**AMENDMENT** 

TO

CERTIFIED HOUSING ELEMENT

OF THE

CITY OF LAMBERTVILLE

**HUNTERDON COUNTY** 

Adopted: MAY 7, 2003

#### PLANNING BOARD

- Timothy Korzun, Chair
- Paul Kuhl, Vice Chair
- David M. DelVecchio, Mayor
- Paul A Cronce
- Steven M. Stegman
- Ronald Pittore
- Kevin Brady
- George Hambach
- Betty Ann Gardiner

o Attorney:

William Shurts, Esq.

o Administrative Officer:

Christopher R. Colt

o Planner:

Clarke ♦ Caton ♦ Hintz

#### CITY COUNCIL

- David M. DelVecchio, Mayor
- John M. McManus, President
- Cynthia L. Ege
- Steven M. Stegman
- Marie D. Warford

o Attorney:

Philip J. Flaherty III

o Clerk:

Mary Elizabeth Shepherd

Prepared by:

Shirley M. Bishop, P.P., LLC, Housing Consultant

993 Lenox Drive, Suite 200 Lawrenceville, NJ 08648

609-844-7720

It is certified that all copies of this document are in conformance with the one signed and sealed by Shirley M. Bishop, P.P., License #2575

Adopted:

May 7, 2003

#### AMENDMENT TO CERTIFIED HOUSING ELEMENT

#### And

#### FAIR SHARE PLAN

The Housing Element of the City of Lambertville/Hunterdon County received substantive certification from the Council on Affordable Housing (COAH) on September 6, 1995 that was extended by COAH on July 10, 2001. Lambertville's pre-credited need was 21 units, all rehabilitation. The rehabilitation program was funded through the Small Cities Program of the Community Development Block Grant Program (CDBG).

Since Lambertville received substantive certification, 31 units have received final inspections. Each of the units was rehabilitated to code standard, averaged at least \$8,000 per unit and had a major system repaired or replaced. All units occupied by income eligible households had deed restrictions placed on the units.

Now, Lambertville is amending its Housing Element to include an 87 unit age restricted, all affordable rental community known as Highpoint at Lambertville. The property is available and is owned by Hart Venture Group, LLC. Community Investment Strategies (CIS) is the contract purchaser and will be the developer. The project is located along Brunswick Avenue (County Route 518) approximately one-half mile from Route 29. The 4.86 acre tract is identified as Block 1059, Lot 33 on the City Of Lambertville's tax maps. (See Exhibit A)

The site is vacant with single family homes to the east, west and south. The Township of West Amwell borders the site on two sides. The site is suitable in that it is adjacent to residential land uses and has access from Brunswick Avenue which is County Route 518.

It is anticipated that there will be 77 one- bedroom units and 10 two- bedroom units. Each unit will contain between 600 and 950 square feet. In addition there will be a community room with catering kitchen, a wellness center, outdoor seating areas and fitness, library, lounge and computer areas. From the street side, the building will be two stories or approximately 25 feet in height and the rear of the building will be four stories or approximately 45 feet in height. The building will be sited to maintain a design sensitive to existing topography and vegetation. The architectural design will be compatible with the surrounding uses and historic context of Lambertville.

A use variance and site plan application were presented to the City of Lambertville Zoning Board on January 9 and January 30, 2003. On April 24, 2003, the Lambertville City Zoning Board granted site plan approval with conditions and two variances.

There are minimal wetlands that will not impact the development of the site. (See Exhibit B) A letter of interpretation (LOI) will be requested at a later date.

There are steep slopes on the property and CIS requested a variance from Lambertville's steep slope ordinance. The relief was included in the application presented to the Lambertville City Zoning Board on January 9 and was granted on April 24, 2003. (See Exhibit C).

There is public water and sewer to the site. United Water Lambertville will provide water and the Lambertville Sewerage Authority has sewer capacity for the development. The site is developable as it is in an approved area-wide water quality management plan.

The site is approvable and all necessary permits have been the focus of applications.

Fire protection will be provided through the use of on-site water storage systems. One will be for internal fire protection and one for external fire protection.

Lambertville has requested a waiver to <u>N.J.A.C.</u> 5:93-5.14 (a) to age restrict more low and moderate income units than permitted in <u>N.J.A.C.</u> 5:93-5.14 (a):

.25 (municipal precredited need-prior cycle credits – credits pursuant to N.J.A.C. 5:93-3.4 – the impact of the 20 percent cap – the impact of the 1,000 unit limitation) – any age-restricted units. .25 (21-0-25-0-0)0 That waiver was approved by COAH on April 2, 2003.

