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NEW JERSEY COUNCIL ON AFFORDABLE HOUSING**Substantive Rules of the New Jersey Council on Affordable Housing for the Period Beginning on (the Effective Date of these Rules)****Proposed New Rules: N.J.A.C. 5:99****Proposed Repeal: N.J.A.C. 5:97**

Authorized By: New Jersey Council on Affordable Housing, Sean Thompson, Acting Executive Director.

Authority: N.J.S.A. 52:27D-301 et seq.

Calendar Reference: See Summary below for explanation of exception to calendar requirement.

Proposal Number: PRN 2014-082.

A **public hearing** on the proposed new rules will be held at the following date and time at the following location:

Wednesday, July 2, 2014, at 9:30 A.M.
New Jersey Housing and Mortgage Finance Agency
637 South Clinton Avenue
Trenton, NJ 08650

Submit written comments by August 1, 2014, to:

Sean Thompson, Acting Executive Director
NJ Council on Affordable Housing
PO Box 813
Trenton, NJ 08625-0813

All comments should be identified by the applicable N.J.A.C. citation and submitted in the following format:

"5:99-1.2. Comment: The definition of household should be changed to delete the reference to persons under age 18." This may be followed with any supporting reasons, references, and any other additional information that the commenter wishes to provide.

The Council encourages comments to be submitted in electronic form to COAHAdmin@dca.state.nj.us to enable an expeditious review and response. Such comments should include the words "Rule Comments" in the subject box. The Council will also accept written comments sent via mail and or fax at (609) 633-6056, but requests a follow-up PC-formatted disk in Microsoft Word to be delivered as soon as possible thereafter to enable comments to be processed electronically. Fax copies shall also be followed by a mailed copy if a disk is not possible. The Council encourages all affected municipalities and counties to comment, and in particular would like to solicit comment from the municipalities and counties impacted by Superstorm Sandy.

The agency proposal follows:

Summary

N.J.A.C. 5:97, Substantive Rules of the New Jersey Council on Affordable Housing for the Period Beginning on June 2, 2008, are being proposed for repeal simultaneously with the proposal herein of new rules N.J.A.C. 5:99, Substantive Rules of the New Jersey Council on Affordable Housing for the Period Beginning (the Effective Date of these Rules), as part of the Council on Affordable Housing's (Council's) revision of its Third Round Methodology. The proposed repeal and new rules are a necessary administrative action to establish the Statewide affordable housing need for the period 1999 through 2024, assign each municipality its affordable housing obligation, and set forth the affordable housing delivery techniques available to each municipality to address its obligation.

As required by the Fair Housing Act (FHA) at N.J.S.A. 52:27D-307 and 308, the Council must adopt all rules necessary for effectively carrying out the provisions and purposes of the act. To that end, the Council enacted N.J.A.C. 5:92 (first round rules), effective August 4, 1986, with subsequent amendments; N.J.A.C. 5:93 (second round rules), effective June 6, 1994, with subsequent amendments; and N.J.A.C. 5:94 (third round rules), effective December 20, 2004, and amended May 15, 2006, and August 20, 2007. On January 25, 2007, *In the Matter of the Adoption of N.J.A.C. 5:94 and 5:95 by the New Jersey Council on*

Affordable Housing (and related cases), 390 N.J. Super. 1 (App. Div. 2007), the New Jersey Superior Court, Appellate Division affirmed in part, reversed in part, and remanded portions of the rules back to the Council for rulemaking. In response, the Council adopted N.J.A.C. 5:96 and 5:97 effective June 2, 2008, and amended October 20, 2008. On September 26, 2013, the Supreme Court of New Jersey issued its decision *In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing*, 215 N.J. 578 (2013) in which the Council was directed to use a methodology similar to that used in the first and second round affordable housing regulations rather than the growth-share approach used in previous iterations of the third round rules.

Summary of Proposed New Rules

The proposed new rules and Third Round Methodology are the Council's response to the Supreme Court decision.

The proposed new rules include changes which will increase the efficiency and effectiveness of the substantive certification process and facilitate the production of affordable housing. Many sections of the rule have been clarified, reorganized, and updated.

N.J.A.C. 5:99-1 provides the purpose, scope and definitions for the chapter. The new rules change the municipal fair share obligation period governed by the rules from 1987 through 2018 to 1987 through 2024 so that the period can reflect an entire housing cycle and add and revise definitions where appropriate.

Proposed new N.J.A.C. 5:99-1.1 emphasizes that the core focus of the *Mt. Laurel* doctrine is that zoning available land is the preferred means of meeting a municipality's affordable housing obligation, allowing alternate means where available land is insufficient. To ensure that the sites selected for affordable housing are realistic from an economic perspective, the rules require an economic feasibility study. The rules also establish a minimum affordable housing set-aside of 10 percent subject to appropriate adjustments.

Definitions of the following words and terms are added in proposed new N.J.A.C. 5:99-1.2: adaptable, adjusted projected need, affordable housing delivery techniques, Affordable Housing Obligation, approvable site, available land capacity, buildable limit, Census subregion, COAH, community capacity, developable site, development application, development fee, disabled person, DOT, economic feasibility study, extension of expiring controls, Fair Share of Prospective Need, GIS, improvements necessary for the provision of low- and moderate-income housing, indigenous need, multiple index need, municipal land capacity, new construction, non-residential development, non-residential development fee, petition for substantive certification, phasing schedule, present need, prior obligation, prospective need, Public Use Microdata Areas (PUMAs), Public Use Microdata Sample (PUMS) region, regional household floor income, regional median income above the floor, second round, sewer capacity, site control, spending plan, total projected need, townhouse, Treasurer, Unanswered Prior Obligation, vacant developable land, water capacity, and Zoning District.

Definitions of the following words and terms are deleted: affirmative marketing, affordable housing partnership program, assisted living residence, assisted living services, calculated need, credits, designated center, durational adjustment, Fair Share Obligation, Fair Share round, family unit, farm labor housing, growth share, high poverty Census tract, major system, Medicaid waiver, middle income housing, mixed use zone, Office of Smart Growth (OSG), Plan Endorsement, planning area, post-1986 credits, preliminary approval, prior cycle credits, prior round obligation, qualified non-profit, Realistic Development Potential (RDP), regional asset limit, residential health care facility, State Development and Redevelopment Plan, supportive/special needs housing, transitional housing, unmet need, and weatherization, because these terms are no longer used in the rules.

N.J.A.C. 5:99-2 outlines the methodology for estimating housing need, sets forth the content of a Housing Element, and explains the procedures for projecting the municipal fair share of the prospective need.

The new rules describe the rehabilitation share, unanswered prior round obligation, and fair share of the prospective need as the three components of the municipal affordable housing obligation. The previous method for determining the growth share obligation has been replaced with a method that is similar to that used in the first and second rounds,

as required by the Supreme Court. Municipalities are required to plan for the fair share of the prospective need for the period of 2014 through 2024. The procedures for projecting household and employment projections and the residential and nonresidential growth share obligations have been deleted as the new rules are not based on growth share but rather are based on a methodology similar to that used in the first and second rounds.

N.J.A.C. 5:99-3 outlines reductions, limits, and substantial compliance. The 1,000-unit cap, buildable limit, and 20 percent cap reductions are included in the methodology. The substantial compliance reduction is applied to the unanswered prior round based on the Council's determination of municipal compliance with a prior grant of substantive certification. The buildable limit reduction is the process described in proposed chapter Appendix E whereby a municipality's development capacity for new units is determined via a review of Statewide GIS parcel layers to net out total available and developable land. A municipality's affordable new construction obligation is thereby reduced to that which can be accommodated as determined by its land capacity per the table provided in chapter Appendix E. Municipalities with buildable limit reductions are required to identify additional opportunities for the creation of affordable housing.

Municipalities can request from the Council a substantial compliance reduction to reduce the Unanswered Prior Round Obligation, when that municipality has substantially complied with the terms of any prior round substantive certification and has created a substantial percentage of its affordable new construction obligation during the 1987 through 1999 and 1999 through 2014 periods as calculated in proposed chapter Appendix D. A schedule for percentage of completed units to percentage of reduction permitted is provided.

The 1,000-unit cap specifies that no municipality shall be required to address a fair share beyond 1,000 units within 10 years from the grant of substantive certification, unless the municipality has demonstrated capacity for more. The 20 percent cap ensures that a municipality's fair share of prospective need obligation is not more than 20 percent of the total number of units located in the municipality as of the 2010 Census.

The formulas for the low-mod split, RCA cap, rental housing requirement, family housing requirements, and criteria for rental bonuses have been deleted from the rules as they are either no longer necessary or, in the case of the low-mod split, are addressed in the Uniform Housing Affordability Controls. The requirements of the content of a Fair Share Plan have been moved to Subchapter 4 and the criteria for a suitable site and accessible and adaptable affordable units has been moved to Subchapter 7. The age-restricted cap requirements have been moved to Subchapter 4.

N.J.A.C. 5:99-4 sets forth the requirements associated with the submission of a Housing Element and Fair Share Plan. The requirements for a Housing Element are based on the requirements set forth in the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., and are focused on land use and zoning mechanisms that will foster municipal achievement of access to affordable housing in addressing the municipal affordable housing obligations. The submission requirements associated with the Fair Share Plan include an explanation of the delivery techniques and funding sources that will be used to address the municipal affordable housing obligation and require the submission of an economic feasibility study for all proposed zoning. The criteria for receiving credits from prior rounds have been deleted.

N.J.A.C. 5:99-5 outlines the procedures for a municipality seeking a vacant land adjustment to its unanswered prior round and/or prospective fair share obligation. The rules set forth what lands a municipality should exclude from its vacant land inventory and explain the review process. The new rules require that a municipality requesting a vacant land adjustment due to a lack of available land resources submit an economic feasibility study in addition to a certification stating that zoned densities and affordable housing set-asides are not capable of providing a realistic opportunity given the use of density bonuses and other devices and that no other suitable sites are available for construction of affordable housing. The vacant land adjustment will reflect the obligation reduced by the number of units that can be provided either through inclusionary development with set-asides or other affordable housing delivery techniques. The procedures for determining assignment of Realistic

Development Potential, unmet need, durational adjustments, and adjustment of household and employment growth projections have been deleted.

N.J.A.C. 5:99-6 outlines the requirements of a municipal rehabilitation program to address the municipal present need as determined in the methodology set forth in chapter Appendix B. The municipal rehabilitation investment was changed from \$10,000 to \$8,000 for hard costs which does not include administrative costs. The provision for the inclusion of rehabilitation of rental units in the municipal rehabilitation program has been deleted.

N.J.A.C. 5:99-7 outlines the various affordable housing delivery techniques that may be used to address a municipality's Fair Share of Prospective Need obligation. Each section of this subchapter describes a specific technique for providing low- and moderate-income housing within the municipality and sets forth compliance requirements for the specified affordable housing approach. The techniques specified are zoning/rezoning for inclusionary development, 100 percent affordable new construction via use/donation of municipally-owned land and/or use of public/municipally funds, community residence for the developmentally disabled, and redevelopment and rehabilitation per N.J.S.A. 40A:12A-1 et seq. The subchapter permits the option of a municipally proposed delivery technique, not specifically specified in the subchapter, for providing affordable housing units administered pursuant to the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26. The subchapter sets forth the minimum documentation requirements for the housing delivery techniques, requires UHAC compliance, and, when applicable, notes any UHAC exemptions.

The section on inclusionary zoning has been revised to require municipalities to demonstrate realistic opportunity via an economic feasibility study and if necessary, a plan for infrastructure expansion and rehabilitation. The presumptive affordable housing set-aside is ten percent and may be adjusted upward or downward based on the economic feasibility study's determination. The section also describes the required components of the economic feasibility study, including among others densities and set-asides sufficient to address the total Fair Share of Prospective Need. Payments in lieu of producing affordable housing have been revised so that it is only permitted when a municipality has demonstrated why the affordable units cannot be provided on site. In addition, the payment-in-lieu amount must be established by municipal ordinance and be based on the net cost of subsidizing affordable housing within the municipality using the cost containment provisions in N.J.A.C. 5:43-2.4(a)1 through 6 as a guide. Payments in lieu amounts must bear a rational nexus to the affordable housing technique being funded.

The sections on accessory apartment programs, market to affordable programs, assisted living residence, regional contribution agreement, affordable housing partnership, and extension of expiring controls, and the section on other innovative approaches, have been deleted as delivery techniques for the Prospective Fair Share Need because these rules focus on zoning as the appropriate technique for the production of affordable housing. The section on previously zoned sites has been moved to Subchapter 2.

The section on rehabilitation is now its own subchapter. The Regional Contribution Agreement (RCA) is also its own subchapter and has been revised, since RCAs are no longer statutorily permitted, to provide guidance to receiving municipalities intending to do project plan amendments.

The section on supportive and special needs housing is now called community residences for the developmentally disabled and has been revised to delete references to permanent supportive housing.

The section on redevelopment has been renamed "Redevelopment and rehabilitation" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. A copy of the final Request for Proposal has been deleted.

N.J.A.C. 5:99-8 sets forth conditions that the Council will evaluate in determining whether substantive certification granted to a municipality should be revoked. The procedures for development fee ordinances, affordable housing trust fund accounts, and spending plans are now included in Subchapter 11.

N.J.A.C. 5:99-9 provides rules relating to RCAs consistent with the Fair Housing Act provision which disallows any RCAs to be entered into

after July 18, 2008. The rules govern existing RCAs, project plan amendments, and excess RCA funds. The minimum transfer amount, submission requirements, terms and requirements of the sending and receiving municipalities, and the criteria for the county planning board review for an RCA have been deleted because municipalities may not enter into new RCAs as of July 18, 2008, due to amendments to the Fair Housing Act.

N.J.A.C. 5:99-10 contains the rules that govern the proper administration of affordable units, affirming that all units addressing a municipal affordable housing obligation must be administered in accordance with UHAC, unless there is a specific exemption in the Council's rules. New exemptions have been added that relate to the foreclosure of affordable units, association fees, marketing, and waivers. Changes to UHAC appendices have been included to effectuate the changes to UHAC foreclosure language.

N.J.A.C. 5:99-11 establishes standards relating to the collection and use of municipal affordable housing trust funds. The maximum permitted residential development fee percentage remains unchanged at one and one-half percent of equalized assessed value. The new rules assess non-residential development fees in accordance with the Non-Residential Development Fee Act, N.J.S.A. 40:55D-8.1 through 8.7, which requires a fee of two percent of equalized assessed value for all non-residential development throughout the State. The two present fee represents a decrease from the two and one-half percent fee previously permitted.

In order to further the production of affordable housing and expand opportunities for affordability assistance, the rules continue to permit a municipality to spend affordable housing trust funds prior to substantive certification, provided the Council has approved the municipal spending plan. In accordance with the Fair Housing Act, 30 percent of all development fee revenue must be spent on affordability assistance. At a minimum, one third of the affordability assistance must be used for low-income households to address the statutory requirement reserving 13 percent of low-income units for very low-income households.

The rules now set forth the process, pursuant to a 2008 amendments to the Fair Housing Act, by which funds may be transferred to the Statewide affordable housing trust fund account in the event that a municipality has not committed to expend or expended funds within four years from the date of collection.

Appendix A contains an overview of the details and procedures necessary for the Council's determination of municipal rehabilitation share, fair share, and unanswered prior round obligation.

Appendix B contains the methodology for determining each municipality's rehabilitation share and a calculation and resulting obligation for each municipality.

Appendix C contains an explanation of the methodology used to determine each municipality's 2014 through 2024 fair share of projected need.

Appendix D contains the methodology for a determination of each municipality's unanswered prior obligation, which spans from 1987 through 2014, and reflects two separate time periods, from 1987 through 1999 and from 1999 through 2014.

Appendix E contains the buildable limit methodology which analyzes the amount of developable land in New Jersey and estimates the capacity of that land to support future residential development.

As the Council has provided a 60-day comment period for this notice of proposal, this notice is excepted from the rulemaking calendar requirements, pursuant to N.J.A.C. 1:30-3.3(a)5.

Social Impact

The Council's rules have had an impact on a majority of the 565 municipalities in the State of New Jersey, either through direct participation in the Council's process or through application of the rules in the judicial process.

As a result of the Council's programs, more than 64,000 affordable housing units have been built or are under construction. Approximately 16,000 deficient housing units with major systems in need of repair have been rehabilitated to code standard for low- and moderate-income households. The existence of a variety of housing types has increased consumer choice. Hardship conditions due to high housing costs or housing unavailability in some areas have been lessened. The public will

continue to benefit since the Council's rules have been the basis for the creation of additional housing affordable to low- and moderate-income households.

The overriding objective of these proposed new rules is to substantially increase the number of affordable housing units that will actually be built over the next 10 years. By requiring economic feasibility studies to be done on proposed sites or zoning districts, the rules are designed to ensure that sites selected for inclusionary zoning are likely to attract private sector development thereby producing the needed affordable housing. Focusing on inclusionary zoning as the primary means of producing affordable housing and eliminating unrealistic set asides and inappropriate sites from the municipalities' Fair Share Plans through the use of the economic feasibility study should result in benefits not only for the municipalities but, more significantly, for the low- and moderate-income households in need of affordable housing.

Economic Impact

The proposed new rules will have a positive economic impact on many sectors of the affordable housing development community. The rules should result in a substantial increase in the affordable housing units actually built due to its focus on the economic feasibility of proposed sites for inclusionary developments. This will result in a positive economic benefit to those households that will reside in the affordable housing units produced. While the requirement of an economic feasibility study may involve some additional costs to municipalities in complying with the Council's rules, such additional costs are more than outweighed by the benefits to low- and moderate-income households. Moreover, the economic impact of participation in the Council's process is significantly less than the impact created by involvement in a builder's remedy lawsuit. These rules will allow a municipality to make proactive economic and planning choices to its advantage rather than be subjected to protracted legal challenges that cost significantly more in time and money.

Federal Standards Statement

No Federal standards analysis is required because these rules are not being proposed in order to implement, comply with, or participate in any program established under Federal law or under a State law that incorporates or refers to Federal law, standards, or requirements.

Jobs Impact

The proposed new rules do not mandate an increase or decrease in employment opportunities since participation in the Council's process is voluntary. Nevertheless, it is anticipated that as growth, development, and construction occur naturally, new jobs attributable to the production of affordable housing will be added in those municipalities that voluntarily participate.

Agriculture Industry Impact

The Council does not anticipate that the proposed new rules will result in any impact on the agriculture industry in New Jersey.

Regulatory Flexibility Analysis

The primary purpose of these rules is to regulate and facilitate the preparation of a municipal housing element and fair share plan, in accordance with the Fair Housing Act. The proposed new rules are voluntary rather than mandatory. As such they impose no reporting, recordkeeping, or other compliance requirements on small businesses as defined under the Regulatory Flexibility Act, N.J.S.A. 52:14B-16 et seq. The substantive certification process concerns the review of local municipal plans as they relate to these rules. The decision of a small business to participate as a member of the public in the process is voluntary.

To the extent that small businesses may choose to participate in the substantive certification process, they may, as all other participants, incur costs in the preparation and submission of written comments, reports, motions, and/or objections. The requirements established in these rules for participation are the minimum necessary for careful and appropriate Council evaluation. Submission of such written comments will not incur any additional capital costs on small businesses choosing to participate, although they may include costs for legal, planning, or engineering services. These costs will presumably only be incurred once a decision is

made that the incidence of such costs is warranted on a financial or other basis. Therefore, lesser requirements for or exemptions of small businesses are not provided.

Housing Affordability Impact Analysis

The proposed new rules will have a positive impact on housing affordability in this State. A primary reason that past rules have not resulted in the creation of more affordable housing is that the financial viability of inclusionary zoning sites was not considered. While the private sector will produce affordable housing if developers receive a suitable return on investments, prior requirements, such as a 20 percent mandatory set aside for low- and moderate-income units, have often failed to provide the necessary incentive to produce mixed income housing developments. By creating more flexibility through a 10 percent set aside that can be adjusted based on economic feasibility as well as a municipality’s unanswered prior round and fair share of the prospective need obligations, the sites selected in the Fair Share Plans will provide a realistic opportunity for actual construction, resulting in a substantial increase in the number of affordable housing units that will actually be built over the next 10 years. The proposed rules anticipate the rehabilitation of over 62,000 substandard units and the creation of approximately 41,874 affordable units over the next 10 years.

Smart Growth Development Impact Analysis

The proposed new rules promote smart growth in the State as they require that the suitability of an affordable housing site be reviewed as part of the economic feasibility analysis. There is no prescriptive affordable housing set-aside or density required by the rules, and, thus, municipalities are able to consider the environmental and economic realities of a site prior to designating it for affordable housing. As a result, the rules may result in an increase in housing units where economically realistic and environmentally appropriate. It is anticipated that the proposed rules will result in more affordable housing in Planning Areas 1 and 2 or designated centers. It is anticipated that the affordable housing resulting from Planning Areas 1 and 2 or designated centers will provide the vast percentage of the 41,874 affordable units over the next 10 years.

Full text of the rules proposed for repeal may be found in the New Jersey Administrative Code at N.J.A.C. 5:97.

Full text of the proposed new rules follows:

CHAPTER 99
SUBSTANTIVE RULES OF
THE NEW JERSEY COUNCIL ON AFFORDABLE
HOUSING FOR THE PERIOD BEGINNING
(THE EFFECTIVE DATE OF THESE RULES)

SUBCHAPTER 1. GENERAL PROVISIONS

5:99-1.1 Short title; purpose; scope

(a) The provisions of this chapter will be known as the “Substantive Rules of the New Jersey Council on Affordable Housing for the Period Beginning on (the Effective Date of these Rules).”

(b) The purpose of this chapter will be the provision of criteria to be used by municipalities in addressing their constitutional obligation to provide a realistic opportunity for the construction of their fair share of affordable housing for low- and moderate-income households.

(c) These rules emphasize the core focus of the *Mt. Laurel* doctrine by requiring zoning to be the preferred means of meeting a municipality’s fair share obligation, eliminating bonuses that have diluted that obligation, and permitting alternate means of achieving municipality’s obligation only where available land capacity is insufficient.

(d) Given that production of affordable housing relies primarily on the private sector, these rules are designed to ensure that the sites selected by a municipality to meet its affordable housing obligation are realistic from an economic perspective through an Economic Feasibility Study. In the past, unreasonably high mandatory set asides and unrealistic site selections have created barriers to the actual production of affordable housing.

(e) These rules establish a set aside of 10 percent, subject to appropriate adjustments. Inclusionary developments with reasonable set asides and appropriate compensatory benefits, assessed for economic feasibility, should result in an increase in the production of affordable housing units to meet the needs of low- and moderate-income households.

5:99-1.2 Definitions

The following words and terms, when used in this chapter, shall have the following meanings unless the context clearly indicates otherwise:

“Accessory apartment” means a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters, and a private entrance, which is created within an existing home, or through the conversion of an existing accessory structure on the same site, or by an addition to an existing home or accessory building.

“Act” means the Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq.

“Adaptable” means constructed in compliance with the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7.

“Adjusted projected need” means total projected need minus secondary sources of affordable housing supply as calculated in chapter Appendix C, incorporated herein by reference.

“Affordability assistance” means the use of funds to render housing units more affordable to low- and moderate-income households, pursuant to N.J.A.C. 5:99-11.10.

“Affordable” means a sales price or rent within the means of a low or moderate income household as defined in N.J.A.C. 5:99-10.

“Affordable housing delivery techniques” means any of the methods of creating actual housing units available to low- and moderate-income households or creating a realistic opportunity for the construction of such units as permitted by the Act.

“Affordable housing development” means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable development.

“Affordable Housing Obligation” means the total of the Rehabilitation Share, the Unanswered Prior Obligation, and the Fair Share of Prospective Need.

“Affordable unit” means an affordable housing unit proposed or created pursuant to the Act including units created with municipal affordable housing trust funds.

“Agency” means the New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

“Age-restricted housing” means a housing unit that is designed to meet the needs of, and is exclusively for, an age-restricted segment of the population such that:

1. All the residents of the development where the unit is situated are 62 years or older;
2. At least 80 percent of the units are occupied by one person that is 55 years or older; or

3. The development has been designated by the Secretary of the U.S. Department of Housing and Urban Development (HUD) as “housing for older persons” as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. §§ 3607.

“Approvable site” means a site that may be developed for low- and moderate-income housing in a manner consistent with the rules and regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing.

“Available land capacity” means a GIS-layered determination of a municipality’s developable land.

“Barrier free escrow” means the holding of funds collected to adapt affordable unit entrances to be accessible in accordance with N.J.S.A. 52:27D-311a et seq. Such funds must be held in a municipal affordable housing trust fund pursuant to N.J.A.C. 5:99-11.7.

“Buildable Limit” means a methodological constraint applied to the determination of municipal affordable housing need that identifies developable land and the ability to accommodate its Fair Share of Prospective Need and/or Unanswered Prior Obligation.

“Census subregion” means any geographic segment of the state, as defined by the U.S. Bureau of the Census.

“COAH” means the New Jersey Council on Affordable Housing.

“Community capacity” means an estimate based on 20 percent of a municipality’s existing housing stock at the time it request a 20 percent cap.

“Conversion” means the creation of a new affordable housing unit through the alteration of existing structures.

“Council” means the New Jersey Council on Affordable Housing established under the Act, which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning considerations in the State.

“DCA” means the New Jersey Department of Community Affairs.

“Deficient housing unit” means a housing unit with health and/or safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement, and/or load bearing structural systems.

“DEP” means the New Jersey Department of Environmental Protection.

“Developer” means any person, partnership, association, company, or corporation that is the legal or beneficial owner or owners of a lot or any land proposed to be included in a proposed development including the holder of an option to contract or purchase, or other person having an enforceable proprietary interest in such land.

“Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.

“Development” means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any use or change in the use of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to N.J.S.A. 40:55D-1 et seq.

“Development application” means the application form and all accompanying documents required by ordinance for approval of a subdivision plat, a site plan, planned development, conditional use, zoning variance, or direction of the issuance of a permit pursuant to N.J.S.A. 40:55D-34 or 36.

“Development fee” means money paid by a developer for the improvement of property as permitted in N.J.A.C. 5:99-11.3.

“Disabled person” means a person with a physical disability, infirmity, malformation, or disfigurement which is caused by bodily injury, birth defect, aging, or illness including epilepsy and any other seizure disorders, and which shall include, but not be limited to, any degree of paralysis, amputation, lack of physical coordination, blindness or visual impediment, deafness or hearing impediment, muteness or speech impediment, or physical reliance on a service or guide dog, wheelchair, or other remedial appliance or device (N.J.S.A. 52:27D-304.k).

“DOT” means the New Jersey Department of Transportation.

“Economic feasibility study” means an analysis completed by an individual or group of individuals with demonstrated professional knowledge and experience in real estate finance, real estate costs of development and construction, and the market valuation of rental and for sale real estate products in New Jersey. Such analysis shall assess, consistent with the requirements of N.J.A.C. 5:99-7.2(b), all sites zoned for inclusionary development in a municipality’s Housing Element and Fair Share Plan designated for the production of low- and moderate-income housing to determine if the site is likely to provide a realistic opportunity to attract the capital needed to construct the low- and moderate-income units proposed on a site during the period set forth in the municipal Fair Share Plan.

“Equalized assessed value” means the assessed value of a property divided by the current equalization ratio for the municipality. Estimates at the time of building permit may be obtained by the tax assessor utilizing estimates for construction cost. Final equalized assessed value shall be determined at project completion by the municipal assessor.

“Extension of expiring controls” means the process of increasing the number of years a deed restriction will apply to a unit. This can be done in several ways, most often through a voluntary extension by the owner with a monetary incentive, or through a municipal resolution according to the original deed restriction documents.

“Fair Share Plan” means the plan that describes the affordable housing delivery techniques and the funding sources, if applicable, by which a municipality proposes to address its affordable housing obligation as established in the Housing Element. It includes the draft ordinances necessary to implement that plan, and addresses the requirements of N.J.A.C. 5:99-4.

“Fair Share of Prospective Need” or “Fair Share” means a projection of affordable housing needs based on development and growth that is reasonably likely to occur in the region or municipality during the period of 2014 through 2024.

“Final approval” means the official action of the planning board taken on a preliminary approved major subdivision or site plan after all conditions, engineering plans, and other requirements have been completed or fulfilled and the required improvements have been installed or guarantees properly posted for their completion, or approval conditioned upon the posting of such guarantees.

“GIS” means geographic information systems designed to capture, store, manipulate, analyze, manage, and present all types of geographical data.

“Gut rehabilitation” means the same as “reconstruction.”

“Household” means the person or persons occupying a housing unit.

“Household growth projection” means an estimate of the household growth anticipated in each region between 2014 and 2024.

“Housing Element” means the portion of a municipality’s master plan, required by the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28.b(3) and the Act, that includes all information required by N.J.A.C. 5:99-4.2 and establishes the municipality’s affordable housing obligation.

“Housing region” means a geographic area, determined by the Council, of no less than two and no more than four contiguous, whole counties, which exhibits significant social, economic, and income similarities and which constitutes, to the greatest extent practicable, a Primary Metropolitan Statistical Area (PMSA) as last defined by the United States Census Bureau.

“Improvements necessary for the provision of low- and moderate-income housing” means alteration, reconstruction, conversion, rehabilitation, change in use, additions, or other improvements that results in the creation of an affordable housing unit.

“Inclusionary development” means a development containing both affordable units and market- rate units. This term includes, but is not necessarily limited to: new construction, the conversion of a non-residential structure to residential, and the creation of new affordable units through the reconstruction of a vacant residential structure. Affordable units shall constitute at least 10 percent of the units to be produced unless adjusted based on an economic feasibility study.

“Indigenous need” means local present need, or rehabilitation need or rehabilitation share.

“Individuals with special needs” means individuals with mental illness, individuals with physical or developmental disabilities, and individuals in other emerging special needs groups identified by State agencies that are at least 18 years of age if not part of a household. Special needs populations also include victims of domestic violence; ex-offenders; youth aging out of foster care; individuals and households who are homeless; and individuals with AIDS/HIV.

“Judgment of compliance” means a determination issued by the Superior Court approving a municipality’s plan to satisfy its affordable housing obligation.

“Low income” means 50 percent or less of the median gross household income for households of the same size within the housing region in which the household is located, based upon the U.S. Department of Housing and Urban Development’s (HUD) Section 8 Family Income Limits (uncapped) averaged across counties for the housing region.

“Low-income housing” means housing affordable according to U.S. Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 50

percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

“Market-rate units” means housing not restricted to low- and moderate-income households that may sell or rent at any price.

“Market to affordable program” means a program to pay down the cost of market-rate units and offer them in sound condition, for sale or rent, at affordable prices to low- and moderate-income households to address all or a portion of the affordable housing obligation.

“Moderate income” means more than 50 percent but less than 80 percent of the median gross household income for households of the same size within the housing region in which the household is located, based upon the U.S. Department of Housing and Urban Development’s (HUD’s) Section 8 Family Income Limits (uncapped) averaged across counties for the housing region.

“Moderate-income housing” means housing affordable according to U.S. Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to more than 50 percent but less than 80 percent of the median gross household income for households of the same size within the housing region in which the housing is located.

“Multiple index need” means housing need estimates made at the regional level, usually including low- and moderate-income estimations, not available at the local level.

“Municipal land capacity” means an estimate of developable land based on GIS data, zoning, and/or special area designations which determine the municipality’s relative ability to absorb new development, including affordable housing.

“New construction” means the creation of a new housing unit under regulation by a code enforcement official regardless of the means by which the unit is created. Newly constructed units are evidenced by the issuance of a certificate of occupancy and may include new residences created through additions and alterations, adaptive reuse, subdivision or conversion of existing space, and moving a structure from one location to another.

“Non-residential development” means:

1. Any building or structure, or portion thereof, including, but not limited to, any appurtenant improvements, which is designated to a use group other than a residential use group according to the State Uniform Construction Code, N.J.A.C. 5:23, promulgated to effectuate the State Uniform Construction Code Act, N.J.S.A. 52:27D-119 et seq., including any subsequent amendments or revisions thereto;

2. Hotels, motels, vacation timeshares, and child-care facilities; and

3. The entirety of all continuing care facilities within a continuing care retirement community which is subject to the Continuing Care Retirement Community Regulation and Financial Disclosure Act, P.L. 1986, c. 103 (N.J.S.A. 52:27D-330 et seq.).

“Non-residential development fee” means the fee authorized to be imposed pursuant to sections 32 through 38 of P.L. 2008, c. 46 (N.J.S.A. 40:55D-8.1 through 40:55D-8.7).

“1,000-unit limitation” means a cap of the fair share of prospective need, where pursuant to N.J.S.A. 52:27D-307.e, no municipality shall be required to address its new construction obligation beyond 1,000 units within 10 years from the grant of substantive certification.

“Order for repose” means the protection a municipality has from builder’s remedy lawsuit for a period of time from the entry of a judgment of compliance by the Superior Court. A judgment of compliance often results in an order for repose.

“Payment in lieu of constructing affordable units” means the payment of funds to the municipality by a developer when affordable units are not produced on a site zoned for an inclusionary development.

“Petition for substantive certification” means a request made by municipal resolution which a municipality files, or is deemed to have filed in accordance with N.J.A.C. 5:98, which engages the Council’s review process seeking a determination as to whether the Housing Element and Fair Share Plan of the municipality are consistent with the Act and compliant with rules promulgated by the Council.

“Phasing schedule” means a schedule setting forth the timeframes by which an affordable housing site or zone will produce affordable housing in accordance with N.J.S.A. 52:27D-311.b.

“Present need” is indigenous need, or rehabilitation need, or rehabilitation share.

“Prior Obligation” means the sum of the 1987 through 1999 and the 1999 through 2014 prior obligation as determined in chapter Appendix D, incorporated herein by reference. It includes secondary sources but not credits for the provision of affordable units and publicly subsidized housing.

“Prospective need” means a projection of low- and moderate-income housing needs based on development or growth likely to occur in a region or municipality. It does not include secondary sources of supply.

“Public Use Microdata Areas (PUMAs)” are geographic contiguous areas of population 100,000 or more which are used by the Census to collect detailed information.

“Public Use Microdata Sample (PUMS)” means a Census sample of individuals used to acquire detailed information about their personal characteristics, households, and housing. PUMS data provides detailed information that is very malleable for areas whose population exceeds 100,000.

“RCA Project Plan” means a past application, submitted by a receiving municipality in an RCA, delineating the manner in which the receiving municipality intended to create or rehabilitate low- and moderate-income housing.

