

**HOUSING ELEMENT
AND FAIR SHARE PLAN
CITY OF CLIFTON
PASSAIC COUNTY, NEW JERSEY**

**Endorsed January 5, 2016
Subject to Planning Board and
Council Final Approval**



Prepared for:

**City of Clifton Planning Board
City of Clifton Mayor and Council
Clifton, New Jersey**

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January 5, 2016

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EXECUTIVE SUMMARY

This Housing Element and Fair Share Plan (Fair Share Plan) is intended to fulfill the requirements of the Municipal Land Use Law as well as the “third round” requirements of the New Jersey Council on Affordable Housing (COAH). The City of Clifton successfully petitioned COAH and received substantive certification in the second round and submitted a third round plan for substantive certification. As an amendment to the 2003 Clifton City Master Plan, that Fair Share Plan was adopted by the Planning Board after an advertised public hearing and was also endorsed by the City Council by way of a resolution.

All municipalities in New Jersey are charged with the constitutional obligation of providing a realistic opportunity for the construction of housing for low-income and moderate-income households. This responsibility, initially highlighted in the 1975 case of Southern Burlington County NAACP v. Township of Mt. Laurel, eventually became the basis for the July 2, 1985 Fair Housing Act. This act created the New Jersey Council on Affordable Housing (COAH), a state administrative agency providing an alternative to litigation.

As part of its initial charge, COAH adopted Substantive Rules (N.J.A.C.5:93) and Procedural Rules (N.J.A.C.5:91) to guide municipalities seeking to satisfy their housing responsibilities and to be insulated from “Mt. Laurel” litigation. These prior COAH rules governed two rounds of state estimated low and moderate income housing needs. The first round covered the years 1987 to 1993, and the second round covered the years 1993 to 1999.

New rules were adopted by COAH governing a third round running from January 1, 2004 through December 31, 2014. However, on March 10, 2015 the New Jersey Supreme Court removed jurisdiction over affordable housing from the executive branch and sent it back to the courts. The Courts, not COAH, have been given the power to make initial determinations regarding municipal compliance with Mount Laurel housing obligations. Municipalities are now afforded an opportunity to affirmatively seek a declaration from the courts of compliance with affordable housing obligations. The Supreme Court has established procedures and treatment for the approximately 300 municipalities, which includes the City of Clifton, that have “participating” status with COAH. As a result, the municipalities affirmatively seeking a court declaration that their affordable housing plans are presumptively valid, have 5 months to submit their supplemental housing elements and fair share plans. At the direction of the Mount Laurel judges, such municipalities will have immunity from exclusionary zoning actions during the review period.

This report is preliminarily based upon the findings of the Kinsey Report assessing the City, among other things a Prospective Need obligation of zero. The City defers to the Kinsey Report without prejudice to its rights to amend, modify and withdraw the within Fair Share Plan at any time prior to a final judgement determination of the City’s affordable housing obligation or approval of this plan.

This document is designed to address the City's housing obligation, inclusive of its third round obligation. It has been prepared pursuant to the provisions of the Municipal Land Use Law (MLUL), the applicable regulations of the Council on Affordable Housing and the court established procedures.

This plan is organized into two sections.

1. The first section, the Housing Element, contains background data on the City's housing characteristics and population as required by the Municipal Land Use Law (MLUL).
2. The second section, the Fair Share Plan, contains the city's plan to meet its established affordable housing obligation.

HOUSING ELEMENT

INTRODUCTION

The City of Clifton is almost entirely developed. While it has been fortunate in achieving a balance in terms of land use diversification, industrial and manufacturing jobs and businesses have been steadily declining over the last several decades leaving behind vacant, obsolete industrial buildings.

An urban/suburban community, the City of Clifton consists of mature settlement patterns resulting in a diminished supply of vacant land; infrastructure systems that are generally at or approaching their reasonable life expectancy; the need to rehabilitate housing to meet ever changing market standards; and the recognition that redevelopment is the predominant form of growth.

