or granted preliminary or final site plan approval prior to July 1, 2008, to be very low-income units, with half of the very low-income units being available to families. The Borough will comply with those requirements as follows:

- Of the nine affordable units provided by the Bergen County United Way (or Allegro, as the case may be) on the former gas station site, one of the supportive living units and one of the family rental units will be made affordable to very low-income households

- Thirteen (13) percent of any affordable rental units developed on any site subject to overlay zoning, as noted in Table 23 above.

At least 50 percent of the units addressing the Third Round Prospective Need will be affordable to very low-income and low-income households, with the remainder affordable to moderate-income households

At least 25 percent of the Third Round Prospective Need will be met through rental units, including at least half in rental units available to families.

At least half of the units addressing the Third Round Prospective Need in total must be available to families.

The Borough will comply with an age-restricted cap of 25 percent. In no circumstance may the Borough claim credit towards its fair share obligation for age-restricted units that exceed 25 percent

of all units developed or planned to meet its cumulative Prior Round and Third Round Fair Share Obligation.

All units shall include the required bedroom distribution, be governed by controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls N.J.A.C. 5:80-26.1 et seq. or any successor regulation, with the exception that in lieu of 10 percent of affordable units in rental projects being required to be at 35 percent of median income, 13 percent of affordable units in such projects shall be required to be at 30 percent of median income, and all other applicable laws.

Spending Plan

The Borough of Harrington Park will update its development fee ordinance (Chapter 85, Article III) which provides a dedicated revenue source for affordable housing. All development fees and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund for the purposes of affordable housing. These funds shall be spent for purposes including a housing rehabilitation program, providing affordability assistance to low-income households and professional services related to the planning for affordable housing. The proposed Spending Plan is included in Appendix B.

Appendix A. Vacant Land Analysis and Overlay Zones

Table 1: Suitability Analysis of all Vacant (Class 1) Land in Harrington Park for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Property Location	Owner's Name	Property Class	Zone	Acreage	Constrained Acreage	Developable Acreage	Constraint Description
102	1	8 FIRST ST	KYQYKALIU, ASDREN & SHKENDIJE	1	R-1	0.0674	-	0	Portion of property developed with single-family home in Norwood
108	1.02	116 NORTH COLONIAL DR	HWANG, OK HEE & KYO DON	1	R-3	19580	-	0	Owned in common with adjacent Lot 1.01 and Block 1302, Lot 10 (in Old Tappan); developed with a single-family residence
108	5	118 NORTH COLONIAL DR	KANG, CHILSUNG	1	R-3	0.97	-	0	Owned in common with adjacent Block 1302, Lot 9 (Old Tappan); developed with gravel driveway which provides access to single-family dwelling on Block 1302, Lot 9
109	5	91 ADAMS ST, REAR OF	ADANAS, KEVORK & MARDINOGLU, SILA	1	R-2	0.0803	-	0	Rear portion of property developed with single-family home in Norwood
110	8.01	21-23 LOHS PL		1	R-2	0.0147	-	0	Too small (5 feet by 128 feet)
110	19	63 ADAMS ST, REAR OF	SILBERFELD, NANCY	1	R-2	0.0927	-	0	Rear portion of property developed with single-family home in Norwood
301	2	LYNN-PINE PL	UNITED WATER NEW JERSEY	1	R-3	54.78	-	0	Deed restricted - protected watershed
401	3	LYNN ST	UNITED WATER NEW JERSEY	1	R-3	9.09	-	0	Deed restricted - protected watershed
501	1	469-501 LAFAYETTE RD	UNITED WATER NEW JERSEY	1	R-3	11.5	-	0	Deed restricted - protected watershed
501	2	403-459 LAFAYETTE RD	UNITED WATER NEW JERSEY	1	R-3	0.75	-	0	Deed restricted - protected watershed
501	3	461 LAFAYETTE RD	UNITED WATER NEW JERSEY	1	R-3	0.0344	-	0	Deed restricted - protected watershed
501	6	537-621 LAFAYETTE RD	UNITED WATER NEW JERSEY	1	R-3	23.29	-	0	Deed restricted - protected watershed
602	2	LAFAYETTE RD	MUKA, CHRISTOPHER H	1	R-3	0.5165	-	0	Long, narrow property (25 feet by 900 feet)
604	19	LAFAYETTE AVE	BOROUGH OF HARRINGTON PARK	1	R-3	0.1	-	0	Too small; railside vacant land
702	2.04	BROOK ST	UNITED WATER NEW JERSEY	1	R-2	1.38	-	0	Deed restricted - protected watershed
704	2	331 LAFAYETTE RD	UNITED WATER NEW JERSEY	1	R-3	0.08	-	0	Deed restricted - protected watershed
711	14	147 HACKENSACK AVE	KELLY, JOHN % MCELROY	1	R-1	0.0574	-	0	Too small (25 feet by 100 feet)
715	1	102 HACKENSACK AVE	MCKINNEY, ROSE	1	R-1	0.0574	-	0	Too small (25 feet by 100 feet)
801	1	LYNN ST	UNITED WATER	1	R-2	18.87	-	0	Deed restricted - protected watershed
912	1	UNKNOWN	UNITED WATER NEW JERSEY	1	R-3	18.65	-	0	Deed restricted - protected watershed

