PETITION
31
COUNCIL ON AFFORDABLE HOUSING

TOWNSHIP OF BERKELEY HEIGHTS

MASTER PLAN HOUSING ELEMENT AND FAIR SHARE PLAN

DECEMBER 2008

ADOPTED BY
THE TOWNSHIP OF BERKELEY HEIGHTS
PLANNING BOARD

DATE OF ADOPTION: DECEMBER 3, 2008

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

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INTRODUCTION

This document encompasses both the Township of Berkeley Heights Master Plan Housing Element and Fair Share Plan to address both the Municipal Land Use and 3rd Round COAH requirements as of December 2008. The Master Plan Housing Element will examine Berkeley Heights' housing and determine the borough's affordable housing need for the period from 1987 to 2018 and the Fair Share Plan will examine and explain Berkeley Heights' affordable housing plan. A Housing Plan according to the Municipal Land Use Law C.40:55D-28b(3) must include, but is not limited to, residential standards and proposals for the construction and improvement of housing. The Housing Element shall contain at least the following:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilated;
- A projection of the municipality's housing stock, including the probable future construction of low and moderate housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
- A consideration of the lands most appropriate for the construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

The specific COAH Petition Application and associated Program Work Sheets and Spending Plan are located within the Appendix.

The Fair Share Plan will address the plan to meet the Berkeley Heights' total 1987-2018 fair share obligation. The Fair Share Plan is part of the Township of Berkeley Heights petition for substantive

certification and will include the projects, strategies to address Berkeley Heights' affordable housing obligation.

HOUSING ELEMENT

I. HOUSING GOALS & OBJECTIVES

The Goals and Objectives here identified relate to the goals and objectives from the 1999 Township of Berkeley Heights Master Plan Housing Element, which continue to recognize the predominance of single family detached housing and the need to provide housing opportunities for the increasing senior population. Taking this one step further, the following Goals and Objective recognize the need to plan for the future affordable housing obligation, to provide for low and moderate affordable housing within the Township and to systematically evaluate economic growth in terms of providing additional affordable housing.

- Provide housing opportunities for the increasing senior citizen population.
- Protect and preserve the existing detached single-family neighborhoods while also encouraging housing variety, in appropriate low scale density, within the downtown "village" center.
- Provide for low and moderate affordable housing within the Township and evaluate economic growth in terms of providing additional affordable housing.

The 2007 Master Plan Reexamination Report "recommends the Township of Berkeley Heights should continue to closely follow the recent ruling make by the New Jersey Courts regarding the Council on Affordable Housing (COAH) Third Round Rules." since the impact was not at that time known.

II. ANALYSIS OF HOUSING STOCK

Age of Housing Stock

As of the 2000 Census, there were 4,562 housing units in Berkeley Heights. The vast majority of the overall residential growth occurred during the 1950's and 1960's and reflects the growth patterns of Union County. Single-family residential growth in Berkeley Heights slowed during the 1970's and the 1980's.

TABLE H-1
AGE OF HOUSING, 2000
TOWNSHIP OF BERKELEY HEIGHTS AND UNION COUNTY

	Berkeley Heights		Union County	
Year Housing Unit Built	Number of Units	Percent	Number of Units	Percent
1999-March, 2000	18	0.4	1,030	0.5
1995-1998	360	7.9	2,937	1.5
1990-1994	228	5.0	3,289	1.7
1980-1989	243	5.3	8,797	4.6
1970-1979	470	10.3	15,799	8.2
1960-1969	1,137	24.9	29,205	15.1
1940-1959	1,667	36.5	81,542	42.3
1939 or earlier	439	9.6	50,346	26.1
Total	4,562		192,945	

Source: 2000 Census

Berkeley Height is basically a developed community, as is supported by the Vacant Land Survey found in the Appendix. Residential growth in Berkeley Heights, over the last 10 years, has been due to the widening of the types of housing to include townhouse and apartment development, which use less land per unit then the single family development. The 1983 Master Plan states that there were no multi-family developments at that time in Berkeley Heights, so any such development was built after 1983.

Condition of Housing Stock

The overall condition of the housing units in Berkeley Heights is good. The Council on Affordable Housing has determined that there are few substandard housing units occupied by low and moderate income households in the Township of Berkeley Heights. Berkeley Heights' rehabilitation share one measure used to determine the affordable housing obligation, is 24 units as determined by the Council on Affordable Housing. The Rehabilitation Share is a measure of old, crowded, deficient housing that is occupied by low and moderate income households.

The condition of the housing stock in Berkeley Heights is generally good as supported by Table H-2.

TABLE H-2 HOUSING CONDITIONS BY VARIOUS INDICATORS BERKELEY HEIGHTS, 2000		
Deficiency Indicator*	Number of Units	Percent
Total Number of Housing Units	4,562	
Lacking complete kitchen	0	0
Lacking complete plumbing	12	0.3
Crowded housing (+1.01 persons/room)	38	0.8
Lacking phone service	17	0.4
TOTAL Deficient Units	57	
Source: U.S. Census * Units may have more than one.		

Only 57 housing units of the total housing units of 4,562 have at least one characteristic that reflects overcrowding of more than 1.01 person per room, incomplete plumbing or has no phone service.

Purchase or Rental Value of Housing Stock

The housing data is taken from the 2000 census. The Township of Berkeley Heights did a township wide revaluation in 1998 and the average value of a single-family residence per that revaluation was $299,000. The median value of the 1990 census for single family residences was $276,700 which is within $22,000 of the revaluation mean and validates both values. As shown in TABLE H-4 the median value for single-family residence, as per the 2000 Census, was $324,900, which is a 17.4% increase in median value for the past 10 years.

TABLE H-4 2000 - VALUE OF RENTAL, OWNER OCCUPIED HOUSING TOWNSHIP OF BERKELEY HEIGHTS AND UNION COUNTY		
	Berkeley Heights	Union County
Number of Owner Occupied Housing	3,952	96,988
Median Value	$324,900	$188,800
Number of Renter Occupied Housing	362	71,407
Median Monthly Rent	$1,248	$752
Source:2000 U.S. Census		

In addition, the median monthly rent is significantly higher than Union County's median monthly rent.

TABLE H-5
2000 VALUE OF OWNER OCCUPIED HOUSING
TOWNSHIP OF BERKELEY HEIGHTS AND UNION COUNTY

Housing Value	Berkeley Heights		Union County	
	Number of Units	Percent	Number of Units	Percent
Under $50,000	23	0.6	666	0.7
$50,000 to $99,999	23	0.6	4,849	5.0
$100,000 to $149,999	25	0.6	21,352	22.0
$150,000 to $199,999	261	6.6	26,728	27.6
$200,000 to $299,000	1,322	33.5	22,869	23.6
$300,000 to $499,999	1,892	47.9	14,807	15.3
$500,000 to $999,999	406	10.3	4,981	5.1
$1,000,000 or more	0	0	736	0.8
Total	3,952		96,988	
Median (dollars)	$324,900		$188,880	

Source: 2000 U.S. Census

The Township of Berkeley Heights residence value is higher than Union County. The percent of Berkeley Heights' owner occupied housing value, over $300,000, is 58.2% compared to 21.2% for Union County. Over 10% of the residences in Berkeley Heights are valued over $500,000.

Occupancy Characteristics

The occupancy status of the housing units in Berkeley Heights, show that 98.2% of the housing units in the township are occupied, with a vacancy rate of only 1.8%. This low vacancy rate for Berkeley Heights compares with an occupancy rate of 96.5% and a vacancy rate of 3.5% for Union County.