In recent years, due to its strategic location, the City of Clifton has seen a renewed interest in the redevelopment of abandoned and/or underutilized and obsolete industrial sites. Large scale developments of both residential and regional commercial uses have been accomplished, removing often blighted, non-compatible buildings and uses from the neighborhoods in which they are located. Such developments include: Clifton Commons, Cambridge Crossing, Riverwalk I and II, Pathmark, Allied Office Supplies, Morris Industries, Harve Bernard and Kmart Shopping Center in Botany Village, Walgreen's at Main Avenue and Clifton Avenue, the relocation of U.S. Post Office to Main Avenue, Commerce Bank and Banco Popular.

New redevelopment efforts at the Hoffman LaRoche site, that traverses both Clifton and Nutley, will result in the creation of a new medical school, sponsored by the Hackensack Medical University Hospital and Seton Hall. Subsequent redevelopment, of the site, will result in a comprehensive mixed use complex.

ANALYSIS OF DEMOGRAPHIC, HOUSING AND EMPLOYMENT CHARACTERISTICS

Both the provision of the Municipal Land Use Law and COAH regulations require a description of the City of Clifton in terms of housing, population and employment characteristics. The MLUL specifically requires that a Housing Element address a community's population size, age, and income characteristics.

Population Analysis

The 200 Census indicated that the City had a population of 78,672 residents (See Table 1). In 2010, the U.S. Census reported the City's population had grown to 84,136 residents, representing an increase of 6.5 percent. The population increase from 2000 to 2010 of 5,464 persons and the 2014 U.S. Census estimate of 85,927 confirms the continued population growth trend that began in 2000.

Table 1

Rate of Population Growth 1950-2010

<u>Year</u>	Population	Population Change	Percent Change
1950	64,511	--	--
1960	82,084	17,573	27.2%
1970	82,437	353	1.0%
1980	74,388	-8,049	-9.8%
1990	71,742	-2,646	-3.6%
2000	78,672	6,930	9.7%
2010	84,136	5,464	6.5%

Source: U.S. Census

Household Size

Clifton's household size has generally declined between 1970 and 1990 with a rise in household size beginning in 2000. In 1970, Clifton had an average household size of 2.93 persons, declining to 2.44 persons by 1990. By 2000, the city's household size experienced its first increase in forty years. This increase in household size continued with the 2010 census with 2.74 persons per household.

The City's household size trend reflects the changing socio-economic characteristics of the population, as well as its demographic makeup. It is a function of an aging population, younger households having more children, and older households relocating after their children have moved out.

Table 2

Average Household Size: 1970-2010

<u>Year</u>	Population	No. Of Dwellings	Household Size
1970	82,437	28,135	2.93
1980	74,388	29,438	2.54
1990	71,742	29,999	2.44
2000	78,672	31,060	2.53
2010	84,136	31,946	2.74

Source: U.S. Census

Age & Sex Characteristics

Data concerning characteristics of the City's population by age is presented in the accompanying table. Community sex characteristics remained generally unchanged from 2000 to 2010, where in 2000, 47.7 percent of the community was male and 52.3 percent female. In 2010 the census reported that males accounted for 48.2 percent and females 51.8 percent of the City's population.

Table 3

Age & Sex Characteristics: 2000 & 2010

Age Group	2000	2010	Numerical Change	Percentage Change
Under 5	4,700	5,154	454	6.1
5-9	4,825	4,904	79	5.8
10-14	4,717	5,198	481	6.2
15-19	4,309	5,298	989	6.3
20-24	4,476	5,357	881	6.4
25-29	5,327	5,973	646	7.0
30-34	6,000	6,194	194	7.3
35-39	6,487	5,827	-660	6.9
40-44	6,314	5,778	-536	6.8
45-49	5,703	6,183	480	7.3
50-54	5,123	6,283	1,160	7.4
55-59	3,844	5,577	1,733	6.7
60-64	3,018	4,698	1,680	5.6
65-69	2,966	3,168	202	3.8
70-74	3,227	2,419	-808	3.0
75+	7,636	6,125	-1,511	7.3
Total	78,672	84,136	5,464	6.5

Source: U.S. Census

The number of residents below the age of twenty-five has increased as a percentage of the total population from 29.3 percent in 2000 to 30.8 percent in 2010.