Block	Lot	Property Location	Owner's Name	Property Class	Zone	Acreage	Constrained Acreage	Developable Acreage	Constraint Description
1001	3	SOMERSET RD	194 SOMERSET RD LLC	1	R-2	0.3214	-	0	Rear portion of property developed with single-family home in Norwood
1001	5	UNKNOWN	CONMY, DANIEL L. & TARA A.	1	R-2	0.2393	-	0	Rear portion of property developed with single-family home in Norwood
1001	6	UNKNOWN	KARDOS, VICTOR & ELIZABETH	1	R-2	83x138	-	0	Rear portion of property developed with single-family home in Norwood
1001	7	166 SOMERSET RD, NORWOOD	LOFMARK,GEORGE E.JR.&MARIT&ERIK	1	R-2	113x137	-	0	Rear portion of property developed with single-family home in Norwood
1001	9	UNKNOWN	KEATING, CHARLES J & JOHANNA M	1	R-2	0.3254	-	0	Rear portion of property developed with single-family home in Norwood
1001	13	UNKNOWN	CONWAY, JAMES F & CHARLENE E	1	R-2	0.2737	-	0	Rear portion of property developed with single-family home in Norwood
1001	14	102 SOMERSET RD, NORWOOD	KIM, YUNJIN & SEO, JINHEE	1	R-2	0.2529	-	0	Rear portion of property developed with single-family home in Norwood
1001	15	11 EDGEWOOD RD	ROCKLAND ELEC.CO.,PROP.TAX ADMIN.	1	R	4.15	-	0	Rockland Electric Company utility corridor
1018	1	1-61 NORMANDY AVE	UNITED WATER NEW JERSEY	1	R-2	1.62	-	0	Deed restricted - protected watershed
1019	1	4-62 NORMANDY AVE	UNITED WATER NEW JERSEY	1	OR	10.39	-	0	Deed restricted - protected watershed
1020	1	1-21 HIGHLAND AVE	UNITED WATER NEW JERSEY	1	OR	4.4	-	0	Deed restricted - protected watershed
1020	2	HIGHLAND AVE	UNITED WATER NEW JERSEY	1	OR	0.4247	-	0	Deed restricted - protected watershed
1021	23	12 HIGHLAND AVE	UNITED WATER NEW JERSEY	1	R-2	7.29	-	0	Deed restricted - protected watershed
1021	24	80 KOHRING CIR, REAR OF	UNITED WATER NEW JERSEY	1	OR	4.09	-	0	Deed restricted - protected watershed
1101	1	1-229 LIVINGSTON ST	BERGEN COUNTY COUNSEL	1	OR	33.77	-	0	Deed restricted - protected watershed
1207	1	2-12 SCHRAALENBURGH RD	UNITED WATER NEW JERSEY	1	R-1	1.44	-	0	Deed restricted - protected watershed
1208	1	UNKNOWN	UNITED WATER NEW JERSEY	1	R-1	2.55	-	0	Deed restricted - protected watershed
1209	1	1-131 SCHRAALENBURG RD	UNITED WATER NEW JERSEY	1	R-1	20.24	-	0	Deed restricted - protected watershed
1317	5	146 LA ROCHE AVE	GIBNEY, GEORGE & GERALDINE	1	R-1	0.1435	-	0	Owned in common with Lot 4, used as side yard for adjacent single-family residence
1320	17	65-91 SOUTH AVE	UNITED WATER NEW JERSEY	1	R-1	1	-	0	Deed restricted - protected watershed

Block	Lot	Property Location	Owner's Name	Property Class	Zone	Acreage	Constrained Acreage	Developable Acreage	Constraint Description
1404	1	126-142 COLUMBUS AVE	UNITED WATER NEW JERSEY	1	R-1	1.42	-	0	Deed restricted - protected watershed
1405	4	12 SOUTH AVE	C & D WISNYI, INC.	1	R-1	0.3444	-	0	Too small; forested triangle of land adjacent to railroad right-of-way in single-family residential neighborhood
1405	5	15 MARTHA RD	UNITED WATER NEW JERSEY	1	R-1	0.43	-	0	Deed restricted - protected watershed
1406	1	276-334 PARKSIDE RD	UNITED WATER NEW JERSEY	1	R-1	96.5	-	0	Deed restricted - protected watershed
1501	12	54 PASCACK AVE	IULO, ANTHONY & BROLSMA,PATRICIA	1	R-2	0.37	-	0	Rear portion of property developed with single-family home in River Vale
1501	13	UNKNOWN	VANDERBEEK, HOWARD	1	R-2	0.0455	-	0	Rear portion of property developed with single-family home in River Vale
1502	1.01	20 PASCACK AVE	POTTER, MARTIN & REGINA	1	R-2	0.1625	-	0	Too small; appears to be owned in common with Lot 1, which is developed with a single-family residence
1502	5.02	7 TAYLOR PL	HAGOPIAN HOMES, LLC	1	R-2	0.314	-	0	Too small; vacant, cleared property in single-family residential neighborhood
1502	6	2-48 BOGERTS MILL RD	UNITED WATER NEW JERSEY	1	R-2	10.33	-	0	Deed restricted - protected watershed
1503	1	47-57 BOGERTS MILL RD	UNITED WATER NEW JERSEY	1	R-2	8.111	-	0	Deed restricted - protected watershed