Table H-6				
OCCUPANCY STATUS & TENURE TOWNSHIP OF BERKELEY HEIGHTS & UNION COUNTY				
	Berkeley Heights		Union County	
Occupancy Status	**Number**	**Percent**	**Number**	**Percent**
Total housing units	**4,562**	**100.0**	**192,945**	**100.0**
Occupied housing units	4,479	98.2	186,124	96.5
Vacant housing units	82	1.8	6,821	3.5
For seasonal, recreational, or occasional use	29	0.6	475	0.2
Homeowner vacancy rate (percent)	0.3	(X)	0.9	(X)
Renter vacancy rate (percent)	4.5	(X)	3.3	(X)
Housing Tenure				
Occupied housing units	**4,479**	**100.0**	**186,124**	**100.0**
Owner-occupied housing units	4,114	91.9	114,638	61.6
Renter-occupied housing units	365	8.1	71,486	38.4
Source: US Census, 2000				

Over 90% of all occupied housing in Berkeley Heights is owner-occupied; this is 49% greater than the occupied percent of housing in Union County. The owner-occupied vacancy rate is 21% of the owner-occupied vacancy rate of Union County.

The housing size of the residences in Berkeley Heights is generally larger than the residences in Union County. Forty-nine percent (49%) of all housing in the Township of Berkeley Heights has 8 or more rooms as compared to 20% for Union County. Over 22% of the residences in the Township have 7 rooms as compared to 15% of the residences in Union County.

TABLE H-6 HOUSING SIZE BY THE NUMBER OF ROOMS				
Number of Rooms	Berkeley Heights		Union County	
	Number of Units	Percent	Number of Units	Percent
1 Room	9	0.2	4,961	2.6
2 Rooms	18	0.4	8,301	4.3
3 Rooms	94	2.1	21,631	11.2
4 Rooms	150	3.3	26,556	13.8
5 Rooms	329	7.2	29,785	15.4
6 Rooms	683	15.0	34,669	18.9
7 Rooms	1,043	22.9	28,857	15.0
8 or more Rooms	2,236	49.0	38,185	19.8
TOTAL	4,562		192,945	
Source: U.S. Census				

The median value of Berkeley Heights owner occupied homes is 72% greater than the owner occupied value of homes in Union County.

TABLE H-7			
HOUSING CHARACTERISTICS BERKELEY HEIGHTS & UNION COUNTY			
Housing Characteristics	**Number**	**Percent**	**Union County**
Owner occupied homes	3,952	(X)	96,988
Median value (dollars)	324,900	(X)	188,800
Median of selected monthly owner costs	(X)	(X)	(X)
Not mortgaged (dollars)	1,121	(X)	31,485
With a mortgage (dollars)	2,831	(X)	65,503
Source: U.S. Census, 2000			

Table H-8		
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999 BERKELEY HIEGHTS		
SELECTED MONTHLY OWNER COSTS	Number	Percent
Less than 15 percent	1,381	34.9
15 to 19 percent	648	16.4
20 to 24 percent	561	14.2
25 to 29 percent	380	9.6
30 to 34 percent	218	5.5
35 percent or more	756	19.1
Not computed	8	0.2
Source: U.S. Census, 2000		

Over half of the monthly owner costs as a percentage of household income in Berkeley Heights, in 1999 are between 19% and 1%.

Table H-9		
TENURE BY YEAR OWNER HOUSEHOLDER MOVED INTO UNIT TOWNSHIP OF BERKELEY HEIGHTS		
	Number	**Percent**
Owner-occupied housing units	**4,479**	**100**
Moved in 1999 to March 2000	490	10.9
Moved in 1995 to 1998	1,077	24.0
Moved in 1990 to 1994	662	14.8
Moved in 1980 to 1989	871	19.4
Moved in 1970 to 1979	568	12.7
Built in 1969 or earlier	811	18.1
Source: US Census		

Table H-10		
MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS TOWNSHIP OF BERKELEY HEIGHTS		
	Number	Percent
With a mortgage	2,831	71.6
Less than $300	0	0.0
$300 to $499	0	0.0
$500 to $699	16	0.4
$700 to $999	68	1.7
$1,000 to $1,499	428	10.8
$1,500 to $1,999	756	19.1
$2,000 or more	1,563	39.5
Median (dollars)	2,102	(X)
Not mortgaged	1,121	28.4
Median (dollars)	731	(X)
Source: US Census		

The median monthly cost of owner occupied housing for the montgage and selected expenses is $2,102.

Table H-11		
RENT CHART TOWNSHIP OF BERKELEY HEIGHTS		
	Number	Percent
Specified Renter-occupied Units	363	100.0
GROSS RENT	0	0.0
$200 to $299	0	0.0
$300 to $499	0	0.0
$500 to $749	74	20.4
$750 to $999	29	8.0
$1,000 to $1,499	95	26.2
$1,500 or more	129	35.5
No cash rent	36	9.9
Median (dollars)	1,248	(X)
Source: U.S. Census, 2000		

The median monthly rent cost within Berkeley Heights is $1,248, with more than half of renter householders having the rent cost between 19% and 1 % of total household income.

Table H-12		
GROSS RENT TOWNSHIP OF BERKELEY HEIGHTS		
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999	Number	Percent
Less than 15 percent	1,381	34.9
15 to 19 percent	648	16.4
20 to 24 percent	561	14.2
25 to 29 percent	380	9.6
30 to 34 percent	218	5.5
35 percent or more	756	19.1
Not computed	8	0.2
Source: U.S. Census, 2000		

TABLE HV3 2000 MONTHLY RENT LEVELS TOWNSHIP OF BERKELEY HEIGHTS		
Rent	Number of Units	Percent
Less than $400	0	0
$400 to $499	0	0
$500 to $749	74	20.0
$750 to $999	29	8.0
$1000 to $1,499	95	26.6
$1,500 or more	129	35.5
No cash rent	36	9.9
Total	363	(X)
Median	$1,248	(X)
Source: 2000 Census		

The profile of rent levels reflects the range of rent within the Township. Rent within Berkeley Heights, as per the 2000 census, show 62.1% of all rent within the Township as $1000 per month or higher. This number may not include some of the affordable housing units built within the Township, since some affordable units received CO's in 1999.

Housing Type

By looking at the building permit data, a prediction can be made about the trend of future new development for the next few years. The year 2000 saw a slight increase in building permits as did 2004 but the overall trend has stabilized from the more intense development seen as a result of multi-family housing that included set asides for low and moderate income housing that received CO's in 1997 and 1998.

TABLE H-3
UNITS IN STRUCTURE, 2000
BERKELEY HEIGHTS

	Number	Percent
1 unit detached	3,960	86.6
1 unit attached	336	7.4
2 units	99	2.2
3 or more units	48	1.1
5 to 9 units	7	0.2
10 to 19 units	8	0.2
20 or more units	104	2.3
Mobile home	0	0
Boat RV, Van, ect.	0	0
Total	4,562	
Source: 2000 U.S. Census		

The majority of the 4,562 housing units in Berkeley Heights Township were developed as single-family detached housing on small to medium lots. Single-family detached residences make up 86.6% of the current housing stock in Berkeley Heights, with 7.4% as single units attached to another use such as a second floor apartment in the downtown. The category, twenty or more units in one building, make up 2.3% of the total housing units in Berkeley Heights.

