### STILLWATER TOWNSHIP SUSSEX COUNTY, NJ

#### **RESOLUTION 2025-097**

# RESOLUTION OF THE MAYOR AND GOVERNING BODY OF THE TOWNSHIP OF STILLWATER, COUNTY OF SUSSEX, STATE OF NEW JERSEY ADOPTING THE "AFFIRMATIVE MARKETING PLAN" FOR THE TOWNSHIP OF STILLWATER

WHEREAS, in accordance with the Fair Housing Act and the New Jersey Uniform Housing Affordability Controls (N.J.A.C. 5:80-26-1, et seq.), the Township of Stillwater is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created by the Housing Element and Fair Share Plan within the Township of Stillwater, are affirmatively marketed to very low, low and moderate income households, particularly those living and/or working within Housing Region #1, the Affordable Housing Region encompassing the Township of Stillwater.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Governing Body of the Township of Stillwater, County of Sussex, State of New Jersey, do hereby adopt the Affirmative Marketing Plan attached hereto as Exhibit A.

This Resolution shall take effect immediately.

#### **CERTIFICATION**

I hereby certify that the foregoing resolution is a true and certified copy of the resolution adopted by the Township Committee of the Township of Stillwater at the regularly scheduled meeting held on Tuesday, June 17, 2025, at the Stillwater Township Municipal Building, 964 Stillwater Road, Stillwater, New Jersey.

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Valerie Ingles, RMC, CMR, Clerk	Lisa Chammings, Mayor
Township of Stillwater	

# **EXHIBIT A**

# TOWNSHIP OF STILLWATER COUNTY OF SUSSEX, STATE OF NEW JERSEY

Affordable Housing

Affirmative Marketing Plan

Fourth Round 2025-2035

Stillwater Town Hall 964 Stillwater Road Newton, NJ 07860 973-383-9484

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#### Overview

All affordable units are required to be affirmatively marketed using the Township of Stillwater's Affirmative Marketing Plan. An Affirmative Marketing Plan is a regional marketing strategy designed to attract households of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children to housing units which are being marketed by an Administrative Agent or a developer, sponsor, owner or property manager of affordable housing. The primary objectives of an Affirmative Marketing Plan are to target households who are least likely to apply for affordable housing, and to target households throughout the entire housing region in which the units are located.

The Township of Stillwater provides this Affirmative Marketing Plan for any affordable housing within the Township. Individual projects may develop their own affirmative marketing plan in compliance with this plan.

Every Affirmative Marketing Plan must include all of the following:

- 1. Publication of at least one advertisement in a newspaper of general circulation within the housing region;
- 2. Broadcast of at least one advertisement by radio or television throughout the housing region; and
- At least one additional regional marketing strategy such as a neighborhood newspaper, religious publication, organizational newsletter, advertisement(s) with major employer(s), or notification through community and regional organizations such as non-profit, religious, and civic organizations.

For each affordable housing opportunity within the municipality, the Affirmative Marketing Plan must include the following information:

- 1. The address of the project and development name, if any;
- 2. The number of rental units;
- 3. The price ranges of the rental units;
- 4. The name and contact information of the Municipal Housing Liaison, Administrative Agent, property manager, or landlord;
- 5. A description of the Random Selection method that will be used to select applicants for affordable housing; and
- 6. Disclosure of required application fees, if any.

Advertisements must contain the following information for each affordable housing opportunity:

- 1. Location of the units:
- 2. Directions to the units;
- 3. Range of prices for the units;
- 4. Size, as measured in bedrooms, of units;

- 5. The maximum income permitted to qualify for the housing units;
- 6. The locations of applications for the housing units;
- 7. The business hours when interested households may obtain an application for a housing unit; and
- 8. Application fees, if any.

#### **Regional Preference**

The Township of Stillwater has provided that households that live or work in Housing Region #1 (comprised of Bergen, Hudson, Passaic, and Sussex Counties) shall be selected for an affordable housing unit before households from outside of this region. Units that remain unoccupied after households who live or work in the region are exhausted, may be offered to the households outside the region.

#### **Implementation**

The affirmative marketing process for affordable units shall begin at least four months prior to expected occupancy. In implementing the marketing program, the Administrative Agent shall undertake all of the strategies outlined in the Township of Stillwater's Affirmative Marketing Plan. Advertising and outreach shall take place during the first week of the marketing program and each month thereafter until all the units have been sold. Applications for affordable housing shall be available in several locations in accordance with the Affirmative Marketing Plan. The time period when applications will be accepted will be posted with the applications. Applications shall be mailed to prospective applicants upon request.

All newspaper articles, announcements and requests for applications for low- and moderate-income units will appear in the following daily regional newspapers/publications when units are available and there is no wait list for existing units and when any new units may be constructed in the future:

- 1. New Jersey Herald Daily
- 2. Township Journal

The primary marketing will take the form of at least one (1) press release sent to the above publications and a paid display advertisement in each of the above newspapers. Additional advertising and publicity will be on an as-needed basis. The advertisement will include a description of the:

- 1. Location of the units;
- 2. Directions to the units;
- 3. Range of prices for the units;
- 4. Size, as measured in bedrooms, of units;
- 5. Maximum income permitted to qualify for the units;
- 6. Location of applications;
- 7. Business hours when interested households may obtain an application; and

#### 8. Application fees.

All newspaper articles, announcements and requests for applications for low- and moderate-income housing will appear in the following neighborhood-oriented weekly newspapers, religious publications and organizational newsletters within the region:

- 1. New Jersey Herald and Sunday Herald
- 2. Township Journal

The primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspapers once a week for four consecutive weeks. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.