The waiver request was necessary to provide gap financing for the 87 rental units, all affordable, at Highpoint at Lambertville. The funding application (see Exhibit D) reflects that the \$1,130,000 in RCA funds is a necessary component in order to realize the affordable housing. There are higher development costs associated with Highpoint because of the slopes on site and the necessary retaining walls. Without the RCA funds, the project would not be financially feasible.

Funding is to be provided by regional contribution agreements (RCA) from Lebanon Township (10 units approved by COAH on March 5, 2003) Raritan Township (20 units with an executed Memorandum of Understanding), Alexandria Township (15 units approved by COAH on August 3, 2000) and Union Township (four units approved by COAH on December 6, 2000) for a total of 49 units at \$1,130,000. A complete project plan for the Highpoint RCA was filed with the New Jersey Housing and Mortgage Finance Agency (HMFA), the Hunterdon County Planning Board and with COAH.

The 49 units receiving RCA funds will not be eligible to be credited towards Lambertville's present or future obligation. However, the 38 units not receiving RCA funds <u>may</u> be credited towards Lambertville's third round obligation, to the extent permitted by COAH's regulations.

In addition to the RCAs, funding is anticipated from the New Jersey Department of Community Affairs Balanced Housing Program, the four percent Federal Low Income Tax Credit Program and tax exempt financing from HMFA. Applications have been submitted to the Balanced Housing Program and to the four percent tax credit program.

The development meets the requirements of N.J.A.C. 5:93 -5.5:

1. CIS is the contract purchaser of the site;

2. CIS, an experienced administrative agent, will serve as the administrator of the age restricted complex and will income qualify applicants.

3. A pro forma is attached to this amendment (See Exhibit D)

- 4. CIS has submitted an application to Balanced Housing, to HMFA for the four percent tax credit program and tax exempt bond financing. In addition, the RCA project plan has been submitted to COAH and to HMFA as well as to the Hunterdon County Planning Board;
- 5. The development was presented for site plan approval and two variances from the Lambertville City Zoning Board on January 9 and was approved on April 24, 2003. All necessary permit applications have been applied for and CIS is awaiting approval;
- 6. Construction is expected to begin in October 2003 with completion in September 2004;
- 7. The contractor and CIS will monitor the construction and overall development activity.

#### RENTAL OBLIGATION

Lambertville has no rental obligation as the city's number is all rehabilitation.

#### **PLANNING AREA**

The site is in Planning Area (PA) 4B of the State Development/Redevelopment Plan (SDRP). N.J.A.C. 5:93 - 5.4(c) requires that inclusionary developments in Planning Areas 4 and 5 be in centers. Lambertville requests a waiver to this regulation as per N.J.A.C. 5:93-15.1.

All of Lambertville is in PA4 and according to the SDRP is a Designated Center. Therefore, there are no sites in PA1, 2 or 3 that could be considered.

Highpoint at Lambertville will foster the production of low and moderate income housing, as per N.J.A.C. 5:93 -15.1 (b)1. Without the waiver, COAH can not certify the amendment and there would be no production of low and moderate income housing. The waiver fosters the intent of N.J.A.C. 5:93-15.1(b)2. in that there is no creation of new infrastructure in PA4B as the site is currently serviced. There is public water and sewer to the site and the site is in an approved water quality management plan. The strict application of N.J.A.C. 5:93-15.1(b)3. would create an unnecessary hardship as Highpoint at Lambertville has received site plan approval from the Lambertville zoning board on April 24, 2003. Applications for funding have been submitted to Balanced Housing, to HMFA for tax credits and tax exempt financing and RCAs have been negotiated.

In addition, the site qualifies as a Smart Growth Area according to a January 28, 2003 letter from HMFA. (See Exhibit E)

The waiver request meets the criteria in N.J.A.C. 5:93-15.1.

#### **SUMMARY**

Lambertville is requesting that COAH approve the amendment to the city's certified plan that includes the 87 unit, all affordable, age-restricted development and approve the one waiver request.

#### AFFIRMATIVE MARKETING PLAN

The City of Lambertville, Hunterdon County, has a fair share obligation of 21 units, all rehabilitation. This ordinance will apply to the new, age restricted rental development at Highpoint at Lambertville that contains proposed low and moderate income units.

