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**ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)**

(Submit separate checklist for each site or zone)

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**General Description**

Municipality/County: Lower Township/ Cape May County

Project Name/Zoning Designation: Growth Share Ordinance

Block(s) and Lot(s): N/A

Total acreage: N/A

Proposed density (units/gross acre): N/A

Affordable Units Proposed: 32

Family: 32

Sale: 16

Rental: 16

Very low-income units: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Age-Restricted: 0

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Market-Rate Units Anticipated: 160

Non-Residential Development Anticipated (in square feet), if applicable: 0

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village?  Yes  No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 0

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: 0

Smart growth bonuses as per N.J.A.C. 5:97-3.18: 0

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: 0

Compliance bonuses as per N.J.A.C. 5:97-3.17: 0

Date inclusionary zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_

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## Information and Documentation Required with Petition

- Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here  in lieu of submitting forms.)
- Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

### **If payments in lieu of on-site construction of the affordable units is an option, submit:**

- Proposed or adopted ordinance establishing the amount of the payments
- Spending plan

### **A general description of the site or zone, including:**

- Name and address of owner
- Name and address of developer(s)
- Subject property street location
- Indicate if urban center or workforce housing census tract
- Previous zoning designation and date previous zoning was adopted
- Current zoning and date current zoning was adopted
- Description of any changes to bulk standards intended to accommodate the proposed densities
- Tax maps showing the location of site(s) with legible dimensions (electronic if available)

### **A description of the suitability of the site, including:**

- Description of surrounding land uses
- Demonstration that the site has street access
- Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

### **A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- Wetlands and buffers
- Steep slopes
- Flood plain areas

- Stream classification and buffers
- Critical environmental site
- Historic or architecturally important site/district
- Contaminated site(s); proposed or designated brownfield site
- Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- Number, tenure and type of units
- Compliance with N.J.A.C. 5:97-9 and UHAC
- Progress points at which the developer shall coordinate with the Municipal Housing Liaison

**Information and Documentation Required Prior to Marketing the Completed Units**

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- An affirmative marketing plan in accordance with UHAC

**Zoning Narrative Section**

See Attached

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

## ATTACHMENT

### ZONING FOR INCLUSIONARY DEVELOPMENT

#### **Information Required**

1. Project /Program Form  
*See enclosed form*
2. Draft Land Use Ordinance amendments, which include affordable housing requirements and minimum presumptive density for inclusionary development zones.

*See enclosed draft Ordinance based on COAH draft ordinance.*

#### **If payment in lieu of on-site construction of the affordable units is an option, submit:**

1. Proposed or adopted ordinance establishing the amount of the payments  
*See attached draft Ordinance*
2. Spending Plan  
*See attached draft Spending Plan*

#### **A general description of the site or zone, including:**

1. Name and address of owner  
*Not applicable*
2. Name and address of developer(s)  
*Not applicable*
3. Subject property street location  
*Not applicable*
4. Indicate if urban center workforce housing census tract  
*No*
5. Previous zoning designation and date previous zoning was adopted

*In the following residential zones "affordable housing" is added as a permitted use based on draft Ordinance. The date of the last amendment to the residential zones is as follows:*

- *R-2 - Single Family Residential last amended 5-15-2006 by Ord. No. 2006-08*

- *R-3- Mainland Residential last amended 5-15-2006 by Ord. No. 2006-08*
6. Current zoning and date current zoning was adopted  
*Same as item 5. Above*
  7. Description of any changes to bulk standards intended to accommodate the proposed densities  
  
*Minimum lot area and minimum lot frontage was reduced to accommodate the affordable lot - See Section 400-92 "Affordable Housing Growth Share"*
  8. Tax maps showing the location of site(s) with legible dimensions  
  
*Tax maps were submitted with Fair Share Plan documentation*

**A description of the suitability of the site, including:**

1. Description of surrounding land uses  
*Subject to development application*
2. Demonstration that the site has street access  
*Subject to development application*
3. Planning Area, including a discussion on consistency with the State Development Plan (SDRP) and/or other applicable special resource area master plans.

