

CA- Old Bridge

Supp. exhibits.

06/21/84

Rotary Housing. Resolution for Aug. 11/1975.

pgs. 4

Rotary Housing. breakdown of type of units

pgs. 1.

Section 8 Rental Assistance data, includ.

Resol. dated 08/21/78

pgs 6

Newspaper Articles reg. Rotary Housing.  
08/17/80.

pg. 1

Total. pgs 12

CA 002347Z

Yov MR. J. CONVERY

OLD BRIDGE ROTARY JR. CITIZENS HOUSING

N. J. H. F. A. PROJECT 582

100 TICETOWN RD. OLD BRIDGE, N. J.

(201) 679-9070

08857

Breakdown of Housing Units

48- EFFICIENCY UNITS	48
146- 1-BEDROOM "	146
9- 2-BEDROOM "	9
1- 2- " " (FOR SUPERVISORS (WARTEN))	1
<u>204- Total Units,</u>	

RECEIVED JUN 21 1984

PUBLIC HOUSING AGENCY  
OLD BRIDGE TOWNSHIP

~~XXXXXXXXXX~~  
OLD BRIDGE, N. J. 08857

not Appr  
taken

Be it Resolved, by the Township Council of the Township of Madison, County of Middlesex, New Jersey, that:

WHEREAS, Madison Township Rotary Club (hereinafter referred to as the "applicant") proposes to construct a housing project (hereinafter referred to as the "development" or the "housing") pursuant to the provisions of the New Jersey Housing Finance Agency Law of 1967, as amended and supplemented, within the Township of Madison, New Jersey, (sometimes referred to as the "municipality") on a site more particularly described as follows: Block #13001, Lot #1, and

WHEREAS, an application(s) will be made to the Public Housing and Development Authority (hereinafter referred to as the "Authority") in the Department of Community Affairs of the State of New Jersey, pursuant to the provisions of the Limited-Dividend Nonprofit Housing Corporations or Associations Law, Chapter 184, Laws of 1949, as amended and supplemented (hereinafter referred to as the "Limited-Dividend Law"), for the approval of a certificate of incorporation or a certificate of organization of a housing association and for the approval of the development to be constructed, maintained, or operated by the proposed corporation or association on the aforesaid described area, and

WHEREAS, the proposed development will be subject to the Rules and Regulations of both the New Jersey Housing Finance Agency (hereinafter referred to as "NJHFA") and the Authority, and

WHEREAS, pursuant to the provisions of the Limited Dividend Law it is necessary for the governing body of the municipality to certify that it approves of the development or acquisition of the proposed housing and that the proposed housing meets or will meet an existing housing need, and

WHEREAS, the proposed development will be within an area where, under the conditions existing at this time, dwellings conforming to reasonable standards of adequacy and renting at or below the average rent to be charged in the proposed development, are not being provided in sufficient quantity through the ordinary operation of private enterprise, and

WHEREAS, Madison Township Rotary Club has presented to this body a financial estimate dated August 8, 1975, (hereinafter referred to as Exhibit "A"), covering the cost of the land and improvements and the operation of the project as estimated by the applicant and the NJHFA, which reasonably assures the successful completion and operation of the project.

Now, therefore, BE IT RESOLVED by the Township Council of the Township of Madison, New Jersey, that they find and certify that:

(SEAL)

(Cont'd.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Page 1, of 4.

COUNCIL

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Madison

AUGUST 11, 1975

and in that respect a true and correct copy of its minutes.