The affirmative marketing plan is a regional marketing strategy designed to attract age-restricted renters of all majority and minority groups, regardless of sex to housing units which are being marketed by Community Investment Strategies (CIS), the designated administrative agency for Highpoint at Lambertville. The plan will address the requirements of N.J.A.C. 5:93-11. In addition, the plan prohibits discrimination in the rental, financing or other services related to housing on the basis of race, color, sex, religion, handicap, familial status/size or national origin. Lambertville is in the housing region consisting of Middlesex, Hunterdon and Somerset Counties. The affirmative marketing program is a continuing program and will meet the following requirements:

• All newspaper articles, announcements and requests for applications for low and moderate income units will appear in the following daily newspapers/publications:

The Home News
The Star Ledger
The Trenton Times
Hunterdon County Democrat

- The primary marketing will take the form of at least one press release sent to the above publications and a paid display advertisement in each of the above newspapers. Additional advertising and publicity will be on an "as needed" basis.
- The advertisement will include the:
  - street address
  - directions to Highpoint at Lambertville;
  - number of bedrooms;
  - range of rents;
  - size of units;
  - household income limits and
  - location of applications including business hours and where/how applications may be obtained.
- All newspaper articles, announcements and requests for applications for low and moderate income housing will appear in the following neighborhood-oriented weekly newspapers, religious publications and organizational newsletters within the region:

Hunterdon Receiver
The Express
Lambertville Beacon
Messenger Gazette

• The following regional radio and/or cable television station(s) will be used:

#### 101.5 FM

• The following is the location of applications, brochure(s), sign(s), and/or poster(s) used as part of the affirmative marketing program within the region:

municipal building municipal library senior center

• The following is a list of community contact person(s) and/or organization(s) in Middlesex, Somerset and Hunterdon Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region:

Barbara Petty - Fisherman's Mark - 609-397-0194 Cynthia Vorhees - Admin of Elder Care Services - Somerset County Office on Aging - 908-704-6343

Applications will be mailed to prospective applicants upon request.

Additionally, applications will be sent to the chief administrative employees of each of the following agencies in the Counties of Middlesex, Hunterdon and Somerset:

Office on Aging Housing Agency or Authority Library Area Community Action Agencies

The following is a description of the random selection method that will be used to select occupants of low and moderate income housing:

Tenant selection will be made on a random basis. Upon request, orally or in writing, applications will be mailed to interested applicants and returned via regular first class mail, in pre-addressed envelopes, to the Managing Agent's office until a lottery is held at a location determined by the Regulatory Agency. Applications will be randomly selected by a neutral third party, date timed stamped, and logged, in order of pull, in a bound book with the applicant's name, address, and income. Original color applications will be accepted. NO PHOTOCOPIES.

Lambertville is ultimately responsible for administering the affirmative marketing program. Lambertville has delegated this responsibility to CIS. CIS will income qualify low and moderate income households; place income eligible households in low and moderate income units upon initial occupancy; provide for the initial occupancy of low and moderate income units with income qualified households; continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; assist with advertising and outreach to low and moderate income households if in contract; and enforce the terms of the COAH-approved deed restriction and mortgage loan.

The municipal clerk, Mary Elizabeth Shepherd, within Lambertville is the designated housing officer to act as liaison to CIS. CIS will provide counseling services to low and moderate income applicants on subjects such as rental lease requirements and landlord/tenant law.

Households who live or work in the COAH-established housing region may be given preference for rental units constructed within that housing region. Applicants living outside the housing region will have an equal opportunity for units after regional applicants have been initially serviced. Lambertville intends to comply with <u>N.J.A.C.</u> 5:93-11.7.

The marketing program will commence at least 120 days before the issuance of either temporary or permanent certificates of occupancy. The marketing program will continue until all low and moderate income housing units are initially occupied and for as long as affordable units are deed restricted and occupancy or re-occupancy of units continues to be necessary.

CIS will comply with monitoring and reporting requirements as per N.J.A.C. 5:93-11.6 and 12.1.