“Realistic opportunity” means a consideration of facts and conditions resulting in a determination that there is a reasonable likelihood that the affordable housing in a municipality’s Housing Element and Fair Share Plan will actually be constructed or provided during the 10- year period of certification based upon a careful analysis of the elements in the municipality’s plan, including the financial feasibility of each proposed affordable housing technique, and the suitability of specific sites as set forth in N.J.A.C. 5:99-7.

“Recapture funds” means funds collected by the municipality upon the first non-exempt sale of an affordable unit after the expiration of the control period or repayment of loan funds pursuant to the terms of a lien or mortgage note.

“Receiving municipality” means, for the purposes of an RCA, a municipality that contractually agrees to assume a portion of another municipality’s fair share obligation.

“Reconstruction” means any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

“Redevelopment” means planning and construction activities designed to build, conserve, or rehabilitate structures, sites, and improvements in accordance with a redevelopment plan pursuant to N.J.S.A. 40A:12A-3 of the Local Redevelopment and Housing Law.

“Redevelopment agency” means a municipal redevelopment agency created pursuant to N.J.S.A. 40A:12A-11 of the Local Redevelopment and Housing Law.

“Redevelopment area” or “area in need of redevelopment” means an area determined to be an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and 6 of the Local Redevelopment and Housing Law.

“Redevelopment plan” means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area or rehabilitation area pursuant to N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law.

“Region” See “Housing Region.”

“Regional household floor income” means \$100.00 less than the lowest municipal median household income in the housing region.

“Regional median household income above the floor” means the average median household income above the floor for each municipality in the housing region.

“Regional Contribution Agreement (RCA)” means a contractual agreement, pursuant to the Act, into which two municipalities voluntarily

entered to transfer a portion of a municipality's affordable housing obligation to another municipality within its housing region.

"Rehabilitation" means the repair, renovation, alteration, or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

"Rehabilitation area" or "area in need of rehabilitation" means an area determined to be in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14 of the Local Redevelopment and Housing Law.

"Rehabilitation share" means the number of deficient housing units occupied by low- and moderate-income households within a municipality, established in chapter Appendix B, incorporated herein by reference, that must be addressed in a Fair Share Plan.

"Second round" means the affordable housing obligations for the period of 1993 through 1999 as set forth in N.J.A.C. 5:93. Second round includes the prior round obligation from 1987 through 1993.

"Section 8 income limits" means a schedule of income limits according to U.S. Department of Housing and Urban Development standards that define 50 percent and 80 percent of median family income by household size. When used in this chapter, Section 8 income limits shall refer to the "uncapped" schedule as published by the Council, in accordance with its rules.

"Sending municipality" means, for purposes of a past RCA, a municipality that has contractually agreed to transfer a portion of its fair share obligation to another willing municipality.

"Set-aside" means the percentage of housing units devoted to low- and moderate-income households within an inclusionary development, which shall be a minimum of 10 percent subject to adjustment through an economic feasibility study.

"Sewer capacity" means the ability to treat and dispose of all sewage generated from a site by means of public or private, off-site or on-site facilities that are consistent with the area-wide water quality management plan (including the wastewater management plan), or with an amendment to the area-wide water quality management plan submitted to and under review by DEP, as applicable.

"Site control" means the demonstration that a developer or municipality maintains outright ownership of a site, a contract to purchase, or an option on the property.

"Spending plan" means a method of allocating funds contained in a affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, or pursuant to N.J.S.A. 52:27D-329.1 et seq. for the purpose of meeting the housing needs of low- and moderate-income individuals.

"Substantive certification" means a determination by the Council approving a municipality's Housing Element and Fair Share Plan in accordance with the provisions of the Act, this chapter, and N.J.A.C. 5:98. A grant of substantive certification may run for a period of 10 years beginning on the date that a municipality files its Housing Element and Fair Share Plan with the Council in accordance with N.J.S.A. 52:27D-313, but shall not extend beyond December 31, 2024.

"Suitable site" means a site that has clear title and is free of encumbrances which preclude development of affordable housing; is adjacent to compatible land uses; has access to appropriate streets, water, and sewer infrastructure; can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, and the rules or regulations of all agencies with jurisdiction over the site; and is consistent with the site suitability criteria delineated in N.J.A.C. 5:99-7.1(b). A site may be deemed suitable although not currently zoned for affordable housing.

"Total projected need" means the estimated number of housing units needed to house newly formed low and moderate-income households for the period 2014 through 2024 as calculated in chapter Appendix C.

"Townhouse" means a single-family attached dwelling unit as defined in the Barrier Free Subcode of the Uniform Construction Code, N.J.A.C. 5:23-7.

"Treasurer" means the Treasurer of the State of New Jersey.

"20 percent cap" means a cap of the affordable housing obligation.

"Unanswered Prior Obligation" means the sum of the 1987 through 1999 and the 1999 through 2014 prior obligations as determined in chapter Appendix D reduced by past affordable housing completions and publicly subsidized affordable housing that is eligible for crediting

pursuant to N.J.S.A. 52:27D-307.c(1) and N.J.A.C. 5:93. Reductions for a sending municipality's completed RCA units are not included in the Unanswered Prior Obligation numbers.

"UHAC" means the Uniform Housing Affordability Controls, as set forth in N.J.A.C. 5:80-26.

"Vacant developable land" means municipal land development capacity.

"Vacant land adjustment" or "adjustment" means an adjustment to the unanswered prior obligation or the prospective fair share due to lack of suitable sites pursuant to N.J.A.C. 5:99-5.

"Very low income" means 30 percent or less of the median gross household income for households of the same size within the housing region in which the household is located, based upon the U.S. Department of Housing and Urban Development's (HUD) Section 8 Income Limits (uncapped) averaged across counties for the housing region.

"Very low income housing" means housing affordable according to U.S. Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

"Water capacity" means the ability to provide adequate potable water to a site from a public or private, off-site or on-site source of supply, in a manner consistent with all applicable regulations.

"Zoning District" means an area within a municipality in which buildings and structures are regulated by ordinance according to the type, nature, and extent of use pursuant to N.J.S.A. 40:55D-65.

SUBCHAPTER 2. MUNICIPAL DETERMINATION OF AFFORDABLE HOUSING OBLIGATION

5:99-2.1 General

(a) The Affordable Housing Obligation for each municipality shall be comprised of the following:

1. Rehabilitation Share;
2. Unanswered Prior Obligation; and
3. Fair Share of Prospective Need.

(b) An overview of the methodology for determining municipal Affordable Housing Obligations is described in chapter Appendix A, incorporated herein by reference.

5:99-2.2 Rehabilitation Share

(a) The Rehabilitation Share is the number of existing housing units as of July 1, 2014, that are both deficient and occupied by low- and moderate-income households. Each municipality's share is determined through the methodology provided in chapter Appendix B, incorporated herein by reference.

(b) A municipality's rehabilitation share will be met if the deficient housing units occupied by low- and moderate-income households are rehabilitated to code standard or replaced with new construction of affordable housing to low- and moderate-income households.

(c) In lieu of using the Total Rehabilitation Share calculated for a municipality in Appendix B, a municipality may conduct a municipal survey. COAH has devised a survey for any party in COAH's process to present data to COAH that may be used to alter the rehabilitation share. The survey requires an exterior inspection to determine if the unit is substandard. The exterior survey evaluates the condition of a structure's: foundation; weatherization; roof and chimney; eaves, soffits, gutters, and leaders; rails, steps, stairs, and porch; and fire escape. If two or more minor systems are determined to be in need of repair, the structure and all the units within the structure are considered substandard. The exterior housing survey is available on the Council's website. The Council shall review the results of the data collected and shall modify the rehabilitation share if it determines a modification is warranted.

5:99-2.3 Unanswered Prior Obligation

(a) Unanswered Prior Obligation includes the sum of the new construction obligation for the 1987 through 1999 period and the prior need for 1999 through 2014 as determined through the methodology set forth in chapter Appendix D. The prior obligations are reduced by past

affordable housing completed and publicly subsidized affordable housing eligible for crediting pursuant to N.J.S.A. 52:27D-307.c(1) and N.J.A.C. 5:93.

(b) Municipalities shall be governed by the standards in N.J.A.C. 5:93 to address Unanswered Prior Obligations but shall not be required to address more than 50 percent of the Unanswered Prior Obligation, except as constrained by the Positive Prior Cycle Buildable Limit column in chapter Appendix D.

(c) Any site or zoning district zoned for affordable housing to meet the Unanswered Prior Obligation in a municipality's Housing Element and Fair Share Plan, including sites zoned as part of a prior round plan, must be reviewed as part of the economic feasibility study required pursuant to N.J.A.C. 5:99-7.2(b) unless the site is/was the subject of a court order.

(d) In lieu of using the Unanswered Prior Obligation calculated in chapter Appendix D for a particular municipality, the municipality may submit information of past affordable housing completions and publicly subsidized housing, in the form prescribed in N.J.A.C. 5:98-11, to use in the calculation of its Unanswered Prior Obligation, subject to verification by the Council. The Council shall review the information provided and shall modify the Unanswered Prior Obligation if it determines a modification is warranted. The Council shall also make appropriate adjustments to the Unanswered Prior Obligation and Past Affordable Housing Completions due to completed RCAs or based on the actual number of units constructed.

5:99-2.4 Fair Share of Prospective Need

(a) The Fair Share of Prospective Need is a projection of low- and moderate-housing needs in a municipality based on development and growth that is reasonably likely to occur in the region or municipality for the period of 2014 through 2024 as determined through the methodology provided in chapter Appendix C and includes the reductions and limits set forth at N.J.A.C. 5:99-3.2, 3.3, and 3.4. This projection includes reductions for caps and Buildable Limit as set forth in N.J.A.C. 5:99-3.

(b) A municipality that has an Unanswered Prior Obligation of less than zero and did not receive a vacant land adjustment for the 1987 through 1999 or 1999 through 2014 period may use the surplus units to reduce its Fair Share of Prospective Need obligation.

SUBCHAPTER 3. REDUCTIONS, LIMITS, AND SUBSTANTIAL COMPLIANCE

5:99-3.1 General

(a) A municipality's Affordable Housing Obligation may be reduced by the following:

1. 1,000-unit cap reduction;
2. Buildable Limit;
3. 20 percent cap limit; and
4. Substantial compliance reduction.

5:99-3.2 1,000-unit cap reduction

No municipality shall be required to address a fair share beyond 1,000 units within 10 years from the grant of substantive certification, unless it is demonstrated, following an objection and an evidentiary hearing, based upon the facts and circumstances of the affected municipality that it is likely that the municipality through its zoning powers could create a realistic opportunity for more than 1,000 low- and moderate-income units within the 10-year period. The facts and circumstances which shall determine whether a municipality's fair share shall exceed 1,000 units shall be a finding that the municipality has issued more than 5,000 certificates of occupancy for residential units in the 10-year period preceding the petition for substantive certification.

5:99-3.3 Buildable Limit

(a) Development capacity in new units is determined via a GIS-layering parcel data process, as described in chapter Appendix E, incorporated herein by reference, that determines developable land and the ability to accommodate affordable units.

(b) A municipality's Fair Share of Prospective Need and/or Unanswered Prior Obligations shall be adjusted to that which can be accommodated as determined by land capacity as set forth in chapter Appendix E.

5:99-3.4 20 percent cap limit

(a) The 20 percent cap ensures that a community will not have to rebuild itself and change the essential character of the community to meet its 10-year future housing obligation.

(b) An adjustment based on the 20 percent cap which was granted as part of a second round certification or judgment of compliance shall continue to be valid.

(c) To determine the 20 percentage cap for a municipality, the fair share of prospective need obligation is multiplied by five and compared to the number of total housing units from 2010. The difference is the number of units reduced from the municipality's affordable housing obligation.

1. If the community capacity is larger than the municipal prior round affordable housing obligation, the 20 percent cap is zero.

2. If community capacity is smaller than the municipal prior round affordable housing obligation, the difference between community capacity and the municipal prior round affordable housing obligation is the adjustment based on the 20 percent cap.

5:99-3.5 Substantial compliance reduction

(a) A reduction of the Unanswered Prior Obligation as calculated in chapter Appendix D shall be granted according to the following schedule when the Council determines that a municipality has substantially complied with the terms of any prior round substantive certification and has actually created a substantial percentage of the new units that were part of the municipal 1987 through 1999 housing obligation.

<u>Percentage of Units Completed</u>	<u>Reduction</u>
80 or more	20 percent
75-79	15 percent
70-75	10 percent
69-70	5 percent

(b) The reduction, and/or the units associated herewith, in (a) above shall only be applied to the Unanswered Prior Obligation component of the Affordable Housing Obligation. This reduction shall be applied after the Council has accepted all other reductions. In no event shall the substantial compliance reduction be used to reduce a municipality's Fair Share of Prospective Need.

SUBCHAPTER 4. MUNICIPAL SUBMISSION REQUIREMENTS AND FAIR SHARE PLAN PREPARATION

5:99-4.1 General

The municipal Housing Element and Fair Share Plan and implementing ordinances shall be filed with the Council in accordance with N.J.A.C. 5:98-2 (if filing only) or with N.J.A.C. 5:98-3 (if seeking substantive certification.)

5:99-4.2 Housing Element

(a) A municipal Housing Element shall be designed to achieve the goal of access to affordable housing to meet present, prior, and prospective housing needs, with particular attention to low- and moderate-income housing, and shall contain at least:

1. 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 standard housing capable of being rehabilitated;

2. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next 10 years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development of lands;

3. An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level, and age;

4. An analysis of the existing and probable future employment characteristics of the municipality;

5. A determination of the municipality's affordable housing obligation for low- and moderate-income housing and its capacity to accommodate

its present and prospective housing needs, including its obligation for low- and moderate-income housing;

6. A consideration of the lands that are most appropriate for 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;

7. A map of all sites designated by the municipality for the production of low- and moderate-income housing and a listing of each site that includes its owner, acreage, lot, and block;

8. The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites;

9. Copies of necessary applications for amendments to, or consistency determinations regarding, applicable area-wide water quality management plans (including wastewater management plans);

10. A copy of the most recently adopted municipal master plan;

11. For each designated site, a copy of the New Jersey Freshwater Wetlands maps where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service; and

12. Any other documentation pertaining to the review of the municipal housing element as may be required by the Council.

5:99-4.3 Fair Share Plan

(a) The Fair Share Plan shall describe the completed or proposed affordable housing delivery techniques and funding sources, if applicable, that will be used to address a municipality's Affordable Housing Obligation and shall include at least the following:

1. A description of how the municipality intends to address its Affordable Housing Obligation. In addressing its obligation, a municipality must address its Fair Share of Prospective Need prior to addressing the required 50 percent of the Unanswered Prior Obligation, and may address its rehabilitation share either through a rehabilitation program, as set forth in N.J.A.C. 5:99-6, or through new construction;

2. A description for reserving at least 13 percent of the housing units made available for low- and moderate-income households for occupancy by very low-income households as part of its statutory obligations pursuant to N.J.S.A. 52:27D-329.1;

3. A determination of the total residential zoning necessary to assure that the municipality's Affordable Housing Obligation is achieved based on inclusionary zoning with a 10 percent affordable housing set-aside unless higher set-asides are required pursuant to N.J.A.C. 5:99-5.2;

4. An economic feasibility study for each site or zoning district zoned for inclusionary development shall be included in the municipal Fair Share Plan submitted for certification. The study shall conform with N.J.A.C. 5:99-7.2(b) and include a certification by the individual or group that conducted the Study that the set-asides, densities, and financial incentives associated with the zoned affordable housing sites included in the Fair Share Plan provide a realistic opportunity for the construction of affordable housing. Such analysis shall also confirm that, based upon reasonable investigation, each of the proposed sites are available, developable (including availability of essential services to such sites as wastewater treatment, potable water and transportation access), approvable, and buildable within the 10-year certification period;

5. An analysis of how the housing delivery techniques identified in the Fair Share Plan serve the demographics and affordable housing needs set forth in the Housing Element;

6. If the municipal Fair Share Plan proposes a number of age-restricted low- or moderate-income units that exceeds 25 percent of the municipality's total affordable housing obligation, the municipality must demonstrate that the regional need for age-restricted housing supports the percentage proposed;

7. A municipality with insufficient vacant land that is seeking a vacant land adjustment pursuant to N.J.A.C. 5:99-5 shall also submit all information and documentation required N.J.A.C. 5:99-5.2 unless it demonstrates that the Fair Share Plan does not rely upon the availability of vacant land or it takes measures to reserve scarce resources;

8. Draft and/or adopted ordinances necessary for the implementation of the techniques designed to satisfy the Affordable Housing Obligation;

9. A demonstration of existing or planned water and sewer capacity sufficient to accommodate all proposed techniques; and

10. A spending plan pursuant to N.J.A.C. 5:99-11.12, if the municipality maintains or intends to establish an affordable housing trust fund pursuant to N.J.A.C. 5:99-11.

(b) If a municipality intends to collect development fees, it shall prepare a plan to spend development fees that includes the following:

1. A projection of revenues anticipated from imposing fees on development, based on historic development activity;

2. A copy of the draft municipal development fee ordinance consistent with N.J.A.C. 5:99-11.3;

3. A description of the anticipated use of all development fees;

4. A schedule for the creation or rehabilitation of housing units;

5. If the municipality envisions being responsible for public sector or non-profit construction of housing, a pro-forma statement of the anticipated costs and revenues associated with the development; and

6. The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan.

(c) To the extent applicable, the Fair Share Plan shall demonstrate compliance with the regional planning provisions of N.J.S.A. 52:27D-329.9.

SUBCHAPTER 5. VACANT LAND ADJUSTMENTS

5:99-5.1 Purpose and background

Where a municipality can demonstrate a lack of suitable sites able to provide a realistic opportunity for addressing the needs for low- and moderate-income housing as determined by the Council, it may request a vacant land adjustment pursuant to the procedure set forth in this subchapter.

5:99-5.2 Submission requirements for vacant land adjustment

(a) Municipalities that request an adjustment due to lack of available land capacity shall submit an existing land use map at an appropriate scale to display the land uses of each parcel within the municipality. Such a map shall display the following land uses: single family, two-to-four family, other multi-family, commercial, industrial, agricultural, parkland, historically or important architecture and sites, environmentally sensitive lands, other public uses, semipublic uses, and vacant land.

(b) Municipalities that request an adjustment due to lack of available land capacity shall submit an inventory of vacant parcels by lot and block that includes the acreage and owner of each lot.

(c) Municipalities that request a vacant land adjustment due to lack of available land capacity shall submit, as part of its economic feasibility study, an assessment of each vacant site identified in the inventory to determine the maximum set asides that would be economically feasible given the use of density bonuses and other effective affirmative planning and zoning devices, including financial incentives. In addition, the municipality shall provide an analysis of the feasibility of providing affordable housing through other delivery techniques, including, but not limited to, 100 percent affordable construction, redevelopment, gut rehabilitation, accessory apartments, market to affordable, and extension of expiring controls.

(d) All vacant sites identified in the studies called for in (c) above where an affordable housing set-aside would result in a minimum of two affordable units shall be counted toward the municipal capacity to address the fair share of the prospective need.

(e) If the municipality is seeking an adjustment pursuant due to lack of available land capacity, the certification that accompanies the economic feasibility study required pursuant to N.J.A.C. 5:99-7.2(b) shall include language that the densities and affordable housing set-asides proposed in the municipality's plan are capable of providing a realistic opportunity given the use of density bonuses and other effective affirmative planning and zoning devices and that no other suitable sites in the municipality are available for the construction of affordable housing that could provide a realistic opportunity.

5:99-5.3 Vacant land inventory

(a) Municipalities shall exclude from the vacant land inventory:

1. Any land that is owned by a local government entity that, as of January 1, 1997, has adopted, prior to the filing of a petition for substantive certification, a resolution authorizing the execution of an agreement that such land shall be utilized for a public purpose other than housing;

2. Any land listed on a master plan of a municipality as being dedicated, by easement or otherwise, for purposes of conservation, park lands, or open space and which is owned, leased, licensed, or in any manner operated by a county, municipality or tax-exempt, nonprofit organization including a local board of education, or by more than one municipality by joint agreement pursuant to P.L. 1964, c. 185 (N.J.S.A. 40:61-35.1 et seq.), for so long as the entity maintains such ownership, lease, license, or operational control of such land;

3. Any vacant contiguous parcels of land in private ownership of a size which would accommodate less than two affordable units resulting from a 20 percent set-aside where the municipality has provided an economic feasibility study indicating that the existing zoning cannot be amended to provide a realistic opportunity for the construction of at least two affordable units;

4. Lands excluded due to historical significance or important architecture including historic and architecturally important sites listed on the State Register of Historic Places or National Register of Historic Places prior to the submission of the petition of substantive certification;

5. Sites and their environs or environmentally sensitive lands that may be jeopardized by development;

6. Lands where development of such would significantly alter the established pattern of development in the community;

7. Agricultural lands when the development rights to these lands have been purchased or restricted by covenant;

8. Sites designated for active recreation or recreational purposes in the municipal master plan. Municipalities may reserve three percent of their total developed and developable acreage for active municipal recreation and exclude this acreage from consideration as potential sites for low- and moderate-income housing. All sites designated for active recreation must be designated for active recreational purposes in the municipal master plan. Sites designated for active recreation must be purchased and limited to active recreational purposes within one year of substantive certification;

9. Environmentally sensitive lands where development is prohibited by any State or Federal agency.

i. Within the areas of the State regulated by the Pinelands Commission, Division of Coastal Resources of the DEP, and the New Jersey Meadowlands Commission, the Council shall adhere to the policies delineated in the Pinelands Comprehensive Management Plan, N.J.A.C. 7:50; the Coastal Permit Program Rules, N.J.A.C. 7:7; Coastal Zone Management rules, N.J.A.C. 7:7E; and the Zoning Regulations of the Hackensack Meadowlands District (N.J.A.C. 19:4).

ii. In areas of the State not regulated by the Pinelands Commission, the Division of Coastal Resources, and the New Jersey Meadowlands Commission, municipalities may exclude as potential sites for low- and moderate-income housing: inland wetlands as delineated on the New Jersey Freshwater Wetlands Maps, or when unavailable, the U.S. Fish and Wildlife Service National Wetlands Inventory; or as delineated on-site by the U.S. Army Corps of Engineers or DEP, whichever agency has jurisdiction; when on-site delineation is required by the Council; flood hazard areas as defined in N.J.A.C. 7:13; and sites with slopes in excess of 15 percent which render a site unsuitable for low- and moderate-income housing. In cases where part of a site is unsuitable for low- and moderate-income housing because of flood hazard areas or inland wetlands, the Council shall not permit low- and moderate-income housing to be constructed on that unsuitable part of the site; provided, however, that this rule shall not prohibit construction of low- and moderate-income housing on the remainder of the site. In the case of slopes in excess of 15 percent, a municipality may regulate inclusionary development through a steep slope ordinance, provided the ordinance also regulates non-inclusionary developments in a consistent manner. The Council reserves the right to exclude sites in whole or in part when excessive slopes threaten the viability of an inclusionary development.

iii. Where the Legislature adopts legislation that requires the mapping of other natural resources and provides a mechanism for their regulation,

the Council shall include such resources in its criteria and guidelines for municipal adjustment;

10. Individual sites that the municipality determines are not suitable for low- and moderate-income housing may also be eliminated from the inventory described in this subchapter upon submission of a detailed explanation for the exclusion attested to by a New Jersey-licensed Professional Planner; and

11. Municipalities shall also exclude from this calculation of total vacant and undeveloped lands, those owned by nonprofit organizations, counties, and the State or Federal government when such lands are precluded from development at the time of substantive certification.

(b) No municipality shall be required to utilize for affordable housing purposes land that is excluded from being designated as vacant land.

5:99-5.4 Vacant land adjustment review

(a) The Council shall review the existing land use map and inventory to determine which sites are most likely to develop for low- and moderate-income housing. All vacant sites shall initially be presumed to fall into this category. In addition, the Council may determine that other sites devoted to a specific use which involves relatively low-density development would create an opportunity for affordable housing if inclusionary zoning was in place. The Council may request a letter from the owner of sites that are not vacant indicating the site's availability for inclusionary development.

1. Municipalities may present documentation that the Council shall use to eliminate a site or part of a site from the inventory of sites described in N.J.A.C. 5:99-5.3(a). Partial elimination of a site shall not necessarily eliminate an entire site as unsuitable.

(b) The Council shall consider sites, or parts thereof, not specifically eliminated from the inventory described in N.J.A.C. 5:99-5.3(a), for inclusionary development. The Council shall consider the character of the area surrounding each site and the need to provide housing for low- and moderate-income households in establishing densities and set-asides for each site, or part thereof, remaining in the inventory.

(c) The municipality's vacant land adjustment will reflect its affordable housing obligation reduced by the number of units that can be provided in the municipality either through an economically feasible inclusionary development with set asides as determined pursuant to N.J.A.C. 5:99-5.2(c) and/or other affordable housing delivery techniques.

SUBCHAPTER 6. REHABILITATION PROGRAM

5:99-6.1 Rehabilitation obligation

(a) The purpose of a rehabilitation program is to renovate deficient housing units that are occupied by low- and moderate-income households. The estimate of each municipality's deficient units occupied by low- and moderate-income households is determined through the methodology provided in chapter Appendix B. This rehabilitation number may also be provided through a survey of the municipal housing stock conducted in accordance with the exterior housing survey available on the Council's website. Where the municipality or objector performs the exterior housing survey, the Council shall review the results of the data collected and shall modify the rehabilitation share number if it determines a modification is warranted.

(b) The following provisions shall apply to a rehabilitation program:

1. Housing deficiencies shall be corrected and the unit shall comply with the New Jersey State Housing Code, N.J.A.C. 5:28, or with the requirements of the Rehabilitation Subcode, N.J.A.C. 5:23-6, as applicable. For projects that require construction permits, the rehabilitated unit shall be considered complete at the date of final approval pursuant to the Uniform Construction Code.

2. Municipal rehabilitation investment for hard costs shall average at least \$8,000 per unit, and include improvements necessary for the provision of low- and moderate-income housing.

3. If an owner-occupied housing unit is sold prior to the end of the controls on affordability, at least part of the loan shall be recaptured and used to rehabilitate another housing unit, unless the unit is sold to a low- or moderate-income household at an affordable price pursuant to N.J.A.C. 5:99-10.

4. If the municipality structures a loan program to recapture funds, recaptured funds shall be deposited into an affordable housing trust fund pursuant to N.J.A.C. 5:99-11.8 and subject to the provisions thereof.

5. Pursuant to N.J.A.C. 5:99-2.2(b), units that are eligible to receive new construction credit may be used to address a municipal rehabilitation share.

(c) Units in a rehabilitation program shall be exempt from UHAC, but shall be administered in accordance with the following:

1. For owner-occupied units, the controls on affordability shall be for a minimum of 10 years and may be in the form of a lien recorded with the county clerk.

2. For rental units, the controls on affordability shall be for a minimum of 10 years and in the form of a deed restriction and may also include a lien, each recorded with the county clerk.

i. If a unit is vacant, upon initial rental subsequent to rehabilitation, or if a renter-occupied unit is re-rented prior to the end of controls on affordability, the deed restriction shall require the unit to be rented to a low- or moderate-income household at an affordable rent and affirmatively marketed pursuant to N.J.A.C. 5:99-10.3 and UHAC.

ii. If a unit is renter-occupied, upon completion of the rehabilitation, the maximum rate of rent shall be the lesser of the current rent or the maximum permitted rent pursuant to N.J.A.C. 5:99-10.3(a) and UHAC.

iii. Rents in rehabilitated units may increase annually based on the standards in N.J.A.C. 5:99-10.3(b).

(1) Applicant and/or tenant households shall be certified as income-eligible in accordance with N.J.A.C. 5:99-10 and UHAC, except that households in owner-occupied units shall be exempt from the regional asset limit.

(2) The municipality shall demonstrate the capability to administer the program by designating an experienced administrative agent in accordance with N.J.A.C. 5:99-10.

(d) The following minimum documentation shall be submitted by the municipality with its petition for substantive certification:

1. Information regarding the rehabilitation program on forms provided by the Council;

2. Documentation demonstrating the source(s) of funding;

3. A municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds; and

4. A schedule illustrating how the rehabilitation share shall be addressed within the period of substantive certification;

(e) The administrator of the rehabilitation program shall maintain files on each program applicant. The files may be used in responding to monitoring requests and periodic programmatic and fiscal audits conducted by the Council, and to protect the municipality against charges of irregularity. The files shall include, at a minimum:

1. An application, including the name and address of each applicant;

2. If the applicant is not approved, the reasons for the disapproval; and

3. If the applicant is approved:

i. Proof of income eligibility;

ii. A copy of the deed of the property to be rehabilitated;

iii. Proof of homeowner insurance;

iv. Proof that the applicant's income is sufficient to meet the carrying costs of the unit;

v. Proof that the municipal lien plus the total of other liens does not exceed the market value of the unit;

vi. The initial inspection by the building inspector, demonstrating that the structure is a deficient unit;

vii. The work write-up and cost estimate;

viii. Bids by contractors, a minimum of three bids;

ix. The final contract to do the work;

x. The payment schedule;

xi. Progress inspections and reports;

xii. Change orders;

xiii. A copy of the final inspection;

xiv. The lien and/or deed on the property; and

xv. A copy of the mortgage note.

(f) A municipality receiving State aid pursuant to P.L. 1978, c. 14 (N.J.S.A. 52:27D-178 et seq.) may seek a waiver from addressing its entire rehabilitation component in one 10-year period of substantive certification. A municipality seeking such a waiver shall demonstrate that

it cannot rehabilitate the entire rehabilitation component in 10 years and/or that an extraordinary hardship exists, related to addressing the entire rehabilitation component in 10 years.

SUBCHAPTER 7. FAIR SHARE OF PROSPECTIVE NEED

5:99-7.1 New construction general requirements

(a) A municipality shall consider the following techniques for providing low- and moderate-income housing within the municipality, as well as such other techniques as proposed by the municipality:

1. Rezoning for densities necessary to assure the realistic opportunity and economic viability of any inclusionary developments, through mandatory set-asides and density bonuses in addition to other incentives to the developer as may be necessary to meet all or part of the municipality's fair share.

i. The municipality shall provide an economic feasibility study for each site zoned for inclusionary development as detailed in N.J.A.C. 5:99-7.2(b).

ii. The zoning shall be accompanied by a plan for infrastructure expansion and rehabilitation if necessary to assure the achievement of the municipality's affordable housing obligation;

2. Donation or use of municipally owned land or land condemned by the municipality for purposes of providing low- and moderate-income housing;

3. Provision of housing units in a community residence for the developmentally disabled, as defined in section 2 of P.L. 1977, c. 448 (N.J.S.A. 30:11B-2), which shall be affordable to persons of low and moderate income;

4. Tax abatements for purposes of providing low- and moderate-income housing;

5. Use of public monies to make donations, grants, or loans of public funds for provision of new or substantially rehabilitated housing for low- and moderate-income households; and

6. Utilization of municipally-generated funds toward the construction of low- and moderate-income housing.

(b) New construction site criteria are as follows:

1. Municipalities shall designate suitable sites that are approvable, developable, and suitable, as defined in N.J.A.C. 5:99-1.2. In reviewing whether sites are realistic, the Council shall consider whether infrastructure is currently or imminently available. All sites designated for low- and moderate-income housing shall be consistent with the applicable area-wide water quality management plan (including the wastewater management plan) or be included in an amendment application filed prior to the grant of final substantive certification. If there is a denial by DEP within two years from the date the application is filed, then the Council shall revisit the viability of the site and housing plan to determine if it provides a realistic opportunity.

2. For each site zoned for new construction of low- and moderate-income units, the municipality shall provide the following minimum documentation:

i. A general description of each site to be used for inclusionary development, including, but not limited to, the following: acreage, current zoning, surrounding land uses, and street access. Maps (in electronic GIS format where available) shall be submitted showing the location of all sites;

ii. A description of any environmental constraints including steep slopes, wetlands, and flood plain areas. The municipality shall include calculations of the amount of acreage that is environmentally constrained and any remaining buildable acreage. Documentation shall include the appropriate wetland and flood plain maps required pursuant to N.J.A.C. 5:99-4.2(a)11;

iii. Information shall be submitted regarding location, size, and capacity of infrastructure lines and facilities within the service area, as well as the status of the applicable area-wide water quality management plan including the wastewater management plan. Documentation shall include maps showing the location of the sewer and water facilities; and

iv. For each site, the total number of housing units; the gross and net density of the proposed development; the total number of low- and moderate-income units; and the number of low- and moderate-income units that will be for sale and for rent.

(c) Municipalities shall structure plans for new construction, conversion, and gut rehabilitation (including new construction, conversion, and gut rehabilitation that was part of an RCA) that conform to the Council's rules and UHAC.

(d) The following concern accessible and adaptable affordable units:

1. The first floor of all newly constructed townhouse dwelling units and of all newly constructed multistory dwelling units that are attached to at least one other dwelling unit for which an application for a construction permit has not been declared complete by the enforcing agency before October 1, 2006, shall be subject to this subsection and the technical design standards of the Barrier Free Subcode at N.J.A.C. 5:23-7.5(a)6, provided the units are included in a municipal Fair Share Plan.

2. The Uniform Construction Code permit application submitted to the local enforcing agency shall include a plan to adapt the entrance to each townhouse or multistory dwelling unit that is subject to this subsection and that is not constructed with an accessible entrance.

i. Full compliance with this subsection shall not be required where an entity can demonstrate site impracticability consistent with the Barrier Free Subcode, N.J.A.C. 5:23-7.

3. The builder of the development shall deposit funds, sufficient to adapt 10 percent of the affordable units that have not been constructed with accessible entrances, with the municipality in which the units are located.

i. Upon release of the construction plans pursuant to the Uniform Construction Code, N.J.A.C. 5:23, the municipality shall deposit these funds in an affordable housing trust fund pursuant to N.J.A.C. 5:99-11. These funds shall be available for the purpose of making the adaptable entrance of any affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.

ii. In the case of a unit constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or who will reside in the dwelling unit, the accessible entrance that complies with the released construction plans shall be installed or constructed, as the case may be. The funds escrowed in the municipal affordable housing trust fund shall be used to effect the adaptation of the entrance to accommodate the resident with a disability.

5:99-7.2 Inclusionary zoning requirements

(a) General requirements concerning exclusionary zoning are as follows:

1. Inclusionary zoning ordinances shall be accompanied by an economic feasibility study pursuant to (b) below demonstrating a rational nexus between the density and affordable housing set-asides contained in the zoning and that the zoning provides adequate compensatory benefits to developers of affordable housing.