Table 2: Suitability Analysis of all Public Property (Class 15C) in Harrington Park for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Property Location	Property Class	Zone	Owner's Name	Listed Acreage	Constrained Acreage	Developable Acreage	Constraint Description	Notes
101	23	99-109 FIRST ST	15C	R-1	BOROUGH OF HARRINGTON PARK	0.21	0.21	0	Stream bisects property, wetlands over east end	Forested, Dorotockeys Run
107	1	LOHS PL	15C	R	BOROUGH OF HARRINGTON PARK	22.83	-	0	Green Acres ROSI - Lohs Field	
107	2	64-92 LOHS PL	15C	R-3	BOROUGH OF HARRINGTON PARK	0.88	0.44	0.28	Too small; long, narrow property, western portion encumbered by wetlands - only southernmost portion is potentially developable (±0.28 acres)	Forested parcel adjacent to Block 107, Lot 1 (Lohs Field)
108	4	BLANCH AVE	15C	R	BOROUGH OF HARRINGTON PARK	1.71	-	0	Green Acres ROSI - Pondside Park	
111	7	BLANCH AVE	15C	R	BOROUGH OF HARRINGTON PARK	9.55	-	0	Green Acres ROSI - Pondside Park	
111	8	41 BLANCH AVE	15C	R-3	BOROUGH OF HARRINGTON PARK	0.0498	-	0	Too small; long, narrow parcel (4.5 feet by 482 feet) used for drainage purposes	
111	9	LOHS PL	15C	R-3	BOROUGH OF HARRINGTON PARK	0.0092	-	0	Too small; long, narrow parcel (4 feet by 100 feet) used for drainage purposes	
202	13	550 LYNN ST	15C	R-2	BOROUGH OF HARRINGTON PARK	0.5619	-	0	Long, narrow parcel (25 feet by 979 feet) used for drainage purposes	
206	8.01	547 LYNN ST	15C	R-2	BOROUGH OF HARRINGTON PARK	0.043	-	0	Too small; long, narrow parcel (25 feet by 75 feet) used for drainage purposes)	
401	1	LYNN ST	15C	R	BOROUGH OF HARRINGTON PARK	9.76	-	0	Green Acres ROSI - Beachwood Park	
401	8	LYNN ST	15C	R-2	BOROUGH OF HARRINGTON PARK	0.2089	-	0	Used for drainage purposes	Forested, Hackensack River Tributary
401	17	BEECHWOOD PL	15C	R-3	BOROUGH OF HARRINGTON PARK	0.32	0.32	0	Wetlands and stream on site	Forested, drainageway to Hackensack River

Block	Lot	Property Location	Property Class	Zone	Owner's Name	Listed Acreage	Constrained Acreage	Developable Acreage	Constraint Description	Notes
405	10	ARTHUR PL	15C	R-2	BOROUGH OF HARRINGTON PARK	0.6073	0.59	0.0173	Used for drainage purposes	Forested, Hackensack River Tributary
406	6	LYNN ST	15C	R-2	BOROUGH OF HARRINGTON PARK	2.56	2.56	0	Used for drainage purposes	Forested, irregularly shaped, Hackensack River Tributary
501	9	529 LAFAYETTE RD, REAR	15C	R-3	BOROUGH OF HARRINGTON PARK	6.24	-	0	Green Acres ROSI	
501	10	LAFAYETTE RD	15C	R-3	BOROUGH OF HARRINGTON PARK	8.27	-	0	Green Acres ROSI - Swim Club	
501	11	KRAMER LN	15C	R-3	BOROUGH OF HARRINGTON PARK	19	-	0	Green Acres ROSI - Trautwein Property	
604	7	UNKNOWN	15C	R-3	BOROUGH OF HARRINGTON PARK	0.2163	-	0	Forested triangle of land, no street access	
604	12.01	ARCADIA CT	15C	R-3	BOROUGH OF HARRINGTON PARK	0.0248	-	0	Too small; long, narrow parcel (15 feet by 72 feet) used for drainage purposes	
604	14.01	TAPPAN RD	15C	R-3	BOROUGH OF HARRINGTON PARK	0.2337	-	0	Long, narrow parcel (20 feet by 509 feet)	
604	16.01	TAPPAN RD	15C	R-3	BOROUGH OF HARRINGTON PARK	0.1373	-	0	Long, narrow parcel (20 feet by 299 feet)	
604	17	ARCADIA CT	15C	R-3	BOROUGH OF HARRINGTON PARK	0.0855	-	0	Long, narrow parcel (25 feet by 149 feet)	
606	4.01	UNKNOWN	15C	R-3	BOROUGH OF HARRINGTON PARK	0.0666	-	0	Long, narrow parcel (20 feet by 145 feet)	
702	2.02	KLINE ST	15C	R-2	BOROUGH OF HARRINGTON PARK	3.35	3.33	0.02	Used for drainage purposes	Forested land
707	1	52 GUY ST	15C	R-1	BOROUGH OF HARRINGTON PARK	0.14	0.14	0	Used for drainage purposes	
707	16	53 DORA ST	15C	R-1	BOROUGH OF HARRINGTON PARK	0.1607	-	0	Too small	Appears to be drainage area
722	1	75 HARRIOT AVE	15C	M	BOROUGH OF HARRINGTON PARK	1.95	-	0	Developed with public library	

Block	Lot	Property Location	Property Class	Zone	Owner's Name	Listed Acreage	Constrained Acreage	Developable Acreage	Constraint Description	Notes
722	1.X	85 HARRIOT AVE	15C	M	BORO OF HARRINGTON PK NJ	1.87	-	0	Developed with municipal building	
728	1	DORA ST N END	15C	R-2	BOROUGH OF HARRINGTON PARK	0.21	-	0	Too small	Appears to be drainage area
805	13.11	HACKENSACK AVE	15C	R-2	BOROUGH OF HARRINGTON PARK	0.3426	0.33	0.0126	Drainage corridor to Hackensack River	Forested, drainageway to Hackensack River
901	1	238 HACKENSACK AVE	15C	R	BOROUGH OR HARRINGTON PARK	0	-	0	Green Acres ROSI - Parkland Addition	
901	2	176-234 HACK AVE	15C	R	BOROUGH OF HARRINGTON PARK	2.98	-	0	Green Acres ROSI	
903	29	258 HACKENSACK AVE	15C	R	BOROUGH OF HARRINGTON PARK	0.51	-	0	Green Acres ROSI - Parkland Addition	
903	30	FLORENCE RD	15C	R	BOROUGH OF HARRINGTON PARK	1.18	-	0	Green Acres ROSI - George Street	
904	1	FLORENCE & GEORGE	15C	R	BOROUGH OF HARRINGTON PARK	2.39	-	0	Green Acres ROSI - George Street	
904	15	272 HACKENSACK AVE	15C	R	BOROUGH OF HARRINGTON PARK	0.27	-	0	Green Acres ROSI - Parkland Addition	
908	19.01	GLEN AVE W	15C	R-2	BOROUGH OF HARRINGTON PARK	0.0761	-	0	Too small; long, narrow parcel (15 feet by 221 feet) used for drainage purposes	
911	1	337 HARRIOT AVE	15C	R	BOROUGH OF HARRINGTON PARK	0.79	-	0	Green Acres ROSI - Triangle	
912	19	UNKNOWN	15C	R-3	BOROUGH OF HARRINGTON PARK	0.642	-	0	Forested parcel with no street access; adjacent to United Water property	
1001	16	TAPPAN RD	15C	R	BOROUGH OF HARRINGTON PARK	28.98	-	0	Green Acres ROSI - Highland Field	
1021	7	KOHRING CIRCLE	15C	R-2	BOROUGH OF HARRINGTON PARK	0.1291	-	0	Long, narrow parcel (25 feet by 225 feet) used for drainage purposes	
1202	1	49 LAROCHE AVE	15C	R-1	BOROUGH OF HARRINGTON PARK	0.6	-	0	Green Acres ROSI - Nutshell Park	