The following regional cable television stations or regional radio stations shall be used during the first month of advertising. The developer must provide satisfactory proof of public dissemination:

1. Station(s): Choose two from Attachment A.

The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Bergen, Hudson, Passaic, and Sussex Counties that will aid in the affirmative marketing program with particular emphasis on those contacts that are able to reach out to groups that are least likely to apply for housing within the region, including major regional employers identified in Attachment A, Part III, Marketing, Section 3d of COAH's Affirmative Fair Housing Marketing Plan for Affordable Housing in Region 1 (attached to and hereby made part of this Resolution) as well as the following entities:

- 1. Quarterly informational flyers and applications shall be sent to the Bergen, Hudson, Passaic, and Sussex Counties' Boards of Realtors for publication in their journals and for circulation among their members; and
- Quarterly informational circulars and applications shall be sent to the administrators of each of the following agencies within the municipalities and counties of Bergen, Hudson, Passaic, and Sussex.

Applications will be mailed to prospective applicants upon request.

The following is the location of applications, brochure(s), signs and/or poster(s) used as part of the affirmative program, including specific employment centers within the region:

- 1. Municipal Building: 964 Stillwater Road, Newton, NJ 07860
- 2. Municipal Library: Sussex County Library, 125 Morris Turnpike, Newton, NJ 07860

The following is the community contact person who will aid the affirmative marketing program:

Municipal Housing Liaison 964 Stillwater Road Newton, NJ 07860 973-383-9484 Additionally, quarterly informational circulars and applications for new units which may be constructed in the future will be sent to the chief administrative employees of each of the following agencies in the counties of Bergen, Hudson, Passaic, and Sussex:

- 1. Welfare or Social Service Board;
- 2. Rental assistance office (local office of DCA);
- 3. Office on Aging.
- 4. Housing Agency or Authority.
- 5. County Library.
- 6. Area community action agencies.

Applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program shall be available/posted in the following locations:

- 1. The Township of Stillwater Administrative Offices;
- 2. The Township of Stillwater website;
- 3. Developer's Sales/Rental Offices;
- 4. Bergen, Hudson, Passaic, and Sussex Counties Administration Buildings;
- 5. Bergen, Hudson, Passaic, and Sussex Counties Libraries (all branches); and
- Other public buildings and agencies as deemed appropriate by the Administrative Agent.

Applications shall be mailed by the Administrative Agent and Municipal Housing Liaison to prospective applicants upon request. Also, applications shall be available at the developer's sales/rental office and multiple copies of application forms shall be mailed to Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, County NAACP, Newark NAACP, East Orange NAACP, Housing Partnership for Morris County, Community Access Unlimited, Inc., Northwest New Jersey Community Action Program, Inc. (NORWESCAP), Homeless Solutions of Morristown, and the Supportive Housing Association for dissemination to their respective constituents. In addition, the foregoing entities shall be notified directly whenever an affordable housing unit(s) becomes available in the Township of Stillwater.

The following is a listing of community contact person(s) and/or organizations in Bergen, Hudson, Passaic, and Sussex Counties that will aid in the affirmative marketing program and provide guidance and counseling services to prospective occupants of very low-, low-and moderate-income units:

- 1. Family Promise of Sussex County: <a href="https://www.familypromisesussex.org">www.familypromisesussex.org</a>; 973-579-1180
- 2. NJHMFA: www.nj.gov.dca.hmfa; 609-278-7400
- 3. Norwescap: www.norwescap.org; 908-454-7000
- 4. New Jersey Housing Resource Center: www.nj.gov.njhrc; 1-877-428-8844

5. Affordable Housing Alliance: <a href="https://www.housingall.org">www.housingall.org</a>; 732-389-2958

A random selection method to select occupants of very low-, low- and moderate-income housing will be used by the Administrative Agent, in conformance with N.J.A.C. 5:80-26.16 (I). The Affirmative Marketing Plan shall provide a regional preference for very low-, low- and moderate-income households that live and/or work in Housing Region #1, comprised of Bergen, Hudson, Passaic, and Sussex Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the municipality prior to the affirmative marketing of the units.

The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low-, low- and moderate-income households; to place income-eligible households in very low-, low- and moderate-income units upon initial occupancy; to provide for the initial occupancy of very low, low and moderate income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low-, low- and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:80-26-1, et seq.

The Administrative Agent shall provide or direct qualified very low-, low- and moderate-income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services. In addition, it shall be the responsibility of the Administrative Agent to inform owners of affordable units and prospective occupants of affordable units of the Borough's affordability assistance programs and to assist with the implementation of such programs.

All developers/owners of very low-, low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.

The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and thereafter upon the re-sale or re-rental of an affordable unit for as long as an affordable unit remains deed restricted.

The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to the Borough's adopted Affordable Housing Ordinance.

An applicant pool will be maintained by the Administrative Agent for re-rentals.

1. When a re-rental affordable unit becomes available Administrative Agent will select applicants from the applicant pool and, if necessary, the unit will be affirmatively marketed as described above. The selection of applicants from the applicant pool is described in more detail in this manual under the section **Random Selection & Applicant Pool(s)**.

#### Sample Advertisement for Available Rental Units

The Township of Stillwater hereby announces that # affordable housing units will be available for rent in the name of development/project. The housing is under development by developer and is available for type of income households. Development is located at address, description.