Rehabilitation Possibility

The median household income level of the Township of Berkeley Heights (Table D-7, page 15) is $107,716, but there are 349 households that have an income under $24,999. Of the total 4,562 housing units within the Township, 57 units (Table H-2) have at least one characteristic that reflects overcrowding of more than 1.01 person per room, incomplete plumbing (phone service is not a factor that a rehabilitation program repair). It can be assumed that at least twenty-four (24) households have both the the income requirement and a sub-standard housing unit, to meet the rehabilitation guidelines, especially since rehabilitation includes not only major system repair or replacement, but also winterization.

III. ANALYSIS OF THE TOWNSHIP OF BERKELEY HEIGHTS DEMOGRAPHIC CHARACTERISTICS

Population Trends

Berkeley Heights' largest increase in growth occurred during the 1950's and 1960's. The Township's population increased by more than 5,200 people in the 1950's and by over 4,300 people in the 1960's. Berkeley Heights Township grew by 11.9% from 1990 to 2000.

TABLE D-1
POPULATION HISTORY
TOWNSHIP OF BERKELEY HEIGHTS

YEAR	TOTAL POPULATION
1930	1,899
1940	2,194
1950	3,466
1960	8,721
1970	13,078
1980	12,549
1990	11,980
2000	13,407

Source: U.S Bureau of the Census

From 1990 to 2000 the percentage growth in Berkeley Heights' population was more than double that in Union County.

TABLE D-2
TOWNSHIP OF BERKELEY HEIGHTS & UNION COUNTY
POPULATION 1990-2000

	1990	2000	Change 1990-2000	
			Number	Percent
Berkeley Heights	11,980	13,407	1,429	11.90%
Union County	493,819	522,541	28,722	5.80%

Source: U.S. Census

TABLE D-3
TOWNSHIP OF BERKELEY HEIGHTS & UNION COUNTY
HOUSEHOLDS & POPULATION 1990-2000

	1990 Household Population	1990 Occupied Housing Units	1990 Population per Household	2000 Household Population	2000 Occupied Housing Units	2000 Population per Household
Berkeley Heights	11,980	3,860	2.99	12,954	4,479	2.89
Union County	493819	180,076	2.71	522,541	193,797	2.77
Source: U.S. Census 1990 & 2000						

Household Size and Type

There are 4,479 total households, as per the 2000 census, within the Township of Berkeley Heights. The total household size averages 3.11 persons per household 2.55. The U.S. Census Bureau defines "Households" as those including "all the people who occupy a housing unit as their usual place of residence." The size of households in Berkeley Heights is 2.89 persons per household, which is greater than Union County household size at 2.77 persons per household.

Ninety-six percent (96.6%) of the population of Berkeley Heights is within a household as compared to 98.5% of Union County.

Table D-4
BERKELEY HEIGHTS HOUSEHOLDS BY RELATIONSHIPS

	Berkeley Heights		Union County	
RELATIONSHIP	**Number**	**Percent**	**Number**	**Percent**
Total population	**13,407**	**100**	**522,541**	**100.0**
In households	12,954	96.6	514,733	98.5
Householder	4,479	33.4	186,126	35.6
Spouse	3,321	24.8	97,916	18.7
Child	4,433	33.1	163,656	31.3
Own child under 18 years	3,499	26.1	114,709	22.0
Other relatives	463	3.5	41,882	8.0
Under 18 years	77	0.6	12,989	2.5
Non relatives	258	1.9	25,155	4.8
Unmarried partner	87	0.6	8,891	1.7
In group quarters	453	3.4	7,808	1.5
Institutionalized population	445	3.3	5,007	1.0
Non institutionalized population	8	0.1	2,801	0.5

Source: US Census

Of the households in Berkeley Heights (4,479) 42.5% have children under the age of 18 and 27.9 are households with individuals over 65 year old or older. Traditional family households are 83% of the total households and female-headed households make up 6.9% of households.

TABLE D-5 HOUSEHOLD BY TYPES, 2000 TOWNSHIP OF BERKELEY HEIGHTS		
	NUMBER	PERCENT
AVERAGE FAMILY SIZE	3.11	(X)
AVERAGE HOUSHOLD SIZE	2.55	(X)
HOUSEHOLDS BY TYPE		
Total Households	4,479	100.0
Family Households	3,719	83.0
with own children under 18	1,860	41.5
Married-couple families	3,321	74.1
with own children under 18	1,705	38.1
Female households, no husband	307	6.9
with own children under 18	132	2.9
Non-family households	760	17.0
Householder living alone	661	14.8
Householder 65 years and older	337	7.5
Households with individuals under 18	1,910	42.5
Households with individuals 65 and older	1,249	27.9
Source: U.S Bureau of the Census		

Age Characteristics

TABLE D-6 POPULATION BY AGE BERKELEY HEIGHTS AND UNION COUNTY, 1990 and 2000								
	1990				2000			
	Berkeley Heights		Union County		Berkeley Heights		Union County	
Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 5	765	6.4	32,421	6.6	1,070	8.0	36,441	7.0
5-14	1,513	12.6	58,291	11.8	2,014	15.2	73,754	14.1
15-24	1,472	12.3	64,984	13.2	1,051	7.8	61,215	11.7
25-34	1,448	12.1	85,028	17.2	1,383	10.3	75,189	14.4
35-44	1,939	16.2	73,653	14.9	2,338	17.4	88,398	16.9
45-54	1,739	14.5	54,877	11.1	1,965	14.7	69,568	13.3
55-64	1,512	12.6	50,440	10.2	1,357	10.1	45,935	8.8
65 & Over	1,595	13.3	74,125	15.0	2,220	16.4	72,051	13.8
Total	11,908	100.0	493,819	100.0	13,407	100.0	522,541	100.0
Source: U.S Census, 1990 & 2000								

The greatest increase in population in Berkeley Heights over the past 10 years was in the age group of 65 years of age and older. In Berkeley Heights this age group increased by 2.6% when in Union County this age group showed a decrease. In addition, the number of children under the age of 14 has grown in the past 10 years in Berkeley Heights.

Income Levels

The median household income for Berkeley Heights is $107,716 which is almost twice the household income for Union County at $55,339.

Table D-7				
Household Income for Berkeley Height & Union County				
	Berkeley Heights		Union County	
	Number	Percent	Number	Percent
Households	4,475	100.0	186,093	100.0
Less than $10,000	108	2.4	12,758	6.9
$10,000 to $14,999	100	2.2	8,914	4.8
$15,000 to $24,999	141	3.2	17,734	9.5
$25,000 to $34,999	199	4.4	18,981	10.2
$35,000 to $49,999	279	6.2	25,624	13.8
$50,000 to $74,000	635	14.2	36,653	19.7
$75,000 to $99,000	569	12.7	24,363	13.1
$10,000 to $149,999	1,053	23.5	23,858	12.8
$150,000 to 199,999	611	13.7	8,465	4.5
$200,000 or more	780	17.4	8,743	4.7
1999 Median household income	$107,716	(X)	$55,339	(X)
Source: U.S. Census 2000				

The following household income specifics include various additional sources of income for Berkeley Heights and Union County.

