

**BOROUGH OF HAWTHORNE**

**COUNTY OF BERGEN**

**STATE OF NEW JERSEY**

## **NOTICE OF PUBLIC HEARING**

### **Housing Element and Fair Share Plan**

PLEASE TAKE NOTICE that the Planning Board of the Borough of Hawthorne, County of Bergen, State of New Jersey, will hold a public hearing on **Tuesday, March 3, 2026 at 7:00 p.m.**, prevailing time, in the **Borough Hall Court Room, 445 Lafayette Avenue, Hawthorne, New Jersey**, to consider adoption of the Borough's **Housing Element and Fair Share Plan** pursuant to the Municipal Land Use Law, **N.J.S.A. 40:55D-1 et seq.**

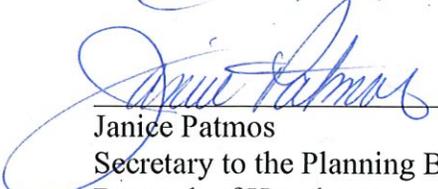
The Housing Element and Fair Share Plan has been prepared in accordance with the requirements of the Municipal Land Use Law, including **N.J.S.A. 40:55D-28(b)(3)** and **N.J.S.A. 40:55D-28.1**, as well as the New Jersey Fair Housing Act, **N.J.S.A. 52:27D-301 et seq.**, as amended and sets forth the Borough's plan to address its present and prospective affordable housing obligations consistent with applicable constitutional standards and state law.

At the public hearing, all interested parties shall be given an opportunity to be heard concerning the proposed Housing Element and Fair Share Plan. After the public hearing, the Borough Council may take action to adopt the Housing Element and Fair Share Plan by resolution.

A copy of the proposed Housing Element and Fair Share Plan is on file and available for public inspection during normal business hours in the Office of the Borough Clerk, Borough Hall, 445 Lafayette Avenue, Hawthorne, New Jersey, and may also be available on the Borough's website.

This notice is given pursuant to the requirements of the Municipal Land Use Law, **N.J.S.A. 40:55D-13**, and other applicable law.

Dated: Feb 18, 2026

  
Janice Patmos  
Secretary to the Planning Board  
Borough of Hawthorne

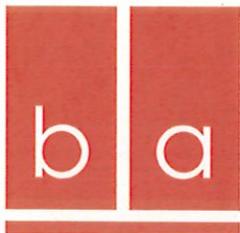
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# Amended Housing Element & Fair Share Plan

Borough of Hawthorne  
Passaic County, New Jersey



February 12, 2026



**B U R G I S**  
ASSOCIATES, INC.

Community Planning  
Land Development and Design  
Landscape Architecture

**Principals:**

*Joseph H. Burgis PP, AICP*

*Edward Snieckus, Jr. PP, LLA, ASLA*

*David Novak PP, AICP*

# **AMENDED 2026 HOUSING ELEMENT AND FAIR SHARE PLAN**

**BOROUGH OF HAWTHORNE  
PASSAIC COUNTY, NEW JERSEY**

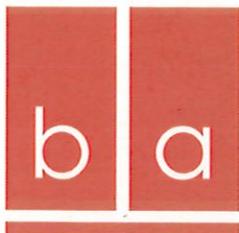
**PREPARED FOR:**

**BOROUGH OF PLANNING BOARD  
BA# 4144.04**

**The original document was appropriately signed and sealed on February 12, 2026 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.**

  
\_\_\_\_\_  
**John P. Szabo, Jr., P.P., AICP**  
**Professional Planner #3445**

**The Housing and Fair Share Plan was adopted by the Borough of Hawthorne Planning Board after public hearing on**



**B U R G I S**  
ASSOCIATES, INC.

Community Planning  
Land Development and Design  
Landscape Architecture

**Principals:**

*Joseph H. Burgis PP, AICP*

*Edward Snieckus, Jr. PP, LLA, ASLA*

*David Novak PP, AICP*

**Members of the Governing Body**

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Rayna Laiosa, Councilmember Ward 2

Mike Sciarra, Councilmember Ward 3

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# Table of Contents

- EXECUTIVE SUMMARY..... 1**
  - Table 1: Affordable Housing Obligations Summary ..... 1
- SECTION I: INTRODUCTION ..... 3**
  - Table 2: 2024 Affordable Housing Region 1 Income Limits by Household Size source ..... 4
  - Source: Affordable Housing Professionals of New Jersey..... 4
- Section 2: Housing Element ..... 10**
  - Information Regarding Data Sources ..... 12
  - Table 3: Dwelling Units (1980-2023) ..... 13
  - Table 4: Housing Units by Tenure and Occupancy Status (2010 and 2023) ..... 14
  - Table 5: Units in Structure (2010 and 2023)..... 14
  - Table 6: Year Structures Built ..... 15
  - Table 7: Occupants per Room (2010 and 2023) ..... 15
  - Table 8: Equipment and Plumbing Facilities (2010 and 2023) ..... 16
  - Table 9: Gross Rent of Specified Renter-Occupied Units (2010 and 2023) ..... 17
  - Table 10: Value of Specified Owner-Occupied Housing Units (2010 and 2023) ..... 17
  - Table 11: Number of Residential Building Permits issued for New Construction (2014-2023) .. 19
  - Table 12: Population Growth (1960-2023) ..... 20
  - Table 13: Age Characteristics (2010 and 2023)..... 21
  - Table 14: Average Household Size (2000-2023) ..... 21
  - Table 15: Household Income Distribution (2010 and 2023) ..... 22
  - Table 16: Employment Status - Population 16 & Over (2010 and 2023) ..... 23
  - Table 17: Employed Residents Age 16 and Over, By Occupation (2010 and 2023)..... 23
  - Table 18: Employed Residents Age 16 and Over, By Industry (2010 and 2023)..... 24
  - Table 19: Average Covered Employment Trends (2012-2023) ..... 25
  - Table 20: Non-Residential Space Authorized by Building Permits (2014-2023) ..... 26
- SECTION 3: FAIR SHARE OBLIGATION ..... 27**
  - Table 21: Summary of Fair Share Obligation..... 28
- SECTION 4: FAIR SHARE PLAN ..... 29**
  - Table 22: Affordable Housing Obligations Summary ..... 30
  - Table 23: Plan Components Satisfying Prior 1985-1999 First & Second Round RDP ..... 31

**Table 24: Third Round RDP Calculation ..... 32**  
**Table 25: Third Round Credits ..... 32**  
**Table 26: Fourth Round RDP Calculation..... 35**  
**Table 27 Fourth Round RDP Components And Crediting ..... 38**

## **EXECUTIVE SUMMARY**

The following **2025 Housing Element and Fair Share Plan (HE&FSP) of the Master Plan** has been prepared for the Borough of Hawthorne, Passaic County, New Jersey.

This plan is designed to outline the manner in which the Borough will address its affordable housing obligations for the upcoming Fourth Round. As will be discussed in greater detail in this document, these obligations were derived from a variety of different sources including the Council on Affordable Housing (COAH), prior Court-approved Judgments of Compliance and Repose, settlement agreements with Fair Share Housing Center (FSHC), and most recently from Fourth Round obligation calculations provided by the Department of Community Affairs (DCA).

In summary, the Borough's affordable housing obligation over the prior and current Fourth Round is as follows:

**Table 1: Affordable Housing Obligations Summary**

Category	Obligation
Present Need (Rehabilitation) Obligation	6
First & Second Round Obligation (1987-1999)	293
Third Round Obligation (1999-2025)	298
Fourth Round Obligation (2025-2035)	200

As will be detailed in this plan, Borough of Hawthorne has a long-standing history of providing affordable housing through zoning and redevelopment planning to address its affordable housing obligations.

### **Fourth Round Obligation**

Governor Murphy signed the A-40/S-50 Bill into law on March 20, 2024 upon adoption by the State Senate and Assembly. This legislation (FHA-2) amended the Fair Housing Act (FHA or the Act) by abolishing COAH and created a new process that involved the creation of an entity known as the Affordable Housing Dispute Resolution Program (the Program), which is overseen by seven retired Mount Laurel judges. The Program has taken the place of the trial courts and COAH regarding the approval process involving municipal HE&FSPs. The DCA and the Administrative Office of the Courts (AOC) are both also involved in assisting the Program with this process.

FHA-2 directed the DCA to calculate the Present Need (also referred to as the Rehabilitation obligation) and the Prospective Need (also known as the new construction obligation) for Round Four based upon the standards set forth in the Act. The DCA issued its report on October 18, 2024, and, in accordance with the Act, made clear that the obligations generated by the report were advisory only and were non-binding. For the Borough of Hawthorne, the DCA Report identified a Present Need 105 units and a Prospective Round Four Need of 300.

Since the DCA report was non-binding, the legislation provided municipalities the opportunity to study and define why its obligations should be different based on the standards in the Act. This analysis, conducted by Burgis Associates on behalf of the Borough, established a prospective need of 186 units. The Borough's calculation of obligation was challenged by the Fair Share Housing Center (FSHC) and New Jersey Builder's Association who sought higher obligations. Ultimately the matter was settled and the Borough adopted a binding resolution which committed to the present and prospective need obligations identified by DCA as modified by the Court settlement and ultimately resulted in a Fourth Round Obligation of Present Need at 105 units and Round Four Prospective Need at 200 units.

## **FAIR SHARE OBLIGATION**

The following section provides an overview of the Borough's fair share obligation. It includes a brief overview of the methodology utilized to calculate affordable housing obligations throughout the state.

Accordingly, the remainder of this 2025 HE&FSP is divided into the following sections:

❖ Section 1: Introduction

The first section of the 2025 HE&FSP provides an introduction to affordable housing. It summarizes what affordable housing is, offers an overview of the history of affordable housing in the state, and explains the role of a housing element and fair share plan.

❖ Section 2: Housing Element

Section 2 contains the Housing Element for the Borough of Hawthorne. It offers a community overview of the Borough, as well as background information regarding its population, housing, and employment characteristics. It also provides projections of the Borough's housing stock and employment.

❖ Section 3: Fair Share Obligation

Next, Section 3 provides an overview of the Borough's fair share obligation. It includes a brief history of the methodologies utilized to calculate affordable housing obligations throughout the state.