2. The proposed zoning for an inclusionary development shall be premised on a 10 percent set aside that may be adjusted based on the municipality's economic feasibility study or new construction obligation.

3. The Council, upon the joint application of a municipality and a developer, may approve reduced affordable housing set-asides or increased densities to ensure the economic feasibility of an inclusionary development.

4. Municipal Housing Elements and Fair Share Plans, and resolutions of approval as applicable, shall allow for phased construction pursuant to (c) below and phased performance guarantees for on-site, off-site, and off-tract improvements required of affordable housing developments.

5. Inclusionary zoning ordinances shall require that affordable units utilize the same heating source as market-rate units within the inclusionary development and have access to all community amenities available to market-rate units and subsidized in whole by association fees.

6. Inclusionary zoning ordinances shall require that the first floor of all townhouse dwelling units and all other multistory dwelling units comply with N.J.A.C. 5:99-7.1(d).

(b) The following concern economic feasibility and compensatory benefits:

1. All sites proposed for inclusionary development in a Fair Share Plan shall be accompanied by an economic feasibility study which shall consider densities and set-asides that are sufficient to address total

prospective need. The study shall compare pre- and post-zone change conditions and include the following:

i. An assessment of the cost to build market rate units;

ii. An assessment of the cost to build affordable units;

iii. An assessment of the cost to build and operate rental units;

iv. An assessment of capital markets;

v. An assessment of whether the rate of return is sufficient to attract developers;

vi. Identification of set-asides and density bonuses as well as other effective affirmative planning and zoning devices being used;

vii. Analysis of unnecessary cost producing requirements or restriction that could be eliminated or additional affirmative planning and zoning devices that could be used if a site as originally proposed is determined not to provide a realistic opportunity and an analysis of the effectiveness of compensatory benefits provided to the developer;

viii. An assessment of market demands for particular housing types (for example, single-family homes, townhouses, garden apartments, etc.) and an analysis of the potential impact of absorption rates for different housing types on proposed zoning;

ix. An assessment of how the development will affect the character of the community;

x. Any other factors necessary to determine if the site provides a realistic opportunity for the construction of affordable housing; and

xi. A certification or certifications by the individual or group that conducted the economic feasibility study that, based on the study, each site in a municipality's housing element zoned for the production of affordable housing provides a realistic opportunity for the construction of that housing.

2. Compensatory benefits shall be available to the developer of an inclusionary site and reviewed in the economic feasibility study. Municipalities shall use the standards set forth at N.J.S.A. 40:55D-40.1 through 40.7 as a frame of reference. Municipalities that intend to impose more stringent standards shall bear the burden of justifying the need for such standards. In its review of municipal ordinances, the Council shall give special attention to:

i. Evidence of incentives and/or cost reductions to developers of affordable housing involving building setbacks, building height and/or stories, spacing between buildings, and impervious surface standards;

ii. Removal of requirements to provide oversized water and sewer mains, as well as stormwater management provisions including culverts, to accommodate future development without a reasonable prospect for reimbursement;

iii. Removal of excessive road width, pavement specifications and parking requirements;

iv. Density bonuses that bear a rational nexus between increased costs directly attributable to affordable housing requirements and value enhancements that result from increased development yield;

v. The combined impact of requirements that cumulatively prevent an inclusionary development from achieving the density and set-aside necessary to address the municipal fair share. Examples of such requirements include, but are not limited to: building set-backs, spacing between buildings, impervious surface requirements, and open space requirements; and

vi. Excessive requirements for sidewalks, paved paths, culverts, pumping stations, landscaping, buffering, and reforestation.

3. Failure to provide an appropriate density or remove unnecessary cost generative requirements on an affordable housing development application shall be considered a reason for determination that the zoning on an inclusionary site is not realistic.

(c) Phasing criteria are as follows:

1. Municipal housing elements and fair share plans shall allow for phased construction and phased bonding of on-site, off-site, and off-tract improvements required of inclusionary developments.

2. Municipalities zoning for inclusionary development shall require low- and moderate-income housing units to be built in accordance with the following schedule:

<u>Minimum Percentage of Low and Moderate Income Units Completed</u>	<u>Percentage of Market Housing Units Completed</u>
0	10
25	25 + 1 unit
50	50
75	75
100	90

3. A newly constructed unit is considered complete when the certificate of occupancy is issued.

4. If the phasing schedule in (c)2 above is not feasible due to the nature of the development, the municipality shall require a phasing schedule and/or a performance guarantee that ensures the affordable housing units are completed prior to the completion of the market rate units in a particular development.

(d) The following concern payments in lieu of construction:

1. Inclusionary developments shall integrate low- and moderate-income units with the market units, to the extent it is economically feasible to do so; alternatively, the ordinance may allow the developer the option of providing the units elsewhere in the municipality or making a payment in lieu of providing the whole or fractional affordable units required by the zoning, subject to the following:

i. Payments in lieu shall only be permitted when a municipality can demonstrate why a site that has been determined to be economically feasible for the construction of affordable housing should not have affordable housing built on site.

ii. Payments in lieu of constructing affordable units may represent fractional affordable units where the number of affordable units required as a result of a strict application of a required set-aside percentage results anything other than a whole number of affordable units.

iii. The zoning ordinance may include specific criteria to be met for a development to be eligible to provide a payment in lieu. Examples of such criteria include, but are not limited to, environmental or site configuration concerns that were not fully contemplated within the economic feasibility study. Once criteria are established by ordinance, exercising the option shall be at the developer's discretion.

iv. The amount of payments in lieu of constructing affordable units on site shall be established by ordinance and based on the net cost of subsidizing affordable housing within the municipality after considering estimated land values and development costs associated with compliance techniques included in the municipality's Fair Share Plan and Spending Plan. The cost of constructing new residential units includes the sum of development hard costs, related soft costs, and developer's fees pursuant to the cost containment provisions of N.J.A.C. 5:43-2.4(a)1 through 6 and land costs based on the first quartile of land values for comparable housing types within the municipality. Amounts required by ordinance shall be based on a net cost of producing affordable units that offsets reasonable delivery costs with proceeds anticipated from the sale of the unit and/or the capitalization of rental income. Anticipated proceeds from the sale or rental of affordable units shall be calculated to conform to the income stratification and bedroom distribution criteria outlined in N.J.A.C. 5:80-26. Payment in lieu amounts shall be re-established periodically but not less frequently than once every five years. Payment in lieu amounts shall also bear a rational nexus to the contemplated delivery techniques included in municipal Fair Share Plan.

v. Payments in lieu of constructing affordable units shall be deposited into an affordable housing trust fund pursuant to N.J.A.C. 5:99-11.6 and subject to the provisions thereof.

vi. Payments in lieu of constructing affordable housing shall not be permitted in a zone or on a site without an affordable housing requirement. Zoning that does not require an affordable housing set-aside or permit a corresponding payment in lieu may be subject to a development fee ordinance pursuant to N.J.A.C. 5:99-11.3.

5:99-7.3 New construction; municipally owned land and 100 percent affordable construction

(a) Municipally sponsored and 100 percent affordable developments include, but are not limited to:

1. Developments in which all units are available to low- and moderate-income households;

2. Units created through a municipal partnership with a non-profit or other affordable housing provider; and

3. Developments for which the municipality serves as the primary sponsor.

(b) Municipally sponsored and 100 percent affordable developments shall comply with N.J.A.C. 5:99-7.1.

1. If the municipality is sponsoring a community residence for the developmentally disabled, the requirements of N.J.A.C. 5:99-7.4 shall apply.

(c) The following minimum documentation shall be submitted with the municipality's petition for substantive certification:

1. A demonstration that the municipality or developer/sponsor has site control or has the ability to control the site(s). Control may be in the form of outright ownership, a contract to purchase, or an option on the property;

2. A description of the site, including the street location, block and lot, and acreage;

3. A demonstration of the suitability of the site;

4. A request for proposals (RFP) or executed agreement, including a schedule for the construction of the units, with the developer or sponsor; or documentation that the development has received preliminary or final approvals; and

5. Detailed information demonstrating that the municipality or developer has adequate funding capabilities. The documentation shall include:

i. A pro forma statement for the project; and

ii. Evidence of adequate and stable funding. If State and/or Federal funds will be used, documentation shall be provided indicating the available funding and any pending applications. In the case where an application for outside funding is pending, a stable alternative source such as municipal bonding shall be provided in the event the funding request is not approved. As outside funds become available, the municipality may reduce its reliance on municipal sources.

(d) The following documentation shall be submitted prior to marketing the completed units:

1. A draft or adopted operating manual that includes a description of the program procedures and administration in accordance with UHAC;

2. An affirmative marketing plan in accordance with UHAC; and

3. Designation of an experienced administrative agent, including a statement of his or her qualifications, in accordance with N.J.A.C. 5:98-18.

5:99-7.4 Community residences for the developmentally disabled

(a) The following provisions shall apply to community residences for the developmentally disabled:

1. The unit of affordable housing shall be the bedroom.

2. Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to N.J.A.C. 5:99-4.3(a)6.

3. Occupancy shall not be restricted to youth under 18 years of age.

4. All sites shall meet the site suitability criteria set forth in N.J.A.C. 5:99-4.3 and 7.1(b).

5. The municipality or developer/sponsor shall have site control or the ability to control the site(s).

(b) The bedrooms and/or units pursuant to (a) above shall comply with N.J.A.C. 5:99-10 and UHAC with the following exceptions:

1. Community residences for the developmentally disabled shall be affirmatively marketed to individuals with special needs in accordance with a plan approved by the Council's Executive Director;

2. Affordability average and bedroom distribution; and

3. With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, community residences for the developmentally disabled shall have the appropriate controls on affordability in accordance with N.J.A.C. 5:99-10 and UHAC.

(c) The following minimum documentation for community residences for the developmentally disabled shall be submitted by the municipality with its petition for substantive certification:

1. Information regarding the development;
2. A description of the site, including the street location, block and lot, and acreage;
3. A demonstration of the suitability of the site;
4. A demonstration that the municipality or provider has site control or has the ability to control the site(s); control may be in the form of outright ownership, a contract to purchase, or an option on the property;
5. An executed agreement, including a schedule for the construction of the development, with the provider, sponsor, or developer;
6. A pro forma for the development;
7. Documentation demonstrating the source(s) of funding; and
8. A municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds.

(d) The following documentation shall be submitted prior to marketing the completed units or facility:

1. An affirmative marketing plan in accordance with (b)1 above; and
2. Proof that the community residences for the developmentally disabled is regulated by the New Jersey Department of Human Services or another State agency in accordance with the requirements of this section, which includes validation of the number of bedrooms or units in which low- or moderate-income occupants reside.

5:99-7.5 Redevelopment and rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

(a) The following provisions shall apply to affordable housing units proposed in a redevelopment area or rehabilitation area:

1. All sites shall meet the site suitability criteria set forth in N.J.A.C. 5:99-4.3 and 7.1(b).
2. The municipality shall designate the site as an area in need of redevelopment or rehabilitation.
3. The municipality shall adopt a redevelopment plan.
4. The redevelopment agreement shall comply with N.J.A.C. 5:99-7.2(b).
5. The municipality shall issue a request for proposals for a designated redeveloper, if applicable.

(b) The units shall comply with N.J.A.C. 5:99-10 and UHAC.

(c) The following minimum documentation shall be submitted with the municipality's petition for substantive certification:

1. Demonstration that the resolution designating the area in need of redevelopment or rehabilitation has been approved by DCA, if required by the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., at the time the area was so designated;
2. A redevelopment plan adopted by the governing body which includes the requirements for affordable housing;
3. Information and documentation in accordance with N.J.A.C. 5:99-7.1(b) and 7.2; and
4. An anticipated timeline and development process expected for the site.

(d) The following minimum documentation shall be submitted by the municipality prior to the grant of substantive certification or in accordance with phasing schedule that has been approved by the Council:

1. A demonstration that the municipality or redeveloper either has site control or a plan in place for obtaining site control, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.;
2. An executed redevelopment agreement that results in the creation of affordable housing and which shall include the following:
 - i. A description of the number, tenure, and type of units;
 - ii. A schedule for the overall redevelopment plan, including the phasing of residential development pursuant to N.J.A.C. 5:99-7.2(c); and
 - iii. Compliance with N.J.A.C. 5:99-7.2(b); and
3. A demonstration that any affordable units being removed as a result of the redevelopment or rehabilitation are being replaced on a one for one basis in accordance with N.J.S.A. 40A:12A-7.

(e) The following documentation shall be submitted prior to marketing the completed units:

1. A draft or adopted operating manual that includes a description of the program procedures and administration in accordance with UHAC; and
2. An affirmative marketing plan in accordance with UHAC, except that low- and moderate-income households that have been displaced in

areas designated in need of redevelopment or areas in need of rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., may be provided a preference over other applicants for referral to the newly created restricted units within the redevelopment area, provided that households otherwise meet all certification requirements set forth at N.J.A.C. 5:80-26.6.

SUBCHAPTER 8. REVOCATION OF SUBSTANTIVE CERTIFICATION

5:99-8.1 Council action leading to revocation of substantive certification

A Council determination, after a hearing conducted pursuant to the Administrative Procedure Act, N.J.S.A. 52:14B-1 et seq., that a municipality has delayed action on an inclusionary development application, required unnecessary cost generating standards, or obstructed the construction of an inclusionary development may result in Council action revoking substantive certification.

SUBCHAPTER 9. REGIONAL CONTRIBUTION AGREEMENTS

5:99-9.1 Regional Contribution Agreement (RCA)

(a) Pursuant to P.L. 2008, c. 46, the Council shall not consider any RCAs which were not granted approval by the Council or a court of competent jurisdiction prior to July 17, 2008. If the receiving municipality intends to utilize funds for a use other than what was approved in the project plan, it shall seek a Project Plan Amendment in accordance with (b) below.

(b) A Project Plan Amendment shall be in such a form and contain such information as the Council or the Agency may require, and shall include:

1. The names of the project(s) and/or program(s) and the number of affordable units funded by the RCA;
2. Development costs, and additional sources of funding for the projects or programs;
3. Compliance with the Council and UHAC rules;
4. The agent responsible for administering the affordable units; and
5. Any other documentation specific to the review of the Project Plan Amendment as may be required by the Council.

5:99-9.2 General provisions

(a) Municipalities that have received RCA approval from the Council or a court of competent jurisdiction shall continue to comply with the terms of the RCA contract and approved project plan.

(b) RCA funds and recaptured RCA funds shall be deposited into a separate interest bearing escrow account for each RCA.

(c) A receiving municipality shall enter into an escrow agreement with the Council and the bank that holds the escrow account, whereby the Council has access to the escrow account.

(d) A receiving municipality shall continue to designate a RCA Administrator pursuant to N.J.A.C. 5:98-19 and, subject to the Council's approval, appoint a municipal employee to serve in that position.

(e) The RCA Administrator of the receiving municipality shall submit monitoring reports to the Council setting forth fiscal accountability and progress in implementing the projects to be produced under the RCA. These reports shall be submitted at such time and in such form as the Council and the Agency may require.

5:99-9.3 Project Plan Amendments

(a) The receiving municipality shall submit a completed RCA Project Plan Amendment application to the Agency and Council delineating the manner in which the receiving municipality shall create or rehabilitate low- and moderate-income housing in response to the RCA.

(b) The Agency shall review and provide the Council with a recommendation regarding the financial feasibility of the RCA Project Plan Amendment prior to the Council's approval of the Project Plan Amendment.

(c) An RCA Project Plan Amendment shall be approved by resolution upon a finding by the Council that:

1. The receiving municipality's Project Plan Amendment is a financially feasible means of achieving the purposes of the RCA, as determined by the Agency; and

2. All units created or rehabilitated with the RCA funds are complying with N.J.A.C. 5:93 and UHAC, as applicable.

(d) Upon recommendation of the Agency, the Council may approve, as part of the RCA Project Plan Amendment, a provision that the time limitations for contractual guarantees or resale controls for low- and moderate-income units included in the proposed RCA Project Plan Amendment may be for less than 30 years if the Agency determines that modification is necessary to assure the economic viability of the project.

5:99-9.4 Excess RCA funds

The use of all funds shall be specified in an RCA Project Plan and shall be subject to Council approval. If there are funds in excess of the amount necessary to implement the RCA, the balance may be used within the receiving municipality on the type of project approved in the project plan. If the receiving municipality intends to utilize the excess funds for a use other than what was approved in the project plan, it shall seek a Project Plan Amendment in accordance with N.J.A.C. 5:99-9.3.

5:99-9.5 Enforcement

(a) The Council shall take such actions as may be necessary to enforce an RCA with respect to the timely implementation of a project by the receiving municipality. Such actions may include, but are not limited to, one or more of the following:

- 1. Initiating a lawsuit to enforce an RCA contract;
- 2. Ordering the receiving municipality's bank to cease disbursements from the RCA escrow account;
- 3. Ordering the receiving municipality to amend its RCA Project Plan to include viable alternative housing activity;
- 4. Directing the use of RCA funds to eligible housing activity in the municipality, county, or region; or
- 5. Such other actions as the Council may determine necessary.

SUBCHAPTER 10. ADMINISTRATION OF AFFORDABLE UNITS

5:99-10.1 Applicability of UHAC

(a) Affordable housing included in a municipal Fair Share Plan shall comply with UHAC. The units shall comply with this subchapter and UHAC with the following exemptions/exceptions:

1. A judgment of foreclosure or a deed in lieu of foreclosure to a financial institution regulated by State and/or Federal law or to a lender on the secondary mortgage market (including, but not limited to, the Federal National Mortgage Association, the Home Loan Mortgage Corporation, the Government National Mortgage Association, or an entity acting on their behalf) shall extinguish controls on affordable housing units provided there is compliance with N.J.A.C. 5:99-10.2. Notice of foreclosure shall allow the administrative entity, the municipality, the DCA, the Agency, or a non-profit entity to purchase the affordable housing unit at a negotiated price not to exceed the maximum sales price and maintain it as an affordable unit for the balance of the intended period of controls. Failure to purchase the affordable housing unit shall result in the Council adding that unit to the affordable housing obligation to which it had previously been assigned.

2. In the event of a foreclosure sale, the owner of the affordable housing unit shall be personally obligated to pay to the administrative entity responsible for assuring affordability, any surplus funds, but only to the extent that such surplus funds exceed the difference between the

sales price at the time of foreclosure and the amount necessary to redeem the debt to the financial institution, including costs of foreclosure.

3. The affordability controls in this subchapter shall be applied to units in the forms of Appendices A through D incorporated by reference into this subchapter.

4. The condominium or homeowner association fee of the affordable units must be proportionate to the square footage and/or lower cost of the affordable unit relative to the market rate units.

5. All units regulated by this subchapter must include the Housing Resource Center, the State's free online listing service at www.njhrcc.gov, as a part of the affirmative fair marketing plan.

6. Administrative agents may grant a waiver of the income qualification requirement for units where a buyer has not been identified for an extended period of time and where the administrative agent has developed a set of criteria to determine that a waiver is necessary due to a lack of qualified applicants. This waiver shall not change the deed restriction in any way on the unit and the next sale shall be conducted according to the regulations.

5:99-10.2 Regional income limits

(a) Administrative agents shall utilize the regional income limits established by the Council for the purpose of pricing affordable units and determining income eligibility of households.

(b) Regional income limits shall be established by the Council based on the median income by household size, which shall be established by a regional weighted average of the uncapped Section 8 income limits published by the U.S. Department of Housing and Urban Development (HUD). To compute this regional income limit, the HUD determination of median county income for a family of four is multiplied by the estimated households within the county. The resulting product for each county within the housing region is summed. The sum is divided by the estimated total households in each housing region. This quotient represents the regional weighted average of median income for a household of four. This regional weighted average is adjusted by household size based on multipliers used by HUD to adjust median income by household size.

(c) The Executive Director of the Council shall annually approve the regional income limits based on household size. In no event shall the income limits be less than the previous year. The regional income limits shall be posted on the Council's website.

5:99-10.3 Establishing sale prices and rents of units

(a) In establishing sale prices and rents of affordable housing units, the administrative agent shall follow the procedures set forth in UHAC, utilizing the regional income limits established by the Council.

(b) The price of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.

(c) The rent of low- and moderate-income units may be increased annually based on the percentage increase in the Housing Consumer Price Index for the United States. This increase shall not exceed nine percent in any one year. Rents for units constructed pursuant to low income housing tax credit regulations shall be indexed pursuant to the regulations governing low income housing tax credits, N.J.A.C. 5:80-33.

APPENDIX A

**DEED-RESTRICTED AFFORDABLE HOUSING UNIT WITH
RESTRICTIONS ON RESALE AND REFINANCING**

Deed To State Regulated Property
With Covenants Restricting Conveyance
And Mortgage Debt

THIS DEED is made on this the _____ day of _____, 20__ by and between

(Grantor)

and _____
(Grantee).

Article 1. Consideration and Conveyance

In return for payment to the Grantor by the Grantee of _____ Dollars (\$ _____), the receipt of which is hereby acknowledged by the Grantor, the Grantor hereby grants and conveys to the Grantee all of the land and improvements thereon as is more specifically described in Article 2, hereof (the Property).

Article 2. Description of Property

The Property consists of all of the land, and improvements thereon, that is located in the municipality of _____, County of _____, State of New Jersey, and described more specifically as Block No. _____ Lot No _____, and known by the street address:

Article 3. Grantor’s Covenant

The Grantor hereby covenants and affirms that Grantor has taken no action to encumber the Property. This promise is called a “covenant as to grantor’s act” (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights, which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor.)

Article 4. Affordable Housing Covenants

Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, *et seq.*, the “Regulations”) and any amendments, changes or supplements thereto. Consistent with the Regulations, the following covenants (the “Covenants”) shall run with the land for the period of time commencing upon the earlier of (a) the date hereof or (b) the prior commencement of the “Control Period”, as that term is defined in the Regulations, and terminating upon the expiration of the Control Period as provided in the Regulations.

In accordance with N.J.A.C. 5:80-26.5, each restricted unit shall remain subject to the requirements of this subchapter, the “Control Period,” until the municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 30 years;

- A. The Property may be conveyed only to a household who has been approved in advance and in writing by the Housing Affordability Service of the New Jersey Housing and Mortgage Finance Agency, or other administrative agent appointed under the Regulations (hereinafter, collectively, the “Administrative Agent”).
- B. No sale of the Property shall be lawful, unless approved in advance and in writing by the Administrative Agent, and no sale shall be for a consideration greater than maximum permitted price (“Maximum Resale Price”, or “MRP”) as determined by the Administrative Agent.
- C. No refinancing, equity loan, secured letter of credit, or any other mortgage obligation or other debt (collectively, “Debt”) secured by the Property, may be incurred except as approved in advance and in writing by the Administrative Agent. At no time shall the Administrative Agent approve any such Debt, if incurring the Debt would make the total of all such Debt exceed Ninety-Five Percent (95%) of the applicable MRP.
- D. The owner of the Property shall at all times maintain the Property as his or her principal place of residence.
- E. Except as set forth in F, below, at no time shall the owner of the Property lease or rent the Property to any person or persons, except on a short-term hardship basis as approved in advance and in writing by the Administrative Agent.
- F. If the Property is a two-family home, the owner shall lease the rental unit only to income-certified low-income households approved in writing by the Administrative Agent, shall charge rent no greater than the maximum permitted rent as determined by the Administrative Agent, and shall submit for written approval of the Administrative Agent copies of all proposed leases prior to having them signed by any proposed tenant.
- G. No improvements may be made to the Property that would affect its bedroom configuration, and in any event, no improvement made to the Property will be taken into consideration to increase the MRP, except for improvements approved in advance and in writing by the Administrative Agent.

Article 5. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing. Accordingly, and as set forth in N.J.A.C. 5:80-26.10A(b):

- A. In the event of a threatened breach of any of the Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent shall have all remedies provided at law or equity including but not limited to forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

Article 6. Waiver for COAH regulated Affordable Housing Properties

If the Property is restricted under Council on Affordable Housing regulations, notwithstanding N.J.A.C. 5:80-26.5 (e), the event of foreclosure will render this Deed with Covenants executed for this Property by the purchaser void and terminated.

EXECUTION BY GRANTOR

Signed by the Grantor on the date hereof. If the Grantor is a corporation, this Deed is signed by a corporate officer who has authority to (a) convey all interests of the corporation that are conveyed by this Deed, and (b) to bind the corporation with respect to all matters dealt with herein.

Signed, sealed and delivered in the presence of or attested by: _____ [seal]
_____ [seal]
_____ [seal]
_____ [seal]

CERTIFICATE OF ACKNOWLEDGEMENT BY INDIVIDUAL

State of New Jersey, County of _____

I am either (check one) ___ a Notary Public or ___ a _____, an officer authorized to take acknowledgements and proofs in the state of New Jersey. I sign this acknowledgement below to certify that it was executed before me. On this the ___ day of _____, 20___ appeared before me in person. (If more than one person appears, the words "this person" shall include all persons named who appeared before the officer making this acknowledgement). I am satisfied that this person is the person named in and who signed this Deed.

This person also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, c. 49, sec. 1(c), is \$_____.

Officer's signature: Sign above, and print stamp or type name below

CORPORATE PROOF BY SUBSCRIBING WITNESS

State of New Jersey, County of _____

I am either (check one) ___ a Notary Public or ___ a _____, an officer authorized to take acknowledgements and proofs in the state of New Jersey. On this the ___ day of _____, 20___, _____ (hereinafter the "Witness") appeared before me in person. The Witness was duly sworn by me, and under oath stated and proved to my satisfaction that:

1. The Witness is the _____ secretary of the corporation which is the Grantor described as such in this deed (hereinafter the "Corporation").
2. _____, the officer who signed this Deed is the (title)_____ of the Corporation (hereinafter the "Corporate Officer").
3. The making, signing, sealing and delivery of this Deed have been duly authorized by a proper resolution of the Board of Directors of the Corporation.
4. The Witness knows the corporate seal affixed to this Deed is the corporate seal of the Corporation. The Corporate Officer affixed the seal to this Deed. The Corporate Officer signed and delivered this Deed as and for the voluntary act and deed of the Corporation. All this was done in the presence of the Witness who signed this Deed as attesting witness. The Witness signs this proof to attest to the truth of these facts.

The Witness also acknowledges that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, c. 49, sec. 1(c), is \$_____.

Sworn and signed before me on the date above written:

Witness: Sign above and print or type name below

Officer's signature: Sign above, and print stamp or type name below

APPENDIX B

MANDATORY DEED FORM FOR OWNERSHIP 95/5 UNITS

Deed

DEED-RESTRICTED AFFORDABLE HOUSING UNIT WITH RESTRICTIONS ON RESALE AND REFINANCING

To State Regulated Property

With Covenants Restricting Conveyance

And Mortgage Debt – With 95/5 Recapture

THIS DEED is made on this the ___ day of _____, 20___ by and between _____ (Grantor) and _____ (Grantee).

Article 1. Consideration and Conveyance

In return for payment to the Grantor by the Grantee of _____ Dollars (\$.), the receipt of which is hereby acknowledged by the Grantor, the Grantor hereby grants and conveys to the Grantee all of the land and improvements thereon as is more specifically described in Article 2, hereof (the Property).

Article 2. Description of Property

The Property consists of all of the land, and improvements thereon, that is located in the municipality of _____, County of _____, State of New Jersey, and described more specifically as Block No. _____ Lot No. _____, and known by the street address: _____

Article 3. Grantor's Covenant

The Grantor hereby covenants and affirms that Grantor has taken no action to encumber the Property.

Article 4. Affordable Housing Covenants

Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, et seq, the "Regulations"). Consistent with the Regulations, the following covenants (the "Covenants") shall run with the land for the period of time commencing upon the earlier of (a) the date hereof or (b) the prior commencement of the "Control Period", as that term is defined in the Regulations, and terminating upon the expiration of the Control Period as provided in the Regulations.

- A. The Property may be conveyed only to a household who has been approved in advance and in writing by _____, an administrative agent appointed under the Regulations (hereinafter, collectively, the "Administrative Agent").
- B. No sale of the Property shall be lawful, unless approved in advance and in writing by the Administrative Agent, and no sale shall be for a consideration greater than maximum permitted price ("Maximum Resale Price", or "MRP") as determined by the Administrative Agent.
- C. No refinancing, equity loan, secured letter of credit, or any other mortgage obligation or other debt (collectively, "Debt") secured by the Property, may be incurred except as approved in advance and in writing by the Administrative Agent. At no time shall the Administrative Agent approve any such Debt, if incurring the Debt would make the total of all such Debt exceed Ninety-Five Percent (95%) of the applicable MRP.
- D. The owner of the Property shall at all times maintain the Property as his or her principal place of residence.
- E. Except as set forth in F, below, at no time shall the owner of the Property lease or rent the Property to any person or persons, except on a short-term hardship basis as approved in advance and in writing by the Administrative Agent.
- F. If the Property is a two-family home, the owner shall lease the rental unit only to income-certified low-income households approved in writing by the Administrative Agent, shall charge rent no greater than the maximum permitted rent as determined by the Administrative Agent, and shall submit for written approval of the Administrative Agent copies of all proposed leases prior to having them signed by any proposed tenant.
- G. No improvements may be made to the Property that would affect its bedroom configuration, and in any event, no improvement made to the Property will be taken into consideration to increase the MRP, except for improvements approved in advance and in writing by the Administrative Agent;
- H. The affordable housing covenants, declarations and restrictions implemented by this Declaration and by incorporation, N.J.A.C. 5:80-26.1 *et seq.*, shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to the Affordable Unit so long as the Affordable Unit remains subject to the affordability controls being implemented by this Declaration;
- I. The Affordable Units are subject to a _____ year affordability control period that commenced on the date of first conveyance of title, which is _____, of this Affordable Unit governed by this Declaration to a certified affordable purchaser who has executed the documents required by N.J.S.A. 5:80-26.1 *et seq.*

Article 5. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing. Accordingly, and as set forth in N.J.A.C. 5:80-26.1 *et seq.*:

- A. In the event of a threatened breach of any of the Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent shall have all remedies provided at law or equity including but not limited to forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

Article 6. Notice of Resale, Recapture Covenant and 95/5 Purchase Options

- A. The owner of the Property is required to notify the [...ADMINISTRATIVE AGENT...] and New Jersey Council On Affordable Housing by certified mail of any intent to sell the property 90 days prior to entering into an agreement for the first non-exempt sale of the Property after the conclusion of the Control Period, as set forth in Section 5:93-9.8(b)(2) of the Substantive Rules of the New Jersey Council On Affordable Housing as in effect at the time the Property was first restricted as part of the Affordable Housing Program.
- B. Upon the first such non-exempt sale of the Property, Ninety-Five Percent (95%) of the difference between (i) the actual sale price and (ii) the regulated maximum sales price that would be applicable were the Control Period still in effect, shall be paid at closing to the New Jersey Department of Community Affairs, acting as receiving agent for the local municipality.
- C. Such non-exempt sale is subject to the options provided for in Sections 5:80-26.20 (Option to buy 95/5 units), 5:80-26.21 (Municipal option on 95/5 units), 5:80-26.22 (State option on 95/5 units), 5:80-26.23 (Non-profit option on 95/5 units), 5:80-26.24 (Seller option on 95/5 units), 5:80-26.25 (Municipal rejection of repayment option on 95/5 units) and 5:80-26.26 (Continued application of options to create, rehabilitate or maintain 95/5 units) of the Uniform Housing Affordability Control Rules, found in Title 5, Chapter 80, Subchapter 26, of the New Jersey Administrative Code.

Article 7. Waiver for COAH regulated Affordable Housing Properties

If the Property is restricted under Council on Affordable Housing regulations, notwithstanding N.J.A.C. 5:80-26.5 (e), the event of foreclosure will render this Deed with Covenants executed for this Property by the purchaser void and terminated.

EXECUTION BY GRANTOR

Signed by the Grantor on the date hereof. If the Grantor is a corporation, this Deed is signed by a corporate officer who has authority to (a) convey all interests of the corporation that are conveyed by this Deed, and (b) to bind the corporation with respect to all matters dealt with herein.

 Signed, sealed and delivered in
 The presence of or attested by: _____ [seal]
 _____ [seal]
 _____ [seal]
 _____ [seal]

CERTIFICATE OF ACKNOWLEDGEMENT BY INDIVIDUAL

State of New Jersey, County of _____
 I am either (check one) _____ a Notary Public or _____ a _____, an officer authorized to take acknowledgements and proofs in the state of New Jersey. I sign this acknowledgement below to certify that it was executed before me. On this the _____ day of _____, 20 _____ appeared before me in person. (If more than one person appears, the words "this person" shall include all persons named who appeared before the officer making this acknowledgement). I am satisfied that this person is the person named in and who signed this Deed.

This person also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, c. 49, sec. 1(c), is \$ _____.

Officer's signature: Sign above, and print stamp or type name below

CORPORATE PROOF BY SUBSCRIBING WITNESS

State of New Jersey, County of _____

I am either (check one) _____ a Notary Public or _____ a _____, an officer authorized to take acknowledgements and proofs in the state of New Jersey. On this the _____ day of _____, 20____, _____ (hereinafter the "Witness") appeared before me in person. The Witness was duly sworn by me, and under oath stated and proved to my satisfaction that:

1. The Witness is the _____ secretary of the corporation which is the Grantor described as such in this deed (hereinafter the "Corporation").
2. _____, the officer who signed this Deed is the (title) _____ of the Corporation (hereinafter the "Corporate Officer").
3. The making, signing, sealing and delivery of this Deed have been duly authorized by a proper resolution of the Board of Directors of the Corporation.
4. The Witness knows the corporate seal affixed to this Deed is the corporate seal of the Corporation. The Corporate Officer affixed the seal to this Deed. The Corporate Officer signed and delivered this Deed as and for the voluntary act and deed of the Corporation. All this was done in the presence of the Witness who signed this Deed as attesting witness. The Witness signs this proof to attest to the truth of these facts.

The Witness also acknowledges that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, c. 49, sec. 1(c), is \$ _____.

Sworn and signed before me on the date above written:

Witness: Sign above and print or type name below

Officer's signature: Sign above, and print stamp or type name below

APPENDIX C-1

RESTRICTIVE COVENANT REQUIRED BY N.J.A.C. 5:80-26.5(d)

Declaration Of Covenants, Conditions

And Restrictions

Implementing Affordable Housing Controls

On State Regulated Property

**DEED-RESTRICTED AFFORDABLE HOUSING UNIT WITH
RESTRICTIONS ON RESALE AND REFINANCING**

For New Units

Fair Housing Act Required Covenants Restricting Use, Conveyance

And Mortgage Debt

THIS DECLARATION is made this _____ day of _____, 200____, by _____, a _____ (State of domicile) _____ (corporation, limited partnership or other entity), having its principle address at _____ (hereinafter referred to as "Developer").