Block	Lot	Property Location	Property Class	Zone	Owner's Name	Listed Acreage	Constrained Acreage	Developable Acreage	Constraint Description	Notes
1206	2	LA ROCHE AVE	15C	M	BOROUGH OF HARRINGTON PARK	0.97	-	0	Long, narrow property along railroad right-of-way; includes Ward Way right-of-way	Railside vacant land
1207	3	64 SCHRAALENBURGH RD	15C	I-1	BOROUGH OF HARRINGTON PARK	0.38	-	0	Developed with DPW building	
1309	9	1 CARMAN RD	15C	R-1	BOROUGH OF HARRINGTON PARK	0.0138	-	0	Too small (20 feet by 30 feet)	
1502	11	RIGHT OF WAY	15C	R-2	BOROUGH OF HARRINGTON PARK	0.0266	-	0	Too small (10 feet by 116 feet)	
1504	1	423-441 HARRIOT AVE	15C	R-3	BOROUGH OF HARRINGTON PARK	0.5445	0.54	0.0045	Narrow strip within road ROW	Irregularly shaped strip adjacent to Harriot Avenue

Table 3: Suitability Analysis of Additional Properties in Harrington Park for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Property Location	Property Class	Zone	Owner's Name	Listed Acreage	Constrained Acreage	Developable Acreage	Constraint Description	Notes
706	4	41 HACKENSACK AVE	4A	R-1	LAWLOR,R.&N. & DINEEN,J.& M.	0.4293	-	0	Developed with former schoolhouse in good condition; market-rate senior apartment units	Non-conforming multifamily use in single-family residential neighborhood
1204	4	17 PARK ST	2	B-1	HAY, KEVIN W.	0.1148	-	0	Developed with a single-family home, a mixed use building and several outbuildings in good condition with an attractive architectural quality	
1204	5	21 PARK ST	4A	B-1	21 PARK STREET, LLC	0.2525	-	0		
1204	6	28-34 ELM ST	4A	B-1	ELM ST.ASSOCIATES,LLC	0.1768	-	0	Developed with commercial building; all units appear to be occupied	
1204	9	20 ELM ST	4A	B-1	COLEMAN PINNACLE, LLC	0.194	-	0	Developed with former residence converted for office use (Mutchler Chemical Co., Inc.)	OFFICE BUILDING
1204	10	16 ELM ST	2	B-1	M4 ASSOC LLC	0.194	-	0	Developed with what appears to be a two-family home	
1204	11	14 ELM ST	4A	B-1	FCF ASSOCIATES LLC	0.194	-	0	Developed with former residence converted for office use (real estate and general contractor)	
1204	13	106 SCHRAALENBURGH RD	4A	B-1	106 REALTY ASSOCIATES, LLC	0.3168	0	0.3168		Developed with former gas station
1204	14	100 SCHRAALENBURGH RD	4A	B-1	BODNAR,IRENE E.TIC	0.3214	-	0	Developed with occupied non-conforming residence (i.e., boarding house)	
1205	1	72 SCHRAALENBURGH RD	4A	I-1	623 FREELAND LLC	0.1928	-	0	Developed with a non-conforming auto repair shop	Listed in 2016 Fair Share Plan as Block 1204, Lot 1
1205	4	18 PARK ST	2	I-1	QUANTMEYER, GLENN J & JAMIE R	0.1607	-	0	Developed with single-family dwelling and garage	
1206	1	68 SOUTH AVE	4A	I-1	LOREG LLC	0.0639	-	0	Developed with four attached commercial units; fully occupied	Located at South Avenue and Penn Street; 68 Schraalenburgh Road per tax records
1207	2	CO.,PROP.TAX ADMIN.	4A	I-1	14-62 SCHRAALENBURGH RD	3.03	-	0	Owned by utility company; northern portion paved with shed, outdoor storage, remainder forested	
1316	1	112 LA ROCHE AVE	4A	I-1	KRAMDEN REALTY LLC	0.1779	-	0	Developed with commercial buildings; all units appear to be occupied	
1316	2	108 LA ROCHE AVE	2	I-1	BROCKMAN (ETAL), JEFFREY	0.1062	-	0	Developed with occupied single-family home in good condition	
1316	3	104 LA ROCHE AVE	2	I-1	SARDANIS, MATTHEW P. & JODI L.	0.2152	-	0	Developed with occupied single-family home in good condition	
1316	4	102 LA ROCHE AVE	4A	I-1	JEAMP REAL ESTATE LLC	0.0129	-	0	Developed with two-story building with ground floor commercial use	Unclear what second floor level used for
1316	5	98 LA ROCHE AVE	4A	I-1	98 LAROCHE AVE LLC	0.0076	-	0	Developed with two-story building with ground floor commercial use	Unclear what second floor level used for
1316	6	86 SEMMENS RD	4A	I-1	PLAZA WEST ASSOCIATES, INC.	0.093	-	0	Developed with a commercial building; all units appear to be occupied	