Table D-8				
Household Income Additional Earnings, Berkeley Heights & Union County				
	Berkeley Heights		**Union County**	
	Number	Percent	Number	Percent
Households	**4,475**	**100.0**	**186,093**	**100.0**
1999 Median household income	**$107,716**	**(X)**	**$55,339**	**(X)**
With earnings	3,822	85.4	159,726	81.0
Mean earnings (dollars)	125,382	(X)	76,327	(X)
With Social Security income	1,282	28.6	51,634	27.7
Mean Soc. Sec. Income (dollars)	15,324	(X)	12,502	(X)
With Supplemental Security Income	41	0.9	6,862	3.7
Mean Supp. Sec. Income (dollars)	8,763	(X)	6,785	(X)
With public assistance income	12	0.3	5,764	3.1
Mean pub. ass. Income (dollars)	3,683	(X)	3,178	(X)
With retirement income	965	21.6	32,643	17.5
Mean retirement income (dollars)	27,492	(ZX)	16,860	(X)
Source: U.S. Census 2000				

The per capita income of Berkeley Heights of $43,981 as compared to Union County at $12,992 is 238.52 % higher than the Union County per capita income.

TABLE D-9
INCOME CHARACTERISTICS, 1999
TOWNSHIP OF BERKELEY HEIGHTS AND UNION COUNTY

	Berkeley Heights	Union County
Median Household Income	$107,716	$55,349
Median Family Income	$118,862	$56,234
Per Capita Income	$43,981	$12,992
Percent of Families Below Poverty Level (HUD)	2.1%	8.4%
Source: 2000 Census		

Berkeley Heights belongs to Housing Region 2, which includes Essex, Morris, Union and Warren Counties. The COAH calculations for eligible income limits for Berkeley Heights are based on this region. The Township is required to use the following data as they base the prices of affordable units and certify affordable applicant family or individual income. The COAH 1999 Eligible Income relates to the 2000 Census Data. COAH administration relates income and household size to unit size through the required number of bedrooms.

TABLE D-10
ELIGIBLE INCOME, 1999*
COAH REGION 2, NEW JERSEY

Household Size	Very Low Income	Low Income	Moderate Income
1 Person	$16,863	$28,105	$44,968
1.5 Persons	$28,068	$30,113	$48,180
2 Persons	$19,272	$32,120	$51,392
3 Persons	$21,681	$36,135	$57,816
4 Persons	$24,090	$40,150	$64,240
4.5 Persons	$25,054	$41,756	$66,810
5 Persons	$26,017	$43,362	$69,379
6 Persons	$27,944	$46,574	$74,518
7 Persons	$29,872	$49,786	$79,658
8 Persons	$31,799	$52,998	$84,797
Maximum Increase per year for Affordable Sales or Rents is 4%			
*Regional Income for Essex, Morris, Union and Warren Counties			
Source: COAH			

Employment Status of Residents

The number of Berkeley Heights' residents that work in the civilian labor force is 6,312 or 62% of the population over 16 years of age. The number of children under the age of six that have both parents working is 661 or 51.3% of all children under six years of age.

Table D-12				
EMPLOYMENT STATUS, BERKELEY HEIGHTS & UNION COUNTY				
Subject	Berkeley Heights		Union County	
	Number	Percent	Number	Percent
EMPLOYMENT STATUS				
Population 16 years and older	**10,173**	**100.0**	**405,859**	**100.0**
in labor force	6,312	62.0	258,641	63.7
Civilian labor force	6,312	62.0	258,641	63.7
Employed	6,174	60.7	244,197	60.2
Unemployed	138	1.4	14,369	3.5
Percent of civilian labor force	2.2	(X)	5.6	(X)
Armed Forces	0	0.0	75	0.0
Not in labor force	3,861	38.0	147,218	36.3
Females 16 years and older	**5,408**	**100.0**	**214,683**	**100.0**
in labor force	2,774	51.3	122,895	57.2
Civilian labor force	2,774	51.3	122,895	57.2
Employed	2,718	50.3	115,482	53.8
Own children under 6 years	**1,288**	**100.0**	**41,130**	**100.0**
All parents in family in labor force	661	51.3	23,646	57.5
Source: U.S. Census				

Over 77% percent of all employees that live in Berkeley Heights compute to work by automobile, truck or van, with only 10.4% using public transportation. This seems a bit low since Berkeley Heights has direct rail to Newark and to New York.

Table D - 10				
Commuting to Work, Berkeley Heights and Union County				
COMMUTING TO WORK	Berkeley Heights		Union County	
	Number	Percent	Number	Percent
Workers 16 years and over	**6,066**	**100.0**	**238,606**	**100.0**
Car, truck, or van - drove alone	4,678	77.1	169,325	71.0
Car, truck, or van - carpooled	240	4.0	27,686	11.6
Public transportation (including taxicab)	630	10.4	25,294	10.6
Walked	130	2.1	7,729	3.2
Other means	42	0.7	2,880	1.2
Worked at home	348	5.7	5,692	2.4
Mean travel time to work (minutes)	30.4	(X)	28.7	(X)
Source: U.S. Census				

The U.S Census data shows a employed civilian population of 6,174 people, with the bulk of the employment in the areas of management, professional and related occupations and sales and office occupations.

Table D – 11				
Berkeley Heights & Uion County Employment - 2000				
	Berkeley Heights		Union County	
Employed civilian population 16 years and older	**6,174**	**100.0**	**244,197**	**100.0**
OCCUPATION				
Management, professional, and related occupations	3,494	56.6	86,482	35.4
Service Occupations	541	8.8	32,436	13.3
Sales and office occupations	1,649	26.7	69,268	26.4
Farming, fishing, and forestry occupations	0	0.0	141	0.1
Construction, extraction, and maintenance occupations	297	4.8	18,555	7.6
Production, transportation, and material moving occupations	193	3.1	37,315	15.3
Source: U.S. Census - 2000				

IV. EMPLOYMENT CHARACTERISTICS

In-Place Employment by Industry Sectors and Number of Persons Employed

Local municipal government is the largest sector employer, followed by professional and technical services, retail trade, finance and insurance, health care and social assistance.

Table D - 12
Berkeley Heights Employment and Wages: 2003 Annual Report
By Industry

	EMPLOYMENT						WAGES	
MUNICIPALITY/INDUSTRY	ANNUAL AVG. UNITS	MARCH	JUNE	SEPT.	DEC.	AVE.	WEEKLY	ANNUAL
Agriculture, forestry, fishing, & hunting	0	0	0	0	0	0	$ -	$0
Utilities	0	0	0	0	0	0	$ -	$0
Construction	48	212	275	280	286	261	$941	$48,944
Manufacturing	15	351	301	308	290	314	$1,040	$54,076
Wholesale trade	32	314	317	312	316	317	$1,951	$101,446
Retail trade	45	517	524	519	540	523	$541	$28,147
Transportation and warehousing	8	168	189	167	192	174	$1,957	$101,739
Information	7	98	94	94	97	94	$1,388	$72,164
Finance & insurance	20	310	381	382	567	401	$1,362	$70,846
Real estate & rental & leasing	7	17	14	15	12	14	$909	$47,244
Professional & technical services	63	595	564	524	504	552	$1,766	$91,836
Management of co. & enterprises	0	0	0	0	0	0	$ -	$0
Administrative & waste service	29	229	275	255	257	255	$1,263	$65,664
Educational services	0	0	0	0	0	0	$ -	$0
Health care & social assistance	32	397	391	383	389	392	$1,263	$65,664
Arts, entertainment, & recreation	8	31	107	98	76	70	$247	$12,867
Accommodation & food services	23	273	279	267	269	272	$356	$18,508
Other services, except public adm.	48	119	117	128	129	125	$534	$27,778
Unclassified entities	28	38	35	19	19	28	$826	$42,939
PRIVATE SECTOR MUN. TOTAL	421	3,966	4,157	4,024	4,209	4,081	$1,263	$65,687
FED. GOVT. MUN. TOTAL	1	33	30	28	26	29	$958	$49,827
LOCAL GOVT. MUN. TOTAL	3	1,125	1,162	1,052	1,150	1,096	$912	$47,423

The N.J. Department of Labor shows that the Township of Berkeley Heights had a 2006 average annual covered employment of 5,560 with most of the workers from the private sector, with an average weekly wage of $1,280.