The affordable housing available includes rents from \$#,###/month and includes #-bedroom units. Utilities are included (if applicable). Interested households will be required to submit application, documentation if applicable, and any other requirements in order to qualify. The maximum household incomes permitted are \$41,471 for a one person household, \$47,395 for a two person household, \$53,320 for a three person household, \$59,244 for a four person household, \$63,984 for a five person household, and \$69,723 for a six person household. Once certified, households will be matched to affordable units through a lottery system. All successful applicants will be required to demonstrate the ability to pay a security deposit (requirements of security deposit).

Applications are available at Location(s), hours of operation. Applications can also be requested via mail by calling Realtor at Phone #. Applications will be accepted until mm/dd/yy and there is a \$5 fee for the credit check.

Visit <a href="www.njhousing.gov">www.njhousing.gov</a> or call 1-877-428-8844 for more affordable housing opportunities.

Although any income eligible households may apply, workers of [Insert counties in the COAH Housing regional preference zone; Sussex County will be selected before residents of other counties or states.

#### Sample Public Service Announcement

10 second slot:

Affordability priced homes available in Mayberry Borough. Income restrictions apply. Call (800) 555-1234 for information.

#### 30-35 second slot:

Affordably priced, brand new two, three, and four-bedroom attractive homes with nice amenities are available at the Equality at Mayberry Development in desirable Mayberry Borough. Call A Home For You at (800) 555-1234 for information on sales prices and income limits and to get a pre-application. The deadline to submit a pre-application is August 1, 2020, so don't delay. These homes are in accordance with State requirements for low- and moderate-income housing.

#### Random Selection & Applicant Pool(s)

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

There will be a period in which to complete and submit applications. Households that have completed applications in that timeframe and have been determined that they are income eligible will be randomly selected to establish an order (service list) in which they will be evaluated by the Administrative Agent for the available unit(s). A copy of the first page of the applications will be folded and placed in a container of sufficient size to allow the applications to be randomly mixed. Once mixed, all applications will be drawn one by one from the container until none are left. The first application drawn will be the first position on the service list, and so on.

At least two people will be present during a random selection and both will sign the resulting service list as having participated and/or witnessed the random selection. Once the applicant is placed on the service list, they shall remain in that position until they are served or asked to be withdrawn from the list. Applicants on the service list shall not be a part of any future random selections. If the household on the list is not of an appropriate household size, income or does not live or work in the Housing Region, that applicant will be skipped and the next applicant household with sufficient income will be evaluated for the available unit. This will continue until a properly sized household with sufficient income or purchase or rent the unit is reached.

The applicant household will be required to submit a complete application to establish their eligibility as defined by the Fair Housing Act. If the end of the service list is reached before an appropriately-sized household that lives or works in the New Jersey Housing Region is identified the Administrative Agent will review skipped households in the order of the random selection. Households that live or work in the Housing Region that are smaller than the ideal household size, as defined by the Township's Affordable Housing Ordinance, will be considered next.

Any applicants that are skipped for size, income or regional preference will remain on the list and continue to be considered for future restricted units in the order in which they were selected in the random selection.

Unless applicants ask to be removed from the list or become ineligible for assistance, or are unresponsive to our communications, they will remain on the service list. Therefore, these applicants will not need to be in future random selections. Instead, the service order created by future random selections will be placed at the end of the service list set by all prior random selections.

If there are sufficient names remaining on the service list to fill two years of resales and rentals, the applicant pool may be closed by the Administrative Agent. The Administrative Agent will notify the Township in writing if it intends to close the waiting list. Any households calling or writing to express their interest in an affordable home will be directed to call back on a future date determined by the Administrative Agent. When the applicant pool is being depleted to a point where there is not a sufficient number of people to fill two (2) years of re-sales or rentals, the Administrative Agent will re-open the pool and conduct a new random selection process after fulfilling the affirmative marketing requirements. The service list established by subsequent random selection shall be added to the end of the previous service list.

#### **Initial Randomization**

Applicants are selected at random before income-eligibility is determined, regardless of household size or desired number of bedrooms. The process is as follows:

- 1. After advertising is implemented, applications are accepted for 120 days.
- 2. At the end of the period, sealed applications are selected one-by-one through a lottery (unless fewer applications are received than the number of available units, then all eligible households will be placed in a unit).
- 3. Households are informed of the date, time and location of the lottery and invited to attend.
- 4. An applicant pool is created by listing applicants in the order selected.
- 5. Applications are reviewed for income-eligibility.
- 6. Ineligible households are informed that they are being removed from the applicant pool or given the opportunity to correct and/or update income and household information.
- 7. Eligible households are matched to available units based upon the number of bedrooms needed (and any other special requirements, such as [regional preference or] the need for an accessible unit).
- 8. If there are sufficient names remaining in the pool to fill future re-rental, the applicant pool shall be closed.
- 9. When the applicant pool is close to being depleted, the Administrative Agent will re-open the pool and conduct a new random selection process after fulfilling the affirmative marketing requirements. The new applicant pool will be added to the remaining list of applicants.

#### **Randomization After Certification**

Random selection is conducted when a unit is available, and only certified households seeking the type and bedroom size of the available unit are placed in the lottery. The process is as follows:

- 1. After advertising is implemented, applications are accepted for 120 days.
- 2. All applications are reviewed and households are either certified or informed of noneligibility. (The certification is valid for 180 days, and may be renewed by updating incomeverification information.)
- 3. Eligible households are placed in applicant pools based upon the number of bedrooms needed (and any other special requirements, such as regional preference or the need for an accessible unit)
- 4. When a unit is available, only the certified households in need of that type of unit are selected for a lottery.
- 5. Households are informed of the date, time, and location of the lottery and invited to attend.