#### FAIR SHARE PLAN

- A. This section of the City of Lambertville Code sets forth regulations regarding low and moderate income, age restricted units at Highpoint at Lambertville that are consistent with the provisions of N.J.A.C. 5:93 et seq. as effective on June 6, 1994 and N.J.A.C. 5:80-26 as effective on October 1, 2001. These rules are pursuant to the Fair Housing Act of 1985 and Lambertville's constitutional obligation to provide for its fair share of low and moderate income housing.
  - 1. Lambertville's fair share obligation will be divided equally between low and moderate income households as per N.J.A.C. 5:93-2.20.
  - 2. The age restricted, affordable units are pursuant to low income tax credit regulations:
    - a. All of the units will be affordable to households at 60 percent of median income or at least 10 percent will be affordable to households at 50 percent of median income.
  - 3. The units in Lambertville are age restricted and will be constructed in conjunction with realistic market demands so that:
    - a. there will be at least 80 percent one bedroom units;
    - b. no more than 20 percent two bedroom units; and
    - c. no efficiencies
  - 4. In conjunction with realistic market information, the following criteria will be used in determining maximum rents:
    - a. one bedroom units will be affordable to 1.5 person households; and
    - b. two bedroom units will be affordable to three person households; and
    - c. median income means the median income by household size for an applicable county, as adopted annually by COAH;
    - d. low income units will be reserved for households with a gross household income less or equal to 50 percent of the median income approved by COAH; moderate income units will be reserved for households with a gross household income less than 80 percent of the median income approved by COAH as per N.J.A.C. 5:93-7.4 (g); and
    - e. the regulations outlined in N.J.A.C. 5:93- 9.16 will be applicable for rental units.
  - 5. For rental units, developers and/or municipal sponsors may:
    - a. establish one rent for a low income unit and one for a moderate income unit for each bedroom distribution; and
    - b. gross rents, including an allowance for tenant-paid utilities, will be established so as not to exceed 30 percent of the gross monthly income of the appropriate household size. The tenant-paid utility allowance will be consistent with the utility allowance approved by HUD for use in New Jersey.

- c. the maximum rents of low and moderate income units will be affordable to households earning no more than 60 percent of median income. In averaging an affordability range of no more than 57.5 percent for rental units, developers and/or municipal sponsors of rental units may establish one rent for a low income unit and one rent for a moderate income unit for each bedroom distribution.
- 6. No development fee ordinance was adopted by Lambertville.
- 7. To provide assurances that low and moderate income units at Highpoint at Lambertville are created with controls on affordability over time and that low and moderate income households occupy these units, Lambertville will designate Community Investment Strategies (CIS) with the responsibility of ensuring the affordability of rental units over time. CIS will be responsible for those activities detailed in N.J.A.C. 5:80-26.14.
- 8. In addition, CIS will be responsible for utilizing the verification and certification procedures outlined in N.J.A.C.5:80-26.15 in placing households in low and moderate income units.
- 9. Regarding rental units:
  - a. newly constructed low and moderate income rental units will remain affordable to low and moderate income households for at least 30 years. CIS will require the COAH-approved deed restriction and lien and deed of easement; and
- 10. Section 14(b) of the Fair Housing Act N.J.S.A. 52:27D-301 et seq. incorporates the need to eliminate unnecessary cost generating features from Lambertville's land use ordinances. Accordingly, Lambertville will eliminate development standards that are not essential to protect the public welfare and to expedite or fast track municipal approvals/denials as per N.J.A.C. 5:93 -10.1 -10.3.
- 11. Lambertville has a fair share obligation of 21 units, all rehabilitation.
- 12. This ordinance will apply to the age restricted rental units at Highpoint at Lambertville.

## PLANNING BOARD RESOLUTION AMENDING THE CERTIFIED HOUSING ELEMENT

RESOLUTION NO	
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WHEREAS, the Planning Board of the City of Lambertville, County of Hunterdon, State of New Jersey, did on (<u>Date</u>) adopt a Master Plan pursuant to <u>N.J.S.A</u>. 40:55D-29 and 89; and

WHEREAS, pursuant to N.J.S.A. 40:55D-28(b)(3), a housing element is an essential part of said Master Plan; and

WHEREAS, the Planning Board of the City of Lambertville, on February 27, 1995, held a public hearing on the said housing element and fair share plan, for which hearing notice was duly provided pursuant to N.J.S.A. 40:55D-13 and did adopt same on February 27, 1995; and

WHEREAS, the planning board has determined that the amendment to the certified housing element and fair share plan is consistent with the goals and objectives of the City of Lambertville (date) Master Plan update and that the adoption of the amendment to the certified plan and implementation of same is in the public interest and protects public health and safety and promotes the general welfare.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the City of Lambertville, County of Hunterdon, State of New Jersey, as follows:

The board hereby adopts the amendment to the certified housing element and fair share plan.