Block	Lot	Property Location	Property Class	Zone	Owner's Name	Listed Acreage	Constrained Acreage	Developable Acreage	Constraint Description	Notes
1316	7	86-92 LA ROCHE AVE	4A	I-1	QUANTMEYER, GLENN J.	0.0785	-	0	Developed with a two-story commercial building; all units appear to be occupied	Unclear what second floor level used for
1316	9	1 COLUMBUS AVE	2	I-1	AMATRULA, MARIO & KALI	0.2181	-	0	Single-family residence	
1316	11	1-11 LYNN ST	4A	I-1	JAL STORES INC	0.2583	-	0	US Post Office	
1601	1	200 OLD HOOK RD	4A	OR	UNITED WATER NEW JERSEY INC	64.37	58.72	5.65	Reservoir areas, riparian and SWRPA setbacks	Former United Water headquarters building that has been vacated

Table 4: Harrington Park, NJ Developable Land

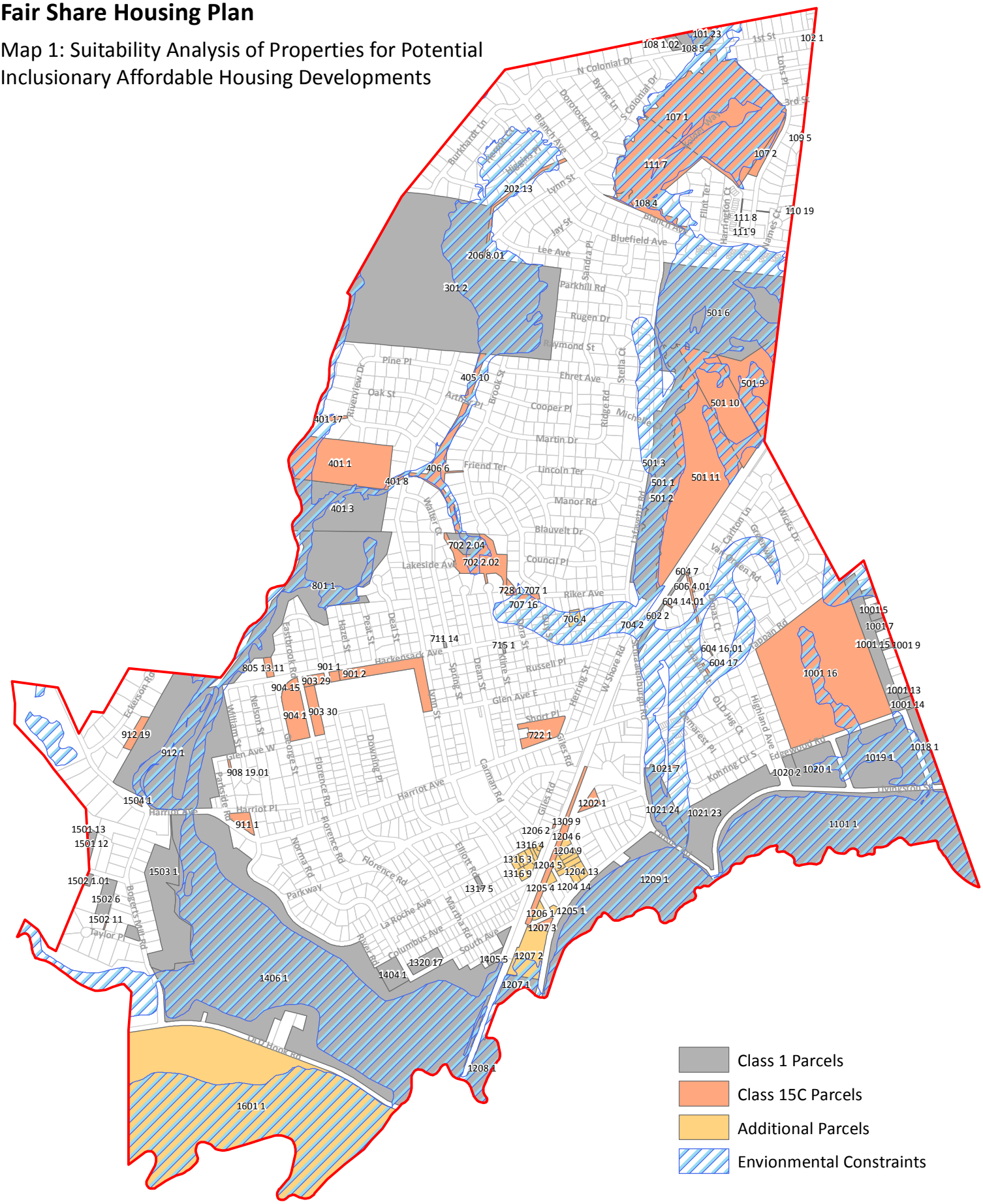
Block	Lot	Address	Owner	Listed Acreage	Constrained Acreage	Developable Acreage	Additional Notes	Zone	Property Class	Density	Number of Units
1204	13	106 SCHRAALENBURGH RD	106 REALTY ASSOCIATES, LLC	0.3168	0	0.3168	Developed with former gas station	B-1	4A	10 units/acre	3.168
1601	1	200 OLD HOOK RD	UNITED WATER NEW JERSEY INC	64.37	58.72	5.65	Former United Water headquarters building that has been vacated; constraints comprised of reservoir areas, riparian and SWRPA setbacks	OR	4A	10 units/acre	56.5

Total Developable Acreage	5.9668
Total Units Generated	60
Affordable Units at 20% Set-Aside	12

Borough of Harrington Park

Fair Share Housing Plan

Map 1: Suitability Analysis of Properties for Potential Inclusionary Affordable Housing Developments

