

**RESOLUTION GRANTING PARSIPPANY-TROY HILLS TOWNSHIP, MORRIS COUNTY A WAIVER FROM N.J.A.C. 5:97-8.1(d) and N.J.A.C. 5:97-8.7(a)**

COAH 08-2015

**WHEREAS**, on August 7, 1996, Parsippany-Troy Hills Township, Morris County, received second round certification of a Housing Element and Fair Share Plan from the Council on Affordable Housing (COAH); and

**WHEREAS**, COAH approved the Township's spending plan on April 30, 1996; and

**WHEREAS**, the Township subsequently received extended substantive certification on July 27, 2005; and

**WHEREAS**, Parsippany-Troy Hills Township petitioned COAH with its third round Housing Element/Fair Share Plan on December 16, 2005; and

**WHEREAS**, Jewish Association for Special Needs II, Inc., in concert with Jewish Service for the Developmentally Disabled of Metrowest, Inc. (JSDD), renovated a single-family five-bedroom home that it owns, located at 5 Pleasant Terrace, for use as supportive and special needs housing available to very low income individuals, housing a maximum of five total residents, all aged 18 or over.; and

**WHEREAS**, the house was renovated to comply with the HUD Section 811 Supportive Housing for Persons with Disabilities' requirements of accessibility; and

**WHEREAS**, to finance the renovations, JSDD received a \$507,000 HUD section 811 Supportive Housing for Persons with Disabilities Fund Reservation Award, \$290,000 private donation, \$5,000 from the Department of Human Services Grant for Start-up Funds, \$46,870 from the NJ Department of Human Services Capital Fund Award for a fire suppression system and \$155,000 from Parsippany-Troy Hills Township; and

**WHEREAS**, JSDD loaned the project \$155,000 toward the rehabilitation of the dwelling, inclusive of pre-development costs, property improvements, and carrying costs, with the expectation that it would be reimbursed for this contribution from Parsippany's affordable housing trust fund; and

**WHEREAS**, the Township submitted correspondence indicating that the renovations were completed April 30, 2008 and that HUD requires that the contractor be paid within thirty days of its monthly construction requisitions; and

**WHEREAS**, in a motion dated August 29, 2008, Parsippany seeks a waiver from COAH, pursuant to N.J.A.C. 5:96-15, from the requirements of N.J.A.C. 5:97-8.1(d) and N.J.A.C. 5:97-8.7(a), enabling the Township to reimburse JSDD \$155,000 for its loan to the project, to be paid from its affordable housing trust fund; and

**WHEREAS**, the Township also requests very low income bonus credit for the five bedrooms; and

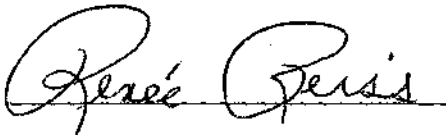
**NOW THEREFORE BE IT RESOLVED** that the disbursement of funds from Parsippany's affordable housing trust fund to reimburse JSDD for debt and expenses accrued in renovating five bedrooms in a single-family dwelling for use as supportive and special needs housing is consistent with the goal of promoting affordable housing in the Township; and

**BE IT FURTHER RESOLVED** that the waiver from the requirements of N.J.A.C. 5:97-8.1(d) and N.J.A.C. 5:97-8.7(a) being granted to Parsippany are consistent with the waiver criteria under N.J.A.C. 5:96-15.2; and

**BE IT FURTHER RESOLVED** that COAH grants the waiver from the requirements of N.J.A.C. 5:97-8.1(d) and N.J.A.C. 5:97-8.7(a), with the following conditions:

1. Parsippany must, within 45 days, adopt a resolution committing to petition COAH by December 31, 2008 with a revised third round Housing Element and Fair Share Plan or in accordance with the deadline established for municipalities opting in to the Highlands Regional Master Plan pursuant to a Memorandum of Understanding (MOU) to be executed by the Highlands Council and COAH; and
2. Parsippany must include the JSDD group home project in its revised third round Housing Element and Fair Share Plan and Spending Plan.

Date: September 22, 2008



Renee Reiss, Council Secretary  
Council on Affordable Housing