WHEREAS, Developer is the owner of _____ units, more fully described on Schedule A attached hereto and made a part hereof (hereinafter referred to as the "Affordable Units") which are situated within _____ a (condominium or residential development) consisting of a total of _____ dwelling units located in the Municipality of _____, County of _____, State of New Jersey; and

WHEREAS, municipalities within the State of New Jersey are required by the Fair Housing Act (P.L. 1985, c. 222) (hereinafter the "Act") to provide for their fair share of housing that is affordable to households with low or moderate incomes in accordance with the provisions of the Act; and

WHEREAS, the Act requires that municipalities insure that such designated housing remains affordable to low and moderate income households;

WHEREAS, pursuant to the Act, the Affordable Units described in Exhibit A attached to this Agreement have been designated as low and moderate income housing as defined by the Act; and

WHEREAS, the purpose of this Declaration is to insure that the described Affordable Units remain affordable to low and moderate-income eligible households for that period of time described in Section _____ of this Declaration.

NOW, THEREFORE, it is the intent of this Declaration to insure that the affordability controls are recorded on each of the affordable units so as to bind the owners of the Affordable Units of the covenants, conditions and restrictions which they shall be required to comply and to notify all future purchasers of the affordable units that the housing unit is encumbered with affordability controls.

Article 1. Affordable Housing Covenants

The sale and use of each Affordable Unit subject to this Declaration is governed by regulations governing controls on affordability, which are found in New Jersey Administrative Code at Title 5, chapter 93, subchapter 9 (N.J.A.C. 5:93-9.1, *et seq.*), and chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, *et seq.*) (the "Regulations"). Consistent with the Regulations, the following covenants (the "Covenants") shall run with the land, for each respective Affordable Unit, for the period of time commencing upon the earlier of (a) the date hereof or (b) the prior commencement of the "Control Period", as that term is defined in the Regulations, and terminating upon the expiration of the Control Period as provided in the Regulations.

A. The Affordable Unit may be conveyed only to a household who has been approved in advance and in writing by _____, an administrative agent appointed under the Regulations (hereinafter, collectively, the "Administrative Agent").

B. No sale of the Affordable Unit shall be lawful, unless approved in advance and in writing by the Administrative Agent, and no sale shall be for a consideration greater than maximum permitted price ("Maximum Resale Price", or "MRP") as determined by the Administrative Agent.

- C. No refinancing, equity loan, secured letter of credit, or any other mortgage obligation or other debt (collectively, "Debt") secured by the Affordable Unit, may be incurred except as approved in advance and in writing by the Administrative Agent. At no time shall the Administrative Agent approve any such Debt, if incurring the Debt would make the total of all such Debt exceed Ninety-Five Percent (95%) of the applicable MRP.
- D. The owner of the Affordable Unit shall at all times maintain the Affordable Unit as his or her principal place of residence.
- E. Except as set forth in F, below, at no time shall the owner of the Affordable Unit lease or rent the Affordable Unit to any person or persons, except on a short-term hardship basis as approved in advance and in writing by the Administrative Agent.
- F. If the Affordable Unit is a two-family home, the owner shall lease the rental unit only to income-certified low-income households approved in writing by the Administrative Agent, shall charge rent no greater than the maximum permitted rent as determined by the Administrative Agent, and shall submit for written approval of the Administrative Agent copies of all proposed leases prior to having them signed by any proposed tenant.
- G. No improvements may be made to the Affordable Unit that would affect its bedroom configuration, and in any event, no improvement made to the Affordable Unit will be taken into consideration to increase the MRP, except for improvements approved in advance and in writing by the Administrative Agent.
- H. The affordable housing covenants, declarations and restrictions implemented by this Declaration and by incorporation, N.J.A.C. 5:80-26.1 *et seq.*, shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to the Affordable Unit so long as the Affordable Unit remains subject to the affordability controls being implemented by this Declaration.
- I. In accordance with N.J.A.C. 5:80-26.5, each restricted unit shall remain subject to the requirements of this subchapter, the "Control Period," until the municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 30 years; provided, however, that units located in high-poverty census tracts shall remain subject to these affordability requirements for a period of at least 10 years;

Article 2. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing. Accordingly, and as set forth in N.J.A.C. 5:80-26.1 *et seq.*:

- A. In the event of a threatened breach of any of the Covenants by the Grantee, or any successor in interest or other owner of the Affordable Unit, the Administrative Agent shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent shall have all remedies provided at law or equity including but not limited to forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

Article 3. Waiver for COAH regulated Affordable Housing Properties

If the Property is restricted under Council on Affordable Housing regulations, notwithstanding N.J.A.C. 5:80-26.5 (e), the event of foreclosure will render this Deed with Covenants executed for this Property by the purchaser void and terminated.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed by its duly authorized partners and proper officers, respectively, this ___ day of _____, 20__.

ATTEST:

(DEVELOPER)

By: _____

APPENDIX D

MANDATORY DEED FORM FOR OWNERSHIP UNITS SUBJECT TO
RESTRICTIVE COVENANT REQUIRED BY N.J.A.C. 5:80-26.5(d)
Deed

**DEED-RESTRICTED AFFORDABLE HOUSING UNIT WITH
RESTRICTIONS ON RESALE AND REFINANCING**

To State Regulated Property

Subject To Restrictive Covenant Limiting Conveyance

And Mortgage Debt

THIS DEED is made on this the _____ day of _____, 20__ by and between

(Grantor) and

(Grantee).

The words Grantor and Grantee shall mean all Grantors and Grantees listed above.

Article 1. Consideration and Conveyance

In return for payment to the Grantor by the Grantee of _____ Dollars (\$.), the receipt of which is hereby acknowledged by the Grantor, the Grantor hereby grants and conveys to the Grantee all of the land and improvements thereon as is more specifically described in Article 2, hereof (the Property).

Article 2. Description of Property

The Property consists of all of the land, and improvements thereon, that is located in the municipality of _____, County of _____, State of New Jersey, and described more specifically as Block No. _____ Lot No. _____, and known by the street

address: _____, _____ all, as more particularly described in Schedule A attached hereto (attach metes and bounds description - "Schedule A.") Being the same premises conveyed to Grantor herein by Deed from _____ (name of previous grantor) dated (date of prior deed) _____ and recorded on (date of recordation) in Deed Book _____ page _____ in the office of the Clerk of _____, County.

Article 3. Grantor's Covenant

The Grantor promises that Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's act" (N.J.S.A. 46:4-6) This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor.)

Article 4. Affordable Housing Covenants and Remedies

Sale and use of the Property is governed by the Declaration Of Covenants, Conditions And Restrictions Implementing Affordable Housing Controls On State Regulated Property that was filed against the Property and recorded on _____, 20__ in Deed Book ____ at pages ____ through ____, in the offices of the Clerk, County of _____ (the "Restrictions), and is subject to all remedies set forth in the Restrictions.

Article 5. Waiver for COAH regulated Affordable Housing Properties

If the Property is restricted under Council on Affordable Housing regulations, notwithstanding N.J.A.C. 5:80-26.5 (e), the event of foreclosure will render this Deed with Covenants executed for this Property by the purchaser void and terminated.

EXECUTION BY GRANTOR

Signed by the Grantor on the date hereof. If the Grantor is a corporation, this Deed is signed by a corporate officer who has authority to (a) convey all interests of the corporation that are conveyed by this Deed, and (b) to bind the corporation with respect to all matters dealt with herein.

Signed, sealed and delivered in _____ The presence of or attested by: _____ [seal] _____ [seal] _____ [seal] _____ [seal]

CERTIFICATE OF ACKNOWLEDGEMENT BY INDIVIDUAL

State of New Jersey, County of _____ I am either (check one) _____ a Notary Public or _____ a _____, an officer authorized to take acknowledgements and proofs in the state of New Jersey. I sign this acknowledgement below to certify that it was executed before me. On this the _____ day of _____, 20 _____ appeared before me in person. (If more than one person appears, the words "this person" shall include all persons named who appeared before the officer making this acknowledgement). I am satisfied that this person is the person named in and who signed this Deed. This person also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, c. 49, sec. 1(c), is \$ _____.

Officer's signature: Sign above, and print stamp or type name below

CORPORATE PROOF BY SUBSCRIBING WITNESS

State of New Jersey, County of _____ I am either (check one) _____ a Notary Public or _____ a _____, an officer authorized to take acknowledgements and proofs in the state of New Jersey. On this the _____ day of _____, 20 _____, _____ (hereinafter the "Witness") appeared before me in person. The Witness was duly sworn by me, and under oath stated and proved to my satisfaction that:

- 1. The Witness is the _____ secretary of the corporation which is the Grantor described as such in this deed (hereinafter the "Corporation").
2. _____, the officer who signed this Deed is the (title) _____ of the Corporation (hereinafter the "Corporate Officer").
3. The making, signing, sealing and delivery of this Deed have been duly authorized by a proper resolution of the Board of Directors of the Corporation.
4. The Witness knows the corporate seal affixed to this Deed is the corporate seal of the Corporation. The Corporate Officer affixed the seal to this Deed. The Corporate Officer signed and delivered this Deed as and for the voluntary act and deed of the Corporation. All this was done in the presence of the Witness who signed this Deed as attesting witness. The Witness signs this proof to attest to the truth of these facts.

The Witness also acknowledges that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, c. 49, sec. 1(c), is \$ _____ Sworn and signed before me on the date above written:

Witness: Sign above and print or type name below

Officer's signature: Sign above, and print stamp or type name below

SUBCHAPTER 11. AFFORDABLE HOUSING TRUST FUNDS

5:99-11.1 Purpose

(a) Affordable housing trust funds are intended to better enable municipalities to meet the low- and moderate-income housing needs in their municipality and region within the time frames established by the Legislature.

(b) Affordable housing trust funds may contain mandatory development fees, payments in lieu of constructing affordable units on sites zoned for affordable housing, funds in a barrier free escrow, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines and application fees, and any other funds collected by the municipality in connection with its affordable housing programs, as permitted by the Council.

(c) A municipality may impose, collect, and spend affordable housing trust funds only through participation in the Council's substantive certification process or through a comprehensive review designed to achieve a judgment of compliance.

(d) A municipality under the jurisdiction of the Council or a court of competent jurisdiction shall not spend affordable housing trust funds unless the Council has approved a plan for spending such funds in conformance with N.J.A.C. 5:98-5.4.

(e) The rules in this subchapter shall govern those municipalities that petition for substantive certification as well as the development fee ordinances and spending plans of municipalities under the jurisdiction of a court of competent jurisdiction.

5:99-11.2 Account requirements

(a) All affordable housing trust funds shall be deposited in a separate, interest-bearing account. In establishing the account, the municipality shall provide written authorization, in the form of a three-party escrow agreement between the municipality, the bank, and the Council, to permit the Council to direct the disbursement of the funds as provided for in N.J.A.C. 5:99-11.15. This authorization shall be submitted to the Council within seven days from the opening of the trust fund account.

(b) With the approval of the Council and of the Division of Local Government Services, the municipality may invest its affordable housing trust fund in the State of New Jersey cash management fund, provided that the amount of money in the cash management fund that comprises the funds and income attributable to such funds shall at all times be identifiable. The municipality shall provide written authorization, in the form of a three-party escrow agreement between the municipality, the bank which holds the account linked to the cash management fund, and the Council, to permit the Council to direct the disbursement of development fees as provided for in N.J.A.C. 5:99-11.15(b). This authorization shall be submitted to the Council within seven days from the opening of the trust fund account.

(c) All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by the Council.

5:99-11.3 General development fee ordinance requirements

(a) No municipality, except municipalities seeking to achieve or that have received a judgment of compliance, shall impose or collect development fees unless the municipality has petitioned the Council with an adopted Housing Element and Fair Share Plan and the Council has approved the municipality's development fee ordinance pursuant to N.J.A.C. 5:98-5.

(b) Pursuant to P.L. 2008, c. 46, section 8 (N.J.S.A. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act, N.J.S.A. 40:55D-8.1 through 8.7, and any moratoriums from or amendments thereto, municipalities that are under the jurisdiction of the Council or a court of competent jurisdiction may retain fees collected from non-residential development as permitted by the Statewide Non-Residential Development Fee Act.

(c) Municipalities shall collect 100 percent of the development fee on residential and non-residential development at or prior to the issuance of the certificate of occupancy.

1. Municipalities may collect up to 50 percent of the development fee at the time of issuance of the building permit. The remaining portion shall be collected at or prior to the issuance of the certificate of occupancy. Developers shall be notified of the fee by the municipality, including when payment is required to be made, at the time of application for permit or approval.

2. For residential developers, regardless of the time of collection, or the date of approvals, the fee shall be based on the residential development fee percentage that applies on the date that residential building permits are issued.

3. For non-residential developers, as of July 17, 2008, the fee shall be based on the non-residential development fee percentage that applies pursuant to the Non-Residential Development Fee Act at sections 32 through 38 of P.L. 2008, c. 46 (N.J.S.A. 40:55D-8.1 through 8.7).

(d) Imposed and collected development fees that are challenged shall be placed under protest in an interest bearing escrow account by the municipality. The local code enforcement official shall thereafter issue the certificate of occupancy provided that the construction is otherwise

eligible for a certificate of occupancy. If all or a portion of the contested fees are returned to the developer, the accrued interest on the returned amount shall also be returned. A developer may challenge non-residential development fees imposed pursuant to P.L. 2008, c. 46 (N.J.S.A. 52:27D-329.1 et al.) by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest bearing escrow account by the municipality or by the State, as the case may be. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Uniform Tax Procedure Law, N.J.S.A. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

(e) Any ordinance adopted by a municipality for the purpose of imposing and collecting development fees shall provide that, in the event any of the conditions described in N.J.A.C. 5:99-11.15 occur, the Council shall be authorized, on behalf of the municipality, to direct the manner in which all funds in the affordable housing trust fund shall be expended.

(f) A municipality that collects or anticipates collecting development fees must identify the funds on its monitoring report pursuant to N.J.A.C. 5:99-11.14 and include a plan for the use of the funds in its spending plan pursuant to N.J.A.C. 5:99-11.12.

5:99-11.4 Residential development fees

(a) Residential development fees shall be a maximum of one and one half percent of the equalized assessed value (EAV), provided no increased density is permitted.

1. When a municipality approves an increase in residential density pursuant to N.J.S.A. 40:55D-70.d(5) (known as a "d" variance), the municipality may impose an additional development fee of up to six percent of the EAV, for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

2. Fees may be imposed on the construction of new residential development and additions and alterations to existing development. Ordinances governing the imposition of development fees shall clearly indicate which types of development shall be subject to the imposition of development fees. New construction fees shall be based on the equalized assessed value of land and improvements. Fees that result from additions and alterations shall be based on the increase in equalized assessed value that results only from the addition or alteration.

(b) The following are eligible exactions, ineligible exactions, and exemptions for residential developments:

1. Affordable housing developments, affordable housing developments where the affordable units are being provided elsewhere in the municipality, and developments where the developer has made a payment in lieu of constructing affordable units shall be exempt from development fees.

2. Development fees may be imposed and collected when an existing structure is expanded, undergoes a change to a more intense use, or is demolished and replaced. The development fee that may be imposed and collected shall be calculated on the increase in the equalized assessed value resulting from the expansion, change to a more intense use, or replacement.

3. Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or construction permit shall be synonymous with preliminary or final site plan approval for this purpose.

4. Municipal development fee ordinances may exempt specific types of residential development from fees or may impose lower fees for specific types of development, provided each classification of development is addressed consistently. Examples include, but are not limited to, exempting or reducing the fee for improvements where the equalized assessed value does not exceed a threshold minimum

determined by the municipality, developments with one or two owner-occupied dwelling units, or green buildings.

5. Municipalities may exempt specific residential areas or zones of the municipality from the imposition of fees or reduce fees in order to promote development in specific areas of the municipality. Examples include, but are not limited to, exempting all residential developments within a one-half-mile radius of the Main Street train station or areas in need of redevelopment pursuant to N.J.S.A. 40:12A-1 et seq. from the imposition of fees.

6. Residential structures demolished and replaced as a result of a fire, flood, or any natural disaster shall be exempt from paying the entire residential development fee.

5:99-11.5 Non-residential development fees

(a) Subsequent to July 17, 2008, non-residential development fees shall be imposed pursuant to the Statewide Non-Residential Development Fee Act, N.J.S.A. 40:55D-8.1 through 8.7, and any moratoriums from or amendments thereto.

(b) A developer of property that received preliminary site plan approval, pursuant to N.J.S.A. 40:55D-46, or final approval pursuant to N.J.S.A. 40:55D-50 prior to July 17, 2008, and that was subject to the payment of a validly imposed municipal non-residential development fee ordinance shall continue to be subject to the conditions of the municipally imposed fee.

(c) Except as expressly provided in P.L. 2008, c. 46 (N.J.S.A. 52:27D-329.2), any provision of a local ordinance which imposes a fee for the development of affordable housing upon a developer of non-residential property, including any and all development fee ordinances adopted in accordance with the Council's rules, or any provision of an ordinance which imposes an obligation relating to the provision of housing affordable to low- and moderate-income households, or payment in-lieu of building as a condition of non-residential development, shall be void and of no effect. A provision of an ordinance which imposes a non-residential development fee which is not prohibited by any provision of N.J.S.A. 52:27D-329.1 shall not be invalidated.

(d) Any municipality that is not in compliance with the requirements of the Non-Residential Development Fee Act or the Council's rules may be subject to forfeiture of any or all funds remaining within its municipal development trust fund pursuant to N.J.A.C. 5:97-8.15. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to section 20 of P.L. 1995, c. 222 as amended by section 17 of P.L. 2008, c. 46 (N.J.S.A. 52:27D-320).

(e) The Council shall maintain on its website a list of each municipality that is authorized to use the non-residential development fees collected pursuant to this section and that has a confirmed status of compliance with the Fair Housing Act, P.L. 1995, c. 222 (N.J.S.A. 52:27D-301 et al.), which compliance shall include a spending plan authorized by the Council for all development fees collected.

5:99-11.6 Payments in lieu of constructing affordable units on site

(a) A municipality may, as an option to the on-site construction of affordable housing otherwise required by ordinance, provide for a payment in lieu of construction subject to the requirements of this section and N.J.A.C. 5:99-7.5.

(b) The amount of payments in lieu of constructing affordable units on site shall be established by ordinance and be consistent with the amounts detailed in N.J.A.C. 5:99-7.5.

(c) Payments-in-lieu shall not be imposed on any non-residential development.

(d) A municipality that collects or anticipates collecting payments in lieu of construction must identify the funds on its monitoring report pursuant to N.J.A.C. 5:99-11.14 and include a plan for the use of the funds in its spending plan pursuant to N.J.A.C. 5:99-11.12.

(e) Payment-in-lieu fees shall be deposited into a trust fund, and accounted for separately from any other fees collected by a municipality. Whenever a payment-in-lieu is charged by a municipality pursuant to this section, a development fee authorized pursuant to section 8 of P.L. 2008, c. 46 (N.J.S.A. 52:27D-329.2) shall not be charged in connection with the same development.

5:99-11.7 Barrier free escrow

An affordable housing trust fund may contain fees collected to adapt affordable unit entrances to be accessible in accordance with the Act and N.J.A.C. 5:99-7.8. The municipality shall set forth the mechanism by which it will collect and distribute funds intended to convert adaptable entrances. Funds collected for this purpose must at all times be identifiable from other funds. A municipality that collects or anticipates collecting funds to adapt affordable unit entrances must identify the funds on its monitoring report pursuant to N.J.A.C. 5:99-11.14.

5:99-11.8 Other funds

An affordable housing trust fund may also contain recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines and application fees, and any other funds collected by the municipality in connection with its affordable housing programs. A municipality that collects or anticipates collecting such fees must identify the funds on its monitoring report pursuant to N.J.A.C. 5:99-11.14 and include a plan for the use of the funds in its spending plan pursuant to N.J.A.C. 5:99-11.12.

5:99-11.9 Use of funds for housing activity

(a) A municipality may use affordable housing trust funds for any housing activity as itemized in the spending plan and approved by the Council. Such activities include, but are not limited to:

1. A rehabilitation program;
2. New construction of affordable housing units and related development costs; in the case of inclusionary developments, eligible costs shall be pro-rated based on the proportion of affordable housing units included in the development;
3. Extensions or improvements of roads and infrastructure directly serving affordable housing development sites; in the case of inclusionary developments, costs shall be pro-rated based on the proportion of affordable housing units included in the development;
4. RCAs, approved prior to July 17, 2008;
5. Acquisition and/or improvement of land to be used for affordable housing;
6. Accessory apartments;
7. Green building strategies designed to be cost-saving for low- and moderate-income households, either for new construction that is not funded by other sources, or as part of necessary maintenance or repair of existing units, in accordance with accepted national or state standards or such guidance as may be provided by DCA or the New Jersey Housing and Mortgage Finance Agency;
8. Maintenance and repair of affordable housing units;
9. To defray the costs of structured parking; in the case of inclusionary developments, eligible costs shall be pro-rated based on the proportion of affordable housing units included in the development;
10. Repayment of municipal bonds issued to finance low- and moderate-income housing activity; and
11. Any other activity as specified in the approved spending plan.

(b) Municipalities are encouraged to use affordable housing trust funds to attract other funds such as, but not limited to, available public subsidies and funds from private lending institutions.

(c) Municipalities are encouraged to work cooperatively with residential and/or non-residential developers subject to development fees to identify specific affordable housing projects within the municipality for funding from the affordable housing trust fund.

5:99-11.10 Use of funds for affordability assistance

(a) At least 30 percent of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipality's Fair Share Plan. At a minimum, a municipality shall use one-third of the affordability assistance portion to provide affordability assistance to very low-income households to assist in reserving 13 percent of the low income units within a municipality to very low-income households.

1. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees

and special assessments, common maintenance expenses, and assistance with emergency repairs.

2. Affordability assistance for very low-income households may include offering a subsidy to developers of inclusionary or 100 percent affordable developments or buying down the cost of low- or moderate-income units in a municipal Fair Share Plan to make them affordable to very low-income households including special needs and supportive housing opportunities.

Example: A 100-unit development in a municipality consists of 80 market-rate rental units, 10 moderate-income rental units, and 10 low-income rental units. Two of the low-income units are priced to be affordable to a household earning 30 percent of regional median income (RMI). The remaining eight low-income units are priced to be affordable to households earning 45 percent of RMI. The rental rate established for the units priced at a 45 percent level of affordability is \$603.00 per month while the rental rate established for units priced at a 30 percent level of affordability is \$353.00 for a difference of \$250.00 per month or \$3,000 per year. Assuming a capitalization rate of 8.5 percent would establish a 30-year present value of \$35,294 on the reduced rental income. Therefore, a developer might consider re-pricing low-income units to provide additional very- low income units in exchange for an up-front lump sum payment of \$35,294 for each unit re-priced.

(b) Subject to the approval of the Council, municipalities may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:98-18.

(c) If the municipality demonstrates that there are no units for which affordability assistance programs can be offered, this requirement may be waived.

5:99-11.11 Use of funds for administrative expenses

(a) No more than 20 percent of all affordable housing trust funds collected prior to July 17, 2008, exclusive of the fees used to fund an RCA, shall be expended on administration.

(b) No more than 20 percent of all development fee revenue collected on or after July 17, 2008, shall be expended on administration.

(c) Administrative expenses may include fees necessary to develop or implement an affordable housing program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, preserving existing affordable housing, and compliance with Council monitoring requirements.

(d) Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the affordable housing trust fund; however, a municipality may use affordable housing trust fund monies to defend its certified affordable housing plan.

5:99-11.12 Spending plans

(a) A plan to spend affordable housing trust funds shall include the following:

1. A projection of revenues anticipated from imposing fees on development, based on pending, approved and anticipated developments, and historic development activity;

2. A projection of revenues anticipated from other sources, including payments in lieu of constructing affordable units on sites zoned for affordable housing, funds from the sale of units with extinguished controls, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, and interest earned;

3. A description of the administrative mechanism that the municipality will use to collect and distribute revenues;

4. A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:99-11.9;

5. A schedule for the expenditure of all affordable housing trust funds;

6. If applicable, a schedule for the creation or rehabilitation of housing units;

7. If the municipality is supporting or sponsoring public sector or non-profit construction of housing, a pro-forma statement of the anticipated costs, funding sources, and revenues associated with the development, consistent with standards required by the Agency in its review of funding applications;

8. If the municipality maintains an existing affordable housing trust fund, documentation showing that the entire trust fund balance as of the effective date of P.L. 2008 c. 46, July 17, 2008, will be spent and/or committed for expenditure within four years, as set forth at N.J.A.C. 5:99-11.17;

9. A plan to spend and/or commit for expenditure all affordable housing trust funds within four years of collection, as set forth at N.J.A.C. 5:99-11.17; and

10. A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation.

(b) All spending plans are subject to the review and approval of the Council pursuant to N.J.A.C. 5:98-5.

5:99-11.13 Consideration for techniques not in the adopted Fair Share Plan

(a) A municipality may request authorization for expenditure of affordable housing trust funds on emergent affordable housing techniques not included in the municipal Fair Share Plan, in the form of an amendment to the spending plan.

(b) In addition to the requirements for approval of a spending plan or amendment to an approved spending plan set forth at N.J.A.C. 5:98-5, the resolution submitted by the municipality shall include a certification that the affordable housing opportunity is consistent with the Fair Housing Act and the Council's rules, and the municipality shall submit information regarding the proposed affordable housing technique.

(c) The municipality shall submit an amendment to its Fair Share Plan to include the affordable housing technique at the earlier of two years after the Council's approval of the spending plan amendment or the next planned amendment to the Fair Share Plan resulting from realistic opportunity review pursuant to N.J.A.C. 5:98-10.

(d) The municipality shall submit monitoring pursuant to N.J.A.C. 5:98-11 relating to the affordable units created using affordable housing trust funds.

5:99-11.14 Monitoring

All municipalities under the jurisdiction of the Council or a court of competent jurisdiction that maintain affordable housing trust funds shall submit monitoring to the Council. At a minimum, the monitoring shall include an accounting of any housing trust fund activity, including the source and amount of funds collected, the amount and purpose for which any funds have been expended, and the status of the plan to spend the remaining balance pursuant to N.J.A.C. 5:99-11.17. Pursuant to P.L. 2008, c. 46, the Council shall conduct monitoring of affordable housing trust funds maintained by municipalities subject to the terms of a judgment of compliance. Monitoring reports shall be submitted by the municipal housing liaison at such time and in such form as the Council requires.

5:99-11.15 Enforcement

(a) The municipality's ability to impose and collect funds and maintain its affordable housing trust fund shall be conditioned on compliance with all requirements of this subchapter, which the Council shall monitor at least annually. Occurrence of any of the following may result in the Council taking an action pursuant to (b) below:

1. Failure to meet deadlines for information required by the Council in its review of a Housing Element and Fair Share Plan, development fee ordinance or plan for spending fees;

2. Failure to address the Council's conditions for approval of a plan to spend funds within the deadlines imposed by the Council;

3. Failure to address the Council's conditions for substantive certification within deadlines imposed by the Council;

4. Failure to submit accurate monitoring reports pursuant to N.J.A.C. 5:99-11.14 within the time limits imposed by the Council;

5. Failure to implement the spending plan and expend the funds within the time schedules specified in the spending plan;

6. Expenditure of funds on activities not approved by the Council;

7. Revocation of certification; or

8. Other good cause demonstrating that the funds are not being used for the approved purpose.

(b) The Council shall notify the municipality, including the chief financial officer, and the service list that one of the conditions listed in (a) above has occurred and shall direct the municipality cease imposition, collection, and expenditure of affordable housing trust funds.

1. Upon notifying the bank in accordance with the escrow agreement pursuant to N.J.A.C. 5:99-11.2(a), the Council shall direct that all or a portion of the funds remaining in the municipal affordable housing trust fund shall be transferred into the New Jersey Affordable Housing Trust Fund established pursuant to section 20 of P.L. 1995, c. 222 (N.J.S.A. 52:27D-320) within the time frame specified by the Council.

(c) Any party that presents evidence to the Council's satisfaction that one or more of the conditions listed in (a) above exist in a particular municipality may request Council action pursuant to (b) above in the form of a motion pursuant to N.J.A.C. 5:98-13. The motion may also include a proposal to create or rehabilitate affordable housing and may include directing the municipality to expend funds on the proposal.

(d) The Council may also revoke a development fee ordinance approval for any municipality that fails to comply with the requirements of this subchapter. Where such approval has been revoked, the Council shall not approve an ordinance permitting such municipality to impose or collect development fees for the remainder of the substantive certification period or judgment of compliance.

(e) Loss of funds from the affordable housing trust fund account or loss of the municipality's ability to impose and collect development fees shall not alter the municipality's responsibilities pursuant to substantive certification or a court-ordered judgment of compliance unless the funds are lost as a result of forfeiture pursuant to N.J.A.C. 5:99-11.17, in which case (b)1 above shall apply.

(f) No provision of this section applies to the transfer of uncommitted funds from municipal trust fund accounts pursuant to N.J.S.A. 52:27D-329.2 or 329.3.

5:99-11.16 Ongoing collection of fees and maintenance of the affordable housing trust fund

The ability for all municipalities to impose and collect fees and maintain an affordable housing trust fund shall expire with their substantive certification or judgment of compliance unless the municipality has petitioned the Council for substantive certification of a Housing Element and Fair Share Plan that addresses its succeeding affordable housing obligation, and has received the Council's approval of its development fee ordinance. Municipalities that fail to renew their ability to impose and collect development fees and maintain an affordable housing trust fund prior to the expiration of their substantive certification or judgment of compliance shall be subject to forfeiture of any or all funds remaining within its affordable housing trust fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to section 20 of P.L. 1995, c. 222 (N.J.S.A. 52:27D-320). A municipality shall not impose a development fee on a development that receives preliminary or final approval after the expiration of substantive certification or a judgment of compliance, nor shall a municipality retroactively impose a development fee on such a development. A municipality shall not expend affordable housing trust funds after the expiration of substantive certification or a judgment of compliance.

5:99-11.17 Transfer of municipal trust funds for failure to spend or commit to expend development fees and payments-in-lieu within four years of the date of collection

(a) Development fees and payments-in-lieu collected by a municipality on or after July 17, 2008, must be expended or committed for expenditure within four years of the date of collection.

(b) No development fees or payments-in-lieu collected by a municipality on or after July 17, 2008, may be committed for expenditure or expended on a date more than four years from the date of collection.

(c) Municipalities must submit to the Council proof of commitment of trust fund monies within 30 days of the end of the quarter in which the date four years from the date of collection occurs.

(d) For the purposes of this section, funds shall be considered to be expended or committed for expenditure if one of the following standards has been met:

1. The funds have actually been spent on a housing activity in accordance with N.J.A.C. 5:99-11.9;

2. For housing activity in accordance with N.J.A.C. 5:99-11.9, the Council has been provided an executed contract or legally enforceable agreement implementing the housing activity and the following, as applicable: a municipal resolution or ordinance creating the program, a policy and procedures manual, and completion of affordable housing trust fund and unit monitoring indicating units completed or rehabilitated;

3. For housing activity in accordance with N.J.A.C. 5:99-11.9, the municipality has otherwise demonstrated a firm and binding obligation to spend such funds in a manner consistent with its respective affordable housing obligation; or

4. For administrative expenses, the Council has been provided with the following: a municipal resolution or ordinance and an executed contract or agreement for expenses related to administering affordable housing.

(e) The Council may extend the deadlines set forth in (a) and (b) above for payments-in-lieu if the municipality submits sufficient proof of building or other permits, or of other efforts concerning land acquisition or project development, as permitted by N.J.S.A. 52:27D-329.3.a.

(f) A municipality that fails to expend or commit to expend the amounts collected pursuant to the timeframes established in (a) and (b) above shall be required to transfer any unexpended and/or uncommitted revenue collected to the New Jersey Affordable Housing Trust Fund established pursuant to section 20 of P.L. 1995, c. 222 (N.J.S.A. 52:27D-320). The Council shall follow the procedures set forth in (g) through (j) below before requiring any transfer of funds.

(g) The Executive Director will notify the municipality and any affected parties on the service list of any unexpended and/or uncommitted funds indicated by the Council's records.

(h) The municipality and any affected party so notified shall have 30 days from receipt of the notification to respond, including providing any documentation to substantiate that any funds have been expended or committed to be expended within four years of the date of collection.

(i) After consideration of the responses submitted, the Executive Director shall issue a written recommendation setting forth the reasons for accepting or rejecting the information submitted.

(j) After giving at least 15 days' notice to the municipality and affected parties, the Council shall consider the Executive Director's recommendation. The Council, in its discretion, may permit a party objecting to the Executive Director's recommendation to address the Council, or the Council may consider the matter on the written record before it.

APPENDIX A

COUNCIL ON AFFORDABLE HOUSING (COAH)

MUNICIPAL DETERMINATION OF REHABILITATION SHARE, FAIR SHARE, AND UNANSWERED PRIOR OBLIGATION: OVERVIEW

Rehabilitation Share
 Fair Share
 Unanswered Prior Obligation

Prepared by:
 Rutgers University
 Center for Urban Policy Research
 Edward J. Bloustein School of Planning and Public Policy
 33 Livingston Avenue
 New Brunswick, NJ, 08901

Principal Consultants
 Robert W. Burchell, Ph.D.
 William Dolphin, M.A.
 Jinwoo Kwon, M.R.P.

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Municipal Determination of Present and Prospective Need

The section that follows details the procedures required to calculate the municipal low- and moderate-income housing obligation in New Jersey. Most aspects of the original method of housing need determination have been produced here despite its complexity because it has been recommended by the New Jersey Supreme Court in its latest *Mount Laurel* decision. It has also been accepted by field practitioners. The method's procedures are understood and used by these individuals, and the method's results are both internally consistent and intuitively correct. The existing system's procedures have been challenged in numerous court cases and have prevailed in most instances due to their accuracy and thoroughness. Procedures have evolved over time in which every aspect of the methodology has been reviewed and either retained or reworked.