Chairman of the Planning Board

## RESOLUTION OF GOVERNING BODY TO AMEND CERTIFIED PLAN

WHEREAS, the City of Lambertville Planning Board has considered an amendment to the adopted and certified housing element and fair share plan at a public meeting of the planning board held on May 7,2003, and did amend said "Housing Element and Fair Share Plan" as part of the Master Plan of the City of Lambertville; and

WHEREAS, the City of Lambertville, Hunterdon County, desires to amend its certified plan.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Lambertville, Hunterdon County that the housing element and fair share plan of the City of Lambertville, as amended by the Planning Board of the City of Lambertville as part of the Master Plan thereof, be submitted to the Council on Affordable Housing (COAH) for review and approval; and

BE IT FURTHER RESOLVED that the City of Lambertville be authorized to publish notice of the amendment for substantive certification in a newspaper of county-wide circulation and that a copy of this resolution and the amendment to the housing element and fair share plan and supporting documentation be made available for public inspection at the City of Lambertville clerk's office during regular business hours at 18 York Street, Lambertville, on Monday through Friday for a period of 30 days following the date of publication of said legal notice.

I hereby certify that this resolution was duly adopted at a meeting of the City of Lambertville governing body on May 19, 2003.

May Clark Sheppard
Signature of Clerk

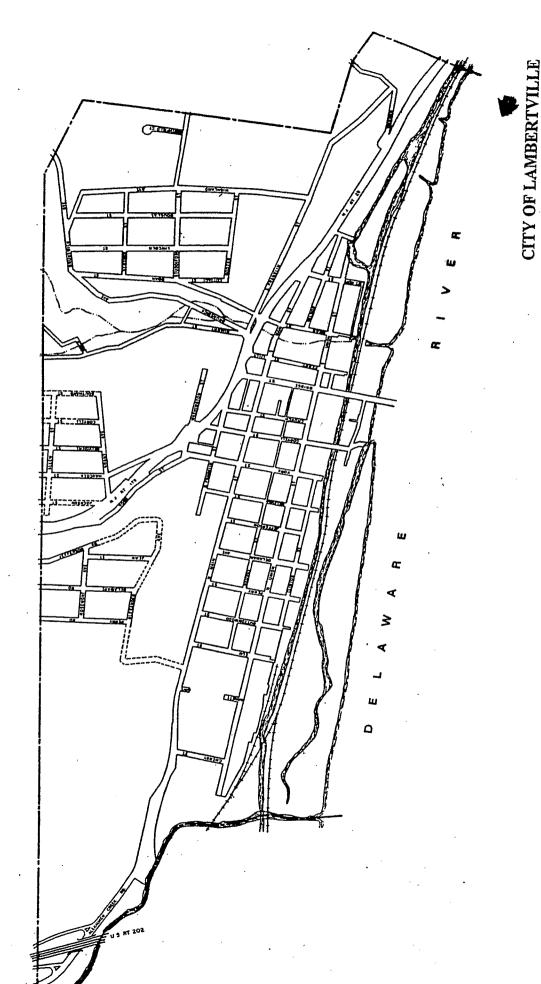
# Legal Notice Amendment to Substantive Certification (Previously Certified Plan)

NOTICE is hereby given that the City of Lambertville Planning Board, adopted a housing element/fair share plan on February 27, 1995, which was certified by the Council on Affordable Housing (COAH) on September 6, 1995 that was extended by COAH on July 10, 2001. Now, the City of Lambertville, Hunterdon County, is proposing to amend its certified housing element and fair share plan.

The City of Lambertville is including an 87 unit, all affordable age-restricted rental development to be built on Route 518 as an amendment to its certified plan. Included in the amendment is one waiver request. The waiver is for relief from applying for center designation for the affordable housing site, Highpoint at Lambertville, as per N.J.A.C. 5:93-5.4 (c).

A copy of the amendment to the housing element/fair share plan is available for public inspection at the office of the municipal clerk, municipal building, located at 18 York Street, Lambertville, during regular business hours. Any interested party may file comments or objections to the plan with the Council on Affordable Housing, 101 South Broad Street, PO Box 813, Trenton, New Jersey 08625-0813 and the City of Lambertville within 30 days of publication of this notice.