*Wm. J. Danna*

Clerk of the Township of Madison

Be it Resolved, by the Township Council of the Township of Madison, County of Middlesex, New Jersey, that:

- (a) The proposed development will meet or meets an existing housing need,
- (b) The proposed development conforms to the requirements of all applicable ordinances of this municipality, except for variance and site plan approval which will be applied for within a reasonable time.
- (c) The development or acquisition of the housing is hereby approved; and

BE IT FURTHER RESOLVED that the Township Council finds that the proposed development is and will be an improvement made for the purpose of assisting the clearance, replanning, development or redevelopment of blighted areas in this municipality, and

BE IT FURTHER RESOLVED that the Township Council does hereby adopt the within Resolution and makes the determinations and findings therein contained by virtue of, pursuant to, and in conformity with the provisions of the Limited Dividend Law and the New Jersey Housing Finance Agency Law with the intent and purpose that the Authority shall rely thereon in approving the certificate of incorporation of a housing corporation or certificate of organization of a housing association which shall construct, own and operate the development, and in approving the development proposed to be constructed, maintained, and operated in the aforesaid described area and with further intent and purpose that the proposed development and improvements will be exempt from all property taxation as provided in N.J.S.A. 14J-30 and N.J.S.A. 55:16-18, and that, in lieu of taxes said housing corporation or association shall make to the municipality payment of an annual service charge for municipal services supplied to the housing development in such amount not exceeding the tax on the property on which the development is located for the year in which a mortgage on the development is executed in favor of the N.J.H.F.A., or, an amount not exceeding six and twenty-eight hundredths per cent (6.28%) of the annual gross revenues of the development, determined in the manner set forth in Exhibit "A" hereinabove referred to and relied upon by the N.J.H.F.A. as the basis for its financing the development for each year of operation of the development following the Agency's determination that the development has been substantially completed, whichever amount is greater. The Mayor and Clerk are authorized and directed to execute, on behalf of the municipality such agreement(s) reflecting the aforesaid annual service charge, in lieu of taxes, as may be deemed necessary

Cont'd.

(SEAL)

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Page 2 of 4.

COUNCIL

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Madison

AUGUST 11, 1975

and in that respect a true and correct copy of its minutes.

*William J. Barone*

Clerk of the Township of Madison

Be it Resolved, by the Township Council of the Township of Madison, County of Middlesex, New Jersey, that:

or desirable by the N.J.H.F.A. The Township Council understands and agrees that the amounts set forth in Exhibit "A" are estimates only and agrees that the Sponsor may, upon N.J.H.F.A. approval, make reasonable changes in the construction, maintenance and operation of the development to ensure compliance with the financial and statutory requirements of N.J.H.F.A. which will necessitate reasonable changes in the amounts set forth on Exhibit "A".

(EXHIBIT "A" ATTACHED (PAGE 4)).

Moved by Councilman Fallon, seconded by Councilman Stone, and so ordered on the following roll call vote:

- AYES: Mayor Flynn, Councilmen Bush, Fallon, Fineberg, Murphy, Stone.
- NAYS: None.
- ABSENT: Councilman Garland.

(SEAL)

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\_\_\_\_\_

\_\_\_\_\_

Page 3 of 4.

COUNCIL

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Madison

AUGUST 11, 1975

and in that respect a true and correct copy of its minutes.

*William E. ...*

Clerk of the Township of Madison

EXHIBIT "A"  
FINANCIAL ESTIMATE  
OF

Madison Township Rotary Club  
(Name of Sponsor or Owner)

(constructed)  
Housing Development to be XXXXXXXXXX on property known as  
XXXXXXXXXX

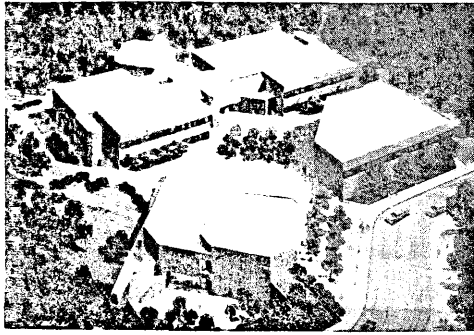
Block 13001, Lot 1, Madison Township, New Jersey

August 8, 1975  
(Date)