- 6. After the lottery is conducted, the first household selected is given 3 days to express interest or disinterest in the unit. (If the first household is not interested in the unit, this process continues until a certified household selects the unit.)
- Applications are accepted on an ongoing basis, certified households are added to the pool for the appropriate household income and size categories, and advertising and outreach is ongoing, according to the Affirmative Marketing Plan.

#### Matching Households to Available Units

- 1. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to implement the following policies:
  - a. Maximum of two person per bedroom;
  - b. Children of same sex in same bedroom;
  - c. Unrelated adults or persons of the opposite sex other than husband and wife in separate bedrooms;
  - d. Children not in same bedroom with parents;
  - e. Provide an occupant for each unit bedroom;
  - f. Provide children of different sex with separate bedrooms;
  - g. Require that all the bedrooms be used as bedrooms; and
  - h. Require that a couple requesting a two-bedroom unit provide a doctor's note justifying such request.

In no case shall a household be referred to an affordable housing unit that provides for more than one additional bedroom per household occupancy as stated in the policies above.

The Administrative Agent cannot require an applicant household to take an affordable unit with a greater number of bedrooms, as long as overcrowding is not a factor.

A household can be eligible for more than one unit category, and should be placed in the applicant pool for all categories for which it is eligible.

# **ATTACHMENT A**

Affirmative Fair Housing Marketing Plan For Affordable Housing in Region #1

## AFFIRMATIVE FAIR HOUSING MARKETING PLAN

For Affordable Housing in (REGION 1)

#### I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone		1b. Development or Program Name, Address	
Number			
1c.	1d. Price or Rent	tal Range	1e. State and Federal Funding
	Ta. Triod of from	ar rango	Sources (if any)
Number of Affordable Units:			
Number of Rental Units:	From		
Number of For-Sale Units:	То		
1f.	1g. Approximate	Starting Dates	
□ Age Restricted			
□ Non-Age Restricted	Advertising:		Occupancy:
1h. County	1	1i. Census Tract(	s):
Bergen, Hudson, Passaic, Sussex			
1j. Managing/Sales Agent's Name, A	Address, Phone Nu	ımber	
1k. Application Fees (if any):			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

#### II. RANDOM SELECTION

2. Describe the random sel	lection process that will be us	sed once application	ons are received.
III. MARKETING			
3a. Direction of Marketing <i>i</i> the housing without specia	Activity: (indicate which group I outreach efforts because of	o(s) in the housing its location and ot	region are least likely to apply for her factors)
☐ White (non-Hispanic	X Black (non-Hispanic)	X Hispanic	☐ American Indian or Alaskan
Native	M black (Hon-Hispanic)	Піѕрапіс	☐ American indian of Alaskan
XAsia	an or Pacific Islander		Other group:
3b. HOUSING RESOURCE	E CENTER ( <u>www.njhousing.c</u>	gov) A free, online	listing of affordable housing
30 Commoraid Madia /	united) (Check all that applies	.)	
56. Commercial Media (red	uired) (Check all that applies	·)	

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA		
TARGETS	TARGETS ENTIRE HOUSING REGION 1				
Daily New	spaper				
		Star-Ledger	Northern and Central New Jersey		
TARGETS	PARTIAL HOUSING REGION	N 1			
Daily New	spaper				
		Record, The	Bergen		
		Jersey Journal	Hudson		
		Herald News	Passaic		
		New Jersey Herald	Sussex		
TARGETS	PARTIAL HOUSING REGION	N 1			
Non-Daily	Newspaper				
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA		
		Bayonne Community News	Hudson		
		Northern Valley Suburbanite	Northern Bergen		
		Teaneck Suburbanite	Teaneck, Bergen		
		Twin Boro News	Northern Bergen		
		Shopper News	Bergen		
		The Ramsey Reporter	Ramsey, Bergen		
		The Town Journal	Franklin Lakes, Bergen		

	The Village Gazette	Ridgewood, Bergen
	Messenger	Garfield, Bergen
	Observer	Hasbrouck Heights, Bergen
	Weekly News	Hasbrouck Heights, Bergen
	Hawthorne Press	Hawthorne, Passaic
	Journal America	Passaic
	Hoboken Reporter	Hoboken, Hudson
	Hudson Current	Hudson
	Jersey City Register	Hudson
	The Shoppers' Friend	Sussex
	The Commercial Leader	Lyndhurst, Bergen
	North Bergen Register	Hudson
	Secaucus Reporter	Secaucus, Hudson
	Weehawken Reporter	Weehawken, Hudson
	West New York/Union City Reporter	West New York/Union City, Hudson
	Observer	Hudson
	The Commercial Leader	Lyndhurst, Bergen
	The Leader Free Press	Lyndhurst, Bergen
	News Leader of Rutherford	Rutherford, Bergen
	North Arlington Leader	North Arlington, Bergen

