

BOROUGH OF HARRINGTON PARK

Bergen County, New Jersey

NOTICE TO RESIDENTS

Accessory Apartment Program — Fair Share Housing Settlement

The Borough of Harrington Park hereby advises its residents that, pursuant to its recent settlement with Fair Share Housing, the Borough has established an **Accessory Apartment Program**. Under this Program, the Borough will permit up to **six (6) accessory apartments** to be constructed within existing homes located in the Borough. This Program is designed to expand affordable housing opportunities in Harrington Park in compliance with the Borough's constitutional and statutory affordable housing obligations.

Program Requirements

To qualify for the Program, an accessory apartment must meet the following minimum requirement:

- **Minimum Size:** The accessory apartment must contain a minimum of **350 square feet** of living space.
- **Room Composition:** The unit must consist of at least two rooms: one of which is a full bathroom.
- **Essential Facilities:** It must include independent living facilities, specifically:
 - Living/sleeping space.
 - Cooking facilities with a kitchen sink.
 - Complete sanitary facilities (toilet, wash basin, and tub or shower).
- **Private Access:** The apartment must have a separate, distinct exterior entrance that does not detract from the character of the principal building.
- **Affordability Period:** The unit must be deed-restricted for occupancy by low- or moderate-income households for at least 30 years.

Financial Incentives

The Borough will provide financial assistance to qualifying homeowners who agree to lease their accessory apartment to income-eligible households. The level of assistance is determined by the income classification of the tenant household, as follows:

- **Low Income Households:** Homeowners who agree to lease their accessory apartment to a household qualifying as “**Low Income**” will receive up to **\$30,000.00** in combined direct funding and tax abatement from the Borough.
- **Very Low Income Households:** Homeowners who agree to lease their accessory apartment to a household qualifying as “**Very Low Income**” will receive up to **\$50,000.00** in combined direct funding and tax abatement from the Borough.

Note: *Income classifications are established pursuant to applicable New Jersey Council on Affordable Housing (COAH) and/or Fair Share Housing standards and are based on Area Median Income (AMI) guidelines for Bergen County.*

How to Be Considered for the Program

Interested homeowners are encouraged to contact Borough Hall to obtain additional information regarding the Program, eligibility requirements, application procedures, and available funding. Borough Hall staff will be available to guide applicants through each step of the process.

You must own your home

You must accept for lease tenants approved by Rehabco (Borough’s Housing Administrator)

You must agree to actively lease for a period of 30 years and you must add a Deed Restriction to provide for such

- Contact Borough Hall during regular business hours for program information and application materials.
- Applications will be reviewed on a first-come, first-served basis. Only six (6) accessory apartments will be approved under this Program.
- All construction must comply with applicable Borough ordinances, zoning regulations, and building codes.

The Borough of Harrington Park is committed to meeting its affordable housing obligations and to maintaining the quality and character of our community.

Borough of Harrington Park • Bergen County, New Jersey