1. Estimated Total Development Cost	\$ <u>8,300,000</u>
2. Estimated Mortgage Amount	\$ <u>8,300,000</u>
(a) Term of Mortgage	<u>40</u> years
(b) Estimated interest rate	<u>7</u> %
3. Estimated Rent Payable by Tenants	\$ <u>270,000</u>
4. Estimated Federal Rent Contributions	\$ <u>711,960</u>
5. Estimated State Rent Contributions	\$ <u>--0--</u>
6. Estimated Annual Gross Revenues (Sum of 3,4 and 5)	\$ <u>981,960</u>
7. Municipal Service Charge of <u>6.28</u> % of Annual Gross Revenues	\$ <u>61,667</u>
But not less than \$ _____	\$ _____

(Tax on Property of the  
the Development during  
year in which mortgage  
in favor of N.J.H.F.A.  
is executed)

\*Should gross Annual Revenues Increase then Service Charge will increase proportionately.



# Township of Old Bridge

MIDDLESEX COUNTY, N.J.

ONE OLD BRIDGE PLAZA • OLD BRIDGE, N.J. 08857

April 21st, 1984

The following information was requested by Mr. Jerry Convery, Old Bridge Township Attorney, for monies received by the Old Bridge Housing Agency from the U.S. Department of Housing and Urban Development (H.U.D.) to comply with our ANNUAL CONTRIBUTIONS CONTRACT re implementing the Section Eight Rental Assistance to Low Income and Handicapped renters in Old Bridge.

		<u>Project Number</u>	<u>Number of Units</u>	<u>Dates of Approval</u>
1979	\$ 61,671.96	NJ 39-E110-003	50	7/10/78
1980	\$ 137,307.55	NJ-39-E110-005	24	7/ 2/80
1981	\$ 211,149.17	NJ 39-E110-008	25	8/29/83
1982	\$ 229,363.07			
1983	\$ 242,718.29			
1984	<u>\$ 334,829.00</u>			
Total	\$ 1,217,039.04		99 units	

*Jake Persley*  
P.H.A. Executive Director

PHH  
(Take)

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM  
EXISTING HOUSING

PART I of the  
ANNUAL CONTRIBUTIONS CONTRACT  
AMENDMENT NO. 2

Number of this ACC Part I: NY-1259 (E)

Master Section 8 ACC Number: NY-1259

Effective Date: MAR 01 1984  
[Date of execution by the Government of this ACC Part I]

1.1 The Program.

(a) Projects Within Program. The Existing Housing Program under this ACC Part I includes the following projects:

<u>Project Number</u>	<u>ACC List Number and Date of Approval</u>
NJ39-E110-003	NY-78-279 July 10, 1978
NJ39-E110-005	NY-80-357 July 2, 1980
NJ39-E110-008	NY-83-0485 August 29, 1983

(b) Number of Units (By Size) in Program. The aggregate number of units by size of unit included in these projects is as follows:

<u>Size of Unit</u>	<u>Number of Units</u>
One Bedroom	51
Two Bedroom	42
Three Bedroom	6
Total - 99 Units	

(c) Maximum ACC Amount. The maximum ACC amount for all Program Expenditures in respect to the aggregate number of units in these projects (the Program) is \$ 340,440.00 per year; Provided, however, that this amount shall be reduced commensurately with any reduction in the number of units or changes in unit size under any provision of this ACC (see Section 1.4(a)). The PHA shall not enter into any Contract or take any other action which will result in a claim for an Annual Contribution in respect to the Program in excess of the amount stated in this paragraph (c).

(d) PHA Obligation. The PHA, to the maximum extent feasible, shall enter into Housing Assistance Payments Contracts ("Contracts") in accordance with the numbers and sizes of units and subject to the maximum ACC amount specified above.

(e) Meaning of "Project" as Used in Master ACC and Part II. For purposes of this Part I the term "Project" wherever used in the Master Section 8 ACC and in Part II shall mean all the projects in the "Existing Housing Program."