Table E - 1									
Berkeley Heights Annual Municipal Sector Data - 2006									
		Employment					Average Annual		
	Average Units	March	June	Sept.	Dec.	Total Wages	Employ-ment	Wage	Average Weekly Wage
Total - Federal Govt.	1	28	28	27	28	$1,438,492	28	$51,528	$991
Total - Local Govt.	3	1,269	1,261	1,164	1,269	$64,846,856	1,207	$53,571	$1,030
Total - Private Sector	423	4,012	4,264	4,842	4,830	$304,024,712	4,325	$70,295	$1,352
Total - All Covered UI & UCFE	427	5,309	5,553	6,033	6,127	$370,110,060	5,560	$66,571	$1,280
Source: N.J. Dept. of Labor, Covered Employment									

The Township of Berkeley Heights has a central downtown core with neighborhood and regional draw retail and a number of major office center complexes. The New Jersey Department of Labor projections for 2006 identify a labor force estimate for Berkeley Heights of 5,560 persons. The following listing of major employers comes from the 1999 Master Plan as identified by Union County Economic Development Corporation, August 1998.

TABLE D-11 TOWNSHIP OF BERKELEY HEIGHTS MAJOR EMPLOYERS 2004		
Employer	Address	Business
AT&T Co.	One Oak Way	Telecommunications
Board of Ed	345 Plainfield Ave.	Education
BOC Group	575 Mountain Ave.	Gas, Chemicals
Dun & Bradstreet	One Diamond Hill	Business Services
Lucent Technologies	600 Mountain Avenue	Telecommunications
Oakite Products	50 Valley Road	Chemicals, etc.
Reheis, Inc.	235 Snyder Ave.	Chemicals, etc.
Runnells Hospital	40 Watchung Way	Health Service
Township of Berkeley Heights	29 Park Ave.	Municipal Government
Source: Union County Economic Development Corp.		

The 2007 Master Plan Reexamination Report notes that the Township of Berkeley Heights is the home to some of the area's most prestigious commercial establishments such as Lucent Technologies, Summit Medical Group, The Connell Company, and Dun and Bradstreet.

Employment Trends

The Union County total employment and projected trend from 2004 to 2014, by major industrial sectors for 2004, shows a total growth of 9 percent. The Union County's projected major industrial growth sectors include arts, entrainment and recreation, administration support and waste management and remediation, health care and social assistance. The sector that saw the greatest loss was the industrial sector.

Table E - 3
Hunterdon County Employment by Major Industry Sectors - 2004 & Projected 2014

				Change 2004 - 2014		
Naics Code	**Naics Title**	**Employ-ment 2004**	**Employ-ment 2014**	**Employ-ment**	**Annual Average Percent Change**	**Total Percent Change**
000000	**Total Employment**	245,200	267,250	22,000	0.9	9.0
	Goods-Producing	48,200	43,550	-4,650	-1.0	-9.6
230000	Construction	11,550	12,550	1,000	0.8	8.7
310000	Manufacturing	36,700	31,050	-5,650	-1.7	-15.4
	Services-Providing	**197,000**	**223,650**	**26,650**	**1.3**	**13.5**
420000	Wholesale Trade	13,500	14,800	1,350	0.9	9.9
440000	Retail Trade	28,650	31,750	3,100	1.0	10.8
480000	Transportation & Warehousing	13,200	14,000	800	0.6	6.1
220000	Utilities	1,800	1,850	50	0.1	1.4
510000	Information	4,250	3,900	-400	-0.9	-8.9
520000	Finance & Insurance	9,050	9,900	850	0.9	9.6
530000	Real Estate, Rental & Leasing	3,250	3,550	300	0.8	8.8
540000	Prof, Sci & Tech Services	16,250	18,250	2,000	1.2	12.4
550000	Management of Companies & Enterprises	1,950	2,150	250	1.2	12.8
560000	Adm Sup & Waste Mgmt & Remediation	15,350	19,300	3,900	2.3	25.4
610000	Educational Services	4,400	4,650	250	0.6	6.1
620000	Health Care & Social Assistance	27,300	34,000	6,700	2.2	24.6
710000	Arts, Entertainment & Rec	2,200	2,800	600	2.4	27.3
720000	Accommodation & Food Serv	11,950	13,750	1,850	1.4	15.3
810000	Other Services (Except Gov)	10,950	13,050	2,050	1.7	18.9
900000	Government	33,000	35,950	2,950	0.9	9.0
910000	Federal Gov	2,450	2,300	-150	-0.7	-6.9
920000	State Gov	3,550	3,850	300	0.8	7.8
930000	Local Gov	26,950	29,850	2,850	1.0	10.6

Source: N.J. Dept. of Labor, 2007

Employment Outlook

Although, Berkeley Heights has seen a strong growth in employment, it is difficult to project the future rate of employment, based on the current downturn of the 2008 US economy, the inflationary dollar and the limit of available lending.

The major telecommunications corporations listed in Table D–11 have experienced downsizing since 1999, while Berkeley Heights is experiencing new growth in Health Services, with the Summit Medical Group and Business Services and the continued expansion of the Connell Corporate Complex. In addition, Berkeley Heights has seen limited redevelopment within its downtown core.

V. Analysis of Zoning to Accommodate Growth Projections

Berkeley Heights has a varied zoning pattern, with a residential density that ranges from the DD Downtown Development with density of 8.7 units per acres and the DH-12, DH-24 , at 12 and 24 units per acre respectfully and DH-18, where the density has been increased from 18 to 24 units per acre for senior housing projects. Berkeley Heights' zoning includes many mixed-use zones clustered around the downtown area. The existing built residential neighborhoods offer little vacant land.

Berkeley Heights is primarily PA1, as according to the Development and Redevelopment Plan, which carries with it a COAH presumptive density of 8 units an acre for sites with sewer. At this time, Berkeley Heights is not seeking substantive certification from the State Planning Commission.

COAH's growth share obligation for Berkeley Heights is seemingly unrealistic at the new total of 294 affordable units, but Berkeley Height's will use buy-downs and extended controls and 100% municipal projects tailored to built communities. In addition, much of COAH's projected growth for Berkeley Heights is based on continued extreme growth of the non-residential sector which, with the recent downtown in the economy, may not continue. With this in mind, Berkeley Heights will phase the Third Round Fair Share affordable housing production.

Availability Existing and Planned Infrastructure

Berkeley Heights is a older suburban, built town with a traditional downtown and business park corporate center. As a built community, the infrastructure needed for vacant lots, infill development or

redevelopment is already in place. The township has public water and sewer available to most of the community.

Anticipated Demand, As Related to Zoning

The Township of Berkeley Height has a varied zoning pattern, but with little vacant land, most development is anticipated to be infill or redevelopment. It is assumed, that the demand will continue for types of uses permitted by zoning based on present and anticipated future demographic characteristics of the Township.