The decrease in the senior population of 55 to 74 years of age may be associated with the lack of senior housing in the City as well as the historic mobility trend of retirees in these age groups. However, when observing individual population groups as they progress from one age bracket to the next, other trends become evident. Primarily, it is clear that immigration between 2000 and 2010 was accounted for largely by those under 35 years of age. This means that young families are the main cause of the growing population in Clifton. As they aged from 35 to 55, residents tended to stay in the area, with no significant in- or out-migration. As people age from 55 through 65, they begin to leave the area, likely a result of retirement and financial opportunities and limitations.

Racial Characteristics

The racial composition of the City, as detailed in the 2010 Census, shows that 69.6% of the community was whites with Asians accounting for 8.9% of the population, Blacks accounting for 4.9% and other race, including American Indian/Eskimo and two or more races accounting for 4.1 percent. From 2000 to 2010, the overall minority population continued the increase observed from 1990 to 2000, as shown in the following table.

Table 4

Racial Characteristics: 1990 & 2000

Persons By Race	1990		2000	
	Pop.	%	Pop.	%
White Alone	59,960	76.2%	58,588	69.6%
Black Alone	2,277	2.9%	4,137	4.9%
Asian Alone	5,066	6.4%	7,488	8.9%
Other, including American Indian/Eskimo	7,772	9.9%	441	0.5%
Two or More Races	3,597	4.6%	3018	3.6%
Total	78,672	100.0%	84,136	100.0%

Source: 1990 & 2000 U.S. Census

Racial characteristics also provide insight into the increasing population of Clifton. The growing population of immigrants in Clifton is generally from Latin American countries. Historically, the white population has smaller family sizes than Hispanics and African-Americans. This, combined with the significant drop in the white population as well as the small increase in the African-American population, leads to the linking between the increase in population of young children and the increasing Hispanic population in the City.

Data also indicates that the Hispanic population, moving into Clifton, has young families with many children, again explaining the large increase in the number of children as they move through school. These trends indicate that the City should anticipate a continued increase in the school enrollment over the next few years.

The Hispanic population in Clifton had the highest increase from 1990 and 2000. However, this increase is not reflected on the table above since Hispanics may consider themselves as whites, blacks, or two or more races depending upon their country of origin.

Overall, Clifton experienced a significant increase in the population with Hispanic origin from 15,608 (19.8%) in 2000 to 26,839 (31.9%) in 2010. The non-Hispanic population, in 2010, was 57,297 persons.

Income Characteristics

The 2009-2013 estimated median household income for the City \$58,716, increasing 8.6 percent from \$50,619 in 2000. The 2010 Census also indicates a decrease in the number of households earning less than \$15,000 dollars per annum from 11.6 percent to 9.6 percent, as well as a significant increase in the number of households earning more than \$50,000 dollars per annum from 50.7 percent to 62.6 percent. Table 5 below depicts the household income distribution by income category, as reported in the 2010 census.

Table 5

Household Income Distribution: 2009-2013 Estimate

Income Category	2010	
	Number	Percent
Less than \$10,000	1,762	6.1%
\$10,000 to \$14,999	1,022	3.5%
\$15,000 to \$24,999	2,280	7.8%
\$25,000 to \$34,999	2,532	8.7%
\$35,000 to \$49,999	3,288	11.3%
\$50,000 to \$74,999	5,095	17.5%
\$75,000 to \$99,999	4,187	14.4%
\$100,000 to \$149,999	4,830	16.6%
\$150,000 or more	4,077	14.1%
Total	29,073	100.0%
Median household income	\$58,716	

Source: 2000 U.S. Census

Housing Characteristics

Historic Background

The number of housing units in Clifton has increased moderately since 1970, when the census reported a total of 28,135 dwelling units in the community. Since then, this figure has increased to 3,060 in 2000 to 31,946 in 2010.