1.2 Authorization of Actions by PHA. In order to carry out the Program, the PHA is authorized to (a) enter into Housing Assistance Payments Contracts, (b) make housing assistance payments on behalf of Families, and (c) take all other necessary actions all in accordance with the forms, conditions and requirements prescribed or approved by the Government; Provided, however, that neither the PHA nor the Government shall assume any obligation beyond that provided in Contracts in the form approved by the Government.

1.3 Term of ACC, Lease and Contract.

(a) Term of ACC. The term of this ACC pursuant to 24 CFR 882.119(B) shall be two years, provided that the new term of the ACC does not extend beyond December 31, 1985.



PHH  
(Take)

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM  
EXISTING HOUSING

PART I of the  
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1.3 Term of ACC, Lease and Contract.

(a) Term of ACC. The term of this ACC pursuant to 24 CFR 882.119(B) shall be two years, provided that the new term of the ACC does not extend beyond December 31, 1985.

(b) Term of Lease and Contract. The term of each Lease shall be for not less than one year nor more than three years, but the Lease may contain a provision permitting termination upon 30 days advance written notice by either party. The term of each Contract shall be for the term of the Lease, provided that if a Family continues in occupancy after the expiration of the term on the same terms and conditions as the original Lease (or changes thereto which have been approved by the PHA and incorporated in the Contract where appropriate), the Contract shall continue in effect for the duration of such tenancy subject to the limitation in the next sentence. Any renewal of the Contract and Lease term, and any continuation of tenancy beyond the term, shall in no case extend beyond the term of this ACC.

#### 1.4 Annual Contribution.

(a) Notwithstanding any other provisions of this ACC (other than paragraph (c) of this Section) or any provisions of any other contract between the Government and the PHA, the Government shall not be obligated to make any Annual Contribution or any other payment with respect to any Fiscal Year in excess of the amount stated in Section 1.1(c).

(b) Subject to the maximum dollar limitation in paragraph (a) of this Section, the Government shall pay for each Fiscal Year an Annual Contribution to the PHA in respect to the Program in an amount equal to the sum of the following (subject to reduction by the amount of any Program Receipts other than Annual Contributions, which Receipts shall be available for Program Expenditures):

(1) The amount of housing assistance payments payable during the Fiscal Year (see Section 1.5) by the PHA pursuant to the Contract, as authorized in Section 1.2.

(2) The allowance, in the amount approved by the Government, for preliminary costs of administration.

(3) The allowance, in the amount approved by the Government, for regular costs of administration, including costs of Government-required audits of Owners and the PHA.

(c) (1) An ACC reserve account will be established and maintained by the Government, as a specifically identified and segregated account, in an amount as determined by the Government consistent with its responsibilities under section 8(c)(6) of the Act. To the extent funds are available in said account, the Annual Contribution for any Fiscal Year may exceed the maximum amount stated in paragraph (a) of this Section by such amount, if any, as may be required for increases reflected in the estimates of required Annual Contribution applicable to such Fiscal Year as approved by the Government in accordance with Section 2.11 below.

(2) The Government will take such additional steps authorized by section 8(c)(6) of the Act as may be necessary to assure availability of funds to cover increases in housing assistance payments on a timely basis as a result of increases in Contract Rents or decreases in Family Incomes.

(d) The Government will make periodic payments on account of each Annual Contribution upon requisition therefor by the PHA in the form prescribed by the Government. Each requisition shall include certifications by the PHA that housing assistance payments have been or will be made only:

(1) In accordance with the provisions of the Contracts; and

(2) With respect to units which the PHA has inspected or caused to be inspected, pursuant to Section 2.4 of Part II of this ACC, within one year prior to the making of such housing assistance payments.

(e) Following the end of each Fiscal Year, the PHA shall promptly pay to the Government, unless other disposition is approved by the Government, the amount, if any, by which the total amount of the periodic payments during the Fiscal Year exceeds the total amount of the Annual Contribution payable for such Fiscal Year in accordance with this Section.