Anticipated Land Use Patterns

The anticipated land use patterns will primarily be residential infill and corporate development focused. Since, Berkeley Heights has a varied residential zoning that ranges from approximately twenty-four (24) units per acre to two (2) units per acre, no change in the specific zone plan is anticipated or is needed.

It is anticipated that Berkeley Heights will continue to be a regional job generator, but at a much slower rate than anticipated by the current COAH projections.

Municipal Economic Development Policy

Berkeley Heights has successfully focused on corporate development, and must provide affordable housing in relation to the employment growth. Berkeley Heights regional job center status will continue, but it is assumed that employment growth will slow due to the lack of vacant land and the poor economy.

Constraints on Development - Existing and Planned Measures to Address the Constraints

There are no restraints on development other than the limitation of vacant land. This is not a real constraint since redevelopment is common.

Lands Most Appropriate for Construction of Low and Moderate Income Housing

Berkeley Heights' current affordable housing is integrated throughout the township. This pattern should continue. Generally, affordable housing should be of smaller projects and focused on the downtown where small multi-story projects can fit into the downtown fabric and the transportation and other services are available.

FAIR SHARE PLAN

The Fair Share Plan will address the plan to meet the Township of Berkeley Heights' total 1987 - 2018 fair share obligation. The Fair Share Plan is part of the Township of Berkeley Heights petition' for substantive certification and will include the projects, strategies to address the Township's affordable housing obligation.

I. BERKELEY HEIGHTS AFFORDABLE HOUSING HISTORY

Berkeley Heights has been under court authority until the 2005 Third Round application for substantive certification. Most of the exisitng affordable housing and credits were obtained prior to 2004 under court orders. The Township of Berkeley Heights is now requesting substantive certification with the submission of the amended 2008 Housing Plan and Fair Share Plan and accompanying documents.

II. 2005 – TOTAL PREVIOUS ROUND THREE

In 2005, the Township of Berkeley Heights filed under the extended deadline for substantive certification (12/31/05) and was found complete. No further action was taken by COAH related to the Third Round substantive certification of Berkeley Heights's Housing and Fair Share Plan. The previously submitted Round Three Housing and Fair Share Plan - 2005 met a zero rehabilitation obligation and total Fair Share Affordable Housing Obligation, 2004 – 2014, of ninety (90) affordable housing units.

In 2005, the Township of Berkeley Heights Total Fair Share Affordable Housing Obligation (1987 – 2014) was 198 units, which included a Round One & and Two Obligation (1987-1999) of 108 units. The previous Round One, Round Two and Round Three Affordable Housing Obligations have all increased with the 2008 COAH projections.

III. 2008 - THIRD ROUND HOUSEHOLD AND EMPLOYMENT GROWTH SHARE OBLIGATION

The Third Round – 2008 bases the need for affordable housing upon growth projected based on building permits and certificates of occupancy from January 2004 through December 31, 2018 in the municipality and assigned an affordable housing responsibility as a proportion of that growth. The guidelines define compliance to include not just zoning for affordable housing but requiring all participating municipalities

to actually construct or otherwise realistically provide for affordable housing. The affordable housing obligation is based upon the municipalities projected total of household and employment growth. For every four (4) market-rate residential units constructed, the Township of Berkeley Heights is responsible for providing one (1) affordable housing unit (4+1 or 1 in five). In addition, one affordable housing unit must be provided for every 16 new jobs created, as measured by new or expanded non-residential construction

The Township of Berkeley Heights' affordable housing obligation is cumulative, and includes the affordable housing need for the period from 1987 through 2018. The affordable housing obligation consists of three components: the prior round obligation 1987-1999, the growth share (2004 -2018) and the rehabilitation share.

IV. PRIOR ROUND OBLIGATION CREDITS (1987-1999)

The prior round obligation is the new construction obligation from 1987-1999. An updated prior round obligation has been recalculated for each municipality. The prior round obligation, as currently (2008) projected by COAH, for the Township of Berkeley Heights (1987-1999) is now 183 affordable housing units. This revision is found listed in Appendix C of the Chapter 5:97 Third Round Substantive Rules.

Since, Berkeley Heights has been under court orders until 2005 when Berkeley Heights first filled for Substantive Certification, Berkeley Heights had not filed for the either Round One or Two of COAH.

The Township of Berkeley Heights will show that it has met the Prior Round Obligation for 1987-1999 through applied built units. Actual affordable housing has been provided in the Township of Berkeley Heights and through Regional Contribution Agreements (RCAs) to meet the Prior Round Obligation and the following Rules specific to Round One and Two.

Table FS - 1
Built Affordable Housing Meeting Berkeley Heights 1987-1999 Housing Round

				Used to Meet Round One & Two Obligation of 183						
Development	CO dates	VL-Low-Mod.	Total Afford. Units	Used to Meet 1 & 2 Round	VL-Low-Moderate	Affordable Sale Units	Affordable Senior Units	RCA's	Afford. Rental Units	Rental Bonuses
The Highlands at Berkeley Heights, Wren Ct. Block 301.08, Lots 1,2,3, 4, 5, 6, 7, 8, 9, 10, 12	PB 4/1990 10/92 - 3/94	0-6-5	11	11	0-6-5	11				
Park Edge, Block 301, Lot 6, all senior, rental, handicap accessable	6/93 - 12/98	4-13-15	32	23	0-12-11		23		23	6
Station Court, (Lockhern Assoc.) Sherman Ave. S. Block 702, Lot 9, 17	PB 1993 1995-8/96	2-5-6	13	13	2-5-6				13	13
Villas on the Park (Glenside) Springholm Dr., Block 4603, Lot 36	1996-12/98	2-6-6	14	14	2-6-6				14	14
Sub Total				61					50	33
Newark RCA's			129	91	0-59-32					
Rental Credits				33						
Total				185						
1987-1999 Total Built Affordable Housing & RCA 's										
185 Total Affordable Housing Units & Credits										

Round One & Two Rules - Met

Berkeley Heights' fair share obligation for 1987 - 1999 is 183. This number will also be used for the growth share number. Berkeley Heights has provided a fair share obligation of 185, which includes 152 affordable units and 33 bonus rental credits.

91 RCA's

The maximum number of RCA's a municipality can receive credit for is half the growth share obligation or for Berkeley Heights 91 units or 50% of 183. Berkeley Heights has provided 91 RCA's to meet the prior rounds. The total number of RCA's that originally were transferred to Newark were 129 units, The remaining 38 RCA's have been carried over to meet Round Three.

50 Rental Units (23 age-restricted + 27 non-restricted)

The minimum rental housing obligation is 25% of the growth share obligation or for Berkeley Heights 46 affordable rental units. Berkeley Heights has provided 27 non-restricted rental units each receiving 2 credits per unit for each required unit or an addition of 27 bonus credits.

Not more than 50 percent of the rental housing obligation (46) addressed within a municipality may be met with age-restricted housing which is a maximum of 23 age restricted rental units. Berkeley Heights has provided 23 age restricted rental units. Age-restricted rentals receive a 1.33 credit but only up to the total maximum rental obligation, so only 19 age restricted units can receive the 1.33 credit or 6 bonus credits.

23 Age-restricted Housing (rentals+ handicapped)

Not more than 50 percent of the growth share obligation addressed within a municipality may be met with age-restricted housing (91). The Park Edge Development totaled 32 age-restricted handicapped accessible units using only 23 units toward Round One and Two and carrying 9 unit over to Round Three.