❖ Section 4: Fair Share Plan

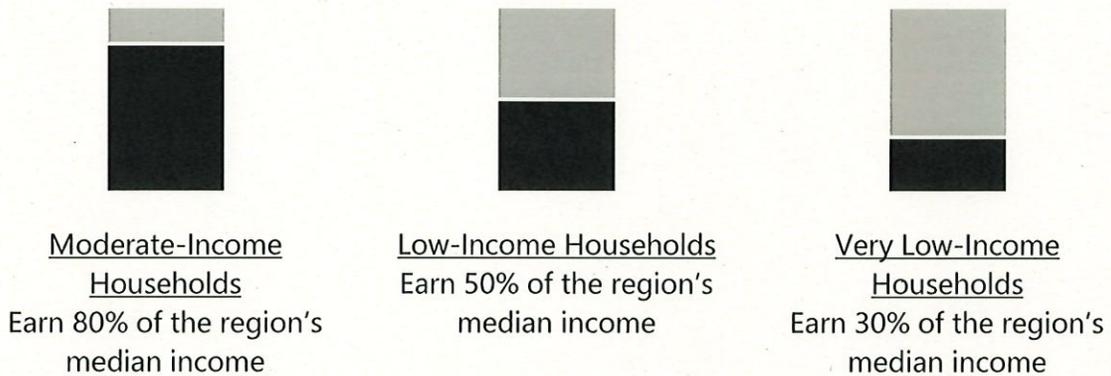
Finally, Section 4 details the manner in which the Borough has addressed its prior First, Second and Third Round obligations, how it will address its Fourth Round Prospective Need Obligation, and how same is consistent with the FHA, applicable COAH and UHAC regulations, and state planning initiatives.

## **SECTION I: INTRODUCTION**

The following section provides an introduction to affordable housing. It summarizes what affordable housing is, offers an overview of the history of affordable housing in the state, and explains the role of a housing element and fair share plan.

A. What is Affordable Housing?

Affordable housing is income-restricted housing that is available for sale or for rent. Typically, affordable housing is restricted to very-low, low-, and moderate-income households. These categories are derived from median regional income limits established for the state. New Jersey is delineated into six different affordable housing regions. Hawthorne is located in Region 1, which includes Bergen, Hudson, Passaic and Sussex counties.



Regional income limitations are updated every year, with different categories established for varying household sizes. Table 2 identifies the 2024 regional income limits by household size for Region 1. As shown, a three-person family with a total household income of no greater than \$93,180 could qualify for affordable housing in the Borough's region.

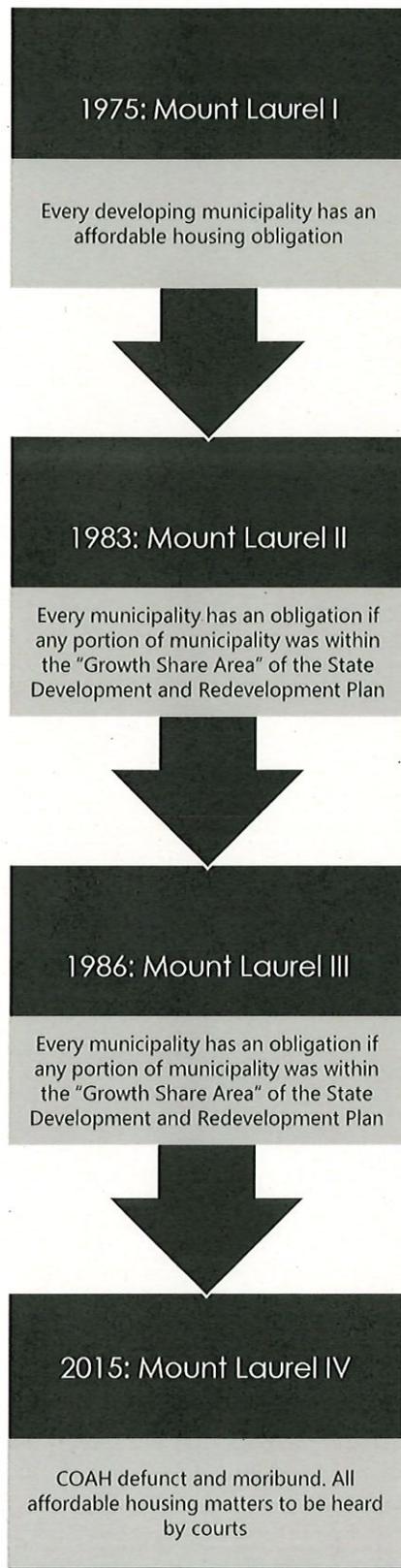
**Table 2: 2024 Affordable Housing Region 1 Income Limits by Household Size source**

Income Level	2 Person	3 Person	4 Person	5 Person
Median	\$96,329	\$108,371	\$120,412	\$130,045
Moderate	\$77,064	\$86,697	\$96,329	\$104,036
Low	\$48,165	\$54,185	\$60,206	\$65,022
Very-Low	\$28,899	\$32,511	\$36,124	\$39,013

Source: Affordable Housing Professionals of New Jersey.

One of the most common forms of affordable housing is inclusionary development, in which a certain percentage of units within a multifamily development are reserved for affordable housing. Affordable housing can be found in a variety of other forms, including but not limited to 100% affordable housing developments, deed-restricted accessory apartments, alternative living arrangements such as special need/supportive housing or group homes, assisted living facilities, and age-restricted housing.

**B. WHAT IS THE HISTORY OF AFFORDABLE HOUSING IN NEW JERSEY?**



The history of affordable housing in New Jersey can be traced back to 1975, when the Supreme Court first decided in *So. Burlington Cty. NAACP v. Borough of Mount Laurel* (known as Mount Laurel I) that every developing municipality throughout New Jersey had an affirmative obligation to provide for its fair share of affordable housing. In a subsequent Supreme Court decision in 1983 (known as Mount Laurel II), the Court acknowledged that the vast majority of municipalities had not addressed their constitutional obligation to provide affordable housing.

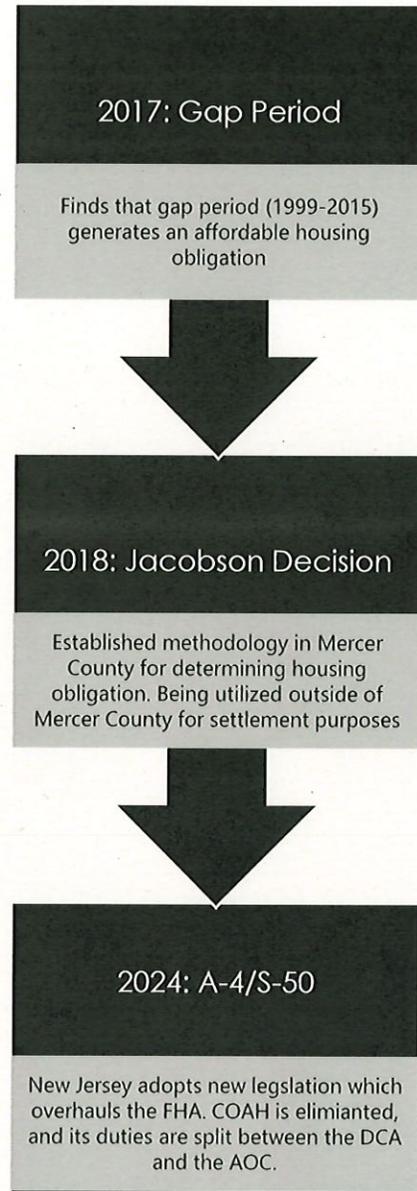
As such, the Court refined this obligation to establish that every municipality had an obligation, although those within the growth area of the State Development and Redevelopment Plan (SDRP) had a greater obligation. The Court also called for the state legislature to enact legislation that would save municipalities from the burden of having the courts determine their affordable housing needs. The result of this decision was the adoption of the Fair Housing Act in 1985, as well as the creation of the New Jersey Council on Affordable Housing (COAH), which became the state agency responsible for overseeing the manner in which New Jersey's municipalities address their low- and moderate-income housing needs.

COAH proceeded to adopt regulations for the First Round obligation, which covered the years 1987 to 1993. It also

established the Second Round housing-need numbers that cumulatively covered the years 1987 through 1999. Under both the First and Second Rounds, COAH utilized what is commonly referred to as the "fair share" methodology. COAH utilized a different methodology, known as "growth share," beginning with its efforts to prepare Third Round housing-need numbers. The Third Round substantive and procedural rules were first adopted in 2004.

These regulations were challenged and in January 2007, the Appellate Division invalidated various aspects of these rules and remanded considerable portions of the rules to COAH with the directive to adopt revised regulations.

In May 2008, COAH adopted revised Third Round regulations which were published and became effective on June 2, 2008. Coincident to this adoption, COAH proposed amendments to the rules they had just adopted, which subsequently went into effect in October 2008. These 2008 rules and regulations were subsequently challenged, and in an October 2010 decision, the Appellate Division invalidated the Growth Share methodology, and also indicated that COAH should adopt regulations pursuant to the Fair Share methodology utilized in Rounds One and Two. The Supreme Court affirmed this decision in September 2013, which invalidated much of the third iteration of the Third Round regulations and sustained the invalidation of growth share. As a result, the Court directed COAH to adopt new regulations pursuant to the methodology utilized in Rounds One and Two.



Deadlocked with a 3-3 vote, COAH failed to adopt newly revised Third Round regulations in October 2014. Fair Share Housing Center, who was a party in both the 2010 and 2013 cases, responded by filing a motion in aid of litigants' rights with the New Jersey Supreme Court. The Court heard the motion in January 2015 and issued its ruling on March 20, 2015. The Court ruled that COAH was effectively dysfunctional and, consequently, returned jurisdiction of affordable housing issues back to the trial courts where it had originally been prior to the creation of COAH in 1985.

This 2015 Court decision created a process in which municipalities may file a declaratory judgment action seeking a declaration that their HE&FSP is constitutionally compliant and receive temporary immunity from affordable housing builders' remedy lawsuits while preparing a new or revised HE&FSP to ensure their plan continues to affirmatively address their local housing need as may be adjusted by new housing-need numbers promulgated by the court or COAH.

Subsequently, the Supreme Court ruled on January 18, 2017 that municipalities are also responsible for obligations accruing during the so-called "gap period," the period of time between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need, which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

On March 20, 2024, Governor Murphy signed the A4/S50 Bill into law, which amended the FHA for the Fourth Round and beyond. The amendments to the FHA eliminated COAH, moved away from just allowing trial courts to approve municipal HE&FSPs, and created a new entity to approve the plans known as The Program, which consists of seven retired Mount Laurel Judges. FHA-2 also involved the DCA and the AOC in the process.