EXHIBIT A



CITY OF LAMBERTVILLE HUNTERDON COUNTY NEWJERSEY

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Choose a different city

CAR RENTALS in Allentown

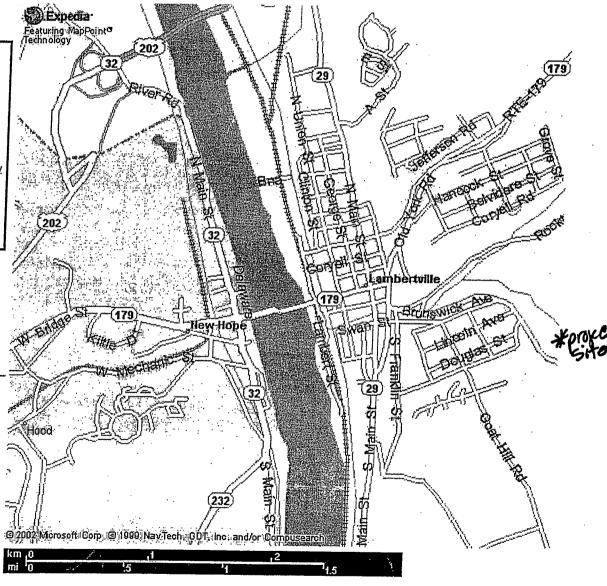
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QUESTIONS?

Maps FAQ's

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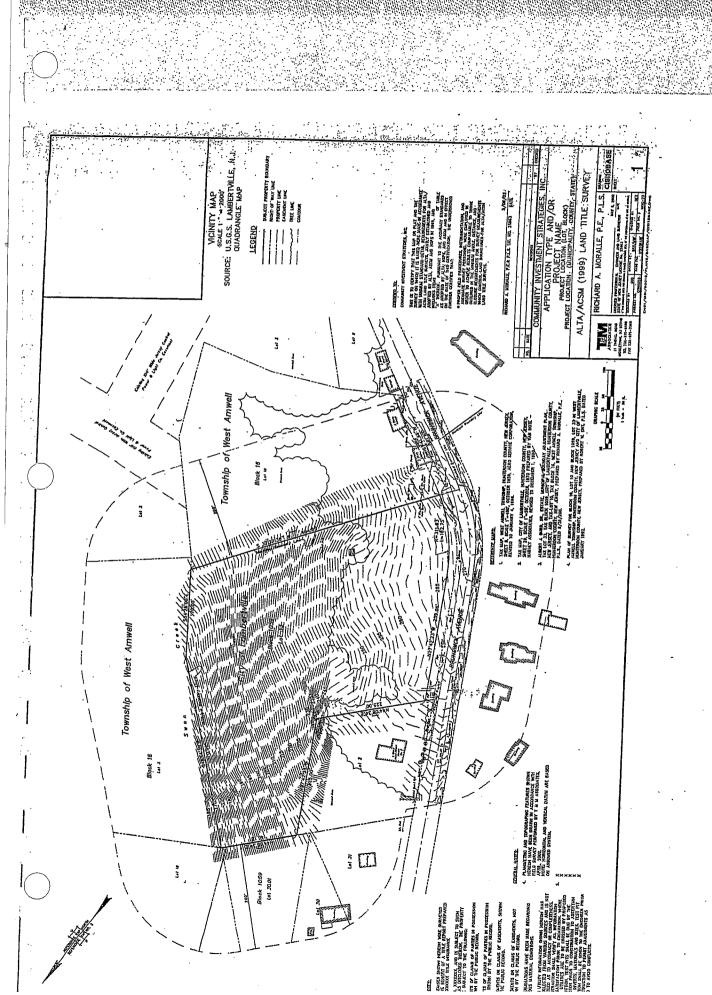
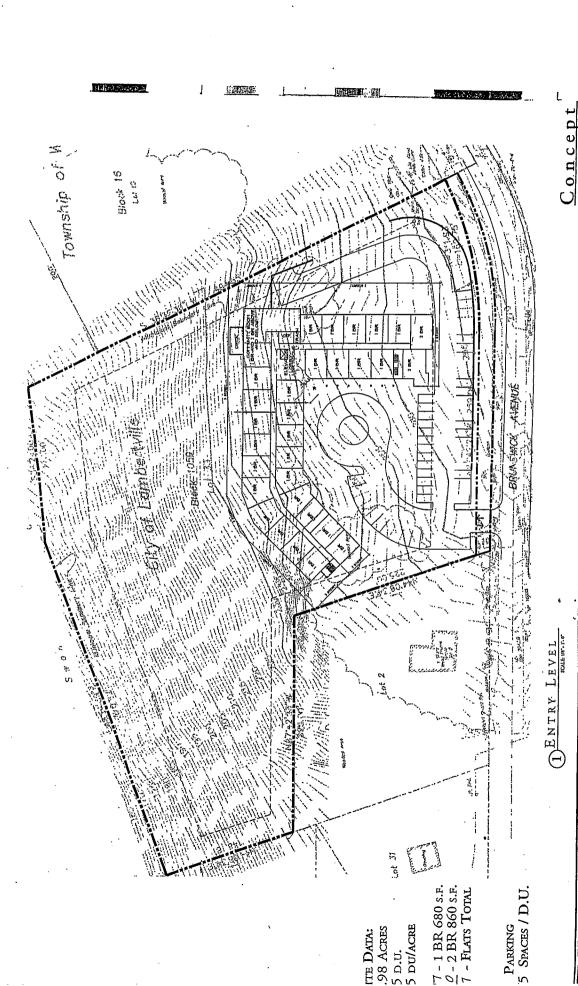