*The SDRP designates Lower Township within four planning areas on the Preliminary State Policy Map (SPPM) of the State Development and Redevelopment Plan (SDRP): Planning Area 3 – Fringe; Planning Area 4 - Rural; Planning Area 5 - Environmentally Sensitive; and Planning Area 5B - Environmentally Sensitive/Barrier Island. The State Plan Map was revised on February 13, 2009. Environmentally sensitive areas are synonymous with freshwater wetlands in the Township.*

*The Township is currently seeking Plan Endorsement. The Township has participated with the Cape May County Planning Board and the State Planning Commission in the State-wide Cross Acceptance Program.*

4. Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4.  
  
*Subject to development application - Sites are within the Sewer Service Area*

5. Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

*Subject to development application - Sites are within Sewer Service Area*

**A description of any anticipated impacts that result from the following environmental constraints:**

*Subject to development application*

**Agreements with developers or approvals for development of specific property, which shall include:**

*Subject to development application*

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**MARKET TO AFFORDABLE HOUSING PROGRAM (N.J.A.C. 5:97-6.9)**

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**General Description**

Municipality/County: Lower Township / Cape May County

Affordable Housing Units Proposed: Up to 20 total - based on available funding

Family Rentals: 10

Low-Income: 5

Moderate-Income: 5

Age-Restricted Rentals: 0

Low-Income: 0

Moderate-Income: 0

Family For-Sale: 10

Low-Income: 5

Moderate-Income: 5

Age-Restricted For-Sale: 0

Low-Income: 0

Moderate-Income: 0

Average expenditure:

For each low-income unit: \$ 30,000

For each moderate-income unit: \$ 25,000

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 0

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: 0

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**Information and Documentation Required with Petition**

Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here  in lieu of submitting forms.)

- Demonstration that there are sufficient market-rate units within the municipality on the multiple listing service for a viable program
- Estimate of the amount required to subsidize typical for-sale and/or rental units including any anticipated rehabilitation costs
- Documentation of funding sources
- Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- Spending plan including the details to implement this program

**Information and Documentation Required Prior to Substantive Certification**

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- Affirmative Marketing Plan in accordance with Uniform Housing Affordability Controls (UHAC)

**Market to Affordable Narrative Section**

See Attached

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

**ATTACHMENT**

**MARKET TO AFFORDABLE HOUSING PROGRAM  
Information and Documentation Required with Petition**

1. Project /Program Form.

*See enclosed form*

2. Demonstration that there are sufficient market-rate units within the municipality on the multiple listing service for a viable program.

*According to the multiple listing service (MLS) there are 147 homes that are "for sale" in Villas (Lower Township) listed between \$69,000 and \$200,000.*

3. Estimate of the amount required to subsidize typical for-sale and/or rental units including any anticipated rehabilitation costs.

*Based on the listing price for market rate units that are "for sale" and the 2008 COAH income limits (and calculated maximum sales prices) there are several market rate units that currently meet the low and moderate income COAH standards. A subsidy may not be needed.*

4. Documentation of funding sources

*Lower Township Affordable Housing Trust Fund will be the source of funding for the fund program as needed.*

5. Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a shortfall

*N/A*

6. Spending Plan including the details to implement the program

*See attached Spending Plan*

**PROJECT / PROGRAM INFORMATION FORM**

Changes to the **highlighted** areas are to be made directly into the CTM system. Fields **highlighted in grey** will be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

**PART A – PROJECT HEADER**

Municipality: \_\_\_\_\_ Lower Township \_\_\_\_\_ County: \_\_\_\_\_ Cape May \_\_\_\_\_

Project or Program Name: \_\_\_\_\_ Zoning for Inclusionary Development - Growth Share Ordinance \_\_\_\_\_

**Project Status** (circle current status and enter date of action for that status) Status Date

- Proposed/Zoned \_\_\_\_\_
- Preliminary Approval \_\_\_\_\_
- Final Approval \_\_\_\_\_
- Affordable Units under Construction \_\_\_\_\_
- Completed (all affordable certificates of occupancy (C.O.) issued) \_\_\_\_\_
- Deleted from Plan \_\_\_\_\_  
(date approved by COAH) \_\_\_\_\_ )