	Our Town	Maywood, Bergen
	The Ridgewood Times – Zone 2	Midland Park/Ridgewood, Bergen
	The Villadom Times Midland Park	Midland Park/Ridgewood, Bergen
	The Palisadian	Bergen
	Aim Community News/Aim Action Ads	Passaic
	Shoppers Guide to Sussex County	Sussex
	Bergen News	Bergen
	Press Journal	Palisades Park, Bergen
	Korean Bergen News	Bergen
	Sun Bulletin	Bergen
	News Beacon	Paramus
	Slovak Catholic Falcon	(Slovak/English) Passaic
	Independence News	Passaic
	Home and Store News	Bergen
	Our Town	Northern Bergen
	The Glen Rock Gazette	Glen Rock, Bergen
	Ridgewood News	Ridgewood, Bergen
	Suburban News	Northern Bergen
	Town News	Northern Bergen
	Wyckoff Suburban News	Wyckoff, Bergen

		The South Bergenite	Southern Bergen	
		Secaucus Home News	Secaucus, Hudson	
		The Advertiser	Sussex	
		The Advertiser News	Sussex	
		Sparta Independent	Sparta, Sussex	
		Sussex County Chronicle	Sparta, Sussex	
		The Connection Newspaper	Southern Bergen	
		Jewish Community News	(Jewish) Bergen	
		Jewish Standard	(Jewish) Bergen	
		Avance	(Spanish) Hudson	
		Continental	(Spanish) Hudson	
		La Tribuna de North Jersey	(Spanish) Hudson	
		The Argus	West Paterson, Passaic	
		Suburban Life	Passaic	
		Today Newspaper	Passaic	
		Community Life	Northern Bergen	
		Wood Ridge Independent	Wood Ridge	
TARCETO				
TARGETS ENTIRE HOUSING REGION 1				
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL TV STATION(S)	CIRCULATION AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE	

	2 WCBS-TV	NYC Metropolitan Area
	Cbs Broadcasting Inc.	
	4 WNBC	NYC Metropolitan Area
	NBC Telemundo License Co. (General Electric)	
	5 WNYW	NYC Metropolitan Area
	Fox Television Stations, Inc. (News Corp.)	
	7 WABC-TV	NYC Metropolitan Area
	American Broadcasting Companies, Inc (Walt Disney)	
	11 WPIX	NYC Metropolitan Area
	Wpix, Inc. (Tribune)	
	13 Wpix, Inc. (Tribune)	NYC Metropolitan Area
	Educational Broadcasting Corporation	
	25 WNYE-TV	NYC Metropolitan Area
	New York City Dept. Of Info Technology & Telecommunications	
	31 WPXN-TV	NYC Metropolitan Area
	Paxson Communications License Company, Llc	
	41 WXTV	NYC Metropolitan Area,
	Wxtv License Partnership, G.p. (Univision Communications Inc.)	Spanish-language
	47 WNJU	NYC Metropolitan Area,
	NBC Telemundo License Co. (General Electric)	Spanish-language
	50 WNJN	New Jersey
	New Jersey Public Broadcasting Authority	
	62 WRNN-TV	Hudson Valley
	Wrnn License Company, Llc	
	63 WMBC-TV	Northern New Jersey, Various
	Mountain Broadcating Corporation	ethnic

		66 WFME-TV	Northern New Jersey, Christian
		Family Stations Of New Jersey, Inc.	
		68 WFUT-TV	NYC Metropolitan Area,
		Univision New York Llc	Spanish-language
TARGETS	PARTIAL HOUSING REGION	11	
		8 WTNH	Bergen
		Wtnh Broadcasting, Inc. (LIN TV Corp.)	
		49 WEDW	Bergen
		Connecticut Public Broadcasting, Inc.	
		17 WEBR-CA	Bergen, Hudson
		K Licensee, Inc.	(Christian)
		26 WNXY-LP	Bergen, Hudson
	Island Broadcasting Company		
		32 WXNY-LP	Bergen, Hudson
		Island Broadcasting Company	
		35 WNYX-LP	Bergen, Hudson
		Island Broadcasting Company	
		39 WNYN-LP	Bergen, Hudson
		Island Broadcasting Company	(Spanish)
		21 WLIW	Bergen, Hudson, Passaic
		Educational Broadcasting Corporation	
		60 W60AI	Bergen, Hudson, Passaic
		Ventana Television, Inc.	
		6 WNYZ-LP	Bergen, Sussex
		Island Broadcasting Co.	
		22 WMBQ-CA	Hudson
		Renard Communications Corp.	
		34 WPXO-LP	Hudson
		Paxson Communications License Company, Llc	