The DCA was designated by the amended FHA as the entity responsible for calculating the state's regional needs as well as each municipality's present and prospective fair share obligations pursuant to the Jacobson Decision. However, the Amended FHA makes clear that these numbers are advisory and non-binding, and that each municipality must set its own obligation number utilizing the same methodology. The Program was tasked to handle any disputes regarding affordable housing obligations and plans, and to ultimately issue a Compliance Certification to approve a municipality's HE&FSP, which would continue immunity from all exclusionary zoning lawsuits until July 30, 2035.

C. What is a Housing Element and Fair Share Plan? A HE&FSP serves as the blueprint for how a municipality will address its fair share of affordable housing. It is designed to help a community broaden the accessibility of affordable housing.

While technically a discretionary component of a municipal master plan, a HE&FSP is nevertheless an effectively obligatory plan element. As established by

The Municipal Land Use Law (MLUL) is the enabling legislation for municipal land use and development, planning, and zoning for the State of New

N.J.S.A. 40:55D-62.a of the Municipal Land Use Law (MLUL), a municipality must have an adopted HE&FSP in order to enact its zoning ordinance. Thus, from a public policy perspective, a HE&FSP is an essential community document. Moreover, without an approved HE&FSP, a municipality may be susceptible to a builder's remedy lawsuit in which a developer could file suit to have a specific piece of property rezoned to permit housing at higher densities than a municipality would otherwise allow, provided a certain percentage of units are reserved as affordable.

The Fair Housing Act, as most recently amended pursuant to FHA-2, establishes the required components of a HE&FSP. These are summarized as follows:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing;
6. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
7. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission;
8. For a municipality located within the jurisdiction of the 41 Water Protection and Planning Council, an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands conforming municipalities; and

9. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

## **Section 2: Housing Element**

The following section provides the housing element for the Borough of Hawthorne. It offers a community overview of the Borough, as well as background information regarding its population, housing, and employment characteristics. It also provides projections of the Borough's housing stock and its employment.

**A. COMMUNITY OVERVIEW**

The Borough of Hawthorne is located in southern Passaic County and has a land area of 3.44 square miles. Hawthorne shares a boundary with seven municipalities, including the Boroughs of North Haledon and Prospect Park and the City of Paterson in Passaic County, as well as the Bergen County municipalities of Glen Rock, Fair Lawn, Wyckoff, and Ridgewood.

Major regional traffic is carried through the Borough on State Route 208, as well as County Routes 504 and 659. Routes 208 and 504 run east-west across the northern and southern portions of the municipality, respectively. Route 659 runs north-south and traverses the western portion of the municipality.

The Hawthorne train station in the southeast corner of the Borough offers New Jersey Transit train service along the Main/Bergen – Port Jervis Line, which terminates to the south in Hoboken and to the north in Port Jervis.

Hawthorne is a fully developed community, with its little remaining vacant land characterized by environmentally sensitive features or constrained by contaminants. The Borough is primarily characterized by older residential neighborhoods consisting mainly of single- and two-family homes. Industrial uses are located in the southern portion of the Borough along the borders of Paterson and Fair Lawn, as well as in the northern portion of the Borough and along the Susquehanna Railroad right-of-way. The Borough also has a central business district extending along Lafayette Avenue, which consists of retail and service commercial and office uses, and Diamond Bridge Avenue, which consists of retail, commercial and personal service uses. The Borough's existing land uses, as identified in the borough's most recent master plan reexamination report, is appended to this plan.

## Information Regarding Data Sources

The background information contained in Section 2.C entitled "Inventory of Municipal Housing Stock," Section 2.D entitled "Projection of Municipal Housing Stock," Section 2.E entitled "Demographic and Population Data," and Section 2.F entitled "Employment Characteristics and Projections" was obtained from a variety of publicly available data sources. These are summarized below:

<p>United States Decennial Census</p> <p>The US Census is described in Article I, Section 2 of the Constitution of the United States, which calls for an enumeration of the people every ten years for the apportionment of seats in the House of Representatives. Since the time of the first Census conducted in 1790, it has become the leading source of data about the nation's people and economy. Please note that all incomes reported in the Census are adjusted for inflation.</p>	<p>New Jersey Department of Community Affairs (DCA)</p> <p>The New Jersey Department of Community Affairs is a governmental agency of the State of New Jersey. Its function is to provide administrative guidance, financial support, and technical assistance to local governments, community development organizations, businesses, and individuals to improve the quality of life in New Jersey.</p>
<p>American Community Survey (ACS)</p> <p>The American Community Survey is a nationwide ongoing survey conducted by the US Census Bureau. The ACS gathers information previously contained only in the long form version of the decennial census, such as age, ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. It relies upon random sampling to provide ongoing, monthly data collection. Please note that all incomes reported in the ACS are adjusted for inflation.</p>	<p>New Jersey Department of Labor and Workforce Development</p> <p>The New Jersey Department of Labor and Workforce Development is a governmental agency of the State of New Jersey. One of its roles is to collect labor market information regarding employment and wages throughout the state.</p>
<p>New Jersey Department of Health</p> <p>The New Jersey Department of Health is a governmental agency of the State of New Jersey. The department contains the Office of Vital Statistics and Registry, which gathers data regarding births, deaths, marriages, domestic partnerships, and civil unions.</p>	

**C. INVENTORY OF MUNICIPAL HOUSING STOCK**

This section of the Housing Element provides an inventory of the Borough’s housing stock, as required by the MLUL. The inventory details housing characteristics such as age, condition, purchase/rental value, and occupancy. It also details the number of affordable units available to low- and moderate-income households and the number of substandard housing units capable of being rehabilitated.

1. Number of Dwelling Units. As shown in the table below,

**Table 3: Dwelling Units (1980-2023)**

Year	Dwellings	Numerical Change	% Change
1980	6,996		
1990	7,055	59	1%
2000	7,419	364	5%
2010*	7,194	-225	-3%
2023*	8,033	839	12%

Sources: U.S. Census, \*American Community Survey 5-Year Estimates

The Borough saw its housing stock rise by 6% from 1980 to 2000. Since that time housing unit growth actually declined by 3 percent by 2010 but recovered in 2023.

The following table 4 provides details regarding the tenure and occupancy of the Borough’s housing stock. As shown below, since 2010, the Borough’s housing stock remains primarily owner occupied and the Borough saw a 3.7% increase in homeownership while renter occupied units decreased by 3.1 over the past decade. The vacancy rate, although declined slightly, remains essentially static.

**Table 4: Housing Units by Tenure and Occupancy Status (2010 and 2023)**

Category	2010		2023*	
	# of Units	%	# of Units	%
Owner Occupied	4,381	60.9%	5,190	64.6%
Renter Occupied	2,394	33.3%	2,423	30.2%
Vacant Units	419	5.8%	420	5.2%
Total	7,194	100.0%	8,033	100.0%

Source: American Community Survey 5-Year Estimates

2. **Housing Characteristics.** This section provides additional information on the characteristics of the Borough’s housing stock, including the number of units in a structure (Table 5) The Borough remains primarily a single family community a which account for approximately 52.5% percent of the Borough’s housing stock, up slightly from 51.4% percent reported in 2010. The second largest housing category are two-family dwellings.

**Table 5: Units in Structure (2010 and 2023)**

Units in Structure	2010*		2023*	
	No.	%	No.	%
Single Family, Detached	3698	51.4%	4214	52.5%
Single Family, Attached	227	3.2%	636	7.9%
2	2571	35.7%	2114	26.3%
3 or 4	218	3.0%	294	3.7%
5 to 9	108	1.5%	179	2.2%
10 to 19	179	2.5%	184	2.3%
20+	193	2.7%	399	5.0%
Mobile Home	0	0.0%	13	0.2%
Other	0	0.0%	0	0.0%

Totals 7,194 8,033

Source: American Community Survey 5-Year Estimate

3. Housing Age. Table 6 shows that 61.3% of the Borough’s housing units were built by 1959 and 81.7% by 1979 or earlier. Nearly 30% of its housing stock predates 1939, indicating an aging housing stock.

**Table 6: Year Structures Built**

2023*		
Year Units Built	Number	Percent
2020 or Later	59	0.7%
2010 to 2019	178	2.2%
2000 to 2009	262	3.3%
1980 to 1999	971	12.1%
1960 to 1979	1639	20.4%
1940 to 1959	2279	28.4%
1939 or earlier	2645	32.9%
<b>Total</b>	<b>8,033</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates

4. Housing Conditions. Table 7 provides an indication of overcrowded housing units, represented by units containing more than one occupant per room which is an indicator used to gauge substandard housing. The data indicates that, in both 2010 and 2023, a very small number of the Borough’s dwelling units can be considered overcrowded with only 0.25 and 2.3% reflecting this condition. It is noted however, that the Borough experienced an increase in crowding since 2010.

**Table 7: Occupants per Room (2010 and 2023)**

Occupants Per Room	2010*		2023*	
	Number	%	Number	%
1.00 or less	6,762	99.8%	7,438	97.7%
1.01 to 1.50	13	0.2%	70	0.9%
1.51 or more	0	0.0%	105	1.4%
<b>Total Occupied Units</b>	<b>6,775</b>	<b>100%</b>	<b>7,613</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates

Table 8 presents additional detail regarding housing conditions, including the presence of complete plumbing and kitchen facilities and the type of heating equipment used. These statistics are also indicators of substandard housing. As shown below, the housing stock reflects only a very small proportion of housing that lack these critical facilities.

**Table 8: Equipment and Plumbing Facilities (2010 and 2023)**

Facilities	2010*		2023*	
	Number	Percent	Number	Percent
<b>Kitchen:</b>				
With Complete Facilities	6741	99.5%	7,601	99.8%
Lacking Complete Facilities	34	0.5%	12	0.2%
<b>Plumbing:</b>				
With Complete Facilities	6764	99.8%	7,604	99.9%
Lacking Complete Facilities	11	0.2%	9	0.1%
<b>Heating Equipment:</b>				
Standard Heating Facilities	6762	100%	7,594	99.8%
Other Fuel	13	0%	6	0.1%
No Fuel Used	0	0.0%	13	0.2%
<b>Total Occupied Units</b>	<b>6775</b>	<b>100</b>	<b>7,613</b>	<b>100</b>

Source: American Community Survey 5-Year Estimates

5. Purchase and Rental Values. The Borough experienced a rise in housing rental and purchase prices between 2010 and 2023, as shown in the following tables. The median gross rent for the Borough's rental housing stock increased 36.9% between 2010 and 2023.