New Jersey Council on Affordable Housing (COAH) Affordable Housing Need Numbers, 2014-2024:

I. Present Need (Rehabilitation Share)	62,859
Projected Affordable Housing Need	61,101
Secondary Sources of Supply (-) and Demand (+)	
1. Demolitions	(+) ^{9,974}
2. Filtering	(-) ^{24,925}
3. Conversions	(-) ^{6,790}
4. Caps/Limits	(-) ^{8,572}
II. Fair Share	30,788
III. Prior Obligation (Unanswered – 1987-2014)	22,171*

*11,086 delivered 2014-2024
 11,085 delivered 2024-2034

Region	Rehabilitation Share	Fair Share	Unanswered Prior Obligation
Northeast	24,362	4,917	-5,389
Northwest	17,025	5,214	-11,236
West Central	6,625	7,616	8,215
East Central	7,275	7,844	24,329
Southwest	4,286	4,402	3,057
South-Southwest	3,285	794	3,195
State Total	62,859	30,788	22,171

Procedures: Developing Housing Regions

Housing subregions related to journey-to-work have historically been constructed using travel times on various categories of roads during prime commuting periods. The first formal procedure for the accomplishment of this was published by the American Society of Planning Officials in 1951, following planner-economist, J.D. Carroll's work on journey-to-work analysis and its importance in planning¹. Points on roads outward from an *employment center* representing travel times would be connected to each other in the same fashion as if one were to weave together points on the spokes of a wheel. These zones of potential residence, emanating outward from the center of an employment zone, would take on an amoeba-like form as various gradations of roadways (collectors, arterials, freeways, and so on) would allow different distances to be traveled for the same travel time. The "isotime zones," as they were called, represented an assemblage of all places accessible from the employment center within the time specified on the outer edge of the zone. These were termed local housing markets or submarkets.

While this procedure may have gained acceptance for the delineation of a submarket, clearly for data presentation purposes a more recognizable and permanent market area had to be constructed. The market area, while keyed to journey-to-work, had to take into account the availability of both employment and U.S. Census data to isolate centers of employment. Historically, this was available only on a county basis in the form of *County Business Patterns*, an annual tabulation of jobs by category in the United States published by the U.S. Department of Commerce. Recognizing the expanding scope of the market, *FHA Techniques of Housing Market Analysis* lists the prerequisites for housing market delineation²:

The location of actual and prospective employment centers and the availability of transportation facilities of all types underlie the selection of general locational alternatives as places of residence for the working population. The housing market area usually extends beyond city limits regardless of the magnitude of the market under consideration. In the larger markets, the market area may extend into several adjoining counties through the outward growth of the primary metropolitan area.

Housing Regions in New Jersey

Information on journey-to-work for New Jersey counties may be obtained from the 2010 U.S. Census to modify the 2007-2011 American Community Survey Public Use Microdata Sample (PUMS) for New Jersey³. A five-percent sample of all New Jersey households' information can be crafted to scrutinize times traveled one-way to work (in minutes) for all those employed in households as of April 2010. Also, part of the data set is the origin and destination of the work trip. The information used in the initial grouping procedure concerns worktrip origin and destination. This information is used only at the county level, i.e., for each employed member of the household, worktrip county of origin and county of destination. All modes of travel are included: automobile, bus, rail, and miscellaneous (walking, biking, and so on).

The program chosen to isolate and compare counties is Excel. The program helps to identify counties that have similar attributes. The data define a smaller number of groups such that data units belonging to some groups are "similar," while data units belonging to different groups are "dissimilar". The procedure is dependent upon differences in variables. It is unique in that it assumes no conceptual associations *a priori*. Excel brings counties together, according to the cross-commutes between them.

Controls are placed on the grouping procedure. Counties that could be grouped based on similar commuting ties have to be contiguous. In addition, no less than two nor more than four counties are allowed to cluster as part of any group. These are the requirements of the New Jersey Fair Housing Act⁴. The lower threshold is to ensure that no single county appeared "left over"; the upper threshold was chosen to avoid large commuting distances within any of the identified regions.

After including certain judgmental decisions regarding the size of a region and its capacity to handle housing need, as well as the necessary inclusion in each region of at least one central city, the journey-to-work sorting of counties takes the following form:

Northeast	Northwest	West-Central	East-Central	Southwest	South-Southwest
Bergen	Essex	Middlesex	Monmouth	Camden	Atlantic
Passaic	Morris	Somerset	Ocean	Gloucester	Cape May
Hudson	Union	Hunterdon	Mercer	Burlington	Cumberland
Sussex	Warren				Salem

The above distribution of counties reflects vacant land concentrations and growing commuting ties between Sussex and the remaining counties in the Northeast region; Warren and the remaining counties in the Northwest region, and Mercer and the remaining counties in the East-Central region. Within each grouping, there are sufficient vacant land and established or growing commuting ties; also, each region has at least one established central city. This enables affordable housing need to be absorbed by regions.

In most cases, the commuting ties between counties of these groups are stronger among each other than between a single county of the group and another group as a whole. There may be selected instances where a single county of one group is related more intensely to a single adjacent county of another group than to members of its own group; yet overall, there are usually weaker commuting ties with the other group as a whole. The above listings provide the necessary sort of constituent New Jersey counties on both commuting ties and land sufficiency to implement affordable housing goals.

Income Qualification of the Low- and Moderate-Income Population

Data from the 2010 U.S. Census modifying the 2007-2011 American Community Survey Public Use Microdata Sample (PUMS)⁵ is again used to qualify a household according to HUD Section 8 family-income requirements. The PUMS tapes contain records for a sample of housing units with information on the characteristics of each unit as well as on the people who reside in these units. Information from this file makes it possible initially to eliminate all individuals living in institutions, and most from group quarters from potential low- and moderate-income housing demand. This removes from direct count those who comprise prison/sanitarium, college, nursing home, assisted living, religious-order housing, people berthed in maritime vessels, and similarly situated arrangements.

Once these selection procedures are undertaken, the PUMS may be employed to array all households by size and income status. HUD median family income for a region is determined, and 80 percent and 50 percent are assigned to household sizes of four for the upper limits of moderate and low incomes, respectively. Each household size of more or less than four is allowed a positive or negative adjustment of the 80 percent or 50 percent of median figure to qualify for moderate- or low-income designation. (This is based on the philosophy that if you have more children/dependents or household members you can earn more and still qualify for moderate/low income; in reverse fashion, if you have fewer dependents or members, it is more difficult to qualify by establishing a lower income for qualification.) The procedure spelled out above separates low- and moderate-income households, adjusted for household size, from all other households in the region. This relative selection of a population qualifying for housing need forms the basis of all need estimates. In subsequent steps, the housing units occupied by these households are initially checked for deterioration to determine Present Need. The number of income-defined households is then projected into the future to determine Prospective Need. The detailing of these steps is explained below. Statewide, low- and moderate-income households represent 40.622% of all households.

I. Present Need or Rehabilitation Share

Rehabilitation Share is the total housing deficiency, signaled by surrogates, and is unique to each community. Present Need is the tabulation of deficient units by community.

Recognizing the evolution of the concept of deteriorated housing from 1960 and earlier where enumerators attempted to physically identify bad housing from field survey, to the current period where deficient housing is isolated through housing-quality surrogates, information provided by the 2008-2012 American Community Survey 5-year estimates is used to signal housing deficiency via surrogates. It is taken to the year 2014 for Present Need.

Surrogates do not themselves confirm that a unit is deficient. They indicate that if a unit has these characteristics, it most likely would be independently found via field survey to be deficient. Surrogates are developed by listing the characteristics of units found as deficient and viewing which characteristics consistently are associated with field-confirmed deficiency. Three housing quality surrogates are used to signal housing deficiency. The indices represent the culmination of numerous empirical studies on factors indicative of inferior versus superior housing quality; they are clear surrogates of inferior housing. *They represent the full range of information available on housing quality from the 2008-2009 American Community Survey 5-year estimates.* No index is slighted, and all are simultaneously employed. They include:

1. *Persons per Room.* 1.01 or more persons per room in units built before 1960 is an index of overcrowding in older units. (Units 50+ years of age are considered to be old units.)
2. *Plumbing Facilities.* Inadequate plumbing facilities are indicated by incomplete plumbing facilities: the lack of a sink, toilet, or tub/shower.
3. *Kitchen Facilities.* Inadequate kitchen facilities are indicated by incomplete kitchen facilities: the lack of a sink with piped water, a stove, or a refrigerator.

A unit has to have at least one characteristic to be isolated as deficient once it qualifies as housing a low- or moderate-income family. It should be realized that any of these characteristics need not signal deficiency on their own. The unit must also be occupied by a poor household. It should be also realized that some units have more than a single deficiency and one could over count units if this was not taken into account. This is done at the county level using PUMS data as is explained below for income. This procedure for establishing housing deficiency: (1) is drawn from the literature of the field; (2) encompasses an available array of physical insufficiency including such items as: inadequate kitchen; inadequate plumbing; and overcrowding of old units.

The pool of low- and moderate-income families living in deficient housing, once tabulated at the local level is multiplied by the percentage of low- and moderate-income households found at the county level (an average of 65.3% statewide). This is far more accurate than information found at the regional level, and this type of information cannot be found at the local level. With regard to the latter, housing determination variables cannot be cross-tabulated with income because the PUMAs (PUMS Areas) are not reported for areas with fewer than 100,000 in population. Thus, the best available information and the most rigorous procedures are used to isolate the low- and moderate-income households that are living in deficient housing at the county level; and this is taken to the municipal level through similar housing quality variables found at the local level. An algorithm is used to isolate the percentage of units which have multiple deficiencies and should be counted as one.

Rehabilitation Need is actually projected to be estimated as if July 1, 2014 had been the 2010 year, and the sample of housing deficiencies had taken place at that time. This is done by reproducing the incidence rates of deterioration associated with housing units in 2010, and projecting these incidence rates (determined by housing conditions) to the 2014 period. The new array and number of households in 2014 carry with them the deterioration rates noted in 2010.

Municipal surveys to determine Rehabilitation Share may be presented to the Council as an alternative method to this procedure (See Section 10 of the Fair Housing Act). The Council will provide guidance as to the appropriate form and scale of such surveys.

Rehabilitation Share is the deteriorated housing of a community. It represents individual municipal housing responsibility reflective of its own housing inadequacy/deficiency.

Rehabilitation Share by Region

Northeast	24,362
Northwest	17,025
West-Central	6,625
East-Central	7,275
Southwest	4,286
South-Southwest	3,285
State Total	62,859

Distribution of Low- and Moderate-Income Housing Need

Low- and moderate-income housing need is distributed to each community using the four economic and land-use factors listed below. These factors in the first two cases represent measures of *responsibility*, i.e., the jobs (in the form of jobs per thousand square feet of nonresidential space added) and the residential units drawn to the municipality that will necessitate additional low and moderate income housing units. In the second two cases, they represent measures of *capacity*, i.e., the physical (development potential and the income) capacity to absorb and provide for such housing. These four factors are used to distribute Fair Share Need. All factors operate individually, are weighted, and involve all municipalities in the region including Urban Aid municipalities. All allocations on the below variables reflect the fraction representing the community's share of the regional total. Urban Aid municipalities' affordable housing need is ultimately reallocated to other municipalities.

1. Nonresidential Employment Change

Nonresidential certificates of occupancy are reported annually by the New Jersey *Construction Reporter* for twelve categories of nonresidential development. This information was used for the period 2000 to 2012 together with information from Appendix F of the 2008 Rules on employees per 1,000 square feet of space, to determine municipal share of the region's total employment added during this period⁶. This is the most accurate source of employment information on change in local employment. It avoids both the zip-code problem and the working out-of-residence problem. The former refers to situations where the zip-code address of a firm does not reflect the actual location of its employment. If the ES-202 data were used for local employment, this could be an issue.

Individuals working out of their residences represent a growing phenomenon and an increasingly complicated data issue. That is because while they contribute to job growth in an area they are already housed. This data source actually counts the jobs likely to occur in nonresidential structures, some of whose employees may require affordable housing in the future.

2. Residential Dwelling Unit Change

Residential certificates of occupancy are reported annually by the New Jersey *Construction Reporter* for one and two family, multifamily, and mixed-use structures. They report the actual number of units occupied. This is equivalent to households, as households are defined as an occupied dwelling unit. Residential dwelling unit change is another measure of responsibility of the local community. It has taking housing and will probably do so in the future. It is growing residentially in addition to taking jobs, having wealth, and having development capacity. This is an excellent source of information in that it is a ten year count of residential structure occupancy at the local level.

3. Buildable Limit Capacity

The total undeveloped land that remains in a community (and which could accommodate new development) is estimated through the use of Geographic Information System (GIS) layered data linked to parcel data at the municipal level. The undeveloped land inventory is compiled from information prepared by The Environmental Analysis and Communications Group at Rutgers University, and it reflects data layers that were current as of 2012. To undeveloped land is applied a density which allows development potential to be derived in terms of prospective units. (See below). This development potential is termed a community's buildable limit.

Undeveloped land and development potential are further linked to the *New Jersey State Development and Redevelopment Plan's* (SDRP)⁷ Planning Areas and the land designations of the Pinelands, Meadowlands, and Highlands. To be sensitive to the individually protected areas (Meadowlands, Pinelands, Highlands) as well as the State Planning Commission's goals for each Planning Area, undeveloped land is grouped as follows:

- Meadowlands, Pinelands, Highlands (commission-specific data)
- Rest of State (ROS)
 - Type 1 – Located in Planning Area 1 (Metropolitan) and classified as Urban by the Center for Urban Policy Research (CUPR).
 - Type 2 – Located in Planning Area 1 and classified as Suburban by CUPR.
 - Type 3 – All other communities located in Planning Area 1.
 - Type 4 – Located in Planning Area 2 (Suburban), a Designated Center or within a sewer service area.
 - Type 5 – All other communities (those located in Planning Areas 3, 4, 4b and 5 that are not within a sewer service area or listed as a Designated Center).

State Planning Area 1 represents areas of the state that have experienced the most intense development, and includes some of New Jersey’s oldest and established population centers. But it also encompasses the largest urban cities like Newark, Elizabeth, Trenton and Camden, as well as many smaller suburban and more rural areas ranging from Englewood, Voorhees and Millburn to Phillipsburg, Bridgeton and Millville. Rather than lumping them all in one basket, the Environmental Analysis and Communications Group divided them into three groups according to their CUPR community classifications. The fourth category encompasses lands located in Planning Area 2 and Designated Centers. These areas are less intensely developed, have more dispersed and fragmented patterns of development, and are more likely to have land available for development. The Environmental Analysis and Communications Group expanded this category to also include areas outside PA-1 and PA-2 that are within a sewer service area, and thus have the infrastructure to support additional growth. Together these four categories represent the State’s potential growth areas.

The fifth category encompasses all other lands, and thus those areas that are constrained in their development capacity because they are generally dependent on having sufficient land to support on-site septic treatment systems.

Using the DEP’s 2002 LU/LC data for residential developed land and 2000 U.S. Census household data at the municipal level, an average residential dwelling unit density per acre was calculated for each municipality in the three ROS regions. The latest spatial versions of the State Plan Policy Map and DEP sewer service area map were overlaid on the municipal spatial and density data, and each resulting data record was then assigned to one of the first four land use categories based on the above criteria. This data was then used to calculate a median residential density for each of these four categories of land use located within each of the six COAH Regions. The above data were then checked with the municipal data to eliminate undevelopable lands.

COAH Region	Land Use Category (DUs per Acre)			
	1	2	3	4
1	19.92	6.34	1.99	5.19
2	16.54	4.95	2.33	3.50
3	15.41	5.54	3.84	1.95
4	15.76	4.40	3.26	4.00
5	15.83	5.06	2.72	2.78
6	----	5.88	----	6.01

4. Relative Household Income. This is an average of the following two measures:

- a) Municipal share of the regional sum of the differences between median 2010 municipal household income and an income floor (\$100 below the lowest average household income in the region) [taken once], and
- b) Municipal share of the regional sum of the differences between median 2010 municipal household incomes and an income floor (\$100 below the lowest 2010 median household income in the region) weighted by the number of the households in the municipality [taken twice].

Fair Share Need is distributed to municipalities unless the municipality received Urban Aid pursuant to P.L. 1978, C.14 (C.52:27D-178 et seq.) and exhibits at least one of the following:

1. Population density of greater than 10,000 persons per square mile, or 14.1 per acre;
2. Population density of 5,000 to 10,000 persons per square mile or 9.4 to 14.1 per acre plus less than 5 percent of vacant, non-farm, municipal land as measured by the percentage of vacant, developable land in the region, as determined by The Environmental Analysis and Communications Group at Rutgers University in 2014.
3. Housing deterioration in the community greater than the regional average; also in 2014.

Prospective Need Population Projections

Population projections are derived from a preferred model from the New Jersey Department of Labor and Workforce Development, Division of Labor Market and Demographic Research⁸, this model projects population by county (21 counties) and age cohort (13 declensions) for 20 years into the future. The population model is termed the Economic Demographic Model. In the Economic Demographic Model, future migration is related to projected employment growth. The Economic Demographic Model projects growth evenly to the state’s various locations, including an adequate share to the central-city counties. The procedure employed in this analysis is to use the output of the Economic Development Model. The Economic Demographic Model forecasts the future, and is the preferred model by the State. In 2010, the population of New Jersey was 8,791,894. In 2015, using our procedures, it is projected to be 8,954,531. By 2025, it is projected to reach 9,312,806. This is an increase of 358,275 in population, from 2015 to 2025 (see below).

Household Projections

Household projections follow from population projections by age cohort. Household projections are accomplished by applying a headship rate (the propensity to form a household) to population growth in an age grouping. Headship rates generally increase with age. The change in headship rate, however, is greatest in the age group 25-44. Household headship rates vary indirectly with household size. As household size decreases, headship rates increase. This relates directly to marriages and divorces, causing households to shrink in size by forming two smaller households from a single larger household. Household sizes in New Jersey have increased slightly over the last two decades; conversely, headship rates have slightly decreased. Household growth, like population, is projected by county. Headship rates are determined by age group and county in New Jersey in 2010 and extended into the future at five year intervals at one-half the rate of change observed from 2000 to 2010.

Residential certificates of occupancy (households) rendered for the years 2011, 2012, and 2013 were extended to 2014 and then from 2014 to 2024. Their totals were compared to the totals rendered by applying headship rates to the population projections of the Economic Demographic Model. From 2009 to 2014 they were 60 percent of model projections; from 2014 to 2024 they were 80 percent of model projections. Households projected from 2009 to 2014 and from 2014 to 2024 were adjusted downward by altering the population projections by about 30 percent (2010-2015) and 15 percent (2015-2025) respectively. Population was adjusted rather than households so as not to interfere with the Fair Share household calculations discussed below.

Once total households are determined for the period of 2014-2024, low- and moderate-income households were calculated. While such households account for roughly 40% of the total (actually, 40.622%), a detailed procedure exists for more precise calculations of estimates. This procedure is

explained in the paragraphs below. The aggregate growth in low- and moderate-income households is summed at the county level and sent to a regional pool to be subsequently distributed to municipalities via allocation factors. Allocation factors are also explained below.

II. Prospective Need or Fair Share

Prospective Need is the share of the total projected households that will qualify for low- and moderate-income housing. Prospective low- and moderate-income housing need is derived by projecting the population by age cohort from 2014 to 2024 and converting this to households. This takes the following steps:

1. A 2014 base is established by bounding it at one end by four age cohort distributions of the 2010 *U.S. Census* for New Jersey. The other end is bounded by the distribution of the projected population for 2015 by age cohort. Four-fifths of the population difference from 2010 to 2015 is used to establish the 2014 age cohort distribution.
2. A July 1, 2024 projection-year end is also arrayed by age distribution. This is done as follows: Population by age cohort for the population projection to the year 2025 is modified, as explained herein. One-fifth of the population change from 2020 to 2025 is subtracted from year 2025 totals to obtain a new population projection by age cohort for 2024. The age cohorts are:
 - 0-24 years
 - 25-44 years
 - 45-64 years
 - 65 years and older
3. Both the population age cohorts for the base year (2014) and the projection-end year (2024) are multiplied by New Jersey county-specific headship rates by age cohort. Two distributions of total households emerge: one for 2014 and another for 2024. Their population and household differences are equal to those observed for 2015 and 2025.
4. Total households for each period are converted to low- and moderate-income households by carrying forward the income characteristics of all households in 2010 to 2014 and 2024 by age cohort. Low- and moderate-income households are sorted by applying the Section 8 household size/family income qualification criteria that were used in 2014 to the number of households that exist in each cohort in 2014 and 2024. Thus, to the degree that age cohorts are differently composed and growing differently, the low- and moderate-income population will also change as it ages into the future. Nonetheless, almost by definition, about 40 percent (40.622%) of household growth will be comprised of low- and moderate-income household growth.
5. Low- and moderate-income households for 2014 are subtracted from low- and moderate-income households in 2024 to obtain the change in low- and moderate-income households from 2014 to 2024. The differences between these two years are equal to the differences between 2015 and 2025. This is done for four age cohorts specified above for each of the 21 counties. The overwhelming age group in household growth are those households over the age of 65.
6. The growth of households is assembled by regions of the state, with subsequent distribution to municipalities.

Prospective Need by Region (2014-2024)

Northeast	14,833
Northwest	12,758
West-Central	9,455
East-Central	13,247
Southwest	10,007
South-Southwest	2,283
State Total	62,582

Additional Populations

Two factors add to Prospective Need at this point: (1) providing for those who live in non-institutional group quarters (emergency shelters, on the street, at soup kitchens and so on); and providing for a vacancy cushion in the housing stock to allow markets to function and housing to be vacated and reoccupied or just to repaired or renovated on an occasional basis (about 4% of low/mod households). An additional factor subtracts from Fair Share need: those households who live in a paid-off asset (a house of their own) and do not spend more than 38% of their income for housing.

Group quarters population are those located in “other noninstitutional” group quarters as of 2010. This number, which has existed from 2000, is totally exhausted between Fair Share (2014-2024 -70%) and Prior Obligation (1999-2014 -30%) assignments. The number is divided by two to determine units and multiplied by 80 percent to determine low and moderate income units.

Nonseasonal—non-other vacancies are available for municipalities from the U.S. Census in 2010 in numbers of units. This is what was used to calculate additional units needed for both Fair Share (2014-2024) and Prior Obligation (1999-2014).

People with paid-off assets who are low income but do not pay more than 38% of their income for housing were determined using ACS PUMS data and are eliminated from need in both the Fair Share (2014-2024) and Prior Obligation (1999-2014) calculations. These constitute about 13.0% of all low and moderate income households.

The chart below shows that non-institutional group quarters adds about 4,406 households for the period 2014 to 2024; vacancy adds about 2,268 households; and those households with assets subtract about 8,155 households for the period.

Additional Populations (2014-2024)

Additional Populations	(2014-2024)
Group Quarters	(+)4,406
Vacancy	(+)2,268
Households with Assets	(-)8,155
Total	(-)1,481

Secondary Sources of Housing Supply and Demand

Demolition

Secondary sources of housing supply and demand reflect the adjustments of the housing market to the unevenness and spontaneity of primary supply and demand. As housing ages or as it falls prey to accident, natural disasters, or publicly/privately initiated changes in land use, it may become obsolete and be removed from the stock. The term for this selective pruning is *demolition*. Demolitions occur regularly and affect various markets differently. In strong markets, demolitions are low; in weak markets, they are proportionally higher. In both situations, demolitions add to future housing demand.

Filtering

As housing is added by private developers to the upper and middle price categories of the stock, a large share of consumers who already occupy housing within the market are attracted to this housing. When they occupy the new housing through purchase or rental agreements, they release sound housing within the local market that is of less quality than the new housing that has been built. This causes the housing that they once occupied to be available to a lower round of consumers, often at a reduced price. The process is termed *filtering*. Filtering reduces future housing need as a greater proportion of formerly higher-priced housing becomes available at potentially lower prices. Filtering takes place in active housing markets, especially those receiving a significant influx of new housing. Filtering is also associated with multifamily and older housing concentrations.

Residential Conversions

In selected residential conversion housing submarkets, a demand may exist for smaller units, and this need may not be responded to by normal market operations. The market adjusts to this need by creating additional smaller units from larger ones. This is termed *residential conversion* and most often occurs in housing stocks containing larger structures that can be adapted to smaller units yet not destroy or significantly alter the value of adjacent units in the process. The older, urban two- to four-family home is an ideal conversion unit. Four or six units may be created in this type of structure where only one half of this number may have existed previously.

Procedure for Calculating Secondary Sources

Demolitions

Demolitions are a secondary source of housing demand in that demand is created by households requiring housing because units are lost from the stock⁹. Housing units are lost due to fire, structure abandonment, road improvements, community renewal, land-use change, and other reasons. It is estimated that units lost from the low- and moderate income stock (reported demolitions) are somewhat higher than those added to the stock due to conversion. For the *entire* housing stock, the ratio of demolitions to conversions could be even higher. It is also true that the level of demolitions varies in New Jersey. For the period 2000-2010, total reported demolitions for New Jersey municipalities were 5,100 per year; in 2007, the total was above 3,000; in 2011, the total was just over 4,800.

In order to estimate the scale of demolitions for the period 2014-2024, reported demolitions for each municipality for the years 2000 through 2009 are summed to obtain the 10-year future demolition estimate by municipality. These are the best indicators of demolition for communities and are in between the *U.S. Census* periods of 2000 and 2010. Demolitions are reported and occur at the municipal level.

Demolitions are adjusted for each municipality to the share of all demolitions that affect the low- and moderate-income housing sector. Econsult found that about 19.5% of the stock of New Jersey housing is affordable to low- or moderate-income households. Total demolitions are thus tallied by individual community and the share affecting low- and moderate-income housing is estimated as indicated above. The average number of demolitions per year from 2000 through 2009 was 5,100. These are the totals used for 2014-2024 projections (51,150). 19.5% of these will presumably affect low- and moderate-income households (9,974).

Demolition Housing Need by Region (2014-2024)

Northeast	(+)2,044
Northwest	(+)2,094
West Central	(+)642
East Central	(+)1,943
Southwest	(+)1,084
South-Southwest	(+)2,169
State Total	(+)9,974

This secondary source is a positive demand contributor.

Filtering

Filtering is a downward adjustment of housing which recognizes that the housing requirements of lower-income groups can be served by supply additions to the higher-income sectors of the housing market¹⁰. During the course of normal market operations, middle- and upper income households vacate existing housing for new, more desirable units, leaving their units vacant for households of lesser income. Filtering causes the price of a certain portion of formerly expensive housing to drop; accordingly, filtered units become affordable to those in the community who have less relative purchasing power, and who would not have been able to obtain the same units when they were newer to the market.

Filtering for the period 2014 to 2024 is estimated by taking 51.3 percent (10 of 19.5 years) of the 1999-2018 estimates of filtering by Econsult for each community. The total number of filtered units for all municipalities was determined to be 47,358; 51.3 percent of this total is 24,925. This is the number of filtered units calculated as distributed among municipalities. Filtering is assembled for the region and allocated to communities according to their share of multifamily units (5+) and their share of housing built prior to 1960. Multifamily housing and older housing are more subject to filtering than single family or new housing of any type.

Filtering Housing Supply by Region (2014-2024)

Northeast	(-)7,135
Northwest	(-)6,663
West Central	(-)271
East Central	(-)1,692
Southwest	(-)5,745
South-Southwest	(-)3,419
State Total	(-)24,925

This secondary source is a negative demand contributor.

Residential Conversion

Conversion is the creation of dwelling units from already existing structures¹¹. Almost all conversion consists of additional dwelling units being created from other residential units, and very rarely from nonresidential units. This type, termed residential conversion, is a significant and recognized source of housing supply to low- and moderate-income families. The conversion calculation relies on the number of units that changed in a ten year period from 2000-2010 plus certificates of occupancy minus demolitions for that period. The former is the change that was counted, the latter is the change that really happened. The difference is conversion. The ten year conversion number must also be multiplied by the share that is low and moderate income.

This study finds a total of 34,000 converted units for the period from 2000 through 2010. The current study takes 19.5 percent of that number to estimate low- and moderate-income conversions from 2014 through 2024: a total of 6,790 converted units. As indicated, residential conversion is closely related

and distributed to municipalities from the region on the basis of their percentage of two- to four-family structures within the region. Residential conversions for low-and moderate-income housing in normal markets are often on a par with demolitions for the low- and moderate-income sector. In stronger markets, conversions are more than demolitions; in weaker markets, conversions are less. New Jersey is presently coming out of a weaker market.

Residential Conversion Housing Supply by Region (2014-2024)

Northeast	(-)4,270
Northwest	(-)872
West Central	(-)847
East Central	(-)505
Southwest	(+)110
South-Southwest	(-)405
State Total	(-)6,790

This secondary source is a negative demand contributor

Urban Aid Cities

Urban aid cities are apportioned after the initial allocation. Under the Fair Share formula Urban Aid communities do not receive Fair Share Need. Their Adjusted Calculated Need is reduced to zero. Their need is sent to a statewide pool for allocation to allow for their distribution throughout the state. Urban Aid Cities affect each community’s need numbers and should be kept track of separately¹². Urban aid cities appear on the State of New Jersey’s current list for State Aid (57 cities). They do not get Prospective Need or Fair Share Need if they are on the list and have greater than 10,000 people per square mile or have greater than 5,000 people per square mile and less than five percent of the regional vacant land. They also do not get need if they have in excess of the percentage of deteriorated housing in the region. The total number of Urban Aid Cities which get a zero Fair Share Need is 52.

Adjusted Total Projected Need

Total Projected Need is combined low and moderate income housing need (including other sources of need), net of filtering (-), residential conversions (-), and demolitions (+). It also involves the Urban Aid Cities’ redistribution of need. Adjusted Total Projected Need is future municipal affordable housing need prior to the consideration of other factors: vacant land adjustments, 20% Cap, 1,000-Unit Cap and Buildable Limits, to be discussed subsequently.

Adjusted Total Projected Need by Region (2014-2024)

Northeast	6,989
Northwest	6,942
West-Central	7,970
East-Central	11,302
Southwest	4,434
South-Southwest	1,724
State Total	39,360

20% Cap

This is a control on affordable housing provision such that a municipality will not have to rebuild an equivalent to the town’s housing stock over a ten year period to deliver affordable housing. Adjusted Total Projected Need is multiplied by five and compared to total housing units. If Adjusted Total Projected Need times five is greater than total housing units, these extra units are not counted.

20% Cap Losses by Region (2014-2024)

Northeast	-71
Northwest	0
West Central	57
East Central	0
Southwest	-30
South-Southwest	-0
State Total	-158

1,000 Unit Cap

The 1,000 unit cap is a limitation on affordable housing development during a 10 year period. No more than 1,000 units can be built during a 10 year period in any community in New Jersey. Units in excess of 1,000 for the period 2014 to 2024 are summed and removed from local need. This type of need loss often happens in physically-large communities that are middle-to-upper income, and have grown significantly in residential and nonresidential development. For the period 2014 to 2024, 1,000 unit limit losses are 0.

1,000 Unit Limit Losses by Region (2014-2024)

Northeast	0
Northwest	0
West Central	0
East Central	0
Southwest	0
South-Southwest	0
State Total	0

Buildable Limit – Current Cycle

Development capacity in new units is determined via a GIS-layering/parcel data process that identifies developable land and the ability to accommodate units. Affordable units are then compared to development capacity. The difference represents lack of fit of low and moderate income housing.

It is important to note that this cap has been proposed to develop a better relationship between the municipal housing obligation and the municipal capacity to address the need. The cap and the data used to calculate the cap are not viewed as a substitute for COAH’s adjustment process. A municipality shall utilize the adjustment process whenever it believes that it lacks the land capacity to address its housing obligation. Buildable limit losses amount to 8,414 from 2014 to 2024.

Buildable Limit Losses by Region (2014-2024)

Northeast	-2,001
Northwest	-1,728
West Central	-296
East Central	-3,458
Southwest	-2
South-Southwest	-930
State Total	-8,414

Fair Share -Post Adjusted Total Projected Need

Post Total Projected Need is Fair Share Need. It is Fair Share Need after caps and building limitations have taken effect. For the period 2014 to 2024 it is 30,788.

Fair Share-Post Adjusted Total Projected Need

Northeast	4,917
Northwest	5,214
West Central	7,616
East Central	7,844
Southwest	4,402
South-Southwest	794
State Total	30,788

III. Unanswered Prior Obligation (1987-2014)

Affordable housing need of the past is composed of the Prospective Need of prior periods net of what affordable housing was produced by municipalities and what was accomplished through public provision of subsidized housing. These periods are 1987-1999 and 1999-2014. Unanswered Prior Obligation is solely the net Prospective Need of the past.

In the case of Prospective Need, where the need has been projected for the forthcoming period, if it is not met, this obligation does not simply go away. The new calculation period does not ignore the inactivity that characterized the past. The affordable housing method accounts for this by bringing forward Prospective Need of the past. Demolitions are added to Prior Prospective Need before the sum is netted down by secondary sources of housing supply (e.g., filtering and conversions). Prior Prospective Need is then reduced by any affordable housing units that were built by a community, or by publicly subsidized housing, before netting down to actual, Unanswered Prior Obligation. This number for 1987-2004 is 22,171.

The Council on Affordable Housing (COAH) recognizes affordable housing efforts of communities before COAH or those affordable housing efforts that have resulted from court settlements. This recognition involves a one-for-one deduction for affordable housing units built, or transferred by these communities. This procedure views a cumulative 1987-2014 need calculation for new housing accomplished by including Prior-Obligation, which is decreased by prior affordable housing building activity. It is further reduced by publicly subsidized housing constructed during the period. In order to estimate the level of building activity of the prior periods, as well as subsidized housing efforts, information has been obtained from COAH records via staff.

The Response to Prior Obligation

The response to Prior Obligation occurs over a twenty year period because its need has developed over at least a fifteen year period (1999-2014) or longer (1987-1999). It is perfectly reasonable to divide Prior Obligation into two equal parts and deliver one-half (11,086 units) during this period (2014-2024) and one-half (11,085 units) during the next ten year period (2024-2034). Prior Obligation is a new construction obligation that occurs in the future at a similar time as the Fair Share Obligation. Like Fair Share this obligation can be delivered in a variety of ways: municipal construction, residential/nonresidential inclusionary and/or payment in-lieu.