□       Nave Communications, Llc       (Christian)         □       3 WBQM-LP Renard Communications Corp.       Hudson, Sussex         □       52 WNJT New Jersey Public Broadcasting Authority       Hudson, Sussex         □       28 WBRE-TV Nexstar Broadcasting, Inc.       Passaic, Sussex         □       36 W36AZ New Jersey Public Broadcasting Authority       Passaic, Sussex         □       16 WNEP-TV New York Times Co.       Sussex         □       22 WYOU Nexstar Broadcasting, Inc.       Sussex	
Renard Communications Corp.  52 WNJT Hudson, Sussex  New Jersey Public Broadcasting Authority  28 WBRE-TV Passaic, Sussex  Nexstar Broadcasting, Inc.  36 W36AZ Passaic, Sussex  New Jersey Public Broadcasting Authority  16 WNEP-TV Sussex  New York Times Co.  22 WYOU Sussex  Nexstar Broadcasting, Inc.  23 W23AZ Sussex	
Renard Communications Corp.    52 WNJT	
□       New Jersey Public Broadcasting Authority         28 WBRE-TV       Passaic, Sussex         Nexstar Broadcasting, Inc.       36 W36AZ       Passaic, Sussex         □       New Jersey Public Broadcasting Authority       Sussex         □       16 WNEP-TV       Sussex         New York Times Co.       Sussex         □       Nexstar Broadcasting, Inc.         23 W23AZ       Sussex	
Broadcasting Authority  28 WBRE-TV Passaic, Sussex  Nexstar Broadcasting, Inc.  36 W36AZ Passaic, Sussex  New Jersey Public Broadcasting Authority  16 WNEP-TV New York Times Co.  22 WYOU Sussex  Nexstar Broadcasting, Inc.  23 W23AZ Sussex	
Nexstar Broadcasting, Inc.  36 W36AZ Passaic, Sussex  New Jersey Public Broadcasting Authority  16 WNEP-TV Sussex  New York Times Co.  22 WYOU Nexstar Broadcasting, Inc.  23 W23AZ Sussex	
Nexstar Broadcasting, Inc.  36 W36AZ Passaic, Sussex  New Jersey Public Broadcasting Authority  16 WNEP-TV Sussex  New York Times Co.  22 WYOU Nexstar Broadcasting, Inc.  23 W23AZ Sussex	
New Jersey Public Broadcasting Authority  16 WNEP-TV New York Times Co.  22 WYOU Nexstar Broadcasting, Inc.  23 W23AZ Sussex	
Broadcasting Authority  16 WNEP-TV Sussex  New York Times Co.  22 WYOU Sussex  Nexstar Broadcasting, Inc.  23 W23AZ Sussex	
New York Times Co.  22 WYOU Sussex  Nexstar Broadcasting, Inc.  23 W23AZ Sussex	
New York Times Co.  22 WYOU Sussex  Nexstar Broadcasting, Inc.  23 W23AZ Sussex	
Nexstar Broadcasting, Inc.  23 W23AZ Sussex	
Nexstar Broadcasting, Inc.  23 W23AZ Sussex	
Centenary College	
38 WSWB Sussex	
☐ Mystic Television of Scranton Llc	
39 WLVT-TV Sussex	
Lehigh Valley Public Telecommunications Corp.	
44 WVIA-TV Sussex	
Ne Pa Ed Tv Association	
49 W49BE Sussex	
□ New Jersey Public Broadcasting Authority	
56 WOLF-TV Sussex	
Wolf License Corp	
60 WBPH-TV Sussex	
Sonshine Family Television Corp	

		64 WQPX	Sussex
		Paxson Communications License Company, Llc (Ion Media Networks)	Gussex
		69 WFMZ-TV	Sussex
		Maranatha Broadcasting Company, Inc.	
	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S)	BROADCAST AREA
TARGETS	PARTIAL HOUSING REGION	N 1	
		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
		Comcast of the Meadowlands	Partial Bergen
		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
		US Cable of Paramus-Hillsdale	Partial Bergen
		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
		Cablevision of Oakland, Paterson	Partial Passaic
		Hometown Online	Partial Passaic

Cable Vision of Morri	s, Warwick Partial Sussex
Hometown Online	Partial Sussex
Service Electric Broa Cable	dband Partial Sussex
Time Warner Cable of & Hudson Counties	of Bergen Partial Bergen
Comcast of the Mead	dowlands Partial Bergen
Cablevision of New Coakland, Ramapo, a Rockland	
US Cable of Paramu	s-Hillsdale Partial Bergen
Cablevision of NJ (B. System), Hudson	ayonne Partial Hudson
Comcast of Jersey C Meadowlands, NJ (U System)	
Time Warner Cable of & Hudson Counties	of Bergen Partial Hudson
Cablevision of Oakla Paterson	nd, Partial Passaic
Hometown Online	Partial Passaic
Cable Vision of Morri	s, Warwick Partial Sussex
Hometown Online	Partial Sussex

	Service Electric Broadband Cable	Partial Sussex
	Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
	Comcast of the Meadowlands	Partial Bergen
	Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
	US Cable of Paramus-Hillsdale	Partial Bergen
	Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
	Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
	Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
	Cablevision of Oakland, Paterson	Partial Passaic
	Hometown Online	Partial Passaic
	Cable Vision of Morris, Warwick	Partial Sussex
	Hometown Online	Partial Sussex
	Service Electric Broadband Cable	Partial Sussex

	DURATION & FREQUENCY OF OUTREACH	Names of Regional Radio Station(s)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS	ENTIRE HOUSING REGION	1	
AM			
		WFAN 660	
		WOR 710	
		WABC 770	
		WCBS 880	
		WBBR 1130	
FM			
		WFNY-FM 92.3	
		WPAT-FM 93.1	Spanish
		WNYC-FM 93.9	
		WFME 94.7	Christian
		WPLJ 95.5	
		WQXR-FM 96.3	
		WQHT 97.1	
		WSKQ-FM 97.9	Spanish
		WAWZ 99.1	Christian
		WBAI 99.5	
		WHTZ 100.3	

	V	WHUD 100.7	
	V	WCBS-FM 101.1	
	V	WQCD 101.9	
	V	WNEW 102.7	
	V	WKTU 103.5	
	V	WAXQ 104.3	
	l v	WWPR-FM 105.1	
	V	WLTW 106.7	
	V	WBLS 107.5	
TARGETS AM	PARTIAL HOUSING REGION 1	I	
AIVI			
	V	WEEX 1230	Bergen
	V	NKDM 1380	Bergen, Hudson (Chinese/ Mandarin)
	V	WMCA 570	Bergen, Hudson, Passaic (Christian)
	\	WNYC 820	Bergen, Hudson, Passaic
	V	WRKL 910	Bergen, Hudson, Passaic (Polish)
			Bergen, Hudson, Passaic
		WPAT 930	(Caribbean, Mexican, Mandarin)
	V	WWDJ 970	Bergen, Hudson, Passaic (Christian)
	V	WINS 1010	Bergen, Hudson, Passaic