**Table 9: Gross Rent of Specified Renter-Occupied Units (2010 and 2023)**

Rent	2010		2023*	
	Number	Percent	Number	Percent
Less than \$500	31	1%	0	0.0%
\$500 to \$999	368	16%	80	3.4%
\$1,000 to \$1,499	1255	54%	458	19.7%
\$1,500 to \$1,999	674	29%	952	40.9%
\$2,000 to \$2,499			486	20.9%
\$2,500 to \$2,999			171	7.4%
\$3,000 or more			178	7.7%
No cash rent	66	X	98	X
Total Occupied units paying rent	2328	100%	2,325	100.0%
Median Gross Rent	1,335		\$1,828	

Source: American Community Survey 5-Year Estimates

The median value of owner-occupied units in Hawthorne also increased during this period, though perhaps not nearly as much as renter-occupied units. The median value of owner-occupied units in the Borough increased 19.1% percent between 2010 and 2023.

**Table 10: Value of Specified Owner-Occupied Housing Units (2010 and 2023)**

Value	2010*		2023*	
	Number	Percent	Number	Percent
Less than \$50,000	12	0.3%	83	1.6%
\$50,000 to \$99,999	0	0.0%	9	0.2%
\$100,000 to \$149,999	0	0.0%	0	0.0%
\$150,000 to \$199,999	27	0.6%	30	0.6%
\$200,000 to \$299,999	378	8.6%	227	4.4%
\$300,000 to \$499,999	2834	64.7%	2258	43.5%
\$500,000 to \$999,999	1100	25.1%	2555	49.2%
\$1,000,000 or more	30	0.7%	28	0.5%
Total Owner Occupied	4381	100.0%	5190	100.0%
Median Value	\$419,000		\$499,200	

Source: American Community Survey 5-Year Estimates

6. Number of Units Affordable to Low- and Moderate-Income Households. Based on the Affordable Housing Professionals of New Jersey (AHPNJ) 2024 regional income limits, the median household income for a three-person household in COAH Region 1, Hawthorne's housing region comprised of Passaic, Passaic, Hudson and Sussex County, is \$108,371. A three-person moderate-income household, established at no more than 80 percent of the median income, would have an income not exceeding \$86,697. A three-person low-income household, established at no more than 50 percent of the median income, would have an income not exceeding \$54,185.

An affordable sales price for a three-person moderate-income household earning 80 percent of the median income is estimated at approximately \$346,788. An affordable sales price for a three-person low-income household earning 50 percent of the median income is estimated at approximately \$216,740. These estimates are based on the UHAC affordability controls outlined in N.J.A.C. 5:80-26.1 et seq. Only 2.4 percent of Hawthorne's owner-occupied housing units are valued at less than \$200,000 for low income families. More of the housing stock is available to moderate income families where 50.3 percent are in range and affordable from \$300,000 and less according to the 2023 American Community Survey.

Rental costs are generally more affordable to moderate income families than low. For renter-occupied housing, an affordable monthly rent for a three-person moderate-income household is estimated at approximately \$1,806. An affordable monthly rent for a three-person low-income household is estimated at approximately \$1,128. According to the 2023 American Community Survey, at least 64% of Hawthorne's rental units would be considered affordable to moderate income families whereas, about less than 23.1% have a gross rent less affordable to lower income families. Another significant trend is the noticeable increase in rent during this period where rents jumped 37%.

7. Substandard Housing Capable of Being Rehabilitated. The DCA utilized a formula for calculating the number of units in a community that are in need of rehabilitation and are not likely to experience "spontaneous rehabilitation." Hawthorne's rehabilitation share has been determined by the DCA to be 105 units.

#### D. Projection of Municipal Housing Stock

Applicable COAH regulations require a projection of the community's housing stock, including the probable future construction of low- and moderate-income housing, for the ten years subsequent to the adoption of the Housing Element. This projection shall be based upon an assessment of data which minimally must include the number of residential construction permits issued, approvals of applications for residential development, and probable residential development of lands. Each of these items are identified and outlined below.

1. Housing Units Constructed During the Last Ten Years. The table below provides data concerning residential building permits issued for new construction during the past ten years. During this

period, a total of 189 residential building permits were issued for new construction, most of which consisted of multifamily units. On average that would suggest 18.9 dwelling units per year. However, the table shows that there were two years of significant multifamily construction. These occurred in 2017 and 2020. In addition, the Borough saw the development of 118 units of inclusionary housing developed as part of a mixed use development at 204 Wagaraw Road. Only 12 new units of housing were developed in the other seven years and only six units since 2021.

**Table 11: Number of Residential Building Permits issued for New Construction (2014-2023)**

Year Issued	One & Two Family	Multi-Family	Mixed- Use	Total
2014	0	0	0	0
2015	2	0	0	2
2016	2	0	0	2
2017	1	19	0	20
2018	0	0	0	0
2019	2		0	2
2020	8	27	0	35
2021	2	0	118	120
2022	6	0	0	6
2023	2	0	0	0
<b>Total</b>	<b>25</b>	<b>46</b>	<b>118</b>	<b>189</b>

Source: New Jersey Department of Community Affairs (DCA) Construction Reporter

2. Probable Residential Development of Lands. Between 2014 and 2023, the Borough issued, on average, approximately 18.9 building permits annually for residential new construction. This historic rate of residential growth would suggest that only 189 new units would be expected in Hawthorne over the next 10-year period. However, considering recent approvals granted by the Borough in accordance with the settlement agreements with 3 Ronson to provide an additional 117-units of multi-family development, the Borough will experience an additional increase in housing development during the Fourth Round leading to the conclusion that another 300 or more housing units will be developed over the next ten years.

**E. DEMOGRAPHIC AND POPULATION DATA**

The MLUL requires that the Housing Element of this plan provide data on the municipality's population, including population size, age and income characteristics.

1. Population Size. As seen in the table below, the Borough's greatest population increase occurred between 1940 to 1960 when the Borough saw its population grow by 40.6%. This coincides with growth in housing construction during that time.

**Table 12: Population Growth (1960-2023)**

Year	Population	Population Change	Percent Change
1940	12,610		
1950	14,816	2206	17%
1960	17,735	2919	20%
1970	19,173	1438	8%
1980	18,200	-973	-5%
1990	17,084	-1116	-6%
2000	18,218	1134	7%
2010	18,574	356	2%
2020	18,762	188	1%
2023*	19,472	710	4%

Sources: U.S. Census, \*American Community Survey 5-Year Estimates

2. Age Characteristics. The Borough's age characteristics are represented in Table 16 below. The Borough is slowly aging as the average age has increased from 39.8 years of age in 2010 to 42.3 by 2023. This trend is consistent with the experience nationally. The largest cohort jumps occurred in the age range of 45 to 54 (16%), followed by the 25 to 34 age group (18%). The proportion of elderly age 65+ grew from 13.8 to 18%. Perhaps just as important, the number of elderly 65 and over increased by 83%.

**Table 13: Age Characteristics (2010 and 2023)**

Age Group	2010		2023*	
	Pop	%	Pop	%
under 5	1,175	6.3%	580	3%
5-9	1,365	7.3%	1,269	7%
10-14	1,035	5.6%	1,140	6%
15-19	1,178	6.3%	1,076	6%
20-24	1,049	5.6%	683	4%
25-34	2,142	11.5%	3,422	18%
35-44	2,707	14.6%	2,091	11%
45-54	3,267	17.6%	2,593	13%
55-59	895	4.8%	1,401	7%
60-64	1,182	6.4%	1,474	8%
65-74	1,252	6.7%	2,299	12%
75-84	915	4.9%	883	5%
85+	412	2.2%	561	3%
Total	18,574	100.0%	19,472	100%
Median Age	39.8		42.3	

Source: American Community Survey 5-Year Estimates

- Average Household Size. Consistent with national trends, the average size of Hawthorne households decreased slightly from 1980 to 2023

**Table 14: Average Household Size (2000-2023)**

Year	Total Population Table DP1, DP05 & DP02	Number of Households Table DP1, DP05	Average Household Size Table DP1, DP02
1980	18,200	6,871	2.65
1990	17,084	6,831	2.42
2000	18,218	7,260	2.51
2010	18,574	7,194	2.74
2020	18,762	7,372	2.62
2023*	19,472	7,613	2.55

Sources: U.S. Census, \*American Community Survey 5-Year Estimates

4. Household Income. The median household income for Hawthorne households increased significantly over the past decade growing 61 percent between 2010 and 2023, rising from a median income of \$72,985 to \$118,093. Detailed household income figures are shown in the table below.

**Table 15: Household Income Distribution (2010 and 2023)**

	2010*		2023*	
	Number	%	Number	%
less than \$10,000	278	4%	138	1.8%
\$10,000 to \$14,999	206	3%	150	2.0%
\$15,000 to \$24,999	311	5%	207	2.7%
\$25,000 to \$ 34,999	473	7%	202	2.7%
\$35,000 to \$ 49,999	938	14%	484	6.4%
\$50,000 to \$74,999	1250	18%	1,013	13.3%
\$75,000 to \$99,999	964	14%	981	12.9%
\$100,000 to \$149,999	1300	19%	1,554	20.4%
\$150,000 to \$199,000	739	11%	1,070	14.1%
\$200,000 or more	316	5%	1,814	23.8%
Total households	6,775	100%	7,613	100.0%
Median Income (Household)	\$72,985		\$118,093	

Source: American Community Survey 5-Year Estimates

#### F. Employment Characteristics and Projections

The MLUL requires that a Housing Element include data on employment levels in the community. The following tables present information on the Borough’s employment characteristics.

1. Employment Status. Table 16 provides information on Hawthorne’s employment status for the segment of the population 16 and over. The job numbers do not fluctuate significantly over the past 10 years. Approximately 73.1 percent of the Borough’s population 16 and over was in the labor force 2010 which did not change in 2023. During the same period between 2010 and 2023, the percentage of the Borough’s labor force that was unemployed decreased slightly from 4.6 percent in 2010 to 3.6 percent in 2023.

**Table 16: Employment Status - Population 16 & Over (2010 and 2023)**

Employment Status	2010*		2023*	
	Number	%	Number	%
In labor force	10,760	73.1%	11,875	73.1%
Civilian labor force	10,760	73.1%	11,875	73.1%
Employed	10,077	68.4%	11,287	69.4%
Unemployed	683	4.6%	588	3.6%
% of civilian labor force	--	6.3%	--	5.0%
Armed Forces	0	0.0%	0	0.0%
Not in labor force	3,968	26.9%	4,379	26.9%
Total Population 16 and Over	14,728	100.0%	16,254	100.0%

Source: American Community Survey 5-Year Estimates

- Employment Characteristics of Employed Residents. The following two tables detail information on the employment characteristics of Hawthorne residents. Table 17 details employment by occupation and Table 18 details employment by industry. Most residents are employed in management, business, science, and arts or professional jobs.