Prior Obligation by Region (1987-2014)

Region	Prior Need	Prior Activity	Public Subsidy	Vacant Land Adjustment	Net
Northeast	13,139	-10,271	-6,384	-1,866	-5,389
Northwest	9,956	-12,190	-8,608	-394	-11,236
West-Central	23,444	-13,510	-1,496	-223	8,215
East-Central	42,376	-13,150	-3,554	-1,343	24,329
Southwest	20,115	-11,129	-5,489	-440	3,057
South-Southwest	9,757	-3,657	-2,213	-692	3,195
State Total	118,780	-63,907	-27,744	-4,958	22,171
	1,000 Unit Cap Losses (Prior Obligation)		Buildable Limit Losses		
	0		28,993		

Affordable Housing Need

Affordable Housing Need in the State of New Jersey has three distinct components: Rehabilitation Share, Fair Share, and Unanswered Prior Obligation. For New Jersey, they are shown below. There is a detailed appendix for the calculation of each as well as the resulting numbers for each community.

Rehabilitation Share	Fair Share	Prior Obligation
62,859	30,788	11,086 (2014-2024)
		11,085 (2024-2034)

APPENDIX B

COUNCIL ON AFFORDABLE HOUSING (COAH)

REHABILITATION SHARE METHODOLOGY

Introduction
 Crowding
 Deteriorated Housing
 Low-Moderate Deterioration Share
 Total Rehabilitation Share

Prepared by:
 Rutgers University
 Center for Urban Policy Research
 Edward J. Bloustein School of Planning and Public Policy
 33 Livingston Avenue
 New Brunswick, NJ, 08901

Principal Consultants
 Robert W. Burchell, Ph.D.
 William Dolphin, M.A.
 Jinwoo Kwon, M.R.P.

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Introduction

This methodology makes four changes to the Rehabilitation Share calculation presented in the previously released Third Round Substantive Rules: 1) it identifies overcrowded units built in 1959 or earlier (rather than 1949 or earlier); 2) it takes the calculation of Rehabilitation Share to 2014 for the current period; 3) it accounts for and counts as one unit, deteriorated units that have more than one category of deterioration; and 4) it eliminates the Rehabilitation Share Credit. In the first case, researchers felt it was important to include all overcrowded properties that were at least 50 years old in 2010. (As reported previously, fifty years is the National Park Service’s cut-off for eligibility for listing in the National Register of Historic Places.)¹³ In the second case, researchers felt that it was important to apply incidence ratios of deteriorated housing (observed in 2010) to housing stock numbers as they exist in 2014. The year 2014 is the current or Present Need date. In the third case, units with multiple deficiencies should only be counted once, not two or three times. Finally, in the fourth case a credit which existed prior to 2010 should not be carried forward after that period. The method described below again uses the rehabilitation share procedure calculated by the Rutgers University Center for Urban Policy Research (CUPR), which was reported in the previously released Third Round Substantive Rules and was virtually unchallenged.

Crowding

Overcrowding is defined by the U.S. Department of Housing and Urban Development as any unit with more than one person per room. These figures are reported by the *U.S. Census*. In 2010, the Census also specified occupancy levels by the year an individual unit was built (Table H.49). Therefore, using municipal-level data from the *2008-2012 American Community Survey 5-year estimates*, it was possible to determine how many units built prior to 1960 – or those at least fifty-years-old in 2010 – were overcrowded. This established an incidence rate that was applied to the 2014 housing stock.

	COAH Region (2014)	Overcrowded, Built Pre-1960
1	Northeast Region	30,286
2	Northwest Region	19,152
3	West Central Region	6,326
4	East Central Region	5,300
5	Southwest Region	2,540
6	South-Southwest Region	2,966
	Total	66,570

Deteriorated Housing

As determined for 2014 (and again to the following format reported in the previously released Third Round Substantive Rules), the following numbers of properties in each region are deteriorated – lacking complete plumbing and/or kitchen facilities (as indicated by the 2010 *U.S. Census*) and updated to 2014.

	COAH Region (2014)	Lack Complete Plumbing	Lack Complete Kitchen
1	Northeast Region	4,885	8,149
2	Northwest Region	4,146	6,640
3	West Central Region	1,731	2,907
4	East Central Region	2,254	4,337
5	Southwest Region	1,758	3,263
6	South-Southwest Region	1,083	1,996
	Total	15,859	27,293

Percentage of Units with Multiple Deficiencies

Approximately 14.86 percent of deteriorated units have multiple deficiencies. This figure was obtained using the *American Community Survey*. Thus, the reported number of single deficiencies has to be multiplied by an average of 85.14 percent statewide to obtain the non-double-counted total. This percentage is determined by county and by region for actual application. The chart for each municipality shows the non-double-counted figure.

Low-Moderate Deterioration Share

Using the 2007-2011 *American Community Survey* Public Use Microdata Sample (PUMS), it was determined that overcrowded and deteriorated housing would be occupied by low- or moderate-income households in each region, to the following degree:

Northeast	Northwest	West Central	East Central	Southwest	South-Southwest
Bergen (0.595)	Essex (0.624)	Hunterdon (0.850)	Mercer (0.709)	Burlington (0.574)	Atlantic (0.699)
Hudson (0.561)	Morris (0.649)	Middlesex (0.661)	Monmouth (0.755)	Camden (0.672)	Cape May (0.475)
Passaic (0.718)	Union (0.650)	Somerset (0.744)	Ocean (0.727)	Gloucester (0.714)	Cumberland (0.578)
Sussex (0.486)	Warren (0.843)				Salem (0.798)

The above percentages shares were determined at the county level with percentages ultimately summed and weighted to the regional and state levels.

COAH Region (2014)		Low and Moderate Income Deteriorated
1	Northeast Region	24,362
2	Northwest Region	17,025
3	West Central Region	6,625
4	East Central Region	7,275
5	Southwest Region	4,286
6	South-Southwest Region	3,285
Total		62,859

Rehabilitation Share

As in earlier work, a municipality’s total Rehabilitation Share was equal to the sum of its overcrowded and dilapidated units (96,000); multiplied by (1) the proportion of units non-double-counted (about 85%); and by (2) its county regional low-/moderate-income deterioration share (about 65.3%). Statewide, this calculation results in a total Rehabilitation Share of 62,859 units:

Rehabilitation Share by Municipality, County, Region, State 2014

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE 60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAR SHARE
Allendale borough	Bergen	Northeast	0	0	14	14	11	0.595	7	7
Alpine borough	Bergen	Northeast	0	0	4	4	3	0.595	2	2
Bergenfield borough	Bergen	Northeast	188	36	43	267	206	0.595	123	123
Bogota borough	Bergen	Northeast	0	35	35	71	55	0.595	33	33
Carlstadt borough	Bergen	Northeast	52	0	0	52	40	0.595	24	24
Cliffside Park borough	Bergen	Northeast	213	13	31	258	199	0.595	118	118
Closter borough	Bergen	Northeast	0	13	0	13	10	0.595	6	6
Cresskill borough	Bergen	Northeast	0	17	65	82	63	0.595	38	38
Demarest borough	Bergen	Northeast	0	0	15	15	12	0.595	7	7
Dumont borough	Bergen	Northeast	41	0	19	60	46	0.595	28	28
East Rutherford borough	Bergen	Northeast	37	119	131	287	221	0.595	132	132
Edgewater borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Elmwood Park borough	Bergen	Northeast	113	45	45	202	156	0.595	93	93
Emerson borough	Bergen	Northeast	0	0	111	111	86	0.595	51	51
Englewood city	Bergen	Northeast	202	86	131	419	323	0.595	192	192
Englewood Cliffs borough	Bergen	Northeast	0	0	9	9	7	0.595	4	4
Fair Lawn borough	Bergen	Northeast	21	77	77	175	135	0.595	80	80
Fairview borough	Bergen	Northeast	340	59	59	487	353	0.595	210	210
Fort Lee borough	Bergen	Northeast	392	47	127	565	436	0.595	259	259
Franklin Lakes borough	Bergen	Northeast	0	21	21	43	33	0.595	20	20
Garfield city	Bergen	Northeast	232	131	204	567	437	0.595	260	260
Glen Rock borough	Bergen	Northeast	0	0	8	8	6	0.595	4	4
Hackensack city	Bergen	Northeast	495	148	284	927	715	0.595	425	425
Harrington Park borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Hasbrouck Heights	Bergen	Northeast	39	0	0	39	30	0.595	18	18

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRP-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
borough										
Haworth borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Hillsdale borough	Bergen	Northeast	24	0	0	24	19	0.595	11	11
Ho-Ho-Kus borough	Bergen	Northeast	0	8	8	16	13	0.595	7	7
Leonia borough	Bergen	Northeast	160	9	0	169	130	0.595	77	77
Little Ferry borough	Bergen	Northeast	51	108	113	273	210	0.595	125	125
Lodi borough	Bergen	Northeast	75	100	175	351	271	0.595	161	161
Lyndhurst township	Bergen	Northeast	88	150	190	429	331	0.595	197	197
Mahwah township	Bergen	Northeast	54	66	66	185	143	0.595	85	85
Maywood borough	Bergen	Northeast	32	25	42	99	76	0.595	45	45
Midland Park borough	Bergen	Northeast	0	0	57	57	44	0.595	26	26
Monvate borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Moonachie borough	Bergen	Northeast	0	27	19	47	36	0.595	21	21
New Milford borough	Bergen	Northeast	168	0	10	178	137	0.595	82	82
North Arlington borough	Bergen	Northeast	33	115	163	311	240	0.595	143	143
Northvale borough	Bergen	Northeast	16	0	0	16	12	0.595	7	7
Nonwood borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Oakland borough	Bergen	Northeast	0	10	33	44	34	0.595	20	20
Old Tappan borough	Bergen	Northeast	0	0	17	17	13	0.595	8	8
Oradell borough	Bergen	Northeast	0	41	41	81	63	0.595	37	37
Palisades Park borough	Bergen	Northeast	287	0	74	361	279	0.595	166	166
Paranuss borough	Bergen	Northeast	146	55	189	390	301	0.595	179	179
Park Ridge borough	Bergen	Northeast	59	52	85	196	151	0.595	90	90
Ramsey borough	Bergen	Northeast	138	10	10	158	122	0.595	73	73
Ridgefield borough	Bergen	Northeast	95	99	99	294	227	0.595	135	135
Ridgefield Park village	Bergen	Northeast	122	65	65	252	194	0.595	116	116

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Ridgewood village	Bergen	Northeast	0	0	25	25	20	0.595	12	12
River Edge borough	Bergen	Northeast	73	0	0	73	57	0.595	34	34
River Vale township	Bergen	Northeast	0	22	48	70	54	0.595	32	32
Rochelle Park township	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Rockleigh borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Rutherford borough	Bergen	Northeast	140	53	60	252	195	0.595	116	116
Saddle Brook township	Bergen	Northeast	38	53	53	143	110	0.595	66	66
Saddle River borough	Bergen	Northeast	8	0	85	93	72	0.595	43	43
South Hackensack township	Bergen	Northeast	27	36	36	100	77	0.595	46	46
Tenack township	Bergen	Northeast	62	21	38	122	94	0.595	56	56
Tenafly borough	Bergen	Northeast	76	0	14	90	70	0.595	41	41
Teterboro borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Upper Saddle River borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Waldwick borough	Bergen	Northeast	18	36	36	91	70	0.595	42	42
Wallington borough	Bergen	Northeast	78	47	62	186	144	0.595	85	85
Washington township	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Westwood borough	Bergen	Northeast	0	14	52	66	51	0.595	30	30
Woodcliff Lake borough	Bergen	Northeast	18	0	21	39	30	0.595	18	18
Wood-Ridge borough	Bergen	Northeast	0	0	0	0	0	0.595	0	0
Wyckoff township	Bergen	Northeast	0	0	58	58	45	0.595	27	27
Bayonne city	Hudson	Northeast	1,081	73	122	1,275	1,151	0.561	646	646
East Newark borough	Hudson	Northeast	31	18	12	62	56	0.561	31	31
Guttenberg town	Hudson	Northeast	39	16	16	72	65	0.561	37	37
Harrison town	Hudson	Northeast	156	44	80	280	253	0.561	142	142
Hoboken city	Hudson	Northeast	235	89	114	438	395	0.561	222	222

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB SHARE
Jersey City city	Hudson	Northeast	4,213	1,051	1,539	6,803	6,143	0.561	3,446	3,446
Kearny town	Hudson	Northeast	351	73	57	481	434	0.561	243	243
North Bergen township	Hudson	Northeast	727	164	326	1,217	1,099	0.561	616	616
Secaucus town	Hudson	Northeast	109	0	20	129	117	0.561	66	66
Union City city	Hudson	Northeast	2,246	296	369	2,911	2,628	0.561	1,474	1,474
Weehawken township	Hudson	Northeast	343	0	82	425	384	0.561	215	215
West New York town	Hudson	Northeast	1,358	26	299	1,682	1,519	0.561	852	852
Bloomfield borough	Passaic	Northeast	95	0	0	95	91	0.718	65	65
Clifton city	Passaic	Northeast	3,090	104	236	3,430	3,287	0.718	2,360	2,360
Haledon borough	Passaic	Northeast	28	13	34	76	73	0.718	52	52
Hawthorne borough	Passaic	Northeast	0	12	28	40	39	0.718	28	28
Little Falls township	Passaic	Northeast	0	54	69	124	119	0.718	85	85
North Haledon borough	Passaic	Northeast	0	15	0	15	14	0.718	10	10
Passaic city	Passaic	Northeast	6,409	119	233	6,761	6,479	0.718	4,652	4,652
Paterson city	Passaic	Northeast	4,334	133	291	4,758	4,559	0.718	3,274	3,274
Pompton Lakes borough	Passaic	Northeast	74	0	0	74	71	0.718	51	51
Prospect Park borough	Passaic	Northeast	13	0	0	13	12	0.718	9	9
Ringwood borough	Passaic	Northeast	10	25	25	61	58	0.718	42	42
Totowa borough	Passaic	Northeast	220	10	24	254	244	0.718	175	175
Wanaque borough	Passaic	Northeast	80	69	32	181	174	0.718	125	125
Wayne township	Passaic	Northeast	67	96	131	293	281	0.718	202	202
West Milford township	Passaic	Northeast	25	56	74	156	149	0.718	107	107
Woodland Park borough	Passaic	Northeast	278	0	31	310	297	0.718	213	213
Andover borough	Sussex	Northeast	16	0	0	16	12	0.486	6	6
Andover township	Sussex	Northeast	0	0	25	25	19	0.486	9	9
Branchville borough	Sussex	Northeast	0	0	0	0	0	0.486	0	0

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB SHARE
Byram township	Sussex	Northeast	18	0	11	29	22	0.486	11	11
Frankford township	Sussex	Northeast	0	29	15	44	33	0.486	16	16
Franklin borough	Sussex	Northeast	15	0	28	42	32	0.486	15	15
Fredon township	Sussex	Northeast	0	8	31	39	29	0.486	14	14
Green township	Sussex	Northeast	0	0	0	0	0	0.486	0	0
Hanburg borough	Sussex	Northeast	14	0	0	14	11	0.486	5	5
Hampton township	Sussex	Northeast	0	6	5	11	8	0.486	4	4
Hardyston township	Sussex	Northeast	0	23	23	47	35	0.486	17	17
Hopatcong borough	Sussex	Northeast	0	29	29	57	43	0.486	21	21
Lafayette township	Sussex	Northeast	0	0	0	0	0	0.486	0	0
Montague township	Sussex	Northeast	0	0	0	0	0	0.486	0	0
Newton town	Sussex	Northeast	67	51	84	201	152	0.486	74	74
Ogdensburg borough	Sussex	Northeast	0	0	8	8	6	0.486	3	3
Sandyston township	Sussex	Northeast	0	0	6	6	5	0.486	2	2
Sparta township	Sussex	Northeast	0	36	46	82	61	0.486	30	30
Stanhope borough	Sussex	Northeast	11	0	0	11	8	0.486	4	4
Stillwater township	Sussex	Northeast	0	0	0	0	0	0.486	0	0
Sussex borough	Sussex	Northeast	7	4	23	34	26	0.486	12	12
Vernon township	Sussex	Northeast	78	36	44	157	119	0.486	58	58
Walpack township	Sussex	Northeast	0	0	0	0	0	0.486	0	0
Wanloge township	Sussex	Northeast	0	39	47	86	64	0.486	31	31
		NORTHEAST TOTAL	30,286	4,885	8,149	43,320	38,588	N/A	24,362	24,362
Belleville township	Essex	Northwest	973	186	244	1,403	1,243	0.624	776	776
Bloomfield township	Essex	Northwest	720	118	162	1,000	886	0.624	553	553
Caldwell borough	Essex	Northwest	0	0	19	19	17	0.624	11	11
Cedar Grove township	Essex	Northwest	0	0	0	0	0	0.624	0	0

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
City of Orange township	Essex	Northwest	1,219	114	210	1,543	1,367	0.624	853	853
East Orange city	Essex	Northwest	505	107	386	998	884	0.624	552	552
Essex Fells borough	Essex	Northwest	0	0	0	0	0	0.624	0	0
Fairfield township	Essex	Northwest	0	0	97	97	86	0.624	54	54
Glen Ridge borough	Essex	Northwest	0	17	17	34	30	0.624	19	19
Ivington township	Essex	Northwest	941	176	227	1,344	1,191	0.624	743	743
Livingston township	Essex	Northwest	0	15	22	37	33	0.624	21	21
Maplewood township	Essex	Northwest	131	0	33	164	146	0.624	91	91
Millburn township	Essex	Northwest	96	54	55	204	180	0.624	113	113
Montclair township	Essex	Northwest	85	80	103	268	237	0.624	148	148
Newark city	Essex	Northwest	3,503	1,018	1,468	5,989	5,305	0.624	3,310	3,310
North Caldwell borough	Essex	Northwest	0	16	16	32	29	0.624	18	18
Nutley township	Essex	Northwest	457	10	0	467	414	0.624	258	258
Roseland borough	Essex	Northwest	0	0	0	0	0	0.624	0	0
South Orange Village township	Essex	Northwest	0	0	0	0	0	0.624	0	0
Verona township	Essex	Northwest	0	0	0	0	0	0.624	0	0
West Caldwell township	Essex	Northwest	0	0	0	0	0	0.624	0	0
West Orange township	Essex	Northwest	357	30	260	647	573	0.624	357	357
Boonton town	Morris	Northwest	29	0	10	40	32	0.649	21	21
Boonton township	Morris	Northwest	0	0	16	16	13	0.649	9	9
Rutler borough	Morris	Northwest	51	0	3	54	44	0.649	29	29
Chatham borough	Morris	Northwest	0	0	0	0	0	0.649	0	0
Chatham township	Morris	Northwest	26	0	57	84	68	0.649	44	44
Chester borough	Morris	Northwest	0	10	8	18	15	0.649	10	10
Chester township	Morris	Northwest	0	26	26	51	42	0.649	27	27

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB SHARE
Denville township	Morris	Northwest	0	31	39	70	57	0.649	37	37
Dover town	Morris	Northwest	310	79	86	474	388	0.649	252	252
East Hanover township	Morris	Northwest	0	15	45	60	49	0.649	32	32
Florham Park borough	Morris	Northwest	0	0	206	206	168	0.649	109	109
Hanover township	Morris	Northwest	0	0	46	46	38	0.649	24	24
Harding township	Morris	Northwest	0	0	0	0	0	0.649	0	0
Jefferson township	Morris	Northwest	0	30	41	71	58	0.649	37	37
Kinnelon borough	Morris	Northwest	0	0	0	0	0	0.649	0	0
Lincoln Park borough	Morris	Northwest	19	10	0	29	24	0.649	16	16
Long Hill township	Morris	Northwest	0	0	0	0	0	0.649	0	0
Madison borough	Morris	Northwest	41	0	19	60	49	0.649	32	32
Mendham borough	Morris	Northwest	0	8	8	16	13	0.649	9	9
Mendham township	Morris	Northwest	0	36	0	36	29	0.649	19	19
Mine Hill township	Morris	Northwest	0	0	0	0	0	0.649	0	0
Monville township	Morris	Northwest	0	10	10	20	17	0.649	11	11
Morris Plains borough	Morris	Northwest	0	0	34	34	28	0.649	18	18
Morris township	Morris	Northwest	0	0	0	0	0	0.649	0	0
Morristown town	Morris	Northwest	256	59	47	362	296	0.649	192	192
Mount Arlington borough	Morris	Northwest	0	0	18	18	15	0.649	10	10
Mount Olive township	Morris	Northwest	0	104	150	254	207	0.649	135	135
Mountain Lakes borough	Morris	Northwest	0	0	0	0	0	0.649	0	0
Netcong borough	Morris	Northwest	0	7	30	37	30	0.649	20	20
Parsippany-Troy Hills township	Morris	Northwest	219	96	188	504	412	0.649	267	267
Pequanock township	Morris	Northwest	0	19	43	62	51	0.649	33	33
Randolph township	Morris	Northwest	36	0	12	48	39	0.649	25	25

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Riverdale borough	Morris	Northwest	0	0	0	0	0	0.649	0	0
Rockaway borough	Morris	Northwest	0	0	0	0	0	0.649	0	0
Rockaway township	Morris	Northwest	78	38	38	154	126	0.649	81	81
Roxbury township	Morris	Northwest	77	22	49	147	120	0.649	78	78
Victory Gardens borough	Morris	Northwest	0	3	0	3	3	0.649	2	2
Washington township	Morris	Northwest	8	19	11	38	31	0.649	20	20
Wharton borough	Morris	Northwest	88	30	30	147	120	0.649	78	78
Berkeley Heights township	Union	Northwest	35	0	0	35	32	0.650	21	21
Clark township	Union	Northwest	69	7	14	90	82	0.650	53	53
Cranford township	Union	Northwest	11	0	65	76	69	0.650	45	45
Elizabeth city	Union	Northwest	5,795	717	738	7,250	6,605	0.650	4,293	4,293
Fanwood borough	Union	Northwest	0	0	40	40	37	0.650	24	24
Garwood borough	Union	Northwest	42	11	15	68	62	0.650	40	40
Hillside township	Union	Northwest	116	56	40	213	194	0.650	126	126
Kenilworth borough	Union	Northwest	0	0	0	0	0	0.650	0	0
Linden city	Union	Northwest	317	91	187	595	542	0.650	352	352
Mountainside borough	Union	Northwest	0	66	82	147	134	0.650	87	87
New Providence borough	Union	Northwest	83	43	0	127	115	0.650	75	75
Plainfield city	Union	Northwest	1,091	162	190	1,443	1,315	0.650	854	854
Ramsey city	Union	Northwest	194	11	127	332	303	0.650	197	197
Roselle borough	Union	Northwest	252	91	107	449	409	0.650	266	266
Roselle Park borough	Union	Northwest	53	8	17	78	71	0.650	46	46
Scotch Plains township	Union	Northwest	96	58	59	212	193	0.650	126	126
Springfield township	Union	Northwest	25	0	0	25	23	0.650	15	15
Summit city	Union	Northwest	0	43	74	117	107	0.650	69	69

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB SHARE
Union township	Union	Northwest	434	68	76	577	526	0.650	342	342
Westfield town	Union	Northwest	18	14	49	81	74	0.650	48	48
Winfield township	Union	Northwest	30	0	0	30	28	0.650	18	18
Allamuchy township	Warren	Northwest	0	22	22	45	37	0.843	31	31
Alpha borough	Warren	Northwest	0	0	0	0	0	0.843	0	0
Belvidere town	Warren	Northwest	0	0	17	17	14	0.843	12	12
Blairstown township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Franklin township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Fredriksvysen township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Greenwich township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Hackettstown town	Warren	Northwest	101	0	0	101	83	0.843	70	70
Hardwick township	Warren	Northwest	0	2	0	2	2	0.843	1	1
Harmony township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Hope township	Warren	Northwest	0	5	0	5	4	0.843	4	4
Independence township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Knuwilton township	Warren	Northwest	8	0	8	16	13	0.843	11	11
Liberty township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Lopatcong township	Warren	Northwest	0	0	0	0	0	0.843	0	0
Mansfield township	Warren	Northwest	22	0	0	22	18	0.843	15	15
Oxford township	Warren	Northwest	9	14	0	24	19	0.843	16	16
Phillipsburg town	Warren	Northwest	113	46	78	237	194	0.843	164	164
Pohatcong township	Warren	Northwest	11	0	0	11	9	0.843	7	7
Washington borough	Warren	Northwest	4	0	0	4	3	0.843	2	2
Washington township	Warren	Northwest	0	0	0	0	0	0.843	0	0
White township	Warren	Northwest	0	15	44	59	48	0.843	41	41
		NORTHWEST TOTAL	19,152	4,146	6,640	29,938	26,569	N/A	17,025	17,025

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Alexandria township	Hunterdon	West Central	0	69	69	138	118	0.850	101	101
Bethlehem township	Hunterdon	West Central	8	0	0	8	7	0.850	6	6
Bloomsbury borough	Hunterdon	West Central	2	0	0	2	2	0.850	2	2
Califon borough	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Clinton town	Hunterdon	West Central	14	0	0	14	12	0.850	11	11
Clinton township	Hunterdon	West Central	0	25	12	38	32	0.850	27	27
Delaware township	Hunterdon	West Central	14	43	26	83	71	0.850	61	61
East Amwell township	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Flemington borough	Hunterdon	West Central	80	0	0	80	68	0.850	58	58
Franklin township	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Frenchtown borough	Hunterdon	West Central	0	0	5	5	4	0.850	4	4
Glen Gardner borough	Hunterdon	West Central	4	0	0	4	3	0.850	3	3
Hampton borough	Hunterdon	West Central	17	0	0	17	14	0.850	12	12
High Bridge borough	Hunterdon	West Central	41	0	0	41	35	0.850	30	30
Holland township	Hunterdon	West Central	0	52	38	89	77	0.850	65	65
Kingwood township	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Lambertville city	Hunterdon	West Central	8	36	36	79	68	0.850	57	57
Lebanon borough	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Lebanon township	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Milford borough	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Raritan township	Hunterdon	West Central	0	27	27	27	24	0.850	20	20
Readington township	Hunterdon	West Central	25	58	58	141	121	0.850	102	102
Stockton borough	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Tewksbury township	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
Union township	Hunterdon	West Central	0	0	0	0	0	0.850	0	0
West Amwell township	Hunterdon	West Central	0	0	0	0	0	0.850	0	0

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRP-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB SHARE
Carteret borough	Middlesex	West Central	295	15	0	310	270	0.661	179	179
Cranbury township	Middlesex	West Central	18	0	0	18	16	0.661	11	11
Dunellen borough	Middlesex	West Central	20	0	0	20	18	0.661	12	12
East Brunswick township	Middlesex	West Central	0	28	103	132	115	0.661	76	76
Edison township	Middlesex	West Central	218	183	338	740	645	0.661	426	426
Helmetta borough	Middlesex	West Central	10	0	0	10	8	0.661	6	6
Highland Park borough	Middlesex	West Central	46	0	50	96	84	0.661	55	55
Jamesburg borough	Middlesex	West Central	32	0	0	32	28	0.661	19	19
Metuchen borough	Middlesex	West Central	0	32	38	71	62	0.661	41	41
Middlesex borough	Middlesex	West Central	68	46	0	113	99	0.661	65	65
Milltown borough	Middlesex	West Central	53	0	0	53	46	0.661	30	30
Monroe township	Middlesex	West Central	0	44	139	182	159	0.661	105	105
New Brunswick city	Middlesex	West Central	1,973	141	208	2,322	2,024	0.661	1,338	1,338
North Brunswick township	Middlesex	West Central	258	34	54	346	301	0.661	199	199
Old Bridge township	Middlesex	West Central	127	52	45	224	195	0.661	129	129
Perth Amboy city	Middlesex	West Central	940	166	178	1,284	1,119	0.661	740	740
Piscataway township	Middlesex	West Central	247	145	160	552	481	0.661	318	318
Plainsboro township	Middlesex	West Central	0	0	0	0	0	0.661	0	0
Sayreville borough	Middlesex	West Central	43	32	44	119	103	0.661	68	68
South Amboy city	Middlesex	West Central	71	0	0	71	62	0.661	41	41
South Brunswick township	Middlesex	West Central	34	33	139	206	179	0.661	119	119
South Plainfield borough	Middlesex	West Central	41	29	14	84	73	0.661	48	48
South River borough	Middlesex	West Central	71	44	54	169	147	0.661	97	97
Spotswood borough	Middlesex	West Central	0	0	0	0	0	0.661	0	0
Woodbridge township	Middlesex	West Central	439	87	144	670	584	0.661	386	386

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Bedminster township	Somerset	West Central	0	0	0	0	0	0.744	0	0
Bernards township	Somerset	West Central	0	11	45	56	49	0.744	37	37
Bernardsville borough	Somerset	West Central	0	0	0	0	0	0.744	0	0
Round Brook borough	Somerset	West Central	134	0	15	149	132	0.744	98	98
Branchburg township	Somerset	West Central	0	0	10	10	9	0.744	7	7
Bridgewater township	Somerset	West Central	117	11	226	354	313	0.744	233	233
Far Hills borough	Somerset	West Central	5	0	0	5	5	0.744	3	3
Franklin township	Somerset	West Central	128	10	127	265	234	0.744	174	174
Green Brook township	Somerset	West Central	0	13	0	13	12	0.744	9	9
Hillsborough township	Somerset	West Central	0	15	62	77	68	0.744	51	51
Marville borough	Somerset	West Central	122	56	70	249	220	0.744	163	163
Milstone borough	Somerset	West Central	0	0	0	0	0	0.744	0	0
Montgomery township	Somerset	West Central	0	55	55	110	97	0.744	72	72
North Plainfield borough	Somerset	West Central	408	57	105	570	504	0.744	375	375
Pepack and Gladstone borough	Somerset	West Central	0	0	0	0	0	0.744	0	0
Raritan borough	Somerset	West Central	0	31	31	61	54	0.744	40	40
Rocky Hill borough	Somerset	West Central	0	0	3	3	3	0.744	2	2
Somerville borough	Somerset	West Central	146	21	30	197	174	0.744	129	129
South Bound Brook borough	Somerset	West Central	17	48	57	122	107	0.744	80	80
Warren township	Somerset	West Central	30	0	76	106	94	0.744	70	70
Watchung borough	Somerset	West Central	0	8	17	25	22	0.744	17	17
		WEST CENTRAL TOTAL	6,326	1,731	2,907	10,964	9,572	N/A	6,625	6,625
East Windsor township	Mercer	East Central	0	16	90	106	89	0.709	63	63
Ewing township	Mercer	East Central	62	67	110	239	202	0.709	143	143
Hamilton township	Mercer	East Central	334	77	115	526	445	0.709	315	315

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Hightstown borough	Mercer	East Central	0	33	33	65	55	0.709	39	39
Hopewell borough	Mercer	East Central	0	0	4	4	3	0.709	2	2
Hopewell township	Mercer	East Central	0	0	0	0	0	0.709	0	0
Lawrence township	Mercer	East Central	118	9	37	164	138	0.709	98	98
Pennington borough	Mercer	East Central	11	23	51	86	73	0.709	51	51
Princeton	Mercer	East Central	131	14	108	253	214	0.709	151	151
Robbinsville township	Mercer	East Central	0	0	35	35	29	0.709	21	21
Trenton city	Mercer	East Central	1,211	175	339	1,725	1,458	0.709	1,034	1,034
West Windsor township	Mercer	East Central	33	94	142	268	226	0.709	160	160
Aberdeen township	Monmouth	East Central	0	53	53	105	84	0.755	64	64
Allenhurst borough	Monmouth	East Central	3	0	3	6	5	0.755	4	4
Allentown borough	Monmouth	East Central	0	7	9	16	13	0.755	10	10
Asbury Park city	Monmouth	East Central	348	79	78	505	403	0.755	304	304
Atlantic Highlands borough	Monmouth	East Central	0	58	45	102	82	0.755	62	62
Avon-by-the-Sea borough	Monmouth	East Central	15	0	0	15	12	0.755	9	9
Belmar borough	Monmouth	East Central	0	16	37	53	42	0.755	32	32
Bradley Beach borough	Monmouth	East Central	30	0	39	68	55	0.755	41	41
Brielle borough	Monmouth	East Central	0	9	41	50	40	0.755	30	30
Colls Neck township	Monmouth	East Central	0	0	8	8	6	0.755	5	5
Deal borough	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Eatonville borough	Monmouth	East Central	0	60	60	120	96	0.755	72	72
Englishtown borough	Monmouth	East Central	0	0	61	61	49	0.755	37	37
Fair Haven borough	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Farmingdale borough	Monmouth	East Central	5	0	0	5	4	0.755	3	3
Freehold borough	Monmouth	East Central	243	72	53	368	294	0.755	222	222
Freehold township	Monmouth	East Central	0	53	116	168	134	0.755	102	102

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Hazlet township	Monmouth	East Central	0	10	23	33	27	0.755	20	20
Highlands borough	Monmouth	East Central	68	0	0	68	54	0.755	41	41
Holmdel township	Monmouth	East Central	0	0	64	64	51	0.755	39	39
Howell township	Monmouth	East Central	75	53	61	188	150	0.755	114	114
Interlaken borough	Monmouth	East Central	0	2	2	4	3	0.755	2	2
Kearnsburg borough	Monmouth	East Central	25	42	86	153	122	0.755	92	92
Keyport borough	Monmouth	East Central	31	10	10	51	41	0.755	31	31
Lake Como borough	Monmouth	East Central	13	0	0	13	10	0.755	8	8
Little Silver borough	Monmouth	East Central	0	0	12	12	10	0.755	7	7
Loch Arbour village	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Long Branch city	Monmouth	East Central	567	96	166	830	663	0.755	501	501
Manalapan township	Monmouth	East Central	0	103	105	209	167	0.755	126	126
Manasquan borough	Monmouth	East Central	0	0	16	16	13	0.755	10	10
Marlboro township	Monmouth	East Central	0	53	137	190	151	0.755	114	114
Matawan borough	Monmouth	East Central	36	37	37	109	87	0.755	66	66
Middletown township	Monmouth	East Central	84	46	141	271	216	0.755	163	163
Millstone township	Monmouth	East Central	0	0	45	45	36	0.755	27	27
Monmouth Beach borough	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Neptune City borough	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Neptune township	Monmouth	East Central	44	47	117	208	166	0.755	125	125
Ocean township	Monmouth	East Central	99	34	34	168	134	0.755	101	101
Oceanport borough	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Red Bank borough	Monmouth	East Central	171	0	0	171	137	0.755	103	103
Roosevelt borough	Monmouth	East Central	6	0	0	6	5	0.755	3	3
Rumson borough	Monmouth	East Central	19	0	0	19	15	0.755	11	11
Sea Bright borough	Monmouth	East Central	13	0	0	13	10	0.755	8	8

