

ALLENDALE/COUNCIL ON AFFORDABLE HOUSING

Housing targeted for W. Crescent Ave.

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Allendale Planning Board and Borough Council members are set to approve a plan that would involve the purchase of a West Crescent Avenue property in order to construct 20 living units under the town's "third round" affordable housing obligation.

The two boards could vote tomorrow on the plans, which must be submitted to the state's Council on Affordable Housing (COAH) by Dec. 31. The 20-unit obligation comes from a formula based on COAH's projections for residential development and new jobs in the borough between 2004 and 2018. COAH projects 268 housing units will be constructed and 341 jobs will be lost in the borough during the period.

The municipality plans to build seven units for purchase and three rental units and up to 10 units for group-home living for disabled people or a mix of senior and group-home living. The site, cur-

rently owned by Foreit Construction Co., along with an additional rental unit at Allendale Senior Housing on Cebak Court, would satisfy the borough's obligation. Mayor Vince Barra said taxpayers aren't currently expected to foot the bill on acquisition or construction costs.

Construction is expected to start in July 2011, and would be ready to be occupied that September. The rental units are expected to be medium intensity, multi-family structures in townhouse or garden-style flats, and the purchase units are anticipated to be in a duplex structure.

Barra said money would come from development fees and outside funding sources such as the Bergen United Way and the Special Needs Housing Trust Fund.

After the borough acquires the site - expected by March - it would either transfer the property title to an affordable housing administrator or enter into a 99-year lease with an affordable housing provider.

The borough also must fulfill a four-unit rehabilitation obligation, which is based on COAH's estimate of the existing substandard housing units in the borough occupied by low- or moderate-income households. While the borough sets forth plans to meet new requirements, it has addressed its previous 137-unit obligation from the previous "round" through units transferred to other municipalities and housing that has been built or is planned to be built.

COAH was created in 1985 after the New Jersey Legislature passed the Fair Housing Act. The legislation was in response to a New Jersey Supreme Court ruling stating that municipalities have a constitutional obligation to provide a realistic opportunity for the construction of low- and moderate-income housing.

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