Table 6

Dwelling Units: 1970 - 2000

<u>Year</u>	<u>No. Of Dwellings</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
1970	28,135	--	--
1980	29,438	+1,303	4.6%
1990	29,999	+561	1.9%
2000	31,060	+1,061	3.5%
2010	31,964	+904	2.8%

Source: U.S. Census

Housing Units by Tenure

In 2000, the census reported that 59.3 percent of the City’s 31,060 dwelling units were owner-occupied while 38.1 percent were renter-occupied. Vacant units comprised 2.6 percent of the total housing stock in the City. The 2010 Census reported a small decrease in the percentage of owner-occupied and a slight increase in renter-occupied housing units in the City, reflective of the general regional occupancy trends.

Table 7

**Year Round Housing Units By Tenure
And Occupancy Status: 2000 & 2010**

<u>Characteristics</u>	<u>2000</u>	<u>2010</u>	<u>Percentage Of 2010</u>
Owner Occupied	18,411	18,375	21.8%
Renter Occupied	11,833	12,286	14.6%
Vacant	816	1,285	1.5%
Total	31,060	31,964	

Source: 1990 & 2000 U.S. Census

Housing Units by Structure

Single-family detached residences are the most prevalent dwelling unit type in Clifton. The 2009-2013 census estimate reported that there were 14,158 single-family dwellings in Clifton, representing 48.7 percent of the City’s housing stock. The 2009-2013 census estimate shows an increase in the number of detached and attached single-family as well a decrease in the number of two-family structures, from the 2000 census. This trend is accompanied by an increase in the number of multifamily dwellings, including a significant number of structures with more than ten units.

Table 8

Units in Structure: 2009-2013 Estimate

Units in Structure	Number	Percent
Single-Family, Detached	14,149	48.7%
Single-Family, Attached	1,238	4.2%
2	6,973	24.0%
3 or 4	2,238	7.7%
5 to 9	1,347	4.6%
10 to 19	1,078	3.7%
20 or More	1,934	6.7%
Mobile Home or Other	116	0.4%
Total	29,073	100.0%

Source: U.S. Census

Value of Housing Units

Housing values, including rentals, increased dramatically in Clifton between 2000 and the 2009-2013 census estimate. At the time of the 2000 Census, the median contract rent of rental housing was \$784. The 2009-2013 census estimate shows a 36 percent increase to \$1,226

Table 9

**Value of Specified Renter-Occupied Housing Units:
2009-2013 Estimate**

Value	2000	2009-2013 Estimate
Less than \$250	160	30
\$250 to \$499	1,262	411
\$500 to \$749	3,622	472
\$750 to \$999	4,526	1,535
\$1,000 or More	1,854	8,204
No Cash Rent	395	373
Total	11,819	
Median Rent	\$784	\$1,226

Source: 2009-2013 U.S. Census Estimate

Table 10

**Value of Specified Owner-Occupied Housing Units:
2009-2013 Estimate**

Value	2000	2009-2013 Estimate
Less than \$50,000	46	287
\$50K-\$99,999	67	111
\$100K-\$149,999	2,128	177
\$150K-\$199,999	6,918	642
\$200K-\$299,999	3,689	4,453
\$300K-\$499,999	867	10,722
\$500K or more	74	1,656
Total	13,789	18,048
Median Value	\$181,600	\$343,000

Source: 2009-2013 U.S. Census Estimate

The median value of owner-occupied housing in Clifton was reported to be \$343,000, as estimated by the 2009-2013 census estimate. This is a 53 percent increase over the 2000 median value of \$181,600. This is consistent with the significant rise in overall income and regional housing value.