92 Low, 60 Moderate Income Split

At least 50 percent of the actual municipality's growth share obligation at the end of the certification period shall be affordable to low income households or in Berkeley Heights 92 low income units are required. The additional bonus for very low income units was not available to be used for Round 1 and 2 and therefore both the low income and very low income household fall under the low income category.

33 Credits (6 for 23 age-restricted units + 27 for non-restricted units)

The only bonus credits used to meet Berkeley Heights fair share obligation were rental bonus credits for the rental housing units built that met the municipality's rental obligation.

Housing Credits Carried to the Next Round

No housing credits are to be carried to the Next Round. Note the development of Park Edge and the RCA's have been split between Round One & Two and Round Three with 9 Park Ridge affordable housing units and 38 Newark RCA's being applied to Round Three.

V. 2008 - TOTAL PROJECTED GROWTH SHARE OBLIGATION, AS PER APPENDIX F

COAH's Growth Share Approach has offered household and employment growth share projections for the municipality to choose to use. Berkeley Heights will rely on the COAH growth share projections. Berkeley Heights growth share is calculated for 2000 – 2018, by the projected net household growth of

762, divided by five (762/5) to total a household growth of 152.40 and the projected net employment growth of 2,267 divided by sixteen (2,267/16) for a to total a net employment growth share of 141.69 with a total affordable housing obligation of 294 affordable housing units. See Workbook A, attached.

Berkeley Heights proposes to meet their affordable housing need through a number of programs. It is anticipated that at least 147 of the 294 units obligation will be completed by 2013. It is also anticipated that 12 of 24 units will be rehabilitated by 2013.

VI. TOWNSHIP OF BERKELEY HEIGHTS TOTAL FAIR SHARE OBLIGATION

The Total Fair Share Obligation for Berkeley Heights is 501 units, which includes from a Rehabilitation Share of 24 units, a Prior Round (1987 – 1999) of 183 units, and a 2004 – 2018 Growth Share of 294 units.

VII. 2008 - REHABILITATION SHARE AND MECHANISMS

Berkeley Heights' current rehabilitation share is twenty-four (24) units. As calculated by COAH, the municipal Total Rehabilitation Share is the sum of overcrowded and dilapidated units, multiplied by a regional Low/Moderate Income Deterioration Share, minus its Rehabilitation Share Credit. The rehabilitation share means 24 households built prior to 1950 or earlier have 1.01 or more persons per room and have been deemed to have major system dilapidation, such as deficient plumbing, kitchens, roofing or weatherization that will need to be addressed. Berkeley Heights will contract with Frank Piazzo, Jr., Piazzo & Associates, Inc., Princeton, NJ to administrate a rehabilitation program for the Township at an average of $10,000 a unit. The Rehabilitation Program will address deficient housing that is occupied by low and moderate income households by repairing major systems or through winterization. Each unit will receive a 10 year income-based, deed restriction.

VIII. GROWTH SHARE MECHANISMS

Berkeley Heights intends to meet the growth share obligation thorugh a number of programs, including a phased market to affordable program, extension of expiring controls program and four 100% municipal programs.

Extension of Expiring Controls Program

A new unit of affordable housing credit is given for each existing unit, that would have controls expire (end of the deed restriction period between 1999 and 2018) and have the deed restriction extended for another 30 year period. Each unit must be up to code upon transfer, or the municipality must fund the necessary rehabilitation work. This funding could be through the rehabilitation program.

Supportive and Special Needs Housing

The unit of credit for supportive and special needs housing is the bedroom. Examples include transitional facilities for the homeless, residential health care facilities regulated by the New Jersey Department of Health and Senior Services, group homes for the developmentally disabled and mentally ill as licensed and or regulated by the New Jersey Department of Human Services and congregate living arrangements. These facilities count toward the rental obligation and would fit into the fabric of the small town community of Berkeley Heights. In addition, generally each unit (bedroom) is considered a very low income unit. The client must be 18 years of age or older and the units must have a 30 year deed restriction.

Market to Affordable Program

In the Market to Affordable Program, the municipality commits a minimum subsidy of $25,000 per moderate unit and $30,000 for the purchase of a for-sale, or for rent market-rate unit that is in sound condition to reduce the selling price to make it affordable. A 30 years deed restriction must be placed on each unit. This program is limited to a maximum of 10 units or an amount equal to a combined total of ten percent of the fair share obligation, whichever is greater, until the viability of the program is documented.

Inclusionary Ordinance

An inclusionary zoning ordinance will be passed for the all zones, but the OR, OR-B (except the Connell Dev.) or LI that has a pervious affordable housing commitment) that will allow either the construction of inclusionary units or an in-lieu-construction option and an amendment to the redevelopment plans to link the actual redevelopment to the COAH obligation of the site.

Municipality Sponsored and 100% Housing Affordable Program

Berkeley Heights is proposing four municipality sponsored program. The first is Senior Housing Project of rental units on land owned by the Township. The other projects are phased where the Township will purchase land and build the units when needed.

IX. OPERATIONAL AND FINANCIAL FEASIBILITY FOR AFFORDABLE HOUSING PROJECTS

Berkeley Heights recognizes that the operational aspects of affordable housing management should be done by a professional housing administrator who will perform marketing, income qualification, management, on-going monitoring, construction supervision, and the pricing of for`sale and rental units. The Township of Berkeley Heights has a continuing contract with HMFA. Berkeley Heights is anticipating entering into an agreement with tFrank Piazzo, to administrate a portion the township's Affordable Housing Program. The designated municipal COAH liaison is Amy Wagner, the Executive Assistant to the Township Administrator. The supporting resolution designating the Frank Piazzo, as the administrator of the Extension of Expiring Control Program, the Rehabilitation Program and the Villa on the Park development by the Berkeley Heights Township Council is included in the Appendix.

The Township of Berkeley will continue the administration of the affordable housing units in accordance with the Uniform Affordability Controls, N.J.A.C. 5:97.

X. ORDINANCE CHANGES PROPOSED

Development Fee Ordinance

Berkeley Heights has chosen to amend the current Affordable Housing Development Fee clauses to raise the cap on fees to one and one-half (1½) percent of the equalized assessed value for residential development. A 2.5% of the equalized assessed value for non-residential development will cover all non-residential development in the Township, as per A500. A draft Development Fee Ordinance, including changes is located within the Appendix.

Inclusionary Ordinance

Within Residential Zones, all Downtown Housing Zones, Housing Business, Attached Housing and Downtown Mixed Use Zones, Berkeley Heights has chosen to adopt an Inclusionary Zoning Ordinance that will apply to all residential future development within the municipality. The ordinance will apply to all zones but the OR, OR-B (except the Connell Dev.) or LI.

The Inclusionary Ordinance integrates the low and moderate housing units with market units by requiring the on-site construction, off-site construction or payments in lieu, of one affordable housing unit for every four market-rate units or one on-site affordable housing unit. The Inclusionary Ordinance contains a residential development size threshold below which the construction of affordable units shall not be required on site but through development fee contributions. A draft Inclusionary Ordinance is located within the Appendix.

Barrier Free Townhouse Ordinance

A draft barrier free townhouse ordinance is included in the Appendix.