	WEPN 1050	Bergen, Hudson, Passaic
	WVNJ 1160	Bergen, Hudson, Passaic
	WLIB 1190	Bergen, Hudson, Passaic (Christian)
	WADO 1280	Bergen, Hudson, Passaic (Spanish)
	WWRV 1330	Bergen, Hudson, Passaic (Spanish)
	WNSW 1430	Bergen, Hudson, Passaic (Portuguese)
	WZRC 1480	Bergen, Hudson, Passaic (Chinese/Cantonese)
	WQEW 1560	Bergen, Hudson, Passaic
	WWRL 1600	Bergen, Hudson, Passaic
	WWRU 1660	Bergen, Hudson, Passaic (Korean)
	WMTR 1250	Passaic
	WGHT 1500	Passaic
	WNNJ 1360	Sussex
FM		
	WSOU 89.5	Bergen, Hudson
	WCAA 105.9	Bergen, Hudson (Latino)
	WBGO 88.3	Bergen, Hudson, Passaic
	WFDU 89.1	Bergen, Hudson, Passaic
	WKCR-FM 89.9	Bergen, Hudson, Passaic

			WNYU-FM 89.1		Bergen, Hudson, Passaic	
			WFUV 90.7		Berger	n, Hudson, Passaic
			WFMU 91.1		Berger	n, Hudson, Passaic
			WNYE 91.5		Berger	n, Hudson, Passaic
			WRKS 98.7		Berger	n, Hudson, Sussex
			WRTN 93.5		Berger	n, Hudson, Sussex
			WHCR-FM 90.3	3	Berger	n, Passaic
			WPSC-FM 88.7		Passai	С
			WRHV 88.7		Passaic	
			WNJP 88.5		Sussex	
			WNTI 91.9		Sussex	
			WCTO 96.1		Susse	K
			WSUS 102.3		Susse	Κ
			WNNJ-FM 103.	7	Susse	Κ
			WDHA -FM 105.5		Sussex	
			WHCY 106.3		Sussex	
			WWYY 107.1		Sussex	
3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters) (Check all that applies)						
						RACIAL/ETHNIC
		NAME	OF PUBLICATIONS	OUTREACH AREA		IDENTIFICATION OF READERS/AUDIENCE
		<u> </u>		<u> </u>		I

TARGETS	ENTIRE HOUSING R	REGION 1		
Bi-weekly				
		Al Manassah		Arab-American
Monthly				
		Sino Monthly	North Jersey/NYC area	Chinese-American
TARGETS	PARTIAL HOUSING	REGION 1		
Daily				
		24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
Weekly				
		Arab Voice Newspaper	North Jersey/NYC area	Arab-American
		La Voz	Hudson, Union, Middlesex Counties	Cuban community
		Italian Tribune	North Jersey/NYC area	Italian community
		Jewish Standard	Bergen, Passaic, Hudson Counties	Jewish community
		El Especialito	Union City	Spanish-Language
		El Nuevo	Hudson County	Spanish-Language
		La Tribuna Hispana	Basking Ridge, Bound Brook, Clifton, East Rutherford, Elizabeth, Fort Lee, Greeebrook, Linden, Lyndenhurst, Newark, North Plainfield, Orange, Passaic, Paterson, Plainfield, Roselle, Scotch Plains, Union, Union City, West NY	Spanish-Language
		Su Guia	Bergen and Passaic	Spanish-Language

			Oriental américa	,		South American community		
		Ukrani	an Weekly	New Jersey		Ukranian community		
3e. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) (Check all that applies)								
DURATION &	FREQUENCY OF OUTRE	ACH	NAME OF EMPLO	YER/COMPANY	LOCATI	ON		
Hudson Co	ounty							
			United Parcel S Corp	ervice Inc. NY	492 Co	ounty Ave, Secaucus		
			USPS		80 Cou	unty Road, Jersey City		
			Liz Claiborne In	c	1 Claib	orne Ave, North Bergen		
			Credit Suisse First Boston LLC		1 Persl	hing Plz Jersey City		
			HealthCare Staffing and Consult		26 Journal Square, Jersey City			
			Ritter Sysco Food Service		20 Theodore Conrad Dr. Jersey City			
			Jersey City Med	dical Center Inc.	50 Gra	nd St, Secaucus		
			Marsh USA Inc.		121 Riv	ver St, Hoboken		
			National Retail	Systems Inc.	2820 1	6th St North Bergen		
			Community Cor	rections Corp	Lincoln	ı Hwy Kearny		
			Marine Personnel & Provisioning Inc.		1200 F	larbor Blvd Weehawken		
			Port Authority of NY and NJ			ie St. Jersey City and ademy St. Jersey City		
			Christ Hospital Health Service		176 Pa	alisade Ave, Jersey City		
			Bayonne Hospital		29th St Bayoni	treet and Ave E, ne		
			Salson Logistics Inc.			8th St.and 7373 West ve, North Bergen, NJ		