As detailed in Table 11, the vast majority of the City’s housing stock meets basic health standards with 99.3 percent of all occupied units are not overcrowded, have complete plumbing and have complete kitchen facilities.

TABLE 11

NUMBER OF HOUSING UNITS BY CONDITION OF UNIT

	Year 2000	Percent
Built before 1940	6,062	20.8
Units with more than one person per room	2,519	8.7
Units lacking complete plumbing	56	0.2
Units lacking complete kitchen	140	0.5
Total Occupied Units	29,073	NA

U.S. census

Employment Characteristics

Tables 12 presents covered employment trends from 1990-1999 within the city. The table shows that the number of private sector jobs has generally been on the decline from 1990-1999 with an overall loss of 6,678 jobs from 1990 to 1999. Data indicates that employment peaked in 1990 at 36,451 covered jobs, declining to 29,773 jobs in 1999. The downward employment trend started in the recession of the early 1990s and continued through the economic boom beginning in 1992. The 1999 level of covered jobs is 19 percent lower than the peak employment of 1990.

Table 12

Covered Employment Trends: 1990-1999

<u>Year</u>	<u>Number of Jobs</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
1990	36,451	-4,183	-10.3%
1991	33,679	-2,772	-7.7%
1992	33,520	-159	-0.5%
1993	32,923	-597	-1.8%
1994	33,100	177	1.0%
1995	32,768	-332	-1.1%
1996	32,199	-569	-1.8%
1997	32,269	70	0.2%
1998	31,148	-1,121	-3.5%
1999	29,773	-1,345	-4.4%

Source: New Jersey State Data Center

Tables 13 and 14 describe the employment characteristics and occupational patterns of Clifton residents, as reported in the 2009-2013 census estimate. Table 13 details occupation characteristics and Table 14 details industry characteristics.

Table 13

**Employed Persons 16 and Over By Industry:
2009-2013 Estimate**

<u>Industry</u>	<u>Number</u>	<u>Percent</u>
Agriculture, Forestry, Fisheries, Mining	77	0.2%
Construction	2,044	4.9%
Manufacturing	5,531	13.3%
Transportation	3,181	7.6%
Information	1,305	3.1%
Wholesale Trade	1,505	3.6%
Retail Trade	5,462	13.1%
Finance, Insurance, Real Estate	3,404	8.2%
Professional, Scientific, Management, Administrative, & Waste Management Services	4,242	10.2%
Educational, Health & Social Services	9,030	21.6%
Arts, Entertainment, Recreation & Food Services	2,842	6.8%
Other Services (Except Public Administration)	1,756	4.2%
Public Administration	1,372	3.2%
Total	41,751	100.0

Source: U.S. Census

Table 14

**Employed Persons 16 and Over By Occupation:
2009-2013 Estimate**

<u>Occupation</u>	<u>Number</u>	<u>Percent</u>
Management, Professional and related occupations	14,494	34.7%
Service Occupations	6,101	14.6%
Sales and Office Occupations	11,257	27.0%
Natural Resources, Construction, Extraction, & Maintenance Occupation	3,098	7.3%
Production, Transportation, & Material Moving Occupations	6,801	16.3%
Total	41,751	100.0