**Mechanisms - Project / Program Type** (circle one)

- Assisted Living Facility      Alternative Living Arrangement      Accessory Apartment
- Market to Affordable      Credits without Controls      ECHO      100 Percent Affordable
- Inclusionary**      Rehabilitation      Redevelopment

**If an Inclusionary project, identify subtype** (circle all that apply)

- Units constructed on-site      Units constructed off-site      Combination      Contributory
- Growth Share Ordinance**

**If an Alternative Living Arrangement project, identify subtype** (circle one)

- Transitional Facility for the Homeless      Residential Health Care Facility      Congregate Living Facility
- Group Home      Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)
- Permanent Supportive Housing (unit credit)      Supportive Shared Living Housing (bedroom credit)

**PART B – PROJECT DETAIL (Complete all applicable sections)**

COAH Rules that apply to project: Round 1 Round 2 **Round 3**

**Project Address:** \_\_\_\_\_

**Project Block/Lot/Qualifier (list all)** \_\_\_\_\_

**Project Acreage:** \_\_\_\_\_ **Density:** \_\_\_\_\_ **Set Aside:** \_\_\_\_\_

**Project Sponsor: (circle one)** Municipally Developed Nonprofit Developed **Private Developer**

**Project Sponsor name:** \_\_\_\_\_ Not determined \_\_\_\_\_

**Project Developer name:** \_\_\_\_\_ Not determined \_\_\_\_\_

**Planning Area (circle all that apply)**

1 2 **3** 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

**Credit Type**

Prior-cycle (1980 – 1986) Post-1986 completed **Proposed/Zoned** Rehabilitation

**Credit Sub-Type (if applicable)**

Addressing Unmet Need Extension of Controls

**Construction Type (circle one)**

**New (includes reconstruction and conversions)** Rehabilitation

**Flags (circle all that apply)**

3.1 Phased Durational Adjustment Conversion Court Project

Density Increase Granted Mediated Project Overlay Zone **Result of Growth Share Ordinance**

High Poverty Census Tract Off-Site Partnership Project RCA Receiving Project

Reconstruction Part of Redevelopment Plan

**Project Waiver granted** yes no **Round waiver was granted** R1 R2 R3

**Type of Waiver** \_\_\_\_\_

**Number of market units proposed** \_\_\_\_\_ **Number of market units completed** \_\_\_\_\_

**Number of market units with certificates of occupancy issued after 1/1/2004** \_\_\_\_\_

**Number of affordable units under construction** \_\_\_\_\_

**Condo Fee percentage (if applicable)** \_\_\_\_\_

**Affordability Average Percentage<sup>1</sup>** \_\_\_\_\_

<sup>1</sup> “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

**For Contributory or Combination Sites**

Total payment in lieu of building affordable units on site \_\_\_\_\_

Number of affordable units created with payment \_\_\_\_\_

**Municipal or RCA funds committed to project** \_\_\_\_\_

**Municipal or RCA funds expended** \_\_\_\_\_

**Funding Sources** (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202  
HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family  
UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees  
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding  
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP  
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit  
HMFA HMFA HOME MONI Section 8 Small Cities Other \_\_\_\_\_

**Effective date of affordability controls** \_\_\_\_\_

**Length of Affordability Controls** (in years) \_\_\_\_\_ or Perpetual

**Administrative Agent** \_\_\_\_\_

**For Redevelopment Projects**

Does this project require deed restricted units to be removed? Yes  No

- If Yes**
- # of deed restricted units removed \_\_\_\_\_
- # of moderate income units removed \_\_\_\_\_
- # of low income units removed \_\_\_\_\_
- # of very low income units removed \_\_\_\_\_
- # of rental units removed \_\_\_\_\_
- # of for-sale units removed \_\_\_\_\_
- # of one-bedroom units removed \_\_\_\_\_
- # of two-bedroom units removed \_\_\_\_\_
- # of three-bedroom units removed \_\_\_\_\_