**Table 17: Employed Residents Age 16 and Over, By Occupation (2010 and 2023)**

Occupation	2010		2023*	
	Number	Percent	Number	Percent
Management, business, science, and arts occupations	4,035	40.0%	5440	48.2%
Service occupations	1048	10.4%	1663	14.7%
Sales and office occupations	3,461	34.3%	2733	24.2%
Natural resources, construction, and maintenance occupations	545	5.4%	655	5.8%
Production, transportation, and material moving occupations	988	9.8%	796	7.1%
Total	10,077	100.0%	11,287	100.0%

Source: American Community Survey 5-Year Estimates

**Table 18: Employed Residents Age 16 and Over, By Industry (2010 and 2023)**

Industry	2010*		2023*	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	12	0.1%	29	0.3%
Construction	371	3.7%	656	5.8%
Manufacturing	952	9.4%	811	7.2%
Wholesale trade	489	4.9%	369	3.3%
Retail trade	1875	18.6%	1299	11.5%
Transportation and warehousing, and utilities	473	4.7%	474	4.2%
Information	169	1.7%	361	3.2%
Finance, insurance, real estate, and rental and leasing	866	8.6%	711	6.3%
Professional, scientific, management, administrative, and waste management services	1180	11.7%	1789	15.9%
Educational, health and social services	2181	21.6%	2702	23.9%
Arts, entertainment, recreation, accommodation and food services	495	4.9%	890	7.9%
Other services (except public administration)	541	5.4%	489	4.3%
Public administration	473	4.7%	707	6.3%
Total	10,077	100.0%	11,287	100.0%

Source: American Community Survey 5-Year Estimates

3. Employment Projections. A projection of the Borough's probable future employment characteristics is based on an assessment of historic employment trends, the number of non-residential construction permits issued, and probable non-residential development of lands. Each of these items are identified and outlined below.

- a. Historic Employment Trends. As shown in the table below, employment in Hawthorne has experienced modest job growth with a number of years of job loss. This is consistent with the primary “bedroom community” character of the town.

**Table 19: Average Covered Employment Trends (2012-2023)**

Year	Number of Jobs	Change in Number of Jobs	Percent Change
2009	5,386		
2010	5,452	66	1.2%
2011	5,576	124	2.2%
2012	5,551	-25	-0.5%
2013	5,761	210	3.6%
2014	5,889	128	2.2%
2018	5,882	-7	-0.1%
2019	5,971	89	1.5%
2020	6,070	99	1.6%
2021	5,920	-150	-2.5%
2022	5,896	-24	-0.4%

Sources: New Jersey Department of Labor and Workforce Development

- b. Non-Residential Square Footage Constructed During the Last Ten Years. The table below provides data concerning the amount of non-residential square footage authorized by building permits in Hawthorne between 2008 and 2023. During this period only 134,711 square feet of nonresidential space was constructed for an average of 8,419 square feet per year. In fact, the table indicates that there has not been any nonresidential space authorized by building permit since 2017.

**Table 20: Non-Residential Space Authorized by Building Permits (2014-2023)**

Year Issued	Office	Education	Total
2008	4,471	0	4,471
2009	24,939	0	24,939
2010	15,605	0	15,605
2011	22,700	0	22,700
2012	406	0	406
2013	49,000	0	49,000
2014	0	0	0
2015	0	0	0
2016	0	0	0
2017	17,590	0	17,590
2018	0	0	0
2019	0	0	0
2020	0	0	0
2021	0	0	0
2022	0	0	0
2023	0	0	0
<b>Total</b>	<b>134,711</b>	<b>0</b>	<b>134,711</b>

Source: New Jersey Department of Community Affairs (DCA) Construction Reporter

- c. Probable Non-Residential Development of Lands. As indicated above the Borough experienced an average of only 8,419 square feet of new non-residential space per year over the past decade. Given the developed character of the town with fixed land use patterns, the Borough does not anticipate significant growth in this area.
- d. Probable Future Employment Characteristics. As detailed in Table 18 above, employment in Hawthorne is not expected to experience significant job growth over the next decade which can be expected given the lack of non-residential construction.

### **SECTION 3: FAIR SHARE OBLIGATION**

The following section provides an overview of the Borough's fair share obligation. It includes a brief overview of the methodology utilized to calculate affordable housing obligations throughout the state.

## **SUMMARY OF FAIR SHARE OBLIGATION**

On March 20, 2024, Governor Murphy signed the A4/S50 Bill into law, which amended the FHA for the Fourth Round and beyond. The amendments to the FHA eliminated COAH, moved away from just allowing trial courts to approve municipal HE&FSPs, and created a new entity to approve the plans known as The Program, which consists of seven retired Mount Laurel Judges. FHA-2 also involved the DCA and the AOC in the process.

The Amended FHA now designates the DCA as the entity responsible for calculating the state's regional needs. Specifically, N.J.S.A. 52:27D-304.2 establishes the methodology to be utilized by the DCA to determine the state's regional prospective needs of low- and moderate-income housing for the ten-year period spanning from July 1, 2025 to June 30, 2035. In summary, the projected household change for this period is estimated by establishing the household change experienced in each region between the most recent federal decennial census and the second-most recent decennial census. This household change, if positive, is then to be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region for the next ten years. This methodology resulted in a statewide prospective need of 84,698 low- and moderate-income units.

Furthermore, the DCA is also the entity responsible for calculating each municipality's present and prospective fair share obligations. However, FHA-2 makes clear that these calculations are advisory and non-binding, and that each municipality may set its own obligation number utilizing the same methodology.

On January 22, 2025, the Borough of Hawthorne adopted Resolution #30-25 , which established its affordable housing obligations for the Fourth Round. A copy of this resolution with the Borough's filing for Declaratory Relief is located in Appendix A of this plan. As noted in that resolution, the Borough accepted DCA's Present Need calculation of 105 units however, a detailed analysis of parcels identified by the DCA were found to statutorily exempt and should not have been counted towards the Borough's developable acreage. This analysis reduced the Borough's obligation from 300 to 186 units. A subsequent challenge by FSHC, was filed with the Program and by settlement, the prospective need was established by the Program as 200 units. As to Present Need, the Borough has conducted a structural conditions survey that establishes the Borough's Present need as 6 dwelling units. This figure is reflected in the table below.

**Table 21: Summary of Fair Share Obligation**

Affordable Obligation	Units
Present Need (Rehabilitation)	6
200	200

## **SECTION 4: FAIR SHARE PLAN**

The following Fair Share Plan outlines the components and mechanisms the Borough will utilize to address its affordable housing obligations.

**A. PLAN SUMMARY**

The Fair Share Plan identifies the manner in which the Borough’s fair share affordable housing obligations – inclusive of a Present Need (Rehabilitation) obligation of 105 units, a Third Round Prospective Need obligation of 298 units and a Fourth Round obligation of 200 are to be addressed.

These obligations are summarized as follows:

**Table 22: Affordable Housing Obligations Summary**

Category	Obligation
Present Need (Rehabilitation) Obligation	6
Prior Round Obligation (pursuant to N.J.A.C. 5:93	57
Third Round Obligation (1999-2025)	298
Fourth Round Obligation (2025-2035)	200
Total	660

**B. PLAN COMPONENTS**

This section of the plan details the projects, mechanisms and funding sources which will be used to meet the Borough’s affordable housing obligations, as discussed above. The Plan Components Map included at the end of Section 4.C. of this plan illustrates the location of all developments identified herein.

(1) Present Need (Rehabilitation) Obligation

Hawthorne has a Present Need obligation of 105 units. As permitted by N.J.A.C. 5:93-5.2, the Borough conducted a structural conditions survey (also known as a windshield survey) the purpose of which was to establish a more accurate rehabilitation count and identified that six (6) dwelling units qualified as housing units for rehabilitation. The Windshield Survey was undertaken by the Municipal Zoning Officer, who drove the entire municipality to make visual observation of all units of housing potentially falling within the parameters of the Act. Each identified unit was further evaluated for inclusion within the Present Need count in terms of age of unit and nature and extent of the required rehabilitation. The inspection protocol followed approved methodology as set forth in N.J.A.C. 5:93-5.2 which recorded the housing conditions of major and minor structural systems. A residential unit qualified as a present need unit if:

- One major system required repair. Major systems include foundation, siding and walls, windows and doors and roof and chimney systems.
- Two minor systems were present requiring repair. These systems include

eaves/soffits, rails/stairs/gutters/leaders, and fire escapes.

For those units identified, the Borough established a housing rehabilitation program under the Third Round cycle and will continue its program into the Fourth Round and partner with the Passaic County Housing Rehabilitation Program.

(2) First and Second Round RDP

As discussed in Section 3 of this plan, Hawthorne’s combined prior First and Second Round RDP obligation was 57 units. As verified during the Third Round certification process, the Borough addressed its entire prior round obligation from the first and second rounds. The following table illustrates the manner in which the Borough satisfied this obligation.

**Table 23: Plan Components Satisfying Prior 1985-1999 First & Second Round RDP**

Name of Development	# of AH units	# of bonus credits	Total AH credits	Comments/Status
RCA Lafayette Hills (Paterson)	23		23	Completed
Westervelt Dev. Dis. Residence	12	12	24	Completed
Van Dyke Asst. Living	8	2	10	Completed
Total		14	57	

(3) Third Round Prospective Need

The Borough’s affordable housing obligation related to Prospective Need was established by a Vacant Land Adjustment (VLA) and the imposition of a realistic development potential (RDP) analysis, undertaken pursuant to the Third Round rules. The vacant land analysis identified all vacant sites of minimally 0.83 acres in size, imposed wetland, steep slope and flood plain information pursuant to the applicable regulations, and calculated the remaining acreage that is to be utilized to determine the Borough’s RDP.

The analysis identifies only 11 acres of developable land in the community that qualify for RDP analysis, owing to the fully developed character of the Borough and the presence of environmentally sensitive features that are excluded from the RDP calculation. Pursuant to the applicable regulations, a minimum presumptive density of six dwelling units per acre were imposed on these 11 acres, and then a twenty percent set-aside was imposed on that calculation. This formula resulted in an affordable housing need of 13 affordable units.

The Borough’s Third Round Prospective Need of 298 affordable units is inclusive of the “Gap” period as decided by the New Jersey Supreme Court in In re: Declaratory Judgement Actions

Filed by Various Municipalities, 227 N.J. 508 (2017) and is comprised of two components, RDP and Unmet Need. Each are described below.