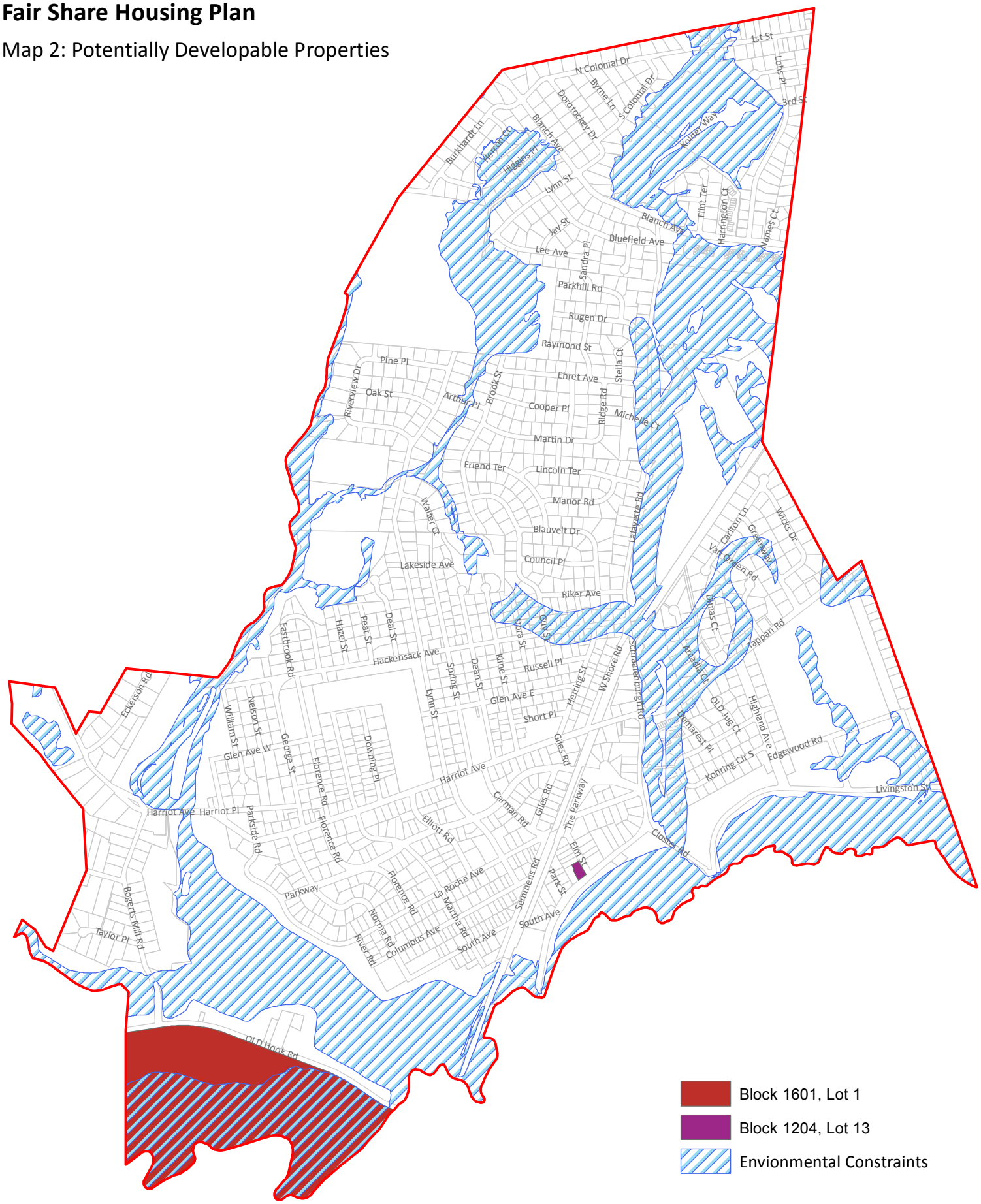


Source: NJ Geographic Information Network
NJDEP
Phillips Preiss Grygiel, LLC, August 2017

Borough of Harrington Park

Fair Share Housing Plan

Map 2: Potentially Developable Properties



Source: NJ Geographic Information Network
NJDEP
Phillips Preiss Grygiel, LLC, August 2017

