

MASTER PLAN
HOUSING PLAN ELEMENT AND
FAIR SHARE PLAN AMENDMENT
PINE TREE MOBILE HOME PARK

BOROUGH OF EATONTOWN
MONMOUTH COUNTY, NEW JERSEY

Prepared January 2008 by:



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Adopted April 28, 2008 by the
Borough of Eatontown Planning Board

The original of this document has been signed and sealed in accordance with New Jersey Law.

The Borough of Eatontown Master Plan, as adopted on July 23, 2007, is being further amended to revise Section 8.b)(5), Fair Share Plan to add Pine Tree Mobile Home as a new compliance mechanism that the Borough will undertake to satisfy the Borough growth share obligation for affordable housing.

The Master Plan text is amended to include the following new pages or revised pages to read as follows to address this change:

New page 184.1 Pine Tree Mobile Home Park

Revised page 186

Revised page 187

Revised page 188

Revised page 189

Pine Tree Mobile Home Park

The Pine Tree Mobile Home Park located in the Southwest quadrant of Eatontown is one of three mobile parks in the Borough. The oldest unit in Pine Tree Mobile Home Park was built in 1956. The occupancy of the residents, who in some cases have lived there for thirty years, reflects a stable and supportive community. Forty-four percent are very low income and a total of 93% qualify as lower income under COAH's guidelines. Nearly 80% of the existing units are pre 1976 and most units sit on cinder blocks over dirt or modest concrete slabs. Pine Tree needs upgraded units as well as infrastructure improvements.

The Affordable Housing Alliance, a nonprofit housing developer with headquarters in Eatontown, purchased Pine Tree Mobile Home Park in January of 2007 to protect the Mobile Home Park from developer takeover and conversion to other uses. Developer take over and conversion is one of the biggest threats to this form of affordable housing in Monmouth County.

The Borough of Eatontown supports the efforts of the Alliance to preserve Pine Tree Mobile Home Park as affordable housing. The Borough has agreed to include the reconstruction and improvement of the Mobile Home Park as part of the Borough Housing Element and Fair Share Plan to address the Borough third round housing obligation. The Borough will allocate funds from the Borough Housing Trust Fund to help upgrade Pine Tree and maintain it as an affordable housing resource. As a consequence of the acquisition by the Affordable Housing Alliance and State and local funding to help improve the park, of the potential 138 dwelling units in Pine Tree, 100 units will become subject to affordability controls. Ten of the units will be rental units owned by the Alliance. The other 90 units will be owner occupied or will be existing units resold to income certified applicants.

Pine Tree Mobile Home Park will provide the Borough with credit for 100 units, including 10 rentals, toward the Borough third round obligation.

Summary of Growth Share Compliance

The combination of the compliance mechanisms will fulfill the Borough's growth share obligation. This compliance strategy is summarized by Table D-41.

**TABLE D-41: SUMMARY OF COMPLIANCE
GROWTH SHARE OBLIGATION (2004 TO 2014)**

Growth Share Obligation	
Growth Share Obligation	69
Compliance	
Regional Contribution Agreements	18
Spring House Expansion	8
Surplus from Second Round Plan	3
Growth Share Ordinance	13
Core Business District Redevelop. Plan	29
Pine Tree Mobile Home Park	100
Total Credits	171

With regard to the Borough's eighteen (18) unit rental obligation, eight (8) rental units will be provided at Spring House and ten (10) rental will be provided at Pine Tree Mobile Home Park to provide total of eighteen (18) rental units.

**TABLE D-42: SUMMARY OF COMPLIANCE
GROWTH SHARE OBLIGATION (2004 TO 2014) RENTAL REQUIREMENT**

Rental Requirement	
Rental Requirement	18
Compliance	
Pine Tree Mobile Home Park	10
Spring House	8
Total Rental Units Provided	18

Buy-Down Program Alternative

The Borough of Eatontown reserves the right to pursue a buy down program as an alternative compliance mechanism to any other compliance mechanism. The Borough may provide low and moderate income for-sale units through a buy-down program pursuant to N.J.A.C. 5:94-4.10. The Borough will subsidize the cost of a for-sale unit that will be purchased by a low or moderate income buyer at an affordable sales price at the time they are offered for sale. Eligible units may be new or pre-owned, or vacant. The unit shall be certified to be in sound condition as a result of an inspection performed by the Borough building inspector. The minimum subsidy shall be \$25,000 per unit, with additional subsidy provided by the Borough based on the market prices. Sale prices shall conform to the standards in N.J.A.C. 5:94-7.