The settlement Agreement entered into by the Borough with FSHC established an RDP of 60 units based upon the following developments:

**Table 24: Third Round RDP Calculation**

Name of Development	Acreage	Density	20% Set-aside
204 Wagaraw	9.06	11.5	21
Royal /Dello Buono	1.33 acre	20 du/a	5.4
116 Washington/Dello Buono	.436	25	2.2
55 Westervelt Millview Lofts	1.28	28	6.2
542 Goffle/3 Ronson	6.1	19	23.2
Goffle Hill Road	1.35	6	1.6
Total			59.6 rounded to 60

The remaining balance or difference between the Borough’s total Third Round Prospective Need Obligation and RDP is considered “Unmet” Need. The Borough’s Unmet Need for the Third Round was therefore, 238 units. Table 25 identifies the plan components addressing Third Round RDP and the status of each.

**Table 25: Third Round Credits**

Development	Number of Affordable Units	Bonus Credits	Total Affordable Units	Comments/Status
Van Dyk Assisted Living	3		3	Completed
116 Washington (Dello Buono)	2		2	Completed
Royal (Dello Buono)	4		4	Completed
55 Westervelt (Millview Lofts)	6		6	Completed
CHCC	8		8	Completed
Forest Avenue Supportive Housing	4		4	Completed
Surrey Place Easter Christian Children’s Retreat)	1		1	Completed
204 Wagaraw	17	15	32	Completed
Total	45	15	60	

Developments were identified in the Third Round to address the Borough's unmet need. These included the following:

- a. Rezoning 542 Goffle Road/3 Ronson, LLC. This property is located in the south-westerly portion of the Borough, with frontage on both Goffle Road and Lynack Road just west of the intersection of Goffle Road and Warburton Avenue. The total tract area encompasses approximately 6.2 acres. It consists of four (4) separate lots: Block 89 Lot 6, Block 90 Lots 1, 2.01 (inclusive of lots 10, 11 and 12) and 2.02.

Owners of the property at the time of settlement, 3 Ronson, LLC (now New Dover Homes, LLC), were intervenors in the Borough's declaratory judgement action. As part of a global settlement with FSCH and 3 Ronson, LLC, the Borough agreed to investigate the property as a redevelopment area pursuant to the New Jersey Local Redevelopment and Housing Law (LRHL). An investigation was authorized by the Governing Body in 2020 which determined that the properties collectively qualified as a "non-condemnation" area in need of redevelopment. The Governing Body subsequently declared the area to be an area in need of redevelopment and a redevelopment plan was adopted in 2021 and rezoning the area to permit the construction of 116 units plus a caretakers unit for a total of 117 multifamily rental units, of which, 17 units would be made affordable to families. A subsequent site plan application for the development was approved by the Planning Board in 2022 and the project is proceeding to construction. Presently, the developer has commenced site work with extensive site clearing and soil removal operations completed. Due to extreme cold in late January and early February of 2026, such operations were halted. They will resume in the coming weeks. Once clearing is completed, the developer will begin infrastructure improvements including installation of all underground utilities for water, stormwater, electric and gas. Application for a permit to construct the first of three buildings has as of the date of this report just been submitted to the Borough and pending approval of detailed drawings, construction of units will begin in the spring of 2026. Project completion is expected in the first half of 2027.

- b. Eastern Christian Children's Retreat. The Eastern Christian Children's Retreat provides supportive adult housing in various locations in the Borough located at Surrey Place, Goffle Hill Road and Rock Ledge Road providing a total of 14 beds which was applied to unmet need.
- c. B-2 Rezoning to Permit Two Floors of Residential Development Over Commercial. The Borough rezoned its present B-2 Commercial District to permit two floors of residential development over existing commercial development and has agreed to modify the existing ordinance to make clear that there is to be a minimum density of 16 dwelling units per acre located within two stories over first floor retail/commercial. The B-2 zone encompasses an area of 11.19 acres less the Hawthorne Public Library site. This zone would yield a potential 30 affordable units at a 20% set aside..

- d. Grand Avenue Overlay Zone. The Borough rezoned to create a multifamily overlay zone encompassing the area of Grand and Royal Avenues. The Grand Avenue Overlay Zone encompass 7.65 total acres. This overlay zone would permit a density of 16 dwelling units per acre and yield a potential 36 affordable units at a 20% set aside.
- e. Mandatory Affordable Housing Set Aside Ordinance. The Settlement Agreement required the Borough to adopt a mandatory affordable housing set aside ordinance for all new multifamily residential developments of five (5) units or more. The set aside for both rental and for ownership residential developments shall be twenty percent (20%). The provisions of the ordinance shall not apply to residential expansions, additions, renovations, replacement, or any other type of residential development that does not result in a net increase in the number of dwellings of five or more.

(4) Fourth Round RDP

- a. By settlement with FSHC through the Program settlement process, the Borough of Hawthorne has a Fourth Round Prospective need of 200 affordable units. The Borough will address its Fourth Round obligation as described by the compliance mechanisms outlined below.
- b. Pursuant to N.J.A.C. 5:97-5.1(d) and the Borough's 2020 Settlement Agreement with FSHC, the Borough is entitled to rely on the previous Vacant Land Adjustments which established its RDP and provided that RDP shall not be revisited absent any substantial "changed circumstances". FSHC vs Twp. Of Cherry Hill, 173 NJ. 303 (2002) is the leading case that called for the possible recalibration of an RDP based upon changed circumstances.

Based upon the above, a detailed vacant land analysis of potential changed circumstances to evaluate whether any such change would warrant a recalibration of the RDP previously assigned and agreed upon, including a review of all vacant Class 1, Class 3B and Class 15 properties in the Borough was conducted. The analysis determined that there were no properties representing a changed circumstance requiring a 4<sup>th</sup> Round RDP obligation. This is largely due to the fact that the Borough lacks developable land as demonstrated by the VLA.

However, for the 4<sup>th</sup> Round, the Borough has designated two redevelopment sites (Hawthorne Chevy and Pan Chemical) for inclusionary development. The areas are detailed in reports appended to this plan. These sites do contribute to RDP and must be counted as such.

Consequently, Table 26 presents the Borough’s RDP calculation.

**Table 26: Fourth Round RDP Calculation**

Name of Development	Acreage	Density Per Acre	Number of Units	20% Set-aside
Hawthorne Chevy	2.28	26.3	60	12
Pan Chemical	1.47	46.9	69	14
Total			129	26

Based upon residential densities to be applied to the redevelopment areas with a 20% set aside for each site, the combined development of the redevelopment areas will generate an RDP of 26 units as illustrated in the table above.

There is no other land or development proposals pending that otherwise generates RDP. This is mostly due to the fact that the vast majority of the Borough’s land area is either developed or constrained, not only by wetlands and wetland buffer areas, but also by the new NJDEP flood hazard areas adopted in 2023, which calculate flood hazard areas based on the FEMA 100-year floodplain plus an additional 3 feet. As such, we find that Hawthorne has a 4th Round RDP obligation of 26 units.

Because Hawthorne has a 4th Round RDP obligation of 26 units, the remainder of the Borough’s 4th Round Prospective Need obligation is 174 units (200 -26 units) all of which is considered Unmet Need. This is discussed in more detail below. It should be noted that the Borough’s RDP of 26 units generates 6 bonus credits due to the redevelopment of Pan Chemical site and its proximity to the NJ Transit commuter railroad station which is directly adjacent to the station. Such development is entitled to a 0.5 unit credit for each affordable unit created limited to the statutory 25% cap on the Borough’s RDP of 26. Therefore, with bonus credits, the Borough’s unmet need is 168 units.

(5) 25% Redevelopment/Realistic Zoning Requirement

Although the Borough’s unmet need is 168 units, FHA-2 includes language which requires VLA municipalities to satisfy a 25% portion of their obligation through redevelopment. Specifically, amended Section 1 of P.L.1995, c.231 (C.52:27D-310.1) of FHA-2 reads as follows:

*Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall as part of the process of adopting and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so.*

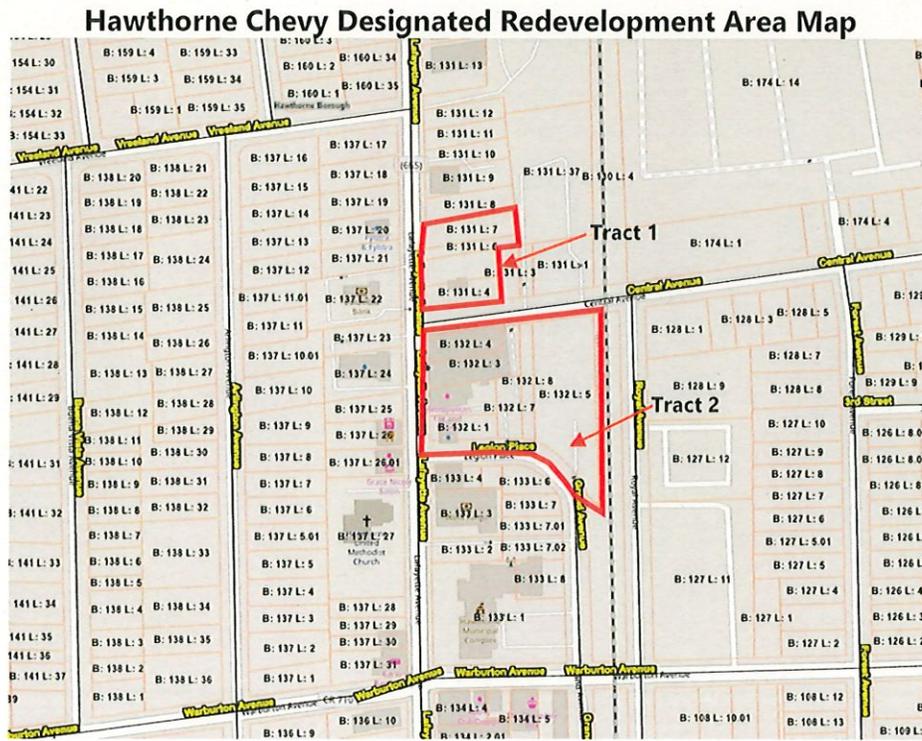
The 25% requirement is addressed by the Borough by settlement with FSHC with the compliance mechanisms to address unmet need as discussed in the ensuing section.

**C. Fourth Round Plan Components And Crediting**

1. To address the Borough's RDP, the Borough will adopt redevelopment plans for the Hawthorne Chevy and Pan Chemical redevelopment areas, the locations of which is described below:
  - a. The Hawthorne Chevrolet Redevelopment area is comprised of two tracts of land located within the central portion of the Borough at the intersection of Lafayette and Central Avenues. Mapping below identifies the Hawthorne Chevy Redevelopment Area within the context of the immediate neighborhood.