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Sea Girt borough	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Shrewsbury borough	Monmouth	East Central	0	14	15	29	23	0.755	18	18
Shrewsbury township	Monmouth	East Central	7	0	34	41	33	0.755	25	25
Spring Lake borough	Monmouth	East Central	0	0	27	27	22	0.755	17	17
Spring Lake Heights borough	Monmouth	East Central	0	0	18	18	15	0.755	11	11
Tinton Falls borough	Monmouth	East Central	0	30	160	191	152	0.755	115	115
Union Beach borough	Monmouth	East Central	97	0	21	118	94	0.755	71	71
Upper Freehold township	Monmouth	East Central	16	36	36	87	69	0.755	52	52
Wall township	Monmouth	East Central	63	0	175	238	190	0.755	144	144
West Long Branch borough	Monmouth	East Central	0	0	0	0	0	0.755	0	0
Barnegat Light borough	Ocean	East Central	0	8	2	10	9	0.727	7	7
Barnegat township	Ocean	East Central	0	0	0	0	0	0.727	0	0
Bay Head borough	Ocean	East Central	0	3	6	9	8	0.727	6	6
Beach Haven borough	Ocean	East Central	0	0	0	0	0	0.727	0	0
Hancock borough	Ocean	East Central	53	0	0	53	46	0.727	34	34
Berkeley township	Ocean	East Central	5	64	81	150	132	0.727	96	96
Brick township	Ocean	East Central	50	42	210	301	265	0.727	193	193
Eagleswood township	Ocean	East Central	0	0	0	0	0	0.727	0	0
Harvey Cedars borough	Ocean	East Central	4	2	5	11	9	0.727	7	7
Island Heights borough	Ocean	East Central	0	0	3	3	3	0.727	2	2
Jackson township	Ocean	East Central	49	12	107	168	148	0.727	107	107
Lacey township	Ocean	East Central	35	40	11	86	76	0.727	55	55
Lakehurst borough	Ocean	East Central	21	0	4	25	22	0.727	16	16
Lakewood township	Ocean	East Central	520	81	250	850	748	0.727	544	544
Lavallette borough	Ocean	East Central	0	0	0	0	0	0.727	0	0

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Little Egg Harbor township	Ocean	East Central	42	111	44	197	173	0.727	126	126
Long Beach township	Ocean	East Central	0	7	30	37	32	0.727	23	23
Manchester township	Ocean	East Central	0	102	89	191	168	0.727	122	122
Mantoloking borough	Ocean	East Central	0	0	0	0	0	0.727	0	0
Ocean Gate borough	Ocean	East Central	4	0	11	15	14	0.727	10	10
Ocean township	Ocean	East Central	0	0	14	14	13	0.727	9	9
Pine Beach borough	Ocean	East Central	0	0	0	0	0	0.727	0	0
Plumsted township	Ocean	East Central	21	0	12	33	29	0.727	21	21
Point Pleasant Beach borough	Ocean	East Central	88	0	0	88	78	0.727	57	57
Point Pleasant borough	Ocean	East Central	41	0	0	41	36	0.727	26	26
Seaside Heights borough	Ocean	East Central	76	38	38	151	133	0.727	97	97
Senside Park borough	Ocean	East Central	0	0	5	5	4	0.727	3	3
Ship Bottom borough	Ocean	East Central	0	0	0	0	0	0.727	0	0
South Toms River borough	Ocean	East Central	57	9	9	75	66	0.727	48	48
Stafford township	Ocean	East Central	36	94	20	150	132	0.727	96	96
Surf City borough	Ocean	East Central	0	0	0	0	0	0.727	0	0
Toms River township	Ocean	East Central	94	113	179	387	340	0.727	247	247
Tuckerton borough	Ocean	East Central	129	0	0	129	113	0.727	82	82
		EAST CENTRAL TOTAL	5,300	2,254	4,337	11,892	9,918	N/A	7,275	7,275
Bass River township	Burlington	Southwest	0	10	0	10	7	0.574	4	4
Beverly city	Burlington	Southwest	8	0	0	8	6	0.574	3	3
Bordentown city	Burlington	Southwest	0	29	29	59	43	0.574	25	25
Bordentown township	Burlington	Southwest	0	0	13	13	10	0.574	6	6
Burlington city	Burlington	Southwest	66	0	20	86	63	0.574	36	36
Burlington township	Burlington	Southwest	74	81	22	177	131	0.574	75	75

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Ciesterfield township	Burlington	Southwest	0	20	26	47	34	0.574	20	20
Cinnaminson township	Burlington	Southwest	23	0	0	23	17	0.574	10	10
Delanco township	Burlington	Southwest	0	27	27	55	40	0.574	23	23
Delran township	Burlington	Southwest	151	7	13	171	126	0.574	72	72
Eastampton township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Edgewater Park township	Burlington	Southwest	33	42	42	117	86	0.574	49	49
Evesham township	Burlington	Southwest	26	86	101	213	157	0.574	90	90
Fieldsboro borough	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Florence township	Burlington	Southwest	43	86	102	230	170	0.574	97	97
Hainesport township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Lumberton township	Burlington	Southwest	19	0	13	32	24	0.574	14	14
Mansfield township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Maple Shade township	Burlington	Southwest	24	0	0	24	18	0.574	10	10
Medford Lakes borough	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Medford township	Burlington	Southwest	0	11	50	61	45	0.574	26	26
Moorestown township	Burlington	Southwest	8	10	77	96	70	0.574	40	40
Mount Holly township	Burlington	Southwest	186	0	0	186	137	0.574	79	79
Mount Laurel township	Burlington	Southwest	21	78	107	206	151	0.574	87	87
New Hanover township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
North Hanover township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Palmyra borough	Burlington	Southwest	0	0	9	9	7	0.574	4	4
Pemberton borough	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Pemberton township	Burlington	Southwest	0	0	23	23	17	0.574	10	10
Riverside township	Burlington	Southwest	45	0	9	54	40	0.574	23	23
Riverton borough	Burlington	Southwest	0	0	0	0	0	0.574	0	0

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Slamong township	Burlington	Southwest	0	43	13	56	41	0.574	24	24
Southampton township	Burlington	Southwest	0	37	37	73	54	0.574	31	31
Springfield township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Tabernacle township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Washington township	Burlington	Southwest	0	0	0	0	0	0.574	0	0
Westampton township	Burlington	Southwest	0	39	39	77	57	0.574	33	33
Willingboro township	Burlington	Southwest	0	72	115	187	138	0.574	79	79
Woodland township	Burlington	Southwest	0	4	0	4	3	0.574	2	2
Wrightstown borough	Burlington	Southwest	0	4	4	8	6	0.574	3	3
Audubon borough	Camden	Southwest	0	35	24	60	56	0.672	37	37
Audubon Park borough	Camden	Southwest	0	0	4	4	4	0.672	3	3
Barrington borough	Camden	Southwest	0	0	11	11	10	0.672	7	7
Bellmawr borough	Camden	Southwest	58	0	0	58	54	0.672	36	36
Berlin borough	Camden	Southwest	0	0	65	65	60	0.672	41	41
Berlin township	Camden	Southwest	0	22	0	22	21	0.672	14	14
Brooklawn borough	Camden	Southwest	4	5	6	15	14	0.672	10	10
Camden city	Camden	Southwest	558	299	393	1,251	1,165	0.672	783	783
Cherry Hill township	Camden	Southwest	91	79	424	594	553	0.672	372	372
Chesham borough	Camden	Southwest	0	0	0	0	0	0.672	0	0
Clementon borough	Camden	Southwest	104	0	13	117	109	0.672	73	73
Collingswood borough	Camden	Southwest	12	50	109	171	159	0.672	107	107
Gibbsboro borough	Camden	Southwest	0	23	0	23	22	0.672	15	15
Gloucester City city	Camden	Southwest	101	4	4	109	101	0.672	68	68
Gloucester township	Camden	Southwest	63	103	70	236	220	0.672	148	148
Haddon Heights borough	Camden	Southwest	0	0	0	0	0	0.672	0	0
Haddon township	Camden	Southwest	28	18	9	56	52	0.672	35	35

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB. SHARE
Haddonfield borough	Camden	Southwest	17	0	0	17	16	0.672	11	11
Hi-Nella borough	Camden	Southwest	22	0	4	26	24	0.672	16	16
Laurel Springs borough	Camden	Southwest	5	0	0	5	4	0.672	3	3
Lawnside borough	Camden	Southwest	0	3	0	3	3	0.672	2	2
Lindenwold borough	Camden	Southwest	89	73	21	183	170	0.672	114	114
Magnolia borough	Camden	Southwest	0	0	0	0	0	0.672	0	0
Merchantville borough	Camden	Southwest	11	0	0	11	10	0.672	7	7
Mount Ephraim borough	Camden	Southwest	0	0	3	3	3	0.672	2	2
Oaklyn borough	Camden	Southwest	0	10	10	20	19	0.672	13	13
Pennsauken township	Camden	Southwest	219	0	104	324	301	0.672	202	202
Pine Hill borough	Camden	Southwest	0	30	0	30	28	0.672	19	19
Pine Valley borough	Camden	Southwest	0	0	0	0	0	0.672	0	0
Runnemede borough	Camden	Southwest	0	12	12	24	23	0.672	15	15
Somerdale borough	Camden	Southwest	0	2	2	4	4	0.672	3	3
Stratford borough	Camden	Southwest	23	8	8	39	36	0.672	24	24
Tavistock borough	Camden	Southwest	0	0	0	0	0	0.672	0	0
Voorhees township	Camden	Southwest	0	0	400	400	373	0.672	251	251
Waterford township	Camden	Southwest	0	0	0	0	0	0.672	0	0
Winslow township	Camden	Southwest	0	32	70	102	95	0.672	64	64
Woodlyme borough	Camden	Southwest	9	0	4	13	12	0.672	8	8
Clayton borough	Gloucester	Southwest	0	35	35	70	58	0.774	45	45
Deptford township	Gloucester	Southwest	24	29	94	147	122	0.774	94	94
East Greenwich township	Gloucester	Southwest	96	0	0	96	80	0.774	62	62
Elk township	Gloucester	Southwest	0	0	11	11	9	0.774	7	7
Franklin township	Gloucester	Southwest	100	32	7	139	115	0.774	89	89
Glassboro borough	Gloucester	Southwest	22	0	7	29	24	0.774	19	19

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB SHARE
Greenwich township	Gloucester	Southwest	0	0	0	0	0	0.774	0	0
Harrison township	Gloucester	Southwest	0	0	0	0	0	0.774	0	0
Logan township	Gloucester	Southwest	0	15	15	31	26	0.774	20	20
Mantua township	Gloucester	Southwest	0	35	35	70	58	0.774	45	45
Monroe township	Gloucester	Southwest	19	24	55	98	82	0.774	63	63
National Park borough	Gloucester	Southwest	0	6	6	12	10	0.774	8	8
Newfield borough	Gloucester	Southwest	8	0	0	8	7	0.774	5	5
Paulsboro borough	Gloucester	Southwest	49	0	19	69	57	0.774	44	44
Pitman borough	Gloucester	Southwest	10	0	54	64	53	0.774	41	41
South Harrison township	Gloucester	Southwest	0	0	0	0	0	0.774	0	0
Swedesboro borough	Gloucester	Southwest	23	0	0	23	19	0.774	15	15
Washington township	Gloucester	Southwest	0	54	170	225	187	0.774	145	145
Wenonah borough	Gloucester	Southwest	0	0	0	0	0	0.774	0	0
West Deptford township	Gloucester	Southwest	42	6	6	55	45	0.774	35	35
Westville borough	Gloucester	Southwest	9	24	24	57	47	0.774	36	36
Woodbury city	Gloucester	Southwest	0	0	57	57	48	0.774	37	37
Woodbury Heights borough	Gloucester	Southwest	0	0	0	0	0	0.774	0	0
Woolwich township	Gloucester	Southwest	0	0	0	0	0	0.774	0	0
SOUTHWEST TOTAL			2,540	1,758	3,263	7,561	6,467	N/A	4,286	4,286
Absecon city	Atlantic	S/Southwest	27	37	45	110	88	0.699	61	61
Atlantic City city	Atlantic	S/Southwest	716	70	165	950	758	0.699	530	530
Brigantine city	Atlantic	S/Southwest	42	22	22	86	69	0.699	48	48
Buena borough	Atlantic	S/Southwest	0	8	8	16	13	0.699	9	9
Buena Vista township	Atlantic	S/Southwest	0	66	66	131	105	0.699	73	73
Corbin City city	Atlantic	S/Southwest	0	0	4	4	3	0.699	2	2

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB SHARE
Egg Harbor City city	Atlantic	S/Southwest	23	13	13	49	39	0.699	27	27
Egg Harbor township	Atlantic	S/Southwest	0	172	165	336	268	0.699	187	187
Estell Manor city	Atlantic	S/Southwest	0	0	0	0	0	0.699	0	0
Folsom borough	Atlantic	S/Southwest	0	9	0	9	7	0.699	5	5
Galloway township	Atlantic	S/Southwest	0	82	88	170	135	0.699	95	95
Hamilton township	Atlantic	S/Southwest	128	47	41	217	173	0.699	121	121
Hammonton town	Atlantic	S/Southwest	132	94	107	332	265	0.699	185	185
Linwood city	Atlantic	S/Southwest	0	30	52	83	66	0.699	46	46
Longport borough	Atlantic	S/Southwest	0	0	0	0	0	0.699	0	0
Margate City city	Atlantic	S/Southwest	20	5	5	30	24	0.699	17	17
Mullica township	Atlantic	S/Southwest	0	0	0	0	0	0.699	0	0
Northfield city	Atlantic	S/Southwest	0	0	7	7	6	0.699	4	4
Pleasantville city	Atlantic	S/Southwest	189	73	101	363	290	0.699	202	202
Port Republic city	Atlantic	S/Southwest	0	0	0	0	0	0.699	0	0
Somers Point city	Atlantic	S/Southwest	0	2	8	10	8	0.699	6	6
Ventnor City city	Atlantic	S/Southwest	67	12	45	125	100	0.699	70	70
Weymouth township	Atlantic	S/Southwest	0	9	4	13	10	0.699	7	7
Avalon borough	Cape May	S/Southwest	0	0	0	0	0	0.475	0	0
Cape May city	Cape May	S/Southwest	19	0	0	19	19	0.475	9	9
Cape May Point borough	Cape May	S/Southwest	0	0	0	0	0	0.475	0	0
Dennis township	Cape May	S/Southwest	0	36	69	105	101	0.475	48	48
Lower township	Cape May	S/Southwest	47	41	69	157	151	0.475	72	72
Middle township	Cape May	S/Southwest	21	15	153	189	182	0.475	86	86
North Wildwood city	Cape May	S/Southwest	60	11	11	82	78	0.475	37	37
Ocean City city	Cape May	S/Southwest	39	31	97	168	161	0.475	76	76
Sea Isle City city	Cape May	S/Southwest	0	0	4	4	4	0.175	2	2

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRF-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB SHARE
Stone Harbor borough	Cape May	S/Southwest	0	0	5	5	5	0.475	2	2
Upper township	Cape May	S/Southwest	29	0	14	43	42	0.475	20	20
West Cape May borough	Cape May	S/Southwest	0	0	4	4	4	0.475	2	2
West Wildwood borough	Cape May	S/Southwest	0	4	2	6	6	0.475	3	3
Wildwood city	Cape May	S/Southwest	175	0	0	175	168	0.475	80	80
Wildwood Crest borough	Cape May	S/Southwest	0	0	0	0	0	0.475	0	0
Woodbine borough	Cape May	S/Southwest	7	0	0	7	7	0.475	3	3
Bridgeton city	Cumberland	S/Southwest	441	36	107	585	526	0.578	304	304
Commercial township	Cumberland	S/Southwest	0	0	0	0	0	0.578	0	0
Deerfield township	Cumberland	S/Southwest	0	0	0	0	0	0.578	0	0
Downe township	Cumberland	S/Southwest	0	10	0	10	9	0.578	5	5
Fairfield township	Cumberland	S/Southwest	2	8	13	23	21	0.578	12	12
Greenwich township	Cumberland	S/Southwest	0	4	20	24	22	0.578	13	13
Hopewell township	Cumberland	S/Southwest	0	0	0	0	0	0.578	0	0
Lawrence township	Cumberland	S/Southwest	0	32	32	65	58	0.578	34	34
Maurice River township	Cumberland	S/Southwest	0	0	0	0	0	0.578	0	0
Millville city	Cumberland	S/Southwest	188	30	57	275	247	0.578	143	143
Shiloh borough	Cumberland	S/Southwest	1	0	0	1	1	0.578	1	1
Slow Creek township	Cumberland	S/Southwest	0	0	0	0	0	0.578	0	0
Upper Deerfield township	Cumberland	S/Southwest	0	13	0	13	12	0.578	7	7
Vineyard city	Cumberland	S/Southwest	397	5	220	622	559	0.578	323	323
Alloway township	Salem	S/Southwest	0	0	6	6	6	0.798	4	4
Carneys Point township	Salem	S/Southwest	37	0	46	84	77	0.798	61	61
Elmer borough	Salem	S/Southwest	0	0	0	0	0	0.798	0	0
Eisnboro township	Salem	S/Southwest	5	3	10	18	16	0.798	13	13

MUNICIPALITY	COUNTY	REGION	CROWDED, BUILT PRE-60	INCOMPLETE PLUMBING	INCOMPLETE KITCHEN	TOTAL	TOTAL MINUS DOUBLE COUNT	LOW/MOD SHARE	LOW/MOD DETERIORATED	TOTAL REHAB SHARE
Lower Alloways Creek township	Salem	S/Southwest	6	0	0	6	5	0.798	4	4
Mannington township	Salem	S/Southwest	0	0	4	4	4	0.798	3	3
Oldmans township	Salem	S/Southwest	4	0	0	4	3	0.798	3	3
Penns Grove borough	Salem	S/Southwest	65	39	0	105	96	0.798	77	77
Pennsville township	Salem	S/Southwest	36	0	40	77	70	0.798	56	56
Pilesgrove township	Salem	S/Southwest	0	0	50	50	46	0.798	37	37
Pittsgrove township	Salem	S/Southwest	0	0	0	0	0	0.798	0	0
Quinton township	Salem	S/Southwest	0	5	5	10	9	0.798	7	7
Salem city	Salem	S/Southwest	30	7	9	46	42	0.798	34	34
Upper Pittsgrove township	Salem	S/Southwest	13	0	0	13	12	0.798	9	9
Woodstown borough	Salem	S/Southwest	0	0	0	0	0	0.798	0	0
S/SOUTHWEST TOTAL			2,966	1,083	1,996	6,046	5,193	N/A	3,285	3,285
STATE TOTAL			66,570	15,857	27,293	109,721	96,307	N/A	62,859	62,859

APPENDIX C

COUNCIL ON AFFORDABLE HOUSING (COAH)

FAIR SHARE METHODOLOGY

- Projections of Future Low- and Moderate-Income Housing Need (2014-2024)
- Low and Moderate Income Households
- Households with Assets
- Persons/Households in Group Quarters
- Vacant Housing Units
- Secondary Sources of Supply
 - Filtering
 - Residential Conversions
 - Demolitions
- Urban Aid Cities
- 20% Cap/1,000 Unit Cap
- Total Adjusted Projected Need
- Buildable Limit
- Post Total Adjusted Projected Need

Prepared by:
 Rutgers University
 Center of Urban Policy Research
 Edward J. Bloustein School of Planning and Public Policy
 33 Livingston Avenue
 New Brunswick, NJ 08901

Principal Consultants
 Robert W. Burchell, Ph.D.
 William Dolphin, M.A.
 Jinwoo Kwon, M.R.P.

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Projections of Low- and Moderate-Income Housing Need (2014-2024)

The first step in understanding low- and moderate-income housing need in New Jersey is identifying the share of households with incomes below 80 percent of their regional medians – those households qualifying for housing assistance through federal and state programs. This methodology then assumes that the same portion of New Jersey’s new households will be below 80 percent of their regional median incomes as were below 80 percent of their regional median according to the 2007-2011 *American Community Survey*¹⁴. (This database is comprised of a sample of state housing units and includes characteristics about those units and the households that reside in them. It is especially valuable for identifying low- and moderate-income households since it reports household size as well as income level; both are necessary to compare incomes to COAH- published 2014 figures for low- and moderate-income category limits.)

Rutgers University projections predict that New Jersey will add 154,059 households between 2014 and 2024. An analysis of the PUMS data suggests that 40.622 percent of these households, or 62,582, will have low- or moderate-incomes.

This figure is refined to isolate low- and moderate-income households in need of affordable housing. Low- and moderate-income owners who have paid off their mortgages and currently spend less than 38 percent of their household income on housing costs are removed from this total. A portion of low- and moderate-income residents of non-institutional group quarters, as well as an estimate of vacant units, are added to this total. These calculations result in a Total Projected Need (2014-2024). (As described in subsequent sections, Secondary Sources of Supply reduce this need number.) The same proceeding is used for 2014-2024. Prospective Need is used for 1999 to 2014 Prior Obligation.

Rutgers University bases its housing unit projections on data from the New Jersey Labor and Workforce Development (NJLWD). Rutgers University uses a variation of NJLWD’s population and employment projections as the county control totals because these forecasts are based on a methodology consistently applied across all State of New Jersey counties. Rutgers University also relies on data from the U.S. Census Bureau’s 2000 and 2010 *U.S. Census* and 2007-2011 *American Community Survey*, and on development limitation estimates provided by Rutgers’ Environmental Analysis and Communications Group. The Environmental Analysis and Communications Group identifies New Jersey’s available development capacity – future units that can be developed on a statewide basis as of 2012 – using spatial files from the Office of Smart Growth (OSG), Department of Environmental Protection (DEP), and the New Jersey Department of Agriculture. This procedure is state of the art, and uses the most current data available. It is checked using parcel data covering all municipalities in the state.

Using this information, Rutgers University constructs affordable housing need projections for municipalities based on county-wide projections linked to municipalities’ nonresidential/residential growth, relative income, and developable land capacity. This technique, after applying other sources of demand, secondary source reductions, and buildable limits this produces Fair Share Housing Need from 2014 to 2024. It also keeps track of Unanswered Prior Obligation housing needs from 1987 to 1999 and adds to this Unanswered Prior Obligation housing needs for the period 1999 to 2014. Thus all growth components for the period are accounted for.

Area	Population (2014)	Average Household Size (2014)	Households (2014)
New Jersey	8,921,279	2.74	3,260,922

The number of housing units in 2024 is derived from Rutgers University’s household estimates for 2014 and 2024. In 2014, the total household figure – 3,260,922 – was just over 5 percent lower than the total housing unit figure. This implies that roughly 5 percent of the State’s housing units were vacant

that year. It is assumed that this same vacancy rate will exist in 2024 as well, when the number of households will again be approximately 5 percent less than the number of housing units.

Area	Households (2014)	Vacancy Rate	Housing Units (2014)
New Jersey	3,260,922	5.0%	3,423,968

Therefore, according to Rutgers University projections, New Jersey is expected to add the following number of households between 2014 and 2024: the difference is the same as 2015 to 2025.

COAH Region		Household Change (2014-2024)
1	Northeast Region	37,249
2	Northwest Region	31,283
3	West Central Region	23,721
4	East Central Region	31,480
5	Southwest Region	24,901
6	South-Southwest Region	5,427
Total		154,059

Housing Regions/Low and Moderate Income Households/Other Households/Vacancy

Households—Low and Moderate Income

What portion of these households will have low or moderate incomes – incomes below 80 percent of their regional family income medians? To answer this question, this study relies on the 2007-2011 *American Community Survey* and the COAH regions established in earlier rounds. Current research finds that the linkages between counties similar to what they were a decade ago. Not counting out of state commuting for those commuting within the state at least 73 percent of workers not working at home commuted somewhere else within their 3-4 county region of residence. In addition there are significant social, economic, and income interrelationships between counties within a given region.

	Northeast	Northwest	West Central	East Central	Southwest	South- Southwest
2014	81%	74%	73%	81%	85%	76%
2004	82%	70%	68%	86%	93%	89%

To fit PUMS areas to COAH regions, PUMS Areas are grouped in the following way:

COAH Region	PUMS Area	County	
1	Northeast	301, 302, 303, 304, 305, 306	Bergen
		400, 501, 502	Passaic
		601, 602, 701, 702, 703	Hudson
		1600	Sussex
2	Northwest	1301, 1302, 1401, 1402, 1403, 1404	Essex
		1501, 1502, 1503, 1504	Morris
		1700	Warren
		1800, 1901, 1902, 1903	Union
3	West Central	800	Hunterdon
		901, 902, 903, 904, 905	Middlesex
		1001, 1002	Somerset
4	East Central	1101, 1102, 1103, 1104, 1105	Monmouth
		1201, 1202, 1203	Ocean
		2301, 2302	Mercer
5	Southwest	2001, 2002, 2003	Burlington
		2101, 2102, 2103, 2104	Camden
		2201, 2202 (Part)	Gloucester
6	South- Southwest	101, 102	Atlantic
		200	Cape May
		2400	Cumberland
		2202 (Part)	Salem

PUMS Area 2202 comprising of both Gloucester and Salem Counties due to their small population bases is found partially in Gloucester County (and COAH Region 5) and partially in Salem County (and COAH Region 6). Since the records in PUMS Area 2202 could not be assigned to a COAH Region, the region was split with a portion of 2202 assigned to Gloucester County (the larger portion) and the other portion assigned to Salem County (the smaller portion)¹⁵.

To determine what portion of New Jersey households have incomes below 80 percent of their regional median family income, this methodology arrays all households by size and income, and uses the regional median income levels reported for 2007 to 2011 for households including 1 to 8 persons. (The regional median family incomes for 8-person households were used for any household including more than 8 people.) Eighty and fifty percent median only apply to a household size of 4; larger households get larger shares of median income and still qualify for Section 8 subsidies; smaller households get smaller shares and qualify.

Household Size Versus Median Family Income (2007-2011)

HH Size	One	Two	Three	Four	Five	Six	Seven	Eight
Median	\$49,886	\$57,013	\$64,139	\$71,266	\$76,967	\$82,668	\$88,370	\$94,071
Fraction	.07	.08	.09	1.0	1.08	1.16	1.24	1.32

Low- and Moderate-Income Households

As of 2014	PUMS Records
1. Households <80 percent of Regional Median Family Income	1,335,805
2. All PUMS Records (all households) (2007-2011)	3,260,922
3. Percent Housing Need Interim (Step 1 ÷ Step 2)	40.622 percent

According to these procedures, low- and moderate-income households represent 40.622 percent of all households in the State. If 40.622 percent of the households New Jersey is expected to add between 2014 and 2024 similarly qualify for affordable housing, Rutgers’ projections imply that 62,582 additional households will qualify for affordable housing over the 10 year period.

COAH Region	Projected Need (2014-2024)
1 Northeast Region	14,833
2 Northwest Region	12,758
3 West Central Region	9,455
4 East Central Region	13,247
5 Southwest Region	10,007
6 South-Southwest Region	2,283
Total	62,582

Households with Significant Assets

To refine this number and further identify households in need of affordable housing, this methodology then removes qualifying households likely to have significant assets – owner households with incomes below 80 percent of their regional median income whose mortgages were fully paid off and who spent less than 38 percent of their income on housing costs, as reported in the 2007-2011 PUMS files¹⁶. According to the PUMS files, these owners represent about 13.0 percent of all households statewide and the following percentages in each region below 80 percent of their regional median income in the state:

COAH Region	Households with Assets
1 Northeast Region	7.9 percent
2 Northwest Region	10.9 percent
3 West Central Region	14.6 percent
4 East Central Region	18.7 percent
5 Southwest Region	15.7 percent
6 South-Southwest Region	10.4 percent
Total	13.0 percent

It is assumed that owners without mortgages and housing costs below 38 percent represent the same portion of “Initial Projected Need” households. These households are then subtracted from the “Initial Projected Need” to get a “Projected Need Subtotal.” This total is 8,155 for 2014 to 2024.

COAH Region	Projected Need	Households with Assets
1 Northeast Region	16,001 (0.079)	1,261
2 Northwest Region	11,105 (0.109)	1,209
3 West Central Region	9,175 (0.146)	1,342
4 East Central Region	13,085 (0.187)	2,449
5 Southwest Region	9,842 (0.157)	1,542
6 South-Southwest Region	3,374 (0.104)	352
Total	62,582 (0.130)	8,155

Persons/Households in Group Quarters

While owners with significant assets reduce the overall need, demand from low- and moderate- income households in group quarters increases the overall need. The 2000 and 2010 Censuses specify the populations in group quarters, making it possible to identify individuals living in correctional facilities, nursing homes, mental hospitals, juvenile facilities, college dormitories, military quarters, and other noninstitutional group quarters. A portion of residents living in “other” noninstitutional group quarters are included in this methodology. (The 2000 and 2010 Census consider these individuals to be living in “other” noninstitutional group quarters.)¹⁷

For 2010, the number of individuals in other noninstitutional group quarters was 15,734. It was assumed that every two residents contribute to the demand for one additional unit of housing. Therefore, the 15,734 additional residents in these group quarters represent the demand for 7,867 additional housing units. About 80 percent of these units would be dedicated to low and moderate income households. This amounts to 6,294 housing units. This housing strategy allocates the burden of reducing the numbers of people living in group quarters thusly: 70 percent in the future (4,406) and 30% in the past (1,888). The numbers of those living in group quarters actually decreased from 2000 through 2010, and most of the need had accrued in the past. Accordingly, the past should have satisfied part of the obligation to diminish the need.

The noninstitutionalized group quarters number in 2010 is reduced to zero. The additional need is split 70% from 2014 to 2024 and 30% from 1999 to 2014.

COAH Region	Population in “Other” Noninstitutional Group Quarters		Low & Moderate Noninstitutional Demand 1999-2024	Additional Demand (2014-2024)	Additional Demand (1999-2014)
	Actual	Demand 2010			
1 Northeast Region	-	-	1,469	1,028	441
2 Northwest Region	-	-	2,770	1,939	831
3 West Central Region	-	-	500	350	150
4 East Central Region	-	-	691	484	207

5	Southwest Region	-	-	507	355	152
6	South-Southwest Region	-	-	357	250	107
Total		15,734 (0.50)	7,867 (0.80)	6,294	4,406 (0.70)	1,888 (0.30)

Vacant Housing Units

Vacancies in the housing stock available to low- and moderate-income households also increase the need. This vacancy rate (more limited than that used to transform housing unit numbers into household totals) is derived by taking the number of non-seasonal, non-other, vacant units as a percentage of all housing units in 2010 (according to the *U.S. Census*). These rates (roughly 4 percent statewide) added 2,268 units to the subtotal numbers for the period 2014-2024¹⁸.

COAH Region		Vacancy Rate (excluding Seasonal Properties)	Vacant Units
1	Northeast Region	2.9 percent	581
2	Northwest Region	4.0 percent	549
3	West Central Region	2.4 percent	264
4	East Central Region	4.5 percent	436
5	Southwest Region	5.2 percent	330
6	South-Southwest Region	5.9 percent	108
Total		4.0 percent	2,268

Together, these steps result in a “Total Projected Need” number of 61,101 for the state as a whole.

Total Projected Need

COAH Region		Projected Need (40,622) Low/Mod of Household Change	Households with Assets	Vacancy Rate (excluding Seasonal Properties)	Additional Demand from Group Quarters	Total Projected Need (2014-2024)
1	Northeast Region	14,833	-1,261	581	1,028	15,181
2	Northwest Region	12,758	-1,209	549	1,939	14,037
3	West Central Region	9,455	-1,342	264	350	8,727
4	East Central Region	13,247	-2,449	436	484	11,718
5	Southwest Region	10,007	-1,542	330	355	9,150
6	South-Southwest Region	2,283	-352	108	250	2,289
Total		62,582	-8,155	2,268	4,406	61,101

Secondary Sources of Supply

Filtering

Secondary Sources of housing supply refer to those housing market adjustments that change the composition and value of the housing stock. This section reviews three types of adjustments: filtering, residential conversions, and demolitions. “Filtering” is the process by which units decline in value and desirability and then become affordable to lower-income households. This process begins when higher value housing is built by private developers. When higher-income consumers move into these new units, the demand for their prior units declines, causing values or rents to drop; the units then become affordable to consumers at a lower income level. In this way, the construction of new, market-rate housing may reduce affordable housing needs by freeing up additional existing units for purchase or rent by moderate-income households. Filtering is most likely to take place in housing markets containing sound housing undergoing significant turnover and in close proximity to substantial new development.

According to an Econsult analysis (in 2006), 47,358 units¹⁹ are expected to filter down to households of lower incomes between 1999 and 2018. Econsult reviewed comprehensive property-level data on all paired home transactions in New Jersey from 1989-2006 to identify “filtered” housing units--those that experienced a significant price change and whose occupant experienced a significant income change. Researchers at Econsult focused on units starting or ending at values affordable to low and moderate income households. About half (51.3 percent 10 years ÷ 19.5 years) of these filtering units (24,925 units) will filter down to low- and moderate-income households for the period 2014-2024. This amount of filtering is included in the analysis for Prospective Need. Filtering is assembled at the regional level and distributed to communities according to a community’s share of: (1) multifamily (5+ units in the region and share of older housing (built prior to 1960).

COAH Region		Filtering (2014-2024)
1	Northeast	7,135
2	Northwest	6,663
3	West Central	271
4	East Central	1,692
5	Southwest	5,745
6	South-Southwest	3,419
Total		24,925

Residential Conversion

Residential conversion is the creation of a new dwelling unit from an existing structure (either residential or non-residential). Residential conversions occur when renovations increase the number of units in existing structures. The U.S. Department of Housing and Urban Development (HUD) considers residential conversions to be a regular source of housing supply to low- and moderate-income families. This often occurs in markets where new housing construction is not meeting the demand for smaller units.

This methodology (replicating that resulting in the previously adopted Third Round Substantive Rules) defines residential conversions as the change in total units minus the difference between new construction (as indicated by certificates of occupancy) and demolitions (as indicated by demolition

permits). According to the U.S. Census, the number of housing units increased by 243,294 in New Jersey between 2000 and 2010. An analysis of municipal-level data from the New Jersey *Construction Reporter* finds that, during the same time period, 259,624 certificates of occupancy were issued. According to state-level data, 51,151 residential properties were demolished between 2000 and 2010. Subtracting certificates of occupancy and adding demolitions to the total change in housing units (243,294 – 259,624 + 51,151) results in a difference of 34,821 units; these units were likely added through residential conversions.

According to Econsult estimates, 19.5 percent of converted units (6,790 units) are priced for low- and moderate-income households. This is the percentage of low- and moderate-income households that can afford housing in New Jersey. The table below estimates converted units affordable to low- and moderate-income households. Conversions are assembled at the regional level and distributed according to a municipality’s share of 2-4 family units in the region.