Source: U.S. Census

FAIR SHARE PLAN

FAIR SHARE PLAN

Introduction

The Fair Share Plan for the City of Clifton provides a framework for how the City will meet its fair share obligation of low and moderate income housing. Absent official, established/adopted affordable housing requirements, the City of Clifton, has determined to utilize the proposed housing obligations for 1999-2025 period, as estimated by Fair Share Housing Center’s report, prepared by David N. Kinsey, PhD., FAICP, PP of Kinsey & Hand, dated April 16, 2015, revised July, 2015, entitled “New Jersey Low and Moderate Income Housing Obligation for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology.” The Substantive Regulations (NJAC 5:93), associated with the Prior Round obligation, will be used to establish all aspects of the Fair Share Plan as these are the last adopted valid regulations, by the State. COAH’s rules and regulations provide a number of options in planning for affordable housing, including rehabilitation programs; provisions for rental housing; new construction through the inclusionary development and/or municipally sponsored affordable housing mechanisms; and other methods described in COAH’s Prior Round rules and regulations. Clifton’s Fair Share Plan will address the City’s fair share housing obligation consistent with these regulations.

Nonetheless, the City’s use of the Kinsey Report is without prejudice to its rights to amend, modify or withdraw the within Fair Share Plan at any time prior to a final judicial determination of the City’s affordable housing obligation or approval of this plan.

Clifton’s Fair Share Obligation

As noted above, the City of Clifton will rely on the low and moderate income housing obligation as established by the Fair Share Housing Center utilizing NJ COAH prior round methodology. The City of Clifton’s affordable housing obligation is a function of three components:

- Prior Round Obligation
- Present Need/Rehabilitation Share
- 1999-2025 Third Round Obligation (Net Prospective Need)

Table 15 below summarized Clifton’s Fair Share obligation.

Table 15

City of Clifton’s Affordable Housing Obligation

Component	Obligation
Prior Round Obligation	379
Present Need/Rehabilitation Share	2,349
1999-2025 Third Round Obligation (Net Prospective Need)	0
Total	2,725

Present Need/Rehabilitation Share

Present need is defined as the number of deficient housing units occupied by low and moderate income households within a municipality. It is a component of a municipality's fair share housing obligation which may be addressed under COAH Second Round rules by either a local housing rehabilitation program or by creating new units of affordable housing.

The present need/ rehabilitation share component of the affordable housing obligation is based on the municipality's existing housing deficiencies and includes housing units as of April 1, 2000 that are both deficient and occupied by households of low and moderate income. The Fair Share Housing Center estimates that Clifton's present need is 2,346.

Prior Round Obligation

The Prior Round Obligation is the total Fair Share Obligation for the period of 1987 to 1999. Clifton's Prior Round Obligation is 379 units. Credits and/or adjustments for units, in accordance with COAH regulations, are permitted to be used to meet the Prior Round Obligation.

1999-2025 Third Round Obligation (Net Prospective Need)

The Fair Share Housing Center estimates that Clifton's third round affordable housing obligation is 0.

PLAN SUMMARY

This section, of the plan, details the projects, mechanisms and funding sources that will be used to meet Clifton's affordable housing obligation.

- **Rehabilitation Share**

The Fair Share Housing Center report estimates and assigns the City with a present need/rehabilitation obligation of 2,346 units. The City of Clifton administers the Clifton Home Improvement Program (CHIP) to support the rehabilitation of units occupied by low and moderate income households. CHIP is funded through a Community Development Block Grant (CDBG) Program, which is administered by the U.S. Department of Housing and Urban Development. Only low and moderate income households are eligible to participate. From the year 2000 to date a total of 154 qualifying units have been rehabilitated. The program funds up to \$10,000 for such rehabilitation.

The CHIP is a funded program with \$225,000 per year dedicated to the rehabilitation of substandard units occupied by low and moderate income households. Presently, the Program has in excess of \$245,000 dedicated/available to the providing low and moderate income home owners with funds to rehabilitation their residences.