Map 2a: 100 YEAR FLOOD LINES AND RIPARIAN SETBACK LINES | 200 OLD HOOK ROAD | HARRINGTON PARK NJ

PHILLIPS PREISS GRYGIEL LLC 2017

Borough of Harrington Park

Fair Share Housing Plan

Map 2b: Suitable Properties
Block 1204, Lot 13

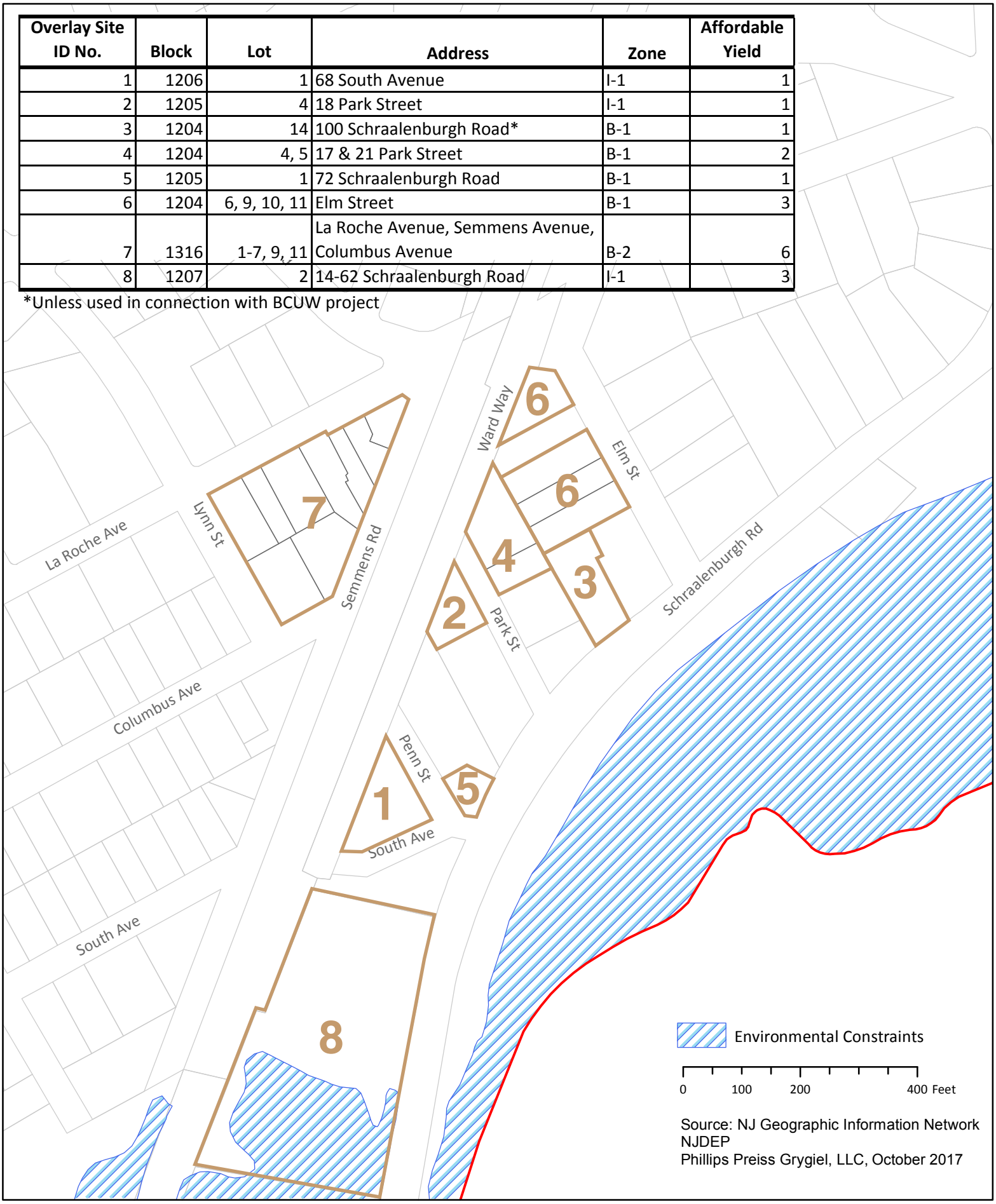
Borough of Harrington Park

Fair Share Housing Plan

Map 3: Adopted and Proposed Overlay Zones

Overlay Site ID No.	Block	Lot	Address	Zone	Affordable Yield
1	1206	1	68 South Avenue	I-1	1
2	1205	4	18 Park Street	I-1	1
3	1204	14	100 Schraalenburgh Road*	B-1	1
4	1204	4, 5	17 & 21 Park Street	B-1	2
5	1205	1	72 Schraalenburgh Road	B-1	1
6	1204	6, 9, 10, 11	Elm Street	B-1	3
7	1316	1-7, 9, 11	La Roche Avenue, Semmens Avenue, Columbus Avenue	B-2	6
8	1207	2	14-62 Schraalenburgh Road	I-1	3

*Unless used in connection with BCUW project



Source: NJ Geographic Information Network
NJDEP
Phillips Preiss Grygiel, LLC, October 2017

Appendix B. Spending Plan

Borough of Harrington Park, Bergen County

Spending Plan for the Third Round Planning Period

In consultation with:

Phillips Preiss Grygiel Leheny and Hughes LLC
Planning and Real Estate Consultants
33-41 Newark Street, 3rd Floor, Suite D
Hoboken, NJ 07030

INTRODUCTION

The Borough of Harrington Park, Bergen County has prepared a Housing Element and Fair Share Plan 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 N.J.A.C. 5:93-5.1(c). A development fee ordinance creating a dedicated revenue source for affordable housing was adopted by the Borough on February 17, 2007 and amended December 15, 2008 ordinance establishes the Borough of Harrington Park affordable housing trust fund for which this spending plan is prepared.

1. REVENUES FOR CERTIFICATION PERIOD

As of January 31, 2017, the Borough of Harrington Park had collected 75,158.84 and expended $19,311.40 All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in the Bank of New Jersey Harrington Park branch for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:93-8.16, as described in the sections that follow.

To calculate a projection of revenue anticipated during the period of third round substantive certification (i.e., 2018-2025), the Borough of Harrington Park considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

The Borough does not anticipate collecting any actual and committed payments in lieu (PIL) of construction from developers.

(c) Other funding sources:

The Borough does not anticipate collecting any funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, and proceeds from the sale of affordable units.

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate of 0.25 percent.

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND - 2018 THROUGH 2025								
	2018	2019	2020	2021	2022	2023	2024	2025	Total
(a) Development fees:									
Projected Development	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 50,000.00
(b) Payments in Lieu of Construction	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(c) Other Funds (Specify source(s))									$ -
(d) Interest	$384.13	$70.00	$70.00	$70.00	$70.00				$ 664.13
Total									$ 50,664.13

The Borough of Harrington Park projects a total of ±$50,000 in revenue to be collected between January 1, 2018 and December 31, 2025. This projected amount, when added to the Borough of Harrington Park's trust fund balance as of December 31, 2017 plus interest earned on the incoming revenue of ±$664 results in an anticipated total amount of ±$125,823 available to fund and administer its affordable housing plan. All interest earned on the account shall be used only for the purposes of affordable housing.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Borough of Harrington Park:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with the Borough of Harrington Park's development fee ordinance for both residential and non-residential developments in accordance with the Department's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

The disbursement of monies in the Borough of Harrington Park's affordable housing trust fund is coordinated by its Municipal Housing Liaison in conjunction with the Borough's Chief Financial Officer and the Borough Council. In some instances, funds will be provided to other entities, such as an entity responsible for administering a program, for eventual disbursement.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) **Rehabilitation and new construction programs and projects (N.J.A.C. 5:93-8.16)**

Harrington Park will dedicate $60,000 to the rehabilitation of 4 existing low- and moderate-income homes in need of rehabilitation fulfilling its Third Round Present Need obligation. Approximately $15,000 will be dedicated to each unit for a total of $60,000.