1.5 Fiscal Year. The Fiscal Year for the Program shall be the Fiscal Year established by Section 0.3 of this ACC; Provided, however, that the first Fiscal Year for the Project shall be the period beginning with the effective date of this ACC Part I and ending on the last day of said established Fiscal Year which is not less than 12 months after such effective date. If the first Fiscal Year exceeds 12 months, the maximum Annual Contribution in Section 1.1(c) may be adjusted by the addition of the pro rata amount applicable to the period of operation in excess of 12 months.

1.6 Periodic Adjustment of Contract Rents. Each Contract may provide for periodic adjustments in the Contract Rents chargeable by the Owner and commensurate increases in amounts of housing assistance payments in accordance with applicable Government regulations.

1.7 Equal Opportunity Housing Plan. The PHA shall comply with all provisions of its HUD-approved equal opportunity housing plan.

1.8 Expeditious Carrying Out of Program. The PHA shall proceed expeditiously with the Program. If the PHA fails to proceed expeditiously, the Government, by notice to the PHA, may reduce its obligation hereunder with respect to the Program to the number and size of dwelling units under Contracts with Owners as of the date of receipt of such notice by the PHA, with a corresponding reduction in the maximum amount of the Annual Contribution specified in Section 1.1(c).

1.9 Prior ACCs Superseded. This Part I supersedes prior Section 8 Existing Housing ACC Parts I, if any.

PHA TOWNSHIP OF OLD BRIDGE  
By Jacob Perzley  
JACOB PERZLEY, EXEC. DIRECTOR  
(Official title)  
Date NOVEMBER 10, 1983

UNITED STATES OF AMERICA  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By James J. Griffin  
Dir. Housing Div.  
(Official title)  
Date 3/1/84

As it Resolved, by the Township Council of the Township of Old Bridge, County of Middlesex, New Jersey, that:

WHEREAS, the Township of Old Bridge is a participant in the Section 8 existing Housing Program of the Department of Housing and Urban Development; and

WHEREAS, a contract and various documents are required by the Department of Housing and Urban Development to be executed by an appropriate municipal official to continue Old Bridge's participation in said program and to include the Township's participation in additional projects;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Old Bridge that Jake Perzley is herewith designated and authorized as the municipal official to execute said Section 8 documents.

Moved by Councilman Pudles, seconded by Councilman Stone and so ordered on the following roll call vote:

AYES: Mayor Fineberg, Councilmen Azzarello, Bush, Miller, O'Connell, Pudles, Stone.

NAYS: None.

I, Mary M. Brown, Clerk of the Township of Old Bridge of the County of Middlesex and State of New Jersey, do hereby certify that the above is a true copy of a \_\_\_\_\_ adopted at a meeting of the Township Council held on the day of \_\_\_\_\_, 19 \_\_\_\_\_.

Mary M. Brown, Clerk

(SEAL)

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Old Bridge

August 21, 1978

and in that respect a true and correct copy of its minutes.

*Mary M. Brown*  
Clerk of the Township of Old Bridge

GENERAL CERTIFICATE OF LOCAL AGENCY

I, Jacob Perzley, do hereby certify, as follows:

1. I am the duly appointed, qualified and acting Township representative for the Sec. 8, Existing Housing Program. As the "Local Agency", I am familiar with its records, organization, membership and activities.

2. The proper corporate title of the Local Agency is: Old Bridge Township (Middlesex Cty.).

3. The Local Agency was duly created and organized on the 11th. day of July, 1977, and since that date has continued to exist without interruption in the performance of its public corporate business, purpose and obligation.