XI. FAIR SHARE OBLIGATION

The Total Fair Share Obligation for Berkeley Heights is 501 units. This includes a Prior Round (1987 – 1999) of 183 units (met with a 2 credit surplus); and a 2004 – 2018 Growth Share of 294 units; and a Rehabilitation Share of 24 units. This Housing and Fair Share Plan shows how Berkeley Heights will meet the Total Fair Share Obligation by 2018.

XII. GENERAL REQUIREMENTS MET

First and Second Round Obligation

Berkeley Heights First and Second Round Fair Share Obligation of 183 was met with the 185 actual built housing and bonus credits. The surplus credits are not carried into Round 3. (See Table FS–1, page 27)

Third Round Growth Share

Berkeley Heights Third Round Growth Share Obligation is 294 affordable housing units and Berkeley Heights has met this obligation with 266 affordable housing units and 31 rental bonuses to total a met obligation with 297 affordable housing units and credits.

It should be noted that the affordable housing programs are phased with four phases based on actual housing and employment growth numbers.

The Third Round Obligation will be met by:

- **31 units - previously built affordable housing**:

Cottage Lane I	3 units
Whispering Way	5 units
Cottage Lane II	6 units
Berkeley Village	4 units
Park Ridge	9 units
Our House, (Whitney Dr.)	4 units

31 unit sub-total (9 senior, 22 family)

- **38 units - previously built RCA's, Sent to Newark built prior to 2000 (38 family)**
- **4 units, Our House Inc., Windsor Way (4 bedrooms, group home)**
- **3 units, Our House Inc., Maple Ave. (3 bedrooms, group home)**
- **25 units - Extension of Expiring Controls Program, (25 family)**
  Park Ridge (senior), Station Court (family), Villas on the Park (family)
- **15 units Inclusionary Zoning (15 family)**

2011 Phased:

- **20 units, Market to Affordable Program: 10 for sale, 10 rental units (20 family), maximum of 10% of the growth share or 29 units**
- **5 senior units proposed within the DH-18 zone district 24 units (5 senior)**
- **20 family units, (20 family)**
- **57 Units senior housing, Block 208, Lot 39 & 38, total 2.381 acres, Zoned R-15, increased to 24 units/acre**

2015 Phased:

- **12 rental units .5 acre, at 24 units per acre**
- **18 family units at 1 acre at 24 units per acre**

2017 Phased:

- **18 family units at .75 acre at 24 units per acre**

Third Round Rehabilitation Share

Third Round Rehabilitation Share will be met with a rehabilitation program that will phase over the next ten years with 12 of the 24-rehabilitation (Appendix B) obligation met by 2013, spending $10,000 on average for each unit rehabilitated.

Table FS - 2

Berkeley Heights' Housing Round Three - Obligation 294 - Met 297

Development	CO dates	VL-Low-Mod	Total Afford. Units	Meet Round 3	VL-Low-Moderate	Affordable Sale Units	Senior/ Family/ Group	RCA's	Afford. Rental Units	Rental Bonuses
Built										
Cottage Lane I, Tutor Ct. I Block 614, Lot 4	8/95 - 12/96	0-1-2	3	3	0-1-2	3	3 F			
Whispering Way (Indevcon)(Wejco) Block 1301, Lot 18	PB 1996-1999	1-2-2	5	5	1-2-2		5 F		5	
Cottage Lane II, (Difrancesco) Tutor Ct. II Block 1301, Lot 7.04	1996-2/98	0-3-3,	6	6	0-3-3	6	6 F			
Berkeley Village (Helen Way off Cottage St.) Block 1301, Lots 6, 7	Jul-99	0-2-2	4	4	0-2-2	4	4 F			
Park Edge, Block 301, Lot 6, all senior, rental, handicap accessable	6/93 - 12/98		see FS-1	9	4-1-4		9 S		9 senior/ handi	
Our House, Group Home Whitney Dr, existing + addition, Block 3203, Lot 18	PB 2008		4	4	4-0-0		4 G		4 handi-	
Sub-total Built				**31**	**9-9-13**					
Newark RCA's			see FS-1	38	0-6-32		38 F	38		
Sub-total RCA's				**38**	**0-6-32**					
Proposed Programs										
Our House, Group Home Windsor Way, Block 14.06, Lot 7	purchase-2008		4	4	4-0-0		4 G		4 handi	
Our House, Maple Avenue			3	3	3-0-0		4 G		3 handi-	
Extension of Expiring Control Program (total)			25	25	0-15-10		25 F			
Inclusionary Zoning			60	15	5-5-5		15 F			
Sub-total Programs				**47**	**12-20-15**					
Phased Programs										
Market to Affordable Program:			20	20	0-0-20	10	10 F		10	
DH-18 Senior Project			24	5 handi	1-2-2		5 S			
Snyder Senior Housing			57	57	10-39-8		57 S		57 senior handi	19 RC
New Downtown Housing (BF)			20	20	3-7-10		20 F			
Townhouse 1			12	12	2-4-6		12 F		**12**	**12 RC**
Townhouse 2			18	18	3-7-8		18 F			
Townhouse 3			18	18	3-7-8		18 F			
Sub-total Phased				**150**	**22-66-62**					
Total Rental Bonus				**31**						
Total - 266 units				**297**	**43-101-122**					

Specific COAH Requirements Met:

211 Family Units Met; minimum requirement 147 Family Units or 50% of the growth share

71 Age Restricted Met: 73 age restricted maximum of 25% of growth share;

105 Rental Units Met: 73 Rental Units minimum of 25% of growth share; 19 rental credits

147 Low Income Met, 50% of growth share: units restricted for low income

43 Very Low Income Met: 38 required, 13% of growth share: one unit of very low income (30% of median income)

147 Moderate Income Met, maximum of units for moderate income

31 Rental Bonuses can be earned at 1 credit per unit beyond the minimum required, can not total more than 25% of the Growth Share or 73 units.

XIII. AFFORDABLE HOUSING ZONING CHANGE

Berkeley Heights has sought the release of a single Affordable Housing Site from the Affordable Housing Zoning designation. The site was a contaminated, former industrial site, with dilapidated buildings. The site is one of four Affordable Housing Zone Districts within the Township, that were court designated, where the three remaining sites have been used for affordable housing projects. Since, the Township of Berkeley Heights has met it's 3rd Round COAH Obligation and will continue it's commitment to providing Affordable Housing through the development of inclusive affordable housing units this site does not need to remain as a designated Affordable Housing Site.

At this time, Union County and Berkeley Heights, in partnership, have created a park. The current brownfield site has been environmentally cleaned up and improved as parkland. The 12.11 acre property, in question, is Block 1901, Lots, 3, 52, 53, 54, 55 and 56, Stanford Drive.

APPENDIX

COAH Petition Application	1
Workbook A	2
Vacant Land Suitable for Affordable Housing Sites Inventory	3
Draft Development Fee Ordinance (2008 COAH Model)	4
Draft Affordable Housing Ordinance (2008 COAH Model)	5
100% Municipal Program	6
Market to Affordable Program	7
Extension of Affordability Controls	8
Rehabilitation Program	9
Inclusionary Program	10
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Spending Plan	12
Newly Adopted Affordable Housing Ordinance (In-Lieu Amount)	13
Municipal Service List (COAH's 2008 Form)	14
Property Owner's List (names and addresses involved in the Plan)	15
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Resolution of Governing Body endorsing the HE&FSP and Requesting COAH Council review and certification	17
Notice to the Public	18
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Site Previously Zoned for Affordable Housing	23
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