Tract 1, identified as Block 131, Lot 4 through 7 by Borough Tax Assessment records is an irregularly shaped parcel with a total tract area of 0.59 acres. The property is a paved parking lot that was a former display lot for vehicles associated with the car dealership. There is also an abandoned, one story, masonry sales office situated on the property.

Tract 2, identified as Block 132, Lot 1 through 8 by Borough Tax Assessment records, is also an irregularly shaped parcel with a total tract area of 1.69 acres. This tract is located across the street to the south of Tract 1 and is developed with three buildings. The larger building was the former show room, service garage and sales office for Hawthorne Chevrolet and is presently vacant. The building itself is one story with a partial second story above what was the showroom. A portion of the building shares space with a tile and stone design business which is presently active. Adjacent to the former car dealership and tile store to the south is a smaller building occupied by the Hawthorne Chamber of Commerce and an upholstery business. A third building, with frontage on Legion Place, is located to the rear of the tract and is occupied by an auto body repair shop.



Source: NJDEP GeoWeb

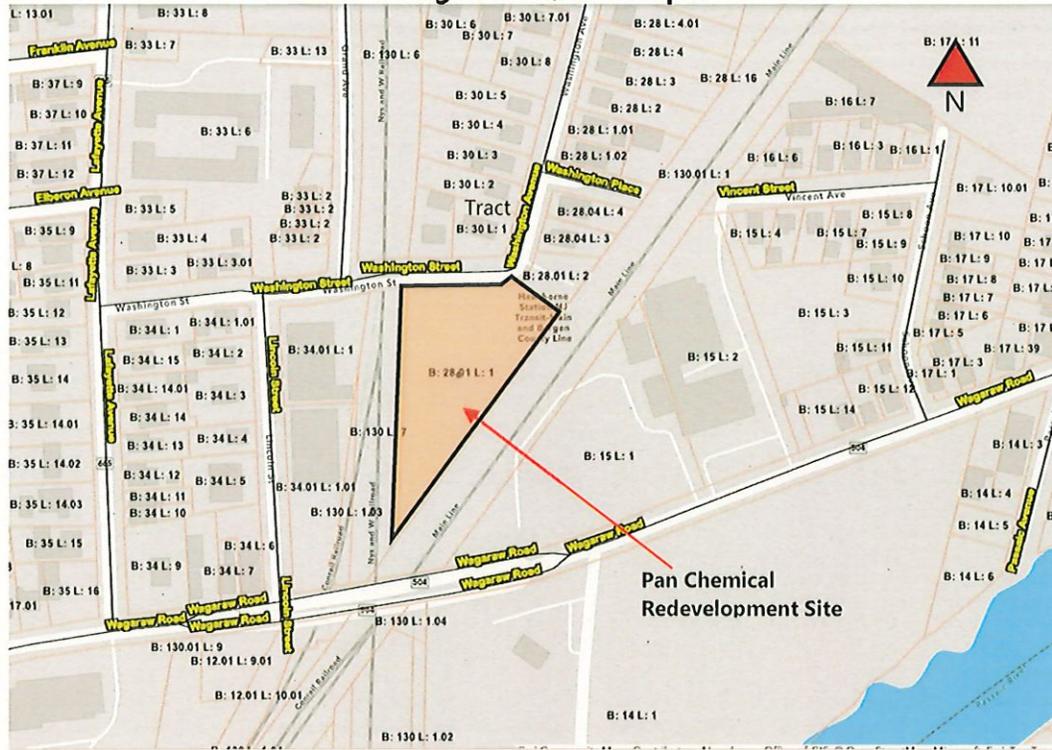
The property is only partially occupied by businesses and site conditions have deteriorated to such an extent that the Borough has designated the site as an "area in need of redevelopment" under the New Jersey Local Redevelopment and Housing Law.

The Borough has designated the site as an area in need of redevelopment with the intention of adopting a redevelopment plan that will provide for both residential and commercial redevelopment including a 20% affordable housing set aside that will generate 12 affordable units generated by the development of a mix of both senior housing and mixed use development. As described in the redevelopment plan to be adopted by the Borough permitted principal uses are specified for each tract and will consist of the following:

- Sub-area 1 Permitted uses will include: Senior housing development restricted to occupants 55 years old or older not to exceed sixteen (16) units.
  - Sub-area 2 Permitted uses will include: Mixed-use commercial development with residential uses above commercial not to exceed forty four (44) residential units. Ground level commercial uses shall be limited to those uses permitted within the B-1 Neighborhood Commercial Zone.
- b. The Pan Chemical redevelopment area, comprised of a single parcel of land located within the south-east portion of the Borough at 1 Washington Avenue, abuts the NJ Transit Main Line near its intersection with Wagaraw Road. The mapping below identifies the redevelopment area within the context of the immediate neighborhood.

The property is further identified as Block 28.01, Lot 1 by Borough Tax Assessment records and is a triangular shaped parcel with a total tract area of 1.47 acres. The parcel is the abandoned former Pan Chemical site which has a long standing history with the Borough as detailed in the investigation report prepared by Burgis Associates dated May 15, 2025.

## Pan Chemical Designated Redevelopment Area



Source: NJ-GeoWeb  
<https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=02251e521d97454aabadfd8cf168e44d>

Over a period spanning well over 50 years, Pan Chemical manufactured paint and lacquer on the property that resulted in the site's contamination. The property remains a recognized environmentally contaminated site to this day by NJDEP.

In order to facilitate the remediation of the site and address its RDP, the property has been designated an "area in need of redevelopment" under the Local Redevelopment and Housing Law. It is the intention of the Borough to adopt a redevelopment plan to permit inclusionary residential development of the property for a maximum total of 69 units that will generate 14 affordable units.

Based upon the above, the following table illustrates how the crediting will be applied to the RDP prospective need obligation.

**Table 27 Fourth Round RDP Components And Crediting**

Plan Component	Number of Units	Bonus	Credits
Hawthorne Chevy	12	0	12
Pan Chemical	14	6*	20
<b>Total</b>	<b>26</b>	<b>6</b>	<b>32</b>

\*Redevelopment within 1/2 mile of transit.

- c. As illustrated above, the redevelopment of the Hawthorne Chevy and Pan Chemical will cover their obligation and generate 6 bonus credits that can be applied elsewhere. Based upon these calculations the Borough is entitled to a credit of 6 affordable housing units, leaving an unmet need balance of 168 affordable units.
- d. For the Fourth Round, Hawthorne's "prospective need obligation, that has been adjusted" (i.e., its RDP obligation), in order to address the 25 percent requirement, the Borough has entered into a settlement agreement with the FSHC and accepted by the Program that the compliance mechanisms detailed in this plan satisfactorily address the Borough's affordable housing obligation through redevelopment and increased densities applied to the Borough's affordable housing overlay zone and B-2 zone.
- e. Unmet need is addressed through existing mechanisms that will remain in place from the previous 3<sup>rd</sup> Round and those proposed in the 4<sup>th</sup> Round with the six excess credits applied towards unmet need. Based upon the lack of land, unmet need will be addressed with existing mechanisms in place from the Third Round however, the Borough has agreed to modify its existing overlay zones on Grand and Royal Avenues and within the B-2 zone to permit an increased density of 24 units per acre.
- f. Amending the Current Mandatory Set Aside Ordinance. Under the amended Fair Housing Act the Borough is required to adopt an updated Affordable Housing Ordinance. As part of the settlement agreement with FSHC in the Third Round, the Borough adopted a mandatory set aside ordinance requiring a 15% set aside for rental projects and 20% set aside for owner occupied units. In the Fourth Round settlement with FSHC, the Borough has agreed to amend its mandatory set aside ordinance to require a uniform 20% set-aside for all residential developments of five units or more applicable to any such development in the Borough. It will increase the mandatory set-aside in the B-2 Zone and Grand/Royal Overlay Zone to also reflect a 20% set-aside across the board. This requirement as well as other provisions of the amended Fair Housing Act is encompassed within the updated Affordable Housing Ordinance the Borough will adopt.

**D. OTHER PROVISIONS**

The following additional requirements are noted and are met:

1. Fourth Round Bonuses. Fourth Round bonuses will be applied in accordance with N.J.A.C. 52:27d-311.k.
2. Very-Low Income and Low-Income Units. At least 50 percent of the units addressing the Fourth Round Prospective Need obligation shall be affordable to very low-income and low-income households with the remainder affordable to moderate-income households. A minimum of 13 percent of the affordable units will be made available to very low-income

households, defined as households earning 30 percent or less of the regional median income by household size.

3. Rental Component. At least 25 percent of the Fourth Round Prospective Need obligation shall be met through rental units, including at least half in rental units available to families.
4. Families. At least half of the actual units created to address the Fourth Round Prospective Need obligation must be available to families.
5. Age-Restricted Cap. No more than 30 percent of all units developed or planned to meet the Fourth Round Prospective Need obligation shall be met with age-restricted units.

**E. REJECTED DEVELOPMENT SITES**

As demonstrated by the Borough's VLA, the Borough is a fully developed community with little to no developable land left. Development opportunities, therefore, will need to come from redevelopment of existing properties. The Borough identified two sites susceptible to redevelopment, the Chevy and Pan Chemical sites, and has moved forward with redevelopment under the powers granted municipalities by the Local Redevelopment and Housing Law. There have been no sites that have been rejected out of hand and no other sites have been identified as being likely to redevelop over the next ten years.

**F. CONSISTENCY WITH STATE PLANNING INITIATIVES**

As noted in Section 1 of this plan, a HE&FSP must also include:

- ❖ An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission; and
- ❖ An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

Accordingly, the following subsection analyzes the consistency of this HE&FSP to the above referenced state planning initiatives.

1. Multigenerational Family Housing Continuity Commission

The Multigenerational Family Housing Continuity Commission was established by the State of New Jersey in 2021. As noted in N.J.S.A. 52:27D-329.20, one of the primary duties

of the Commission is to “prepare and adopt recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas.”

As of the date of this HE&FSP, the Multigenerational Family Housing Continuity Commission has not yet adopted any recommendations.

