

9.

RESOLUTION  
REGARDING RENTAL INCREASES IN FAIR SHARE PLAN  
RE: RENTAL UNITS  
TOWNSHIP OF MILLSTONE/MONMOUTH COUNTY

WHEREAS, the housing element and fair share plan of Millstone Township, Monmouth County was granted substantive certification by the Council on Affordable Housing (COAH) on December 12, 1987 and amended thereof on January 19, 1988; and

WHEREAS, the fair share plan obligation consisted of the construction of seven new rental units and the rehabilitation of five substandard housing units; and

WHEREAS, the six rental units were to be constructed by Indian Path Associates (owner), a New Jersey Partnership, as relocation housing for six households living in substandard units on a tract of land which had been acquired by the owner; and

WHEREAS, the owner constructed the six rental units and moved the six aforementioned households into the units; and

WHEREAS, by reason of the low incomes of some of the households, Millstone Township reached agreement, as set forth in the Declaration of Restrictive Covenants, with the owner to establish very low initial rentals for three of the units, identified as No. 2, No. 8, and No. 10 Moccasin Court; and

WHEREAS, the agreement permitted the owner to increase these rents over a period of five years so that the rents paid by each occupant be the maximum amount allowed by COAH; and

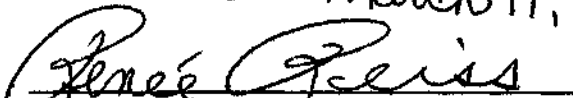
WHEREAS, Ms. Caroline Hawkins, the tenant of No. 8 Moccasin Court, registered a complaint that annual rental increase were in excess of those permitted by COAH; and

WHEREAS, this matter was presented to COAH in the form of a Memorandum titled "Controversy In Rental Increases, Millstone Township, Monmouth County" dated February 3, 1993; and

WHEREAS, the memorandum provided three possible options to address this controversy including the option which would approve the aforementioned procedures to allow the rent increases in the three aforementioned units over a period of five years to the COAH approved maximum levels.

NOW THEREFORE BE IT RESOLVED that COAH has approved the annual rental increases for the three aforementioned units over a period of five years to reach the maximum rent levels approved by COAH for the fifth year of the annual increments.

I hereby certify that this resolution was passed by the Council on Affordable Housing at its meeting on March 11, 1993

  
Renee R. Reiss  
Secretary

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