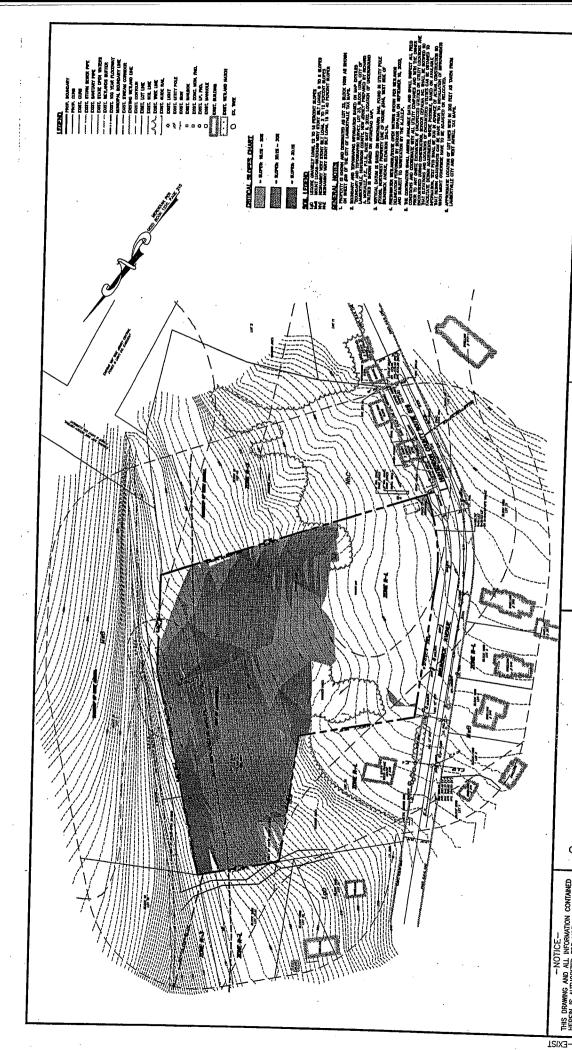
EXHIBIT B



Lambertville Seniors

Lambertville, New Jersey

EXHIBIT C



HIGH POINT AT LAMBERTVILLE

EXISTING CONDITIONS MAP

SCHOOR DEPALMA Engineers and Consultants

P.O. BOX 5192 CLINTON, NJ 088095-0192 TEL (908)735-7750 FAX. (908)735-7746

PROFESSIONAL ENGINEER, N.J. LIC. No. 25847

JAMES MATTICOLA

BLOCK 1059, LOT 33 CITY OF LAMBERTVILLE, HUNTERDON COUNTY, NEW JERSEY

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EXHIBIT D

## SCHEDULE 10-B: EST. DEVELOPMENT COSTS AND CAPITAL REQUIREMENTS

X Inducement			
Commitment	HMFA#		_ •
Re-Commitment Bond Sale		: Barbara K. Schoor	
Closing	Reviewed by	(Chief Underwriter)	
-			Date
1. ACQUISITION COSTS		(Technical Services)	Date
a) Sq.Foot/Acreage: 4 @ (\$	125,000.00 per Acre)	\$ 500,000	
b) Building Acquisition		300,000	
c) Appraisal		8,500	•
d) Relocation e) Other:	·		
2. CONSTRUCTION COSTS		<del></del>	508,500
a) Demolition		s	
<ul> <li>b) Off-site Improvements - water storage tank and pump</li> <li>c) Residential Structures</li> </ul>	•	150,000	
c) Residential Structures \$95 d) Other Structures - fire water tank, dsystem,		6,783,475	
e) Environmental Clearances		50,000 1,850	
f) Owner Rep/ Proj. Mgr.		75,000	
g) Market Study h) Building Permits		6,500	
i) Contractor's Fee		<u>25,000</u> 650,000	
) Other: FF&E	•	55,000	7,796,825
	8%		810,767
4. PROFESSIONAL SERVICES a) Architect's Fee/Landscape/Interior design			
b) Engineering Fees		\$350,000 135,000	
c) Soil Investigation		7,500	
d) Land Surveys	•	22,000	
e) Legal Fees f) Planning Escrows		85,000	
g) Developer's Cost Certification/Audit	•	25,000	
h) Other: Tax Credit Fees		75,000	749,500
5. MARKETING EXPENSES a) Rental Agent Rent-up Fee			
b) Advertising and Promotion		\$ <u>12,500</u> 12,500	
c) Other, has		43,500	68,500
6. CARRYING AND FINANCING COSTS			
a) Interest @ 7.0000 % for b) R.E. Tax \$ 10,000 (per annum)	(12_mos.) on x	6,000,000 420,000	
c) Insurance \$ 50,000 (per annum)			
d) Title Insurance and Recording Expenses		35,000	
e) Utility Connection Fees f) HMFA Financing Fee		100,000	
g) HMFA Construction Loan 0.50 % for	2% on \$	6,679,592 133,592	
h) Other: Reserve			
Member Bank Fee		150,000	
soft cont. 4% letter of credit		26,980	