**PART C – COUNTS**

**Affordable Unit Counts**

Total non-age-restricted \_\_\_\_\_ Sales \_\_\_\_\_ Rentals \_\_\_\_\_ Total age-restricted \_\_\_\_\_ Sales \_\_\_\_\_ Rentals \_\_\_\_\_

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income <sup>2</sup>	_____	_____
35% of median income <sup>3</sup>	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income  
 35% = greater than 30 percent and less than or equal to 35 percent of median income  
 50% = greater than 35 percent and less than or equal to 50 percent of median income  
 80% = greater than 50 percent and less than 80 percent of median income

**Bedroom Distribution of Affordable Units**

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

**Completed Units**

Number of affordable units completed in this project \_\_\_\_\_

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls \_\_\_\_\_

<sup>2</sup> Pursuant to N.J.A.C. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

<sup>3</sup> Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

**PART D - (completed by Sending Municipality)**

For Approved Regional Contribution Agreements (RCA)

Sending Municipality	_____	County	_____
RCA Receiving Municipality	_____	County	_____
COAH approval date	_____		
Number of units transferred	_____	Cost per unit	_____
<b>Total transfer amount</b>	_____	<b>Amount transferred to date</b>	_____

For Partnership Program

Sending Municipality	_____	County	_____
Partnership Receiving Municipality	_____	County	_____
Name of Project	_____		
Credits for Sending Municipality	_____		
Total transfer amount	_____	<b>Amount transferred to date</b>	_____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

**PROJECT / PROGRAM INFORMATION FORM**

Changes to the **highlighted** areas are to be made directly into the CTM system. Fields **highlighted in grey** will be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

**PART A – PROJECT HEADER**

Municipality: \_\_\_\_\_ Lower Township \_\_\_\_\_ County: \_\_\_\_\_ Cape May \_\_\_\_\_

Project or Program Name: \_\_\_\_\_ Market to Affordability \_\_\_\_\_

**Project Status** (circle current status and enter date of action for that status) Status Date

- Proposed/Zoned \_\_\_\_\_
- Preliminary Approval \_\_\_\_\_
- Final Approval \_\_\_\_\_
- Affordable Units under Construction \_\_\_\_\_
- Completed (all affordable certificates of occupancy (C.O.) issued) \_\_\_\_\_
- Deleted from Plan \_\_\_\_\_  
(date approved by COAH) \_\_\_\_\_ )

**Mechanisms - Project / Program Type** (circle one)

- Assisted Living Facility                      Alternative Living Arrangement                      Accessory Apartment
- Market to Affordable                      Credits without Controls                      ECHO                      100 Percent Affordable
- Inclusionary                      Rehabilitation                      Redevelopment

**If an Inclusionary project, identify subtype** (circle all that apply)

- Units constructed on-site                      Units constructed off-site                      Combination                      Contributory
- Growth Share Ordinance

**If an Alternative Living Arrangement project, identify subtype** (circle one)

- Transitional Facility for the Homeless                      Residential Health Care Facility                      Congregate Living Facility
- Group Home                      Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)
- Permanent Supportive Housing (unit credit)                      Supportive Shared Living Housing (bedroom credit)

**PART B – PROJECT DETAIL (Complete all applicable sections)**

COAH Rules that apply to project: Round 1 Round 2 **Round 3**

**Project Address:** \_\_\_\_\_

**Project Block/Lot/Qualifier (list all)** \_\_\_\_\_

**Project Acreage:** \_\_\_\_\_ **Density:** \_\_\_\_\_ **Set Aside:** \_\_\_\_\_

**Project Sponsor: (circle one)** **Municipally Developed** Nonprofit Developed Private Developer

**Project Sponsor name:** \_\_\_\_\_ Not determined \_\_\_\_\_

**Project Developer name:** \_\_\_\_\_ Not determined \_\_\_\_\_

**Planning Area (circle all that apply)**

1 2 3 **4** **4B** **5** 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

**Credit Type**

Prior-cycle (1980 – 1986) Post-1986 completed **Proposed/Zoned** Rehabilitation

**Credit Sub-Type (if applicable)**

Addressing Unmet Need Extension of Controls

**Construction Type (circle one)** **New (includes reconstruction and conversions)** Rehabilitation

**Flags (circle all that apply)** 3.1 Phased Durational Adjustment **Conversion** Court Project

Density Increase Granted Mediated Project Overlay Zone Result of Growth Share Ordinance