		National Financial Service	1000 Plaza, Jersey City
		Fleet NJ Company Development Corp.	10 Exchange Place, Jersey City
		Maidenform Inc	154 Ave E, Bayonne
		Lord Abbett & Company	90 Hudson City, Jersey City
		Liberty Health Plan Inc.	50 Baldwin Ave Jersey City
		Port Imperial Ferry Corp.	Pershing Rd Secaucus
		Hudson News	1305 Paterson Plank Rd, North Bergen
		Palisades General Hospital	7600 River Rd North Bergen, NJ
		Equiserve Inc.	525 Washington Blvd Jersey city
		Ciricorp Data Systems Incorporated	1919 Park Ave Secaucus
		Meadowlands Hospital Medical Center	Meadowlands Pkwy Secaucus
		Retailers & Manufacturers Dist Marking Serv.	50 Metro Way Secaucus
		Dynamic Delivery Corp	125 Pennsylvania Ave Kearny, NJ
		Bowne Business Communications Inc.	215 County Ave Secaucus
		North Hudson Community Action Corp.	5301 Broadway West New York 07093
		Goya Foods Inc.	100 Seaview Dr. Secaucus
		Cristi Cleaning Service	204 Paterson Plank Rd Union, NJ
Bergen Co	nuntv		
Deigen Co	Junty		
		Hackensack University Medical Center	30 Prospect Ave, Hackensack, NJ 07601
		Professional Employer Group Service	2050 Center Ave Ste 336 Fort Lee

	T		145 0 4 5
		County of Bergen, NJ	1 Bergen County Plaza Hackensack, NJ 07601
		Society of the Valley Hospital	223 N Van Dien Ave Ridgewood
		NJ Sports & Expo Authority	50 State Highway 120 East Rutherford
		Merck-Medco Managed Care LLC	100 Parsons Pond Dr. Franklin Lakes 07417
		Quest Diagnostics Incorporated	1 Malcolm Ave Teterboro ,NJ 07608
		AT&T	15 E Midland Ave Paramus
		Englewood Hospital and Medical Center	350 Engle St. Englewood
		Aramark Svcs Management of NJ Inc	50 Route 120 East Rutherford
		Holy Name Hospital	718 Teaneck Road Teaneck
		Doherty Enterprises Inc	7 Pearl Ct Allendale
		Bergen Regional Medical Center	230 East Ridgewood Ave Paramus
		Inserra supermarkets, Inc.	20 Ridge Rd Mahwah
		Howmedica Osteonics Corp	59 Route 17 Allendale
		Becton Dickinson & Company Corp	1 Becton Dr. Franklin Lakes
		Pearson Education, Inc.	1 Lake St. Upper Saddle River
Passaic C	ounty		
		D&E Pharmaceutical Co.	206 Macoprin Rd Bloomingdale, NJ 07403
		Acme Markets	467 AllWood Rd Clifton, NJ 07012
		St. Mary's Hospital	350 Boulevard Passaic, NJ 07055
		Merry Maids	14 Riverside Square Mall, Bloomingdale, NJ 07403

П		Licelth Conton at Blacusin adala	255 Union Ave Bloomingdale,
		Health Center at Bloomingdale  Sommers Plastic Product Co.	NJ 07403 31 Styertowne Rd Clifton, NJ
		Inc.	07012
		St. Joseph's Hospital	703 Main St. Paterson, NJ 07503
		BAE Systems	164 Totowa Rd, Wayne, NJ 07470
		Drake Bakeries Inc	75 Demarest Dr, Wayne, NJ 07470
		Toys R Us National Headquarters	1 Geoffrey Way, Wayne, NJ 07470
		GAF Materials Corporation	1361 Alps Rd, Wayne, NJ 07470
		Valley National Bank Headquarters	1455 Valley Road Wayne, New Jersey 07470
Sussex Co	ounty		
		Selective Insurance	40 Wantage Ave, Branchville, NJ
		Andover Subacute and Rehab Center	99 Mulford Rd Bldg 2, Andover, NJ
		Mountain Creek Resorts	200 State Rt 94, Vernon, NJ
		County of Sussex	One Spring Street, Newton, NJ 07860
		Newton Memorial Hospital Inc.	175 High St, Newton, NJ
		Vernon Township Board of Education	539 State Rt 515, Vernon, NJ
		F.O. Phoenix (Econo-Pak)	1 Wiebel Plz, Sussex, NJ
		Hopatcong Board of Education	2 Windsor Ave, Hopatcong, NJ
		Saint Clare's Hospital	20 Walnut St, Sussex, NJ
		Ames Rubber Corp	19 Ames Blvd, Hamburg, NJ

3f. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)						
Name of Group/Organization	Outreach Area	Racial/Ethnic	Duration & Frequency			
		Identification of	of Outreach			
		Readers/Audience				

## IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:			
4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)			
	BUILDING	LOCATION	
	Sussex County Main Library	125 Morris Turnpike, Newton, NJ 07860	
	Hudson County Administration Building	595 Newark Avenue, Jersey City, NJ 07306	
	Passaic County Administration Building	401 Grand Street, Paterson, NJ 07505 (973) 225-3632	
	Bergen County Administration Building	One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000	
4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)			
4c. Sales/Rental Office for units (if applicable)			

## V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the (select one: Municipality's substantive certification or DCA Balanced Housing Program funding or HMFA UHORP/MONI/CHOICE funding).			
_			
Name (Type or Print)			
_			
Title/Municipality			
<del></del>			
Signature Date			