- Prior Round Obligation
Clifton has a prior round affordable housing obligation of 379 units. The Prior Round Obligation will be satisfied by the Prior Round rules and regulations as follows:
 - Rental Component
COAH regulations stipulate at NJAC 5:93-3.3(b) that a municipality may receive 1 bonus credit for every eligible unit of low and moderate income rental housing unit that meets the criteria of NJAC 5:93-5.8(d), 5.9(d) and 5:93-7. COAH regulations stipulate in NJAC 5:93-5.15(a) that at least 25 percent of a municipality's prior round obligation must be addressed with rental housing. Therefore, the City is obligated to provide 95 affordable family rental units. The plan proposes to provide a total of 362 affordable rental units.
 - Age Restricted Units
Prior Round COAH regulations stipulate in NJAC 5:93-5.14(d)(2) that a municipality may receive 1.33 units of credit for each age restricted rental unit addressing its Prior Round rental obligation, provided the unit was created and occupied on or after December 15, 1986 and has affordability controls for at least 30 years. The regulations in NJAC 5:93-5.15(a)(1) requires that up to 25 percent of a municipality's Prior Round obligation may be addressed with age restricted housing. Therefore, the City may provide up to 95 age-restricted units. The plan proposes to provide a total of 95 age restricted units.
 - Very Low Income
P.L.2008, c.46, creates a requirement that at least 13 percent of a municipality's affordable housing units be reserved for occupancy by very low income households with a gross household income equal to 30 percent or less of the median income for households of the same size within the housing region.(30% or less). Therefore, the City is obligated is to make 13 per cent of the Prior Round Obligation of 379 units or 49 units of housing available to very low income households. At least 50 percent of these units or 25 units must be addressed with family housing. The balance (24 units) may be age restricted.

Very low income units are provided utilizing group home unit supportive, non-age restricted housing at Senior Horizons @ Clifton II & III and age restricted units that total 49 units or more. No more than 24 age restricted units will be utilized as part of the very low income unit calculation.

- Alternative Living Arrangements
NJAC:5-93-5.8 allows alternative living arrangements to be used to address a municipal housing obligation. An alternative living arrangement is defined a structure in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas. Alternative living arrangement includes, but is not limited to: transitional facilities for the homeless, Class A,B,C,D and E boarding homes as regulated by the New Jersey Department of Community Affairs; residential health care facilities as regulated by the New Jersey Department of Health; group homes for the developmentally disabled and mental ill as licensed and/or regulated by the New Jersey Department of Human Services; and congregate living arrangements.

In accordance with NJAC 5:93-5.8 the unit of credit is the bedroom; age restricted alternative living arrangements shall be included with the 25 percent that may be age restricted; and controls on affordability shall remain in effect for at least 10 years.

COAH regulations stipulate at NJAC 5:93-3.3(b) that a municipality may receive 1 bonus credit for every eligible unit of low and moderate income rental housing unit that meets the criteria of NJAC 5:93-5.15(d)(1) provided the unit was created and occupied on or after December 15, 1986, is not-age restricted and has affordability controls for at least 30 years.

Clifton has the following group homes that are used to meet, in part, its Prior Round Obligation:

- Murray House - Group home that contains 4 qualifying bedrooms that are non-age restricted.
- 123 Luisser Street – Group home that contains 4 qualifying bedrooms that are non-age restricted.
- 28 Barnsdale Road - Group home that contains 2 qualifying bedrooms that are non-age restricted.
- 900 Clifton Avenue – Group home, sponsored by the Clifton Opportunity Center, that contains 4 qualifying bedrooms that are non-age restricted.

- Center for Family Support – Group home that contains 3 qualifying bedrooms that are non-age restricted.
- 89 First Avenue – Group home, sponsored by Liliana Gierduys, that contains 3 qualifying bedrooms that are non-age restricted.
- 89 1st Street – Group home, sponsored by Catholic Charities, that contains 3 qualifying bedrooms that are non-age restricted.