High Poverty Census Tract Off-Site Partnership Project RCA Receiving Project

Reconstruction Part of Redevelopment Plan

**Project Waiver granted** yes no **Round waiver was granted** R1 R2 R3

**Type of Waiver** \_\_\_\_\_

**Number of market units proposed** \_\_\_\_\_ **Number of market units completed** \_\_\_\_\_

**Number of market units with certificates of occupancy issued after 1/1/2004** \_\_\_\_\_

**Number of affordable units under construction** \_\_\_\_\_

**Condo Fee percentage (if applicable)** \_\_\_\_\_

**Affordability Average Percentage<sup>1</sup>** \_\_\_\_\_

<sup>1</sup> “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

**For Contributory or Combination Sites**

Total payment in lieu of building affordable units on site \_\_\_\_\_

Number of affordable units created with payment \_\_\_\_\_

**Municipal or RCA funds committed to project** \_\_\_\_\_

**Municipal or RCA funds expended** \_\_\_\_\_

**Funding Sources** (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202  
HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family  
UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees  
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding  
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP  
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit  
HMFA HMFA HOME MONI Section 8 Small Cities Other \_\_\_\_\_

**Effective date of affordability controls** \_\_\_\_\_

**Length of Affordability Controls** (in years) \_\_\_\_\_ or Perpetual

**Administrative Agent** \_\_\_\_\_

**For Redevelopment Projects**

Does this project require deed restricted units to be removed? Yes  No

- If Yes**
- # of deed restricted units removed \_\_\_\_\_
- # of moderate income units removed \_\_\_\_\_
- # of low income units removed \_\_\_\_\_
- # of very low income units removed \_\_\_\_\_
- # of rental units removed \_\_\_\_\_
- # of for-sale units removed \_\_\_\_\_
- # of one-bedroom units removed \_\_\_\_\_
- # of two-bedroom units removed \_\_\_\_\_
- # of three-bedroom units removed \_\_\_\_\_

**PART C – COUNTS**

**Affordable Unit Counts**

Total non-age-restricted \_\_\_\_\_ Sales \_\_\_\_\_ Rentals \_\_\_\_\_ Total age-restricted \_\_\_\_\_ Sales \_\_\_\_\_ Rentals \_\_\_\_\_

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income <sup>2</sup>	_____	_____
35% of median income <sup>3</sup>	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income  
 35% = greater than 30 percent and less than or equal to 35 percent of median income  
 50% = greater than 35 percent and less than or equal to 50 percent of median income  
 80% = greater than 50 percent and less than 80 percent of median income

**Bedroom Distribution of Affordable Units**

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

**Completed Units**

Number of affordable units completed in this project \_\_\_\_\_

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls \_\_\_\_\_

<sup>2</sup> Pursuant to N.J.A.C. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

<sup>3</sup> Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

**PART D - (completed by Sending Municipality)**

For Approved Regional Contribution Agreements (RCA)

Sending Municipality \_\_\_\_\_ County \_\_\_\_\_

RCA Receiving Municipality \_\_\_\_\_ County \_\_\_\_\_

COAH approval date \_\_\_\_\_

Number of units transferred \_\_\_\_\_ Cost per unit \_\_\_\_\_

**Total transfer amount** \_\_\_\_\_ **Amount transferred to date** \_\_\_\_\_

For Partnership Program

Sending Municipality \_\_\_\_\_ County \_\_\_\_\_

Partnership Receiving Municipality \_\_\_\_\_ County \_\_\_\_\_

Name of Project \_\_\_\_\_

Credits for Sending Municipality \_\_\_\_\_

Total transfer amount \_\_\_\_\_ **Amount transferred to date** \_\_\_\_\_

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

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