4. The name and date of appointment, and the dates of the beginning and ending of term of office of the member of the governing body of the Local Agency are as follows:

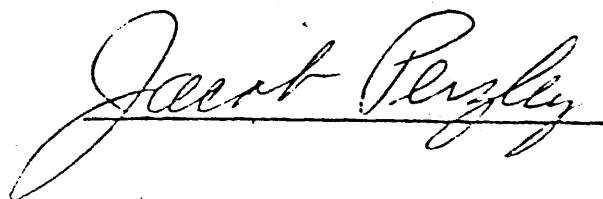
Name & Office	Appointment	Beginning	Term ending
Jacob Perzley Dir. Office on Aging	7/11/77	7/11/77	Indefinite

All financial matters relating to Sec. 8 Existing Housing Program and the Township of Old Bridge will be attended to by the Finance Officer of the Township of Old Bridge:

Mr. Robert Shreckgast

5. Extract of the minutes of the meeting of the governing body which appointed Jacob Perzley as township representative for Sec. 8, Existing Housing Program, are an integral part of the minutes of the Township Council, held on the date: August 21, 1978, and so certified by the Township Clerk, with Seal on the Resolution by the Council.

Township Representative for:  
Section 8, Existing Housing Prog.



# 204 units to rise

by Patricia Hendry

**OLD BRIDGE** — Groundbreaking is scheduled in early September for a 204-unit senior citizen housing project on a 10-acre site in the area of Ticetown Road and Valley Vale Drive.

Construction is to be completed 16 months after it begins.

Formal applications for apartments will be accepted about a year from now, according to Jacob Perzley, director of the township Office on Aging. About 400 preliminary applications were accepted in 1975, to show a need for senior citizen housing. Since then, Perzley has taken 300 more.

The Old Bridge Rotary Club sponsored the project and worked to get the federal Department of Housing and Urban Development to furnish rent subsidies and the state Housing Finance Agency to pay for construction costs.

The Rotary Club will set up an eligibility committee to conduct interviews and take applications three to four months before construction is completed.

"The project is sponsored by the Rotary and if it wasn't for the members, there wouldn't be anything. They will see that HUD and HFA rules and regulations are adhered to and will be responsible for the way the money is spent," said Perzley.

According to James Ferrano, Rotary member, the transfer of property and the 30-year mortgage agreement were signed at the HFA office Wednesday.

The property belonged to Ruth and Harold Evans.

"Mr. and Mrs. Evans are owed a debt of gratitude because they did this for the senior citizens," Perzley said. "They could have made a lot more money by selling their land to a private developer. They are a wonderful couple and they have enjoyed their life here in the township for the last 25 years."

The HUD subsidies will be dependent on the incomes of the people who will live there. Tenants will pay between 15 and 25 percent of their income for rent. The subsidy will be between 75 and 85 percent of the cost of the housing, according to Perzley.

The HFA will pay \$9.7 million to construct the project, said Perzley. That figure includes inspection costs and additional fees as well as the actual construction costs.

"The housing will accommodate anywhere from 300-350 people. There will be efficiencies for single people, one-bedroom apartments for couples and eight or nine two-bedroom apartments for people who are living together but are not of the same family," said Perzley.

"There are about 7,000 people over 62 in the township. They are not the affluent type. Many cannot keep or keep up their homes

anymore. The township has helped with rehabilitating homes and fixing up broken-down porches and things for low-income people through the Housing Assistance Plan in the building department. But senior citizen housing in the township is badly needed," he added.

This may be the last senior citizen project in the state to be funded through HUD and the state HFA because 70 percent of any new funding will go for young peoples' needs and 30 percent for senior citizens, said Perzley. When the application went to HUD in 1975, senior citizen housing was allowed and U.S. Rep. Frank Thompson and his aides, in conjunction with Lawrence Simons, assistant secretary of HUD, pushed for the funding.

"In 1975, one group of people from Lakeridge West were against the project. The Rotary Club could not get a Zoning Board of Adjustment variance to build the housing project because a group of about 10 neighbors took the township to court. After about a two-year delay, Superior Court Judge David Furman ruled that the Rotary was entitled to the variance and senior citizen housing was not a detriment to the area," said Perzley.

"This housing is a dream come true for several hundred people," he added.

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8-17-80

THE SUNDAY  
Sentinel

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LOLA F. SPRITZER, Managing Editor  
LOUISE SAUL, Associate Editor



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