100% Affordable Rental Housing

Clifton has the following existing and proposed developments that are 100% affordable rental housing for both age restricted and non-age restricted:

- 72 Russel Avenue – Sponsored by St. Peter's Haven, this is an existing two family residence that provides transitional, rental housing for a low /moderate income non-age restricted household.
- Senior Horizons @ Clifton I – This is an existing age restricted rental housing development that is sponsored by a non-profit organization and contains 95 affordable senior citizen, rental housing units.
- Senior Horizons @ Clifton II & III – This is an existing non-age restricted and age restricted rental housing development that is sponsored by a non-profit organization. It contains 40 units of supportive, non-age restricted affordable rental housing units.
- Lake Street – This is an approved non-age restricted rental housing development that is sponsored by a non-profit organization. It contains 6 affordable rental housing units.
- 12 Arthur Street - This is an approved non-age restricted rental housing development that is sponsored by a non-profit organization that will contains 4 affordable rental units.
- Clifton Main Mews – This is an approved non-age restricted rental housing development that is sponsored by a non-profit organization that will contain 51 affordable rental units.
- 1000 Main Avenue – This is a proposed non-age restricted housing development that is sponsored by a non-profit organization that will contain 92 affordable housing units.

Table 16 summarizes how the city will address its Prior Round Obligation for a total of 459 units consisting of 364 units and 95 rental bonus units.

Table 16

Prior Round Obligation Calculation

Project	Type	#Units	Bonus
Murray House	Group Home/Rental Non-Age Restricted	4	
123 Luisser Street	Group Home/Rental Non-Age Restricted	4	
28 Barnsdale Road	Group Home/Rental Non-Age Restricted	2	
Center for Family Support	Group Home/Rental Non-Age Restricted	4	
Clifton Adult Opportunity Center 900 Clifton Avenue	Group Home/Rental Non-Age Restricted	4	
Liliana Gierduys 89 First Avenue	Group Home Non-Age Restricted	3	
Senior Horizons at Clifton I Clifton Avenue	Age Restricted-Rental	95	32
St. Peter's Haven 72 Russell Avenue	Transitional Housing/Rental Non-Age Restricted	2	
Catholic Charities 89 1 st Street	Group Home/Rental Non-Age Restricted	3	
Senior Horizons @ Clifton II & III Van Houten Avenue	Supportive Rental Non-Age Restricted	40	40
Lake Street	Family Rental	6	
12 Arthur Street	Family Rental	4	
Clifton Main Mews 988-1010 Main Avenue	Family Rental 100% Affordable Dev.	51	23
1000 Main Avenue	Family Rental 100% Affordable Dev.	92	
Total		364	95

The city will meet its present need obligation of 2,346 rehabilitation units through the city's Community Development Block Grant Program.

CONCLUSION

The City has a prior round obligation of 379 units, a present need/rehabilitation obligation of 2,346 and a 1999-2025 Third Round (Net Prospective Need) of 0 units. The city will meet its prior round obligation with 364 actual units and 95 bonus credit units for a total of 459 units, 80 units in excess of the established obligation.

Rehabilitation of qualifying units, totaling 154 units, has taken place between 2000 and 2008 resulting in an outstanding obligation of 2,192 units. The remaining obligation will be met through the established and funded Clifton Home Improvement Program (CHIP).

- Development Fees

The City has an adopted and approved a development fee ordinance, as provided by COAH's rules at NJAC 5:97-8.3, permitting the City to impose such fees on new development. The funds generated by the collection of development fees are applied directly toward implementation of the City's Fair Share Plan.

The Development Fee Ordinance requires, for residential development, a fee of 1.0 percent of the equalized assessed value to be collected as detailed in the existing Development Fee Ordinance.

A non-residential development fee of 2.5 percent of the equalized assessed value is collected on non-residential development. If an increase in floor area ratio is approved pursuant to N.J.S.A. 40:55D-70d(4), then the additional floor area realized (above what is permitted by right under the existing zoning) will incur a bonus development fee of 6 percent of the equalized assessed value for non-residential development. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base floor area for the purposes of calculating the bonus development fee shall be the highest floor area permitted by right during the two-year period preceding the filing of the variance application.