(b) **Affordability Assistance (N.J.A.C. 5:93-8.16)**

AFFORDABILITY ASSISTANCE CALCULATION		
Actual fees thru 12/31/2017		**$ 75,158.84**
Actual interest thru 12/31/2017	+	**$ 174.27**
Projected Development Fees, 01/01/2018 thru 12/31/2025	+	**$ 50,000.00**
Projected Trust Fund Interest, 01/01/2018 thru 12/31/2025	+	**$ 664.13**
Less housing Activity thru 6/2/2008	-	**$ -**
Total	=	**$ 125,997.24**
30% Requirement	x .30	**$ 37,799.17**
Less Affordability assist. expenditures thru 01/01/2018	-	**$ -**
Projected Min. Afford Asst, 01/01/2018 thru 12/31/2025	=	**$ 37,799.17**
Proj Min Afford. Asst for Very Low Income, 01/01/2018 thru 12/31/2025	x 1/3	**$ 12,599.72**

Per N.J.A.C. 5:93-8.16, the Borough of Harrington Park must dedicate at least 30 percent of all development fees collected and interest earned to provide affordability assistance to low- and moderate-income households. In addition, at least one-third of the affordability assistance shall be used to provide affordability assistance to very-low income households. The Borough is obligated to spend ±$37,799 on affordability assistance but anticipates spending ±$40,658 between 2018 and 2025.

- For sale units in the form of emergency repairs, down-payment assistance, homeowner assistance loans for condominium or homeowner association fees, and homeowner assistance loans for mortgage payments up to two months or less in arrears to forestall foreclosure.
- For rent units in the form of security deposit assistance and rental assistance.

(c) **Administrative Expenses (N.J.A.C. 5:97-8.9)**

ADMINISTRATIVE EXPENSE CALCULATION		
Actual fees and interest thru 12/31/2017		**$ 75,158.84**
Projected Development Fees and interest 01/01/2018 thru 12/31/2025	+	**$ 50,664.13**
Payments-In-Lieu of contruction and other deposits thru 7/17/2008	+	**$ -**
Less RCA expenditures thru 12/31/2025	-	**$ -**
Total For Admin. Calculation	=	**$ 125,822.97**
20% Maximum for Admin Expense	x .20	**$ 25,164.59**
Less Admin thru 12/31/2017	-	
Available for Admin 05/01/2014 Thru 12/31/2018	=	**$ 25,164.59**

The Borough of Harrington Park projects that $25,165 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, are the provision of professional planning and legal services related to the planning for affordable housing.

4. EXPENDITURE SCHEDULE

The Borough of Harrington Park intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units.

PROJECTS/PROGRAMS	Projected Expenditure Schedule 05/01/2014-2018								
	2018	2019	2020	2021	2022	2023	2024	2025	Total
Rehabilitation		$ 15,000		$ 15,000		$ 15,000		$ 15,000	$ 60,000.00
Total									**$ 60,000.00**
Affordability Assistance	$ 5,082	$ 5,082	$ 5,082	$ 5,082	$ 5,082	$ 5,082	$ 5,082	$ 5,084	**$ 40,658**
Administration	$ 3,146	$ 3,146	$ 3,146	$ 3,146	$ 3,146	$ 3,146	$ 3,146	$ 3,146	**$ 25,165**
Total									**$ 125,823.04**

5. EXCESS OR SHORTFALL OF FUNDS

In the event of any expected or unexpected shortfall if the anticipated revenues are not sufficient to implement the plan, the Borough of Harrington Park will appropriate funds from general revenue to provide the necessary funds.

In the event more funds than anticipated are collected, projected funds exceed the amount necessary to implement the Fair Share Plan, or the Borough of Harrington Park is reserving funds for affordable housing projects to meet a future affordable housing obligation, these excess funds will be used for affordability assistance programs.

6. BARRIER FREE ESCROW

Collection and distribution of barrier free funds shall be consistent with the Borough of Harrington Park's Affordable Housing Ordinance in accordance with N.J.A.C. 5:93-8.13 and N.J.A.C. 5:93-8.16.

SUMMARY

The Borough of Harrington Park intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:93-8.13 through N.J.A.C. 5:93-8.16 and consistent with the housing programs outlined in the Housing Plan Element. To the extent that programs described herein are not described in the Housing Plan Element, the Borough of Harrington Park will submit an amendment to its Fair Share Plan.

The Borough of Harrington Park had a balance of $75,158.84 as of December 31, 2017 and anticipates an additional ±$50,000 in revenues and $664.13 in interest through 2025 for a total of $125,823. The municipality will dedicate $60,000 toward the rehabilitation of 4 units, $40,658 to render units more affordable, and $25,165 to administrative costs. In the event that there is a shortfall of funds, the Borough will adopt an intent to bond. The municipality will dedicate any excess funds or remaining balance toward affordability assistance programs.

SPENDING PLAN SUMMARY		
Balance as of 12/31/2017		$ 75,158.84
PROJECTED REVENUE 01/01/2018 thru 12/31/2025		
Development fees	+	$ 50,000.00
Payments in lieu of construction	+	$ -
Other funds	+	$ -
Interest	+	$ 664.13
TOTAL AVAILABLE FUNDS	=	$ 125,822.97
PROJECTED EXPENDITURES May 1, 2014-Dec. 31, 2018		
Funds used for Rehabilitation		$ 60,000.00
Affordability Assistance*	+	$ 40,658.00
Administration **	+	$ 25,165.00
TOTAL PROJECTED EXPENDITURES	=	$ 125,823.00
REMAINING BALANCE	=	$ (0.03)

*** Actual affordability assistance minimums are calculated on an ongoing basis, based on actual revenues.**

**** Administrative expenses are limited to 20 percent of what is actually collected.**