7. ESTIMATED DEVELOPMENT COST	(Subtotal Items 1-6)		925,572 10,859,664
8. a) WORKING CAPITAL	•		303,970
b) ESCROW REQUIREMENTS 1) Insurance (1/2 YR.)		with the second second	
2) Taxes (1 Qtr.)			\$ 12,500 \$ 13,431
3) Debt Service Payment & Servicing Fee for 1 Month			\$ 13,431 \$ 40,514
4) Mortgage Insurance Premium (MIP) 1 year plus 3 me	onths		\$
5) Other: 9. CONTINGENCY 6%			2
10. TOTAL PROJECT COST (total of items 1-9)	Will loan/s be re	paid from project revenues?	\$ 407,009 \$ 11,637,087
11. SOURCES OF FUNDS		is a grant, enter "G".)	11,037,087
a) BOA Contilled on	Yor	N or G	
a) RCA Contribution b) Balanced Housing (max)	<del></del>	<del>,</del>	\$ 1,130,000
c) LIHTC - at 78 cents		<del></del>	S 1,100,000 S 2,715,001
d) other soft funds		<del></del>	s
e) Developer's Pledge			\$ 12,494
f)			\$
h)			<u>s</u>
12. TOTAL SOURCES OF FUNDS			\$ 4,957,495
13. MAXIMUM MORTGAGE LOAN 14. SPONSOR'S EQUITY - Is Composed of:	57.40 % of Item 10		\$ 6,679,592
a) Cash	•	s	so_
b) Pledged Assets	•	s	
c) Bridge Financing		\$	
15. REPAYMENT OF SECOND NOTE (IFAPPLICABLE)			
	Principal \$	List Source	
Interest @ (	) mos. \$	s	<del></del>
	Total S	Total S	<del></del>
NEW IEDGEV HOTIGING AN	ID MORTGAGE FINANCE AGENCY		
AN DINICOUR I JEAST WAN	D MORIGAGE FRANKCE AGENCY		
Ву:	Ву:		
(Developer or Authorized Signatory)	NJHMFA Executive Directo	or or Designee	

EXHIBIT E



Susan Bass Levin Chainnen

C. Soan Closkey Executive Director

January 28, 2003

#### SENT VIA MAIL AND FAX (609) 298-7708

Community Investment Strategies, Inc. 201 Crosswicks Street Bordentown, NJ 08505

Dear Community Investment Strategies, Inc:

In response to your application for Smart Growth eligibility, submitted on 1/24/03 at 3:47 pm, I am pleased to inform you that the following sites:

\*>

Brunswick Ave Block 1059 Lot 33 Lambertville, NJ 08505

Woodward Road and Millhurst Road Block 66 Lot 7,9,13, and 14 Manalapan, NJ 07726

Ferry Road and Route 18 Block 17000 Lot 28 and 12 Old Bridge, NJ 08857

Qualify as Smart Growth Areas.

Sincerely,

Charles Hill

Manager, Policy Research and Planning NJHMFA

cc: Tracee Battis, NJHMFA
Peter Kasabach, NJHMFA
Debbie Urban, NJHMFA

637 South Clinton Avenue = P.O. Box 18550 = Trenton, NJ 08650-2085 = (609) 278-7400