The buy-down program is exempt from bedroom distribution requirements pursuant to the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26. The Borough will affirmatively market the units and establish appropriate controls on affordability in accordance with N.J.A.C. 5:94-7. The Borough will administer the program in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26. The Borough will designate an experienced employee to administer the program or enter into an agreement for a governmental agency or private consultant to administer all or some of the program in accordance with N.J.A.C.5:94-4.10(a)10.

The Borough may complete up to ten (10) buy-down units as part of its fair share plan and reduce other compliance mechanisms accordingly to meet the Borough growth share obligation.

Municipally-Sponsored Rental Program Alternative

The Borough of Eatontown reserves the right to pursue a municipally-sponsored rental buy-down program as an alternative compliance mechanism to an RCA or to any other compliance mechanism. Eatontown may provide low and moderate income rental units through a Borough sponsored rental program pursuant to N.J.A.C. 5:94-4.11. Through this program, the Borough will receive credits against its affordable housing rental obligation for units purchased and rented to low-and moderate-income households. The unit will be certified to be in sound condition as a result of an inspection performed by the Borough building inspector. Eligible units may be new or pre-owned, or vacant. The Borough will provide a minimum subsidy of \$25,000 per unit, with additional subsidy depending on the market prices in the Borough.

Rents will conform to the standards in N.J.A.C. 5:94-7. The Borough will affirmatively market the program in accordance with N.J.A.C. 5:94-7 and provide the appropriate controls on affordability in accordance with N.J.A.C. 5:94-7. The units produced by the program will be exempt from bedroom distribution requirements pursuant to the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26.

The Borough will administer the program in accordance with the Uniform Housing rules and designate an experienced employee to administer the project or enter into an agreement for a governmental agency, non-profit, or private consultant to administer all or some of the program.

The Borough may complete up to ten (10) buy-down rental units as part of a municipally sponsored rental program and reduce other compliance mechanisms accordingly to meet the Borough growth share obligation.

Accessible Townhouse Units

Pursuant to N.J.A.C. 5:94-4.21, ten percent of any affordable townhouse units constructed under this fair share plan shall be accessible in accordance with the accessibility requirements set forth at N.J.A.C. 5:23-7.5(b) and (c) in the Barrier Free Subcode, N.J.A.C. 5:23-7. Townhouse units in projects that have received development approvals up to June 20, 2005 are exempt from this requirement.

Addressing the NJTPA Projection

The Borough of Eatontown is committed to addressing its fair share obligation. In the event that COAH determines that the Borough plan should be based on the NJTPA projections that indicate a third round new construction obligation of ninety two (92) units, then the Borough plans to have sufficient credits to meet the increased obligation. (See Table D-43.)

With regard to the increase in the Borough rental obligation to twenty-three (23) units as a result of the NJTPA projection, eight (8) rental units will be provided at Spring House and ten (10) rental units will be provided at Pine Tree Mobile Home Park. Of the ten rental units at Pine Tree, five (5) will be made very low income to qualify for five (5) bonus credits to provide a total of twenty-three (23) rental credits.

Alternatively, the Borough of Eatontown reserves the right to substitute a municipally-sponsored rental buy-down program, accessory apartment program, and/or for sale units buy down program as a compliance mechanism to an RCA or to any other measure to achieve the growth share obligation.

TABLE D-43: SUMMARY OF COMPLIANCE
GROWTH SHARE OBLIGATION (NJTPA PROJECTION)

Growth Share Obligation	
Growth Share Obligation	92
Compliance	
Regional Contribution Agreements	18
Pine Tree Mobile Home Park	100
Spring House Expansion	8
Surplus from Second Round Plan	3
Growth Share Ordinance	13
Core Business District Redevelop. Plan	29
Bonus Credit for Very Low Income	5
Total Credits	171

TABLE D-44: SUMMARY OF COMPLIANCE
GROWTH SHARE OBLIGATION (NJTPA PROJECTION) RENTAL REQUIREMENT

Rental Requirement	
Rental Requirement	23
Compliance	
Pine Tree Mobile Home Park	10
Spring House	8
Bonus Credit for Very Low Income	5
Total Rental Units Provided	23

Fort Monmouth Closure

The closure of Fort Monmouth and the loss of jobs will have an impact on the Borough growth share. However, at the time of the preparation and submission of this plan, no plan has been developed for the reuse of the Fort. Consequently, it is not possible to calculate how demolitions and reuse of Fort Monmouth will ultimately affect the Borough obligation for affordable housing in the 2004 to 2014 period. COAH has indicated that job and housing loss can only be factored into the growth share projection and obligation based upon building demolitions. Consequently, the Borough plan will reserve the right during the term of the third round to revise the Borough Housing Element and Fair Share Plan to take into account and project the impact of the closure and reuse of Fort Monmouth.