## 2. State Development and Redevelopment Plan 2025

The 2025 New Jersey State Development and Redevelopment Plan (SDRP) is a statewide policy framework—adopted by the State Planning Commission on December 17, 2025—intended to guide how growth, redevelopment, infrastructure investment, resource protection, equity, and climate adaptation are coordinated across New Jersey. It’s designed to be implemented through state agency functional plans, investment priorities, and administrative rules, and reflected locally through municipal and county planning—while serving as guidance and collaboration, not a document meant to override local plans or regulations. The update was overseen by the Office of Planning Advocacy and the State Planning Commission. The primary goals of the 2025 SDRP include the following:

1. Promote Economic Growth that Benefits all Residents of New Jersey
2. Provide an Adequate Supply of Housing for residents of all ages and incomes, in communities of their choosing, with access to supportive goods and services
3. Economic Opportunity Through nation-leading Infrastructure
4. Revitalize and Recenter the State’s Underutilized Developed Areas
5. Effectively Address the Adverse Impacts of Global Climate Change
6. Protect, Maintain, and Restore the State’s Natural and Water Resources and Ecosystems
7. Protect the Environment; Prevent and Clean Up Pollution
8. Protect, Enhance, and Improve Access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value
9. Implement Equitable Planning Practices to promote thriving communities for all New Jerseyans
10. Foster Sound and Integrated Planning and Implementation at all levels statewide

The Borough’s housing plan is perfectly aligned with important goals of the 2025 SDRP specifically goals 1, 2, 4, 6 and 7 which relate to providing adequate housing for all ages and incomes while promoting economic development and environmental remediation of prior contaminated sites through the redevelopment process.

# Appendices

# Planning Board Resolution Adopting 2026 Housing Element and Fair Share Plan with Spending Plan

# Spending Plan

May 22, 2025  
Borough of Hawthorne  
Affordable Housing Trust Fund Spending Plan

**INTRODUCTION**

The Borough of Hawthorne (hereinafter the "Borough"), Passaic County, has prepared a Housing Element and Fair Share Plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (FHA) (N.J.S.A. 52:27D-301) and the regulations contained in (N.J.A.C. 5:91-1 et seq. and N.J.A.C. 5:93-1 et seq.). The Borough of Hawthorne Affordable Housing Trust Fund was opened on November 2, 2009.

As of May 2, 2025, the Borough of Hawthorne has a balance of \$257,734 in its Affordable Housing Trust fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund account for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:93-8.16 as described in the sections that follow.

**1. REVENUES FOR CERTIFICATION PERIOD**

It is anticipated that between now and June 30, 2035, which is the end of the Fourth Round period, the Borough will add an additional \$1,039,554 to its Affordable Housing Trust Fund. This revenue is projected to consist of \$973,722 in anticipated development fee revenues and \$55,000 in anticipated interest, as shown in the table below.

SOURCE OF FUNDS	PROJECTED REVENUES – AFFORDABLE HOUSING TRUST FUND			
	MARCH 28, 2023 THROUGH JUNE 30, 2035			
	3/28-12/31 2023	1/1-12/31 2024	1/1/25-6/30 2035	Total
(a) Development fees:	\$70,166	\$93,556	\$810,000	\$973,722
(b) Payments in Lieu of Construction	\$0	\$0	\$0	\$0
(c) Other Funds	\$0	\$0	\$0	\$0
(d) Interest	\$3,619	\$7,213	\$55,000	\$65,832
<b>Total</b>	<b>\$73,785</b>	<b>\$100,769</b>	<b>\$865,000</b>	<b>\$ 1,039,554</b>

In sum, the Borough of Hawthorne projects a total of \$1,039,554 in revenue to be collected between May 2, 2025 and June 30, 2035. This projected amount, when added to Hawthorne's current trust fund balance of \$257,734 results in a total anticipated trust fund balance of \$1,297,288 available to fund and administer the Borough's affordable housing plan. All interest earned on the account shall be used only for the purposes of affordable housing.

## **2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS**

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Borough:

- (a) Collection of development fee revenues: Collection of development fee revenues shall be consistent with Hawthorne's development fee ordinance for both residential and non-residential developments in accordance with applicable regulations pursuant to P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.8), and as may be amended.
- (b) Distribution of development fee revenues: The Planning Board adopts and forwards a resolution to the governing body recommending the expenditure of development fee revenues as set forth in this spending plan. The governing body reviews the request for consistency with the spending plan and adopts the recommendation by resolution. The release of funds requires adoption of the governing body resolution in accordance with the spending plan. Once a request is approved by resolution, the Chief Financial Officer releases the requested revenue from the trust fund for the specific use approved in the governing body's resolution.

### 3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

- (a) Rehabilitation. The Borough has a rehabilitation obligation of 105 units based upon the DCA calculation. However, pursuant to N.J.A.C. 5:93-5.2 the Borough has conducted a structural conditions survey which identified 6 units that otherwise qualify for rehabilitation. In order to address its rehabilitation obligation, the Borough will continue to participate in the Passaic County Housing Rehabilitation Program and will utilize funds from the Borough's affordable housing trust fund to help fund this program. The Borough will commit \$20,000 per unit, which will require a total contribution of \$120,000.

Affordable Housing regulations require municipalities to set aside sufficient funds to address one-third of their rehabilitation obligation within one year of approval of their plan. In addition, municipalities are required to set aside sufficient funds to address one-sixth of their rehabilitation obligation each subsequent year of the substantive certification period. As such, the Borough will set aside \$40,000 for to rehabilitate two units in the first year following the granting of a certificate of compliance from the Program, and an additional \$20,000 each year thereafter, until the rehabilitation share is addressed.

- (b) Affordability Assistance. Pursuant to N.J.A.C. 5:93-8.16(c), the Borough will commit to spend at least 30% of the revenues collected from development fees, less funds collected to finance a rehabilitation program, towards affordability assistance to very low-, low- and moderate-income households. As shown in the table below, the Borough projects that approximately \$251,866 will be available from the affordable housing trust fund for this purpose through June 30, 2035, one-third of which will need to be dedicated toward affordability assistance for very-low income households.

Actual development fees + interest through 5/2/25		\$257,734
Development fees + interest projected 6/30/25-6/30/2035	+	\$ 1,039,554
Less rehabilitation expenditures through 5/2/2025	-	\$0
Less rehabilitation expenditures projected 6/30/2025-6/30/35	-	\$120,000
<b>Total</b>	=	\$1,177,288
30 percent requirement	x 0.30 =	\$353,186
Less affordability assistance expenditures through 6/30/2035	-	\$0
<b>Projected Minimum Affordability Assistance Requirement 2025-2035</b>	=	<b>\$353,186</b>
<b>Projected Minimum Very Low-Income Affordability Assistance Requirement 2025-2035</b>	÷ 3 =	<b>\$117,728</b>

- (c) Administrative Expenses. Per N.J.A.C. 5:93-8.16(e), no more than 20% of the revenues collected from development fees shall be expended on administration. The Borough of

Hawthorne projects that a maximum of \$259,457 will be available from the affordable housing trust fund to be used for administrative purposes from June 30, 2025 through June 30, 2035. Projected administrative expenditures, subject to the 20% cap, include the salaries and benefits for municipal employees and consultant fees necessary to develop or implement the following:

1. An updated Housing Element and Fair Share Plan.
2. A rehabilitation program.
3. An affirmative marketing program.
4. An affordability assistance program.
5. Other affordable housing activities that do not involve litigation.

Actual development fees + interest through 5/2/2025		\$257,734
Development fees + interest projected 6/10/2025-6/30/35	+	\$1,039,554
<b>Total</b>	=	\$1,297,288
20 percent requirement	x 0.20 =	\$259,457
Less administrative expenditures through 6/30/2025	-	\$0
<b>PROJECTED MAXIMUM Administrative Expenses Requirement 2025-2025</b>	=	<b>\$ 259,457</b>

#### 4. EXPENDITURE SCHEDULE

The Borough of Hawthorne intends to use affordable housing trust fund revenues for rehabilitation activities, affordability assistance, and administration. Where applicable, the funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

PROJECTS/PROGRAMS	6/30/2025-6/30/2026	6/30 2027-6/30/2035	Total
	Rehabilitation	\$40,000	
Affordability Assistance	\$35,318	\$35,318/year	\$353,186
Administration	\$25,945	\$25,945/year	\$259,457

<b>Total</b>	<b>\$99,263</b>	<b>\$81,263</b>	<b>\$732,643</b>
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## **5. EXCESS OR SHORTFALL OF FUNDS**

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be dedicated toward its rehabilitation program and/or for its affordability assistance program and/or for administrative expenses up to the 20% cap.

In the event that a shortfall of anticipated revenues occurs, the Borough of Hawthorne will handle the shortfall of funds through an alternative funding source to be identified by the Borough or by adopting a resolution with an intent to bond, or the Borough will amend its spending plan to reduce the amount of funds available for the affordability assistance program and administrative expenses.

## **6. BARRIER FREE ESCROW**

Collection and distribution of barrier free funds shall be consistent with the Borough's Affordable Housing Ordinance and in accordance with applicable regulations.

## **SUMMARY**

The Borough of Hawthorne intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:93-8.16 and consistent with the housing programs outlined in the Borough's Housing Element and Fair Share Plan.

The Borough of Hawthorne has a balance of \$257,734 as May 2, 2025 and anticipates an additional \$1,039,554 in revenues through June 30, 2035 for a total of \$1,297,288. During the period of the Borough's Fourth Round period through June 30, 2035, the Borough will agree to fund \$100,000 towards a rehabilitation program, a minimum of \$220,996 towards an affordability assistance program, and a maximum of \$259,447 towards administrative costs.

Any shortfall of anticipated funds will be offset by an alternative funding source to be identified by the Borough or, in the unlikely event that no alternative funding is available, the Borough of Hawthorne will bond to provide the necessary funding. The Borough also reserves the right to amend its spending plan to reduce the amount of funds available for the affordability assistance program and administrative expenses if a shortfall of anticipated revenues occurs.

<b>SPENDING PLAN SUMMARY</b>		
Balance as of April 2, 2025		<b>\$257,734</b>
<b>PROJECTED REVENUE 3/9/23-6/30/25</b>		
Development fees	+	\$ 973,722
Payments in lieu of construction	+	\$0
Other funds	+	\$0
Interest	+	\$ 65,832
SUBTOTAL REVENUE	=	\$ 1,039,554
<b>TOTAL REVENUE = \$1,297,288</b>		
<b>EXPENDITURES</b>		
Rehabilitation Program	-	\$120,000
Affordability Assistance	-	\$353,186
Administration	-	\$259,457
<b>TOTAL PROJECTED EXPENDITURES</b>	<b>=</b>	<b>\$732,643</b>
<b>REMAINING BALANCE RESERVED FOR ADDITIONAL AFFORDABLE HOUSING ACTIVITY</b>	<b>=</b>	<b>\$564,645</b>