

RESOLUTION APPROVING 35 AFFORDABLE UNITS IN
OAK HILL MOBILE HOME PARK
HOWELL TOWNSHIP/MONMOUTH COUNTY

WHEREAS, the Township of Howell (Township), Monmouth County, was granted substantive certification of its housing element/fair share plan on November 28, 1988; and

WHEREAS, the housing element/fair share plan includes a project known as the Oak Hill Mobile Home Park (Park); and

WHEREAS, the Park had been a subject of mediation prior to the granting of substantive certification by COAH; and

WHEREAS, the final mediation agreement specified that the Park shall provide 35 pads and attached mobile home units to accommodate 35 moderate income households and that only the 35 pads shall be deed restricted to control affordability; and

WHEREAS, the mediation agreement was incorporated into the fair share plan; and

WHEREAS, after substantive certification the owner of the Park, RSL Investment Corp., sold mobile home units to 21 low and moderate income households who were relocated from the Howell Residential Court pursuant to a Consent Order by the Superior Court of New Jersey, Chancery Division, Monmouth County, Docket No C-5208-83E; and

WHEREAS, said mobile home units were attached to pads located on lots, 47, 51, 52, 189, 190, 196, 198, 209, 217, 220, 222, 223, 224, 225, 228, 239, 241, 247 and 252; and

WHEREAS, ten of the relocated households were low income households and eleven were moderate income households as determined by RSL Investment Corp.; and

WHEREAS, none of the 21 pads was deed restricted to control affordability; and

WHEREAS, the current owner of the Park, Mr. Hovsep Hovsepian (Owner), will designate 14 pads, which are in addition to the 21 hereinabove described, to reach the requirement of 35 low and moderate income units to be provided; and

WHEREAS, the Township and the Owner have retained the Affordable Housing Management Service (AHMS) to qualify households and consummate pad rentals and mobile home unit sales for the 14 reserved pads and for each of the 21 units as it may become available for new ownership.

NOW THEREFORE BE IT RESOLVED that the 21 occupied mobile home units, as identified hereinabove, are accepted as an eligible component of the Township's fair share plan; and

BE IT FURTHER RESOLVED that a deed restriction, which controls affordability of the 35 pads for a period of not less than 20 years, shall be filed with the master deed of the Park in the County Office of Records; and


BE IT FURTHER RESOLVED that pad rental cost increases for the 35 pads, shall be governed by the annual index adopted by COAH or the percentage increase allowed by the Township Rent Control Board, whichever is less; and

BE IT FURTHER RESOLVED that the owner of a mobile home unit attached to one of the 35 deed restricted pad at the time of resale shall either sell the unit to a qualified low or moderate income household, or remove the unit from the restricted pad in order make the pad available for a unit to be owned by a qualified low or moderate income household; and

BE IT FURTHER RESOLVED that in computing sales costs of mobile home units to be attached to the 14 newly restricted pads, a two bedroom/one bath unit shall be priced based on the income of a two person household and a two bedroom/two bath unit shall be priced based on the income of a three person household. Income by household size shall be based on HUD's median income limits or other recognized standard adopted by COAH; and

BE IT FURTHER RESOLVED that the 14 mobile home units will be priced such that the sales prices are affordable to households which average 57.5% of the median income and that no such household shall be required to pay more than 28 percent of their income on principal, interest, taxes, insurance and pad fees.

I hereby certify that this resolution was passed by the Council on Affordable Housing at its meeting on *June 2, 1993.*



Renee R. Reiss
Council on Affordable Housing
Secretary

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