COAH Region		Residential Conversion (2014-2024)
1	Northeast	4,270
2	Northwest	872
3	West Central	847
4	East Central	505
5	Southwest	-110
6	South-Southwest	405
Total		6,790

Demolitions

Unlike filtering and residential conversions, demolitions, which occur as land values outpace housing utility and dilapidated building conditions reach hazardous levels, represent a source of additional *demand* (not supply). In other words, while filtering and residential conversions can create affordable units, demolitions eliminate affordable units. By removing housing from the existing stock, particularly that portion of the stock affordable and available to low-income households, demolitions increase the demand for those units that remain. In order to estimate the number of demolitions likely to occur from 2014 to 2024, this analysis collects demolition totals for all New Jersey municipalities from the New Jersey *Construction Reporter* for the years 2000 through 2009. On average, 5,115 properties were demolished annually during this time period. This would amount to 51,151 demolitions for a ten year period, of which 19.5 percent or about 9,974 demolitions would affect low- and moderate-income households. This is again determined by the percentage of housing units that are currently affordable to low- and moderate-income households. This information is calculated at the municipal level.

COAH Region		Average Annual Number of Demolitions (2000-2009)
1	Northeast Region	1,048
2	Northwest Region	1,074
3	West Central Region	329
4	East Central Region	996
5	Southwest Region	556
6	South-Southwest Region	1,112
Total		5,115

COAH Region		All Demolitions (2014-2024)	Demolitions affecting Low- and Moderate-Income Households (19.5 percent of All Demolitions)
1	Northeast Region	10,482	2,044
2	Northwest Region	10,737	2,094
3	West Central Region	3,290	642
4	East Central Region	9,962	1,943
5	Southwest Region	5,559	1,084
6	South-Southwest Region	11,121	2,169
Total		51,151	9,974

Together these methods result in the following number of affordable housing units provided by secondary sources of supply for the State as a whole:

COAH Region		Filtering (2014-2024)	Residential Conversions (2014-2024)	Demolitions (2014-2024)	Total of Secondary Sources
1	Northeast	7,135	4,270	-2,044	9,360
2	Northwest	6,663	872	-2,094	5,442
3	West Central	271	847	-642	477
4	East Central	1,692	505	-1,943	254
5	Southwest	5,745	-110	-1,084	4,551
6	South-Southwest	3,419	405	-2,169	1,656
Total		24,925	6,790	-9,974	21,740

Urban Aid Cities

Urban aid cities do not receive projected need and this need is distributed to all communities in the state according to a combined allocation factor that uses the four allocation factors (land capacity, relative income, nonresidential job growth/residential unit growth on a statewide basis.) Each non-urban aid community is adjusted by this additional need. This need is taken from Urban Aid Cities and distributed to all other municipalities.

Total Adjusted Projected Need

Ultimately, affordable housing need is the Total Projected Need (based on household growth + other sources of demand) *minus* the Secondary Sources of Supply already responding to a portion of that need. This figure, the Total Projected Need (2014-2024), is the future need of the Fair Share calculation and therefore determines how much affordable housing need will be distributed across the municipalities of the State in the future. The Adjusted Total Projected Need number contains the redistribution of Calculated Need from Urban Aid Municipalities.

COAH Region		Projected Afforded Housing Need (2014-2024)	Secondary Sources (2014-24)	Urban Aid Redistribtn (2014-2024)	Tot. Adjusted Projected Need (2014-2024)
1	Northeast Region	15,181	-9,360	1,167	6,989
2	Northwest Region	14,037	-5,442	1,653	6,942
3	West Central Region	8,727	-477	279	7,970
4	East Central Region	11,718	-254	-162	11,302
5	Southwest Region	9,150	-4,551	-164	4,434
6	S/Southwest Region	2,289	-1,656	1,091	1,724
Total		61,101	-21,740	0	39,361*

* After group quarters (+), assets (-) and vacancy (+); after Urban Aid adjustment.

20% and 1000 Unit Cap Losses

The 1000 unit cap ensures that a community will not build more than 1000 units during any phase of affordable housing supply. For the period of 2014 to 2024 this amounts to 0 units.

The 20% Cap ensures that a community will not have to more than rebuild itself to answer a 10 year future housing obligation. The Fair Share Obligation is multiplied by 5 and compared to total housing units (2010). The difference is units lost. This amounts to 158 units for the period 2014 to 2024.

COAH Region		1000 Unit Cap (Units Lost)	20% Cap Units Lost
1	Northeast Region	0	(-)71
2	Northwest Region	0	0
3	West Central Region	0	(-)57
4	East Central Region	0	0
5	Southwest Region	0	(-)30
6	South-Southwest Region	0	0
Total		0	(-)158

Buildable Limit Losses

The buildable limit cap compares Total Adjusted Projected Need, minus losses for the 20% and 1,000 Unit Caps to the Buildable Limit. The Buildable Limit has been determined by the Environmental Analysis and Communications Group. Only the net Adjusted Total Projected Need is subtracted to determine fit. From 2014 to 2024, 8,414 units are lost due to insufficient buildable land. 8,414 plus 158 equals a total Caps/Limit Loss of 8,572.

COAH Region		Buildable Limit Losses (Units Lost)
1	Northeast Region	(-)2,001
2	Northwest Region	(-)1,728
3	West Central Region	(-)296
4	East Central Region	(-)3,458
5	Southwest Region	(-)2
6	South-Southwest Region	(-)930
Total		-8,414

Post Adjusted Total Projected Need

This is affordable housing need after loss to caps and buildable limits (total of 8,572 units). It is the Fair Share Obligation that can be delivered

COAH Region		Post Adjusted Projected Need
1	Northeast Region	4,917
2	Northwest Region	5,214
3	West Central Region	7,616
4	East Central Region	7,844
5	Southwest Region	4,402
6	South-Southwest Region	794
Total		30,788

Fair Share by Municipality, County, Region, State 2014-2024

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTER 2014-2024	MINUS HOUSEHOLDS W/ ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSIONS 2014-2024	PLUS DEMOLITION 2014-2024	PLUS URB. AID ADI.	ADJUSTED PROJECT NEED 2014-2024	MINUS CAP/ LIM	POST PROJECT NEED 2014-2024
Allendale borough	Bergen	Northeast	40	0	4	1	9	2	3	4	32	19	13
Alpine borough	Bergen	Northeast	40	0	4	1	2	0	12	4	50	0	v1.50
Bergenfield borough	Bergen	Northeast	55	1	6	1	70	30	22	5	-21	0	-21
Bogota borough	Bergen	Northeast	25	1	3	1	22	10	1	2	-5	0	-5
Carlstadt borough	Bergen	Northeast	10	0	1	0	14	20	11	1	-12	0	-12
Cliffside Park borough	Bergen	Northeast	88	1	9	3	111	57	57	8	-19	0	-19
Closter borough	Bergen	Northeast	80	1	8	2	11	4	39	7	106	99	v1.7
Cresskill borough	Bergen	Northeast	64	1	7	1	18	1	15	6	63	43	20
Demarest borough	Bergen	Northeast	57	2	6	1	7	2	20	5	71	46	v1.25
Dumont borough	Bergen	Northeast	29	1	3	0	50	15	26	3	-9	0	-9
East Rutherford borough	Bergen	Northeast	82	1	8	4	35	32	6	8	24	0	24
Edgewater borough	Bergen	Northeast	283	0	29	23	79	14	20	26	230	166	64
Elmwood Park borough	Bergen	Northeast	32	2	3	1	46	57	5	3	-63	0	-63
Emerson borough	Bergen	Northeast	66	3	7	1	14	2	9	6	65	0	v1.65
Englewood city	Bergen	Northeast	283	2	29	10	107	34	23	26	175	0	175
Englewood Cliffs borough	Bergen	Northeast	150	12	15	4	4	1	40	14	200	64	136
Fair Lawn borough	Bergen	Northeast	201	1	21	3	81	30	16	19	108	0	v1.108
Fairview borough	Bergen	Northeast	65	1	7	3	40	45	27	6	11	0	11
Fort Lee borough	Bergen	Northeast	254	2	26	11	229	43	49	24	42	0	42
Franklin Lakes borough	Bergen	Northeast	167	1	17	4	7	0	40	16	204	0	v1.204
Garfield city	Bergen	Northeast	166	3	17	7	76	140	17	41	0	0	0
Glen Rock borough	Bergen	Northeast	62	1	6	1	25	1	2	6	39	4	v1.35
Hackensack city	Bergen	Northeast	332	74	34	17	243	69	40	-116	0	0	0

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTER 2014-2024	MINUS HOUSEHOLDS W/ ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSIONS 2014-2024	PLUS DEMOLITION 2014-2024	PLUS URB. AID 2014-2024	ADJUSTED PROJECT NEED 2014-2024	MINUS CAP/ LEM	POST PROJECT NEED 2014-2024
Harrington Park borough	Bergen	Northeast	50	1	5	1	8	1	11	5	54	0	v1 54
Hoboken Heights borough	Bergen	Northeast	49	3	5	2	34	13	12	5	18	0	18
Haworth borough	Bergen	Northeast	33	0	3	0	6	0	8	3	36	1	v1 35
Hillsdale borough	Bergen	Northeast	52	0	5	0	20	3	10	5	39	0	39
Ho-Ho-Kus borough	Bergen	Northeast	38	1	4	1	8	1	6	4	36	13	v1 23
Leonia borough	Bergen	Northeast	27	3	3	1	31	9	41	2	32	23	v1 9
Little Ferry borough	Bergen	Northeast	58	0	6	2	35	20	3	5	8	0	8
Lodi borough	Bergen	Northeast	102	16	11	5	70	88	16	30	0	0	0
Lymhurst township	Bergen	Northeast	68	2	7	2	63	70	8	6	-52	0	-52
Mahwah township	Bergen	Northeast	225	1	23	4	41	9	15	21	192	148	44
Maywood borough	Bergen	Northeast	41	2	4	1	28	14	12	4	13	0	13
Midland Park borough	Bergen	Northeast	43	1	4	1	21	6	4	4	21	7	v1 14
Montvale borough	Bergen	Northeast	102	0	10	2	10	4	8	9	96	0	v1 96
Moorestown borough	Bergen	Northeast	23	0	2	0	4	2	3	2	21	11	10
New Milford borough	Bergen	Northeast	44	3	4	1	50	23	10	4	-15	0	-15
North Arlington borough	Bergen	Northeast	35	4	4	1	33	49	5	3	-57	0	-57
Northvale borough	Bergen	Northeast	45	0	5	2	5	3	7	4	46	38	v1 8
Norwood borough	Bergen	Northeast	46	0	5	1	7	2	12	4	49	40	v1 9
Oakland borough	Bergen	Northeast	86	0	9	1	17	1	9	8	78	62	16
Old Tappan borough	Bergen	Northeast	64	0	7	1	4	1	23	6	82	29	53
Oradell borough	Bergen	Northeast	43	1	4	1	15	1	4	4	34	24	10
Palisades Park borough	Bergen	Northeast	158	1	16	7	57	56	78	15	130	99	31
Parramus borough	Bergen	Northeast	278	1	29	5	39	8	44	26	279	0	v1 279
Park Ridge borough	Bergen	Northeast	52	1	5	1	17	8	14	5	44	9	v1 35
Ramsey borough	Bergen	Northeast	129	7	13	3	27	8	12	12	115	27	88

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Ridgefield borough	Bergen	Northeast	66	2	7	2	32	31	26	6	34	0	vl 34
Ridgefield Park village	Bergen	Northeast	38	2	4	2	47	29	1	4	-34	0	-34
Ridgewood village	Bergen	Northeast	103	2	11	2	59	15	15	10	47	0	vl 47
River Edge borough	Bergen	Northeast	51	1	5	1	30	11	3	5	14	0	14
River Vale township	Bergen	Northeast	66	0	7	1	13	2	16	6	68	35	33
Rochelle Park township	Bergen	Northeast	25	0	3	1	16	6	1	2	4	0	4
Rockleigh borough	Bergen	Northeast	20	0	2	0	0	0	0	2	20	20	0
Rutherford borough	Bergen	Northeast	60	8	6	2	67	29	13	6	-14	0	-14
Saddle Brook township	Bergen	Northeast	107	3	11	3	31	22	12	10	72	0	vl 72
Saddle River borough	Bergen	Northeast	53	0	5	2	4	1	22	5	71	8	63
South Hackensack township	Bergen	Northeast	18	0	2	0	3	10	2	2	7	0	vl 7
Teaneck township	Bergen	Northeast	130	10	12	4	116	22	32	11	25	0	25
Tenafly borough	Bergen	Northeast	100	17	10	3	32	11	45	9	120	40	80
Teeterboro borough	Bergen	Northeast	46	0	5	4	0	0	0	5	52	51	vl 1
Upper Saddle River borough	Bergen	Northeast	92	1	9	2	5	1	38	9	126	85	vl 41
Walwick borough	Bergen	Northeast	62	0	6	1	18	4	6	6	47	0	vl 47
Wallington borough	Bergen	Northeast	33	2	3	1	42	44	5	3	-46	0	-46
Washington township	Bergen	Northeast	47	0	5	0	13	1	5	4	38	0	vl 38
Westwood borough	Bergen	Northeast	38	1	4	1	38	12	6	4	-1	0	vl -1
Woodcliff Lake borough	Bergen	Northeast	94	0	10	1	6	0	11	9	99	0	vl 99
Wood-Ridge borough	Bergen	Northeast	156	1	16	4	19	11	7	15	138	0	138
Wyckoff township	Bergen	Northeast	132	1	14	2	22	3	18	12	127	66	61
Bayonne city	Hudson	Northeast	261	64	9	18	254	263	1	184	0	0	0
East Newark borough	Hudson	Northeast	6	0	0	0	5	11	0	1	-9	0	-9
Guttenberg town	Hudson	Northeast	45	0	2	2	51	35	14	4	-23	0	-23

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Harrison town	Hudson	Northeast	99	2	4	5	37	61	20	9	34	34	0
Hoboken city	Hudson	Northeast	387	46	14	21	309	89	24	25	0	0	0
Jersey City city	Hudson	Northeast	2,205	200	80	171	1,227	758	333	-844	0	0	0
Kearny town	Hudson	Northeast	73	2	3	2	111	137	21	152	0	0	0
North Bergen township	Hudson	Northeast	80	2	3	4	221	170	24	285	0	0	0
Secaucus town	Hudson	Northeast	328	1	12	11	44	42	12	31	286	115	170
Union city city	Hudson	Northeast	162	81	6	10	307	182	56	186	0	0	0
Weehawken township	Hudson	Northeast	22	1	1	1	73	47	1	95	0	0	0
West New York town	Hudson	Northeast	239	4	9	10	266	100	19	104	0	0	0
Bloomfield borough	Passaic	Northeast	22	0	1	1	18	5	4	2	4	0	4
Clifton city	Passaic	Northeast	702	9	43	18	239	185	18	-279	0	0	0
Haledon borough	Passaic	Northeast	25	10	2	1	16	22	3	2	1	0	1
Hawthorne borough	Passaic	Northeast	81	1	5	2	45	47	4	8	-1	0	-1
Little Falls township	Passaic	Northeast	52	1	3	1	37	17	11	5	12	0	12
North Haledon borough	Passaic	Northeast	78	4	5	1	12	4	5	7	74	0	74
Passaic city	Passaic	Northeast	76	10	5	3	266	150	26	309	0	0	0
Paterson city	Passaic	Northeast	396	285	24	19	437	504	164	101	0	0	0
Pompton Lakes borough	Passaic	Northeast	49	0	3	1	30	8	12	5	26	24	2
Prospect Park borough	Passaic	Northeast	54	1	3	3	10	25	1	5	24	0	24
Ringwood borough	Passaic	Northeast	61	4	4	1	9	1	5	6	62	59	3
Totowa borough	Passaic	Northeast	136	1	8	3	18	15	1	13	112	0	112
Wanaque borough	Passaic	Northeast	121	14	7	3	24	7	4	11	114	87	127
Wayne township	Passaic	Northeast	495	3	31	9	98	15	23	46	432	0	432
West Milford township	Passaic	Northeast	177	18	11	5	44	6	1	16	156	137	19
Woodland Park borough	Passaic	Northeast	78	2	5	2	29	27	2	7	30	30	0

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Andover borough	Sussex	Northeast	80	0	12	2	2	2	1	7	75	22	53
Andover township	Sussex	Northeast	164	6	24	3	5	2	6	15	163	0	163
Branchville borough	Sussex	Northeast	15	0	2	0	3	2	0	1	10	0	10
Byram township	Sussex	Northeast	56	0	8	1	7	1	3	5	49	36	13
Frankford township	Sussex	Northeast	158	0	24	3	8	1	13	15	157	0	157
Franklin borough	Sussex	Northeast	44	6	6	3	11	4	4	4	39	0	39
Fredon township	Sussex	Northeast	85	0	13	3	3	0	1	8	82	0	82
Green township	Sussex	Northeast	55	0	8	1	1	0	0	5	52	52	0
Hanburg borough	Sussex	Northeast	35	0	5	2	8	1	1	3	26	4	22
Hampton township	Sussex	Northeast	64	4	10	1	5	1	0	6	61	61	0
Hardyston township	Sussex	Northeast	234	0	35	6	12	2	5	22	218	0	218
Hopatcong borough	Sussex	Northeast	58	0	9	1	22	3	8	5	39	0	39
Lafayette township	Sussex	Northeast	83	0	12	2	2	1	1	8	79	0	79
Montague township	Sussex	Northeast	95	0	14	6	6	7	1	9	84	0	84
Newton town	Sussex	Northeast	112	18	17	6	33	11	1	10	87	0	87
Ogdensburg borough	Sussex	Northeast	10	0	1	0	4	1	0	1	5	0	5
Sandyton township	Sussex	Northeast	37	0	5	1	4	0	1	3	32	0	32
Sparta township	Sussex	Northeast	296	1	44	8	20	6	11	28	273	133	140
Strathope borough	Sussex	Northeast	21	0	3	1	5	5	2	2	13	0	13
Stillwater township	Sussex	Northeast	79	0	12	2	7	0	1	7	69	0	69
Sussex borough	Sussex	Northeast	17	10	3	1	10	4	2	2	16	0	16
Vernon township	Sussex	Northeast	256	11	34	9	39	3	12	21	203	0	203
Walpack township	Sussex	Northeast	0	0	0	0	0	0	0	0	0	0	0
Wantage township	Sussex	Northeast	238	0	35	6	10	4	4	22	222	0	222
TOTAL		NORTHEAST	14,833	1,028	1,261	591	7,135	4,270	2,044	1,167	6,989	2,072	4,917

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Bedford township	Essex	Northwest	85	1	3	4	150	24	10	77	0	0	0
Bloomfield township	Essex	Northwest	81	14	3	3	199	34	8	131	0	0	0
Caldwell borough	Essex	Northwest	49	7	2	1	45	5	4	5	14	0	14
Cedar Grove township	Essex	Northwest	124	1	5	2	35	3	3	13	100	0	100
City of Orange township	Essex	Northwest	66	20	3	4	183	24	85	34	0	0	0
East Orange city	Essex	Northwest	265	70	11	27	422	48	185	-67	0	0	0
Essex Fells borough	Essex	Northwest	25	0	1	0	5	0	1	2	23	13	10
Fairfield township	Essex	Northwest	105	0	4	1	10	0	7	11	109	22	187
Glen Ridge borough	Essex	Northwest	47	2	2	1	21	1	1	5	32	30	2
Irvington township	Essex	Northwest	96	88	4	9	283	54	48	99	0	0	0
Livingston township	Essex	Northwest	251	3	10	3	53	1	20	25	238	0	238
Maplewood township	Essex	Northwest	66	3	3	2	71	7	0	7	-3	0	-3
Millburn township	Essex	Northwest	116	1	5	3	55	3	58	12	126	0	126
Montclair township	Essex	Northwest	207	31	8	8	179	20	13	-51	0	0	0
Newark city	Essex	Northwest	1,782	1,141	72	173	1,212	265	569	-2,085	0	0	0
North Caldwell borough	Essex	Northwest	41	0	2	0	9	0	3	4	38	0	38
Norley township	Essex	Northwest	112	18	5	3	109	12	19	11	38	0	38
Roseland borough	Essex	Northwest	95	0	4	2	14	1	3	10	91	91	0
South Orange Village township	Essex	Northwest	118	4	5	3	56	2	1	12	76	0	76
Verona township	Essex	Northwest	42	4	2	1	54	3	4	4	-4	0	-4
West Caldwell township	Essex	Northwest	136	1	6	2	27	0	3	14	123	0	123
West Orange township	Essex	Northwest	287	4	12	9	134	18	3	29	169	0	169
Boonton town	Morris	Northwest	39	3	5	1	23	5	4	4	17	17	0
Boonton township	Morris	Northwest	59	0	8	1	6	0	3	6	55	21	34
Butler borough	Morris	Northwest	70	7	9	2	24	3	2	7	52	0	52

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Chatham borough	Morris	Northwest	50	0	7	1	28	1	14	5	34	0	vl 34
Chatham township	Morris	Northwest	101	0	13	3	33	1	28	10	95	0	95
Chester borough	Morris	Northwest	27	4	4	1	3	0	1	3	29	20	9
Chester township	Morris	Northwest	76	2	10	1	5	0	3	8	75	63	12
Denville township	Morris	Northwest	138	4	18	4	44	1	18	14	115	65	50
Dover town	Morris	Northwest	40	19	5	1	50	7	5	4	7	0	7
East Hanover township	Morris	Northwest	215	3	29	3	12	1	24	22	226	0	226
Florham Park borough	Morris	Northwest	283	10	37	9	27	1	23	29	288	0	288
Hanover township	Morris	Northwest	209	2	28	6	33	1	12	21	188	89	99
Harding township	Morris	Northwest	51	0	7	1	5	0	9	5	55	0	55
Jefferson township	Morris	Northwest	159	1	21	4	31	2	23	16	149	133	16
Kinnelon borough	Morris	Northwest	69	1	9	1	15	1	5	7	58	57	1
Lincoln Park borough	Morris	Northwest	54	0	7	1	31	2	3	5	23	0	23
Logg Hill township	Morris	Northwest	60	6	8	1	14	1	7	6	57	0	57
Madison borough	Morris	Northwest	124	24	16	4	19	4	23	13	118	0	118
Mendham borough	Morris	Northwest	38	24	5	1	5	1	4	4	59	0	59
Mendham township	Morris	Northwest	39	3	5	1	6	0	7	4	43	13	30
Mine Hill township	Morris	Northwest	22	0	3	1	6	0	2	2	17	0	17
Montville township	Morris	Northwest	132	2	18	4	34	1	22	13	121	17	104
Morris Plains borough	Morris	Northwest	76	0	10	1	15	0	4	8	63	62	1
Morris township	Morris	Northwest	123	70	16	3	43	2	13	12	159	0	159
Morristown town	Morris	Northwest	145	66	19	9	120	10	12	15	98	0	98
Mount Arlington borough	Morris	Northwest	99	1	13	4	28	1	4	10	77	56	21
Mount Olive township	Morris	Northwest	232	0	31	8	97	5	8	24	140	0	140
Mountain Lakes borough	Morris	Northwest	38	0	5	1	8	0	8	4	38	33	vl 5

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Natcong borough	Morris	Northwest	11	0	2	0	16	1	2	1	-4	0	-4
Paspary-Troy Hills township	Morris	Northwest	414	12	55	15	193	5	44	42	274	239	35
Pequanook township	Morris	Northwest	139	2	18	5	53	1	10	14	97	49	48
Randolph township	Morris	Northwest	194	0	26	5	51	2	13	20	153	93	60
Rivertdale borough	Morris	Northwest	97	0	13	5	19	0	4	10	84	56	26
Rockaway borough	Morris	Northwest	25	3	3	0	18	2	2	2	9	0	19
Rockaway township	Morris	Northwest	236	0	31	6	56	2	16	24	193	97	96
Roxbury township	Morris	Northwest	185	1	24	3	33	2	13	19	161	79	82
Victory Gardens borough	Morris	Northwest	3	0	0	0	7	1	0	0	-4	0	-4
Washington township	Morris	Northwest	94	0	12	2	16	0	2	10	79	0	79
Wharton borough	Morris	Northwest	23	1	3	1	18	3	10	2	13	0	13
Berkeley Heights township	Union	Northwest	140	0	12	2	21	1	12	14	136	0	136
Clark township	Union	Northwest	72	1	6	2	43	1	12	7	42	0	42
Cranford township	Union	Northwest	85	1	7	1	71	5	6	9	18	0	18
Elizabeth city	Union	Northwest	711	168	63	43	511	109	257	-496	0	0	0
Fanwood borough	Union	Northwest	44	0	4	1	17	0	4	4	32	0	32
Garwood borough	Union	Northwest	34	0	3	1	13	3	1	3	21	14	7
Hillside township	Union	Northwest	64	1	6	3	51	12	12	-11	0	0	0
Kennilworth borough	Union	Northwest	102	1	9	2	15	2	10	10	99	0	99
Linden city	Union	Northwest	489	1	43	18	128	28	30	50	389	0	389
Mountainside borough	Union	Northwest	38	1	3	1	16	0	8	4	33	8	25
New Providence borough	Union	Northwest	65	2	6	1	27	3	5	7	-45	0	145
Plainfield city	Union	Northwest	62	38	6	4	170	24	24	71	0	0	0
Railway city	Union	Northwest	424	1	37	19	108	12	40	-326	0	0	0
Roselle borough	Union	Northwest	32	6	3	1	77	12	2	50	0	0	0

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Roselle Park borough	Union	Northwest	21	1	2	1	59	7	6	2	-38	0	-38
Scotch Plains township	Union	Northwest	72	3	6	2	57	3	48	7	65	0	65
Springfield township	Union	Northwest	130	1	11	3	66	4	3	13	69	0	69
Summit city	Union	Northwest	108	13	10	4	76	5	23	11	68	0	68
Union township	Union	Northwest	222	1	20	5	155	18	4	23	62	0	62
Westfield town	Union	Northwest	202	1	18	5	81	6	69	20	192	99	93
Winfield township	Union	Northwest	34	0	3	0	6	2	0	3	27	0	27
Allamuchy township	Warren	Northwest	51	0	9	2	7	0	0	5	42	0	42
Alpha borough	Warren	Northwest	11	1	2	0	7	1	0	1	3	0	3
Bethlehem town	Warren	Northwest	9	5	2	1	9	1	1	1	4	0	4
Blainstown township	Warren	Northwest	60	3	10	2	6	0	4	6	58	0	58
Franklin township	Warren	Northwest	38	2	6	1	3	0	2	4	37	37	0
Fredoniansen township	Warren	Northwest	46	0	8	1	3	0	0	5	42	0	42
Greenwich township	Warren	Northwest	128	0	22	2	3	1	3	13	120	0	120
Hackettstown town	Warren	Northwest	126	0	21	4	31	3	2	13	90	54	36
Hartwick township	Warren	Northwest	42	0	7	1	1	0	0	4	39	0	39
Harmony township	Warren	Northwest	32	0	5	1	4	0	6	3	33	0	33
Lope township	Warren	Northwest	43	0	7	2	2	0	0	4	41	0	41
Independence township	Warren	Northwest	44	1	8	1	10	0	2	4	34	0	34
Knowlton township	Warren	Northwest	54	0	9	2	3	0	3	5	51	0	51
Liberty township	Warren	Northwest	18	0	3	0	3	0	8	2	22	15	7
Lopatcong township	Warren	Northwest	156	0	27	10	23	1	1	16	133	82	51
Mansfield township	Warren	Northwest	66	0	11	5	29	2	5	7	42	0	42
Oxford township	Warren	Northwest	20	2	3	1	5	0	1	2	18	0	18
Phillipsburg town	Warren	Northwest	42	3	7	3	64	7	6	25	0	0	0

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Pohatcong township	Warren	Northwest	34	0	6	1	8	0	4	3	29	0	29
Washington borough	Warren	Northwest	27	0	5	2	24	3	3	3	3	0	3
Washington township	Warren	Northwest	82	0	14	2	7	0	3	8	74	0	74
White township	Warren	Northwest	87	0	15	4	11	0	11	9	84	0	84
		NORTHWEST TOTAL	12,758	1,939	1,209	549	6,663	872	2,094	-1,653	6,942	1,728	5,214
Alexandria township	Hunterdon	West Central	47	0	8	1	0	1	3	5	47	0	47
Bethlehem township	Hunterdon	West Central	31	0	5	0	0	0	3	3	32	0	32
Bloomsbury borough	Hunterdon	West Central	8	0	1	0	0	1	0	1	7	3	4
Califon borough	Hunterdon	West Central	13	0	2	0	0	0	0	1	13	13	0
Clinton town	Hunterdon	West Central	13	0	2	0	0	2	0	1	10	0	10
Clinton township	Hunterdon	West Central	136	0	23	3	2	5	6	15	131	0	131
Delaware township	Hunterdon	West Central	32	0	5	1	1	1	2	4	31	0	31
East Amwell township	Hunterdon	West Central	26	3	4	0	1	0	2	3	29	0	29
Flemington borough	Hunterdon	West Central	11	6	2	0	2	10	1	1	5	0	15
Franklin township	Hunterdon	West Central	36	0	6	1	0	1	1	4	34	0	34
Frenchtown borough	Hunterdon	West Central	9	0	1	0	1	2	0	1	6	0	6
Glen Gardner borough	Hunterdon	West Central	7	0	1	0	1	2	1	1	6	5	1
Hampton borough	Hunterdon	West Central	9	0	2	0	0	1	1	1	9	0	9
High Bridge borough	Hunterdon	West Central	11	0	2	0	1	1	1	1	10	0	10
Holland township	Hunterdon	West Central	32	2	5	0	1	1	1	4	31	0	31
Kingwood township	Hunterdon	West Central	36	0	6	1	1	2	3	4	36	0	36
Lambertville city	Hunterdon	West Central	32	0	5	1	2	7	6	4	28	0	28
Lebanon borough	Hunterdon	West Central	49	0	8	3	0	2	1	5	48	47	1
Lebanon township	Hunterdon	West Central	33	0	6	1	0	2	3	4	33	13	20
Milford borough	Hunterdon	West Central	9	0	2	0	0	2	0	1	8	0	8

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTER 2014-2024	MINUS HOUSEHOLDS W/ ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSIONS 2014-2024	PLUS DEMOLITION 2014-2024	PLUS URB. AID 2014-2024	ADJUSTED PROJECT NEED 2014-2024	MINUS CAP/LEM	POST PROJECT NEED 2014-2024
Raritan township	Hunterdon	West Central	384	7	65	6	2	2	15	42	386	0	386
Readington township	Hunterdon	West Central	125	0	21	3	2	3	15	14	130	0	130
Stockton borough	Hunterdon	West Central	6	0	1	0	0	1	1	1	5	5	0
Tewksbury township	Hunterdon	West Central	65	0	11	1	1	0	3	7	64	0	64
Union township	Hunterdon	West Central	42	0	7	1	1	1	1	5	39	18	21
West Amwell township	Hunterdon	West Central	37	0	6	1	1	1	3	4	37	0	37
Carleton borough	Middlesex	West Central	177	1	25	8	5	30	12	-139	0	0	0
Cranbury township	Middlesex	West Central	330	0	46	7	1	2	6	37	331	57	274
Dunellen borough	Middlesex	West Central	16	3	2	0	2	11	7	2	12	0	12
East Brunswick township	Middlesex	West Central	199	1	28	4	8	11	2	22	182	0	182
Edison township	Middlesex	West Central	505	59	70	14	25	38	57	56	557	0	557
Hatfield borough	Middlesex	West Central	18	0	2	0	1	0	0	2	17	0	17
Highland Park borough	Middlesex	West Central	37	0	5	1	6	28	4	4	7	0	7
Jamiesburg borough	Middlesex	West Central	15	0	2	0	2	9	5	2	10	0	10
Metuchen borough	Middlesex	West Central	82	0	11	2	4	9	18	9	88	58	130
Middlesex borough	Middlesex	West Central	28	2	4	1	3	7	12	3	32	0	32
Milltown borough	Middlesex	West Central	17	0	2	0	1	7	0	2	9	0	9
Monroe township	Middlesex	West Central	703	0	98	28	3	20	8	78	696	0	696
New Brunswick city	Middlesex	West Central	551	77	77	21	16	88	104	-572	0	0	0
North Brunswick township	Middlesex	West Central	283	0	39	7	8	30	12	31	256	0	256
Old Bridge township	Middlesex	West Central	526	2	73	12	14	42	23	58	492	0	492
Perth Amboy city	Middlesex	West Central	209	46	29	7	16	118	12	-111	0	0	0
Piscataway township	Middlesex	West Central	206	4	29	6	9	28	13	23	190	0	190
Plainsboro township	Middlesex	West Central	210	2	29	12	9	16	2	23	195	0	195
Sayreville borough	Middlesex	West Central	205	1	29	7	11	18	11	23	188	0	188

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLD S 2014-2024	PLUS GROUP QUARTER 2014-2024	MINUS HOUSEHOLDS W/ ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSN 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID 2014-2024	ADJUSTED PROJECT NEED 2014-2024	MINUS CAP/ LEM	POST PROJECT NEED 2014-2024
South Amboy city	Middlesex	West Central	48	0	7	1	3	11	4	5	38	0	38
South Brunswick township	Middlesex	West Central	715	1	100	22	6	14	15	79	712	0	712
South Plainfield borough	Middlesex	West Central	164	1	23	2	5	6	14	18	166	0	166
South River borough	Middlesex	West Central	40	2	6	1	4	18	4	4	25	0	25
Spotswood borough	Middlesex	West Central	31	3	4	1	2	3	3	3	33	0	33
Woodbridge township	Middlesex	West Central	423	6	59	12	28	45	45	-354	0	0	0
Bedminster township	Somerset	West Central	61	2	8	2	2	5	4	7	61	0	61
Bernards township	Somerset	West Central	185	33	25	3	4	9	20	20	223	85	138
Bernardsville borough	Somerset	West Central	39	2	8	2	1	3	11	7	67	8	59
Bound Brook borough	Somerset	West Central	11	2	1	0	3	20	4	1	-7	0	-7
Branchburg township	Somerset	West Central	214	0	29	3	1	1	8	24	217	0	217
Bridgewater township	Somerset	West Central	227	5	30	4	7	13	30	25	241	0	241
Far Hills borough	Somerset	West Central	13	0	2	1	0	1	0	1	13	0	13
Franklin township	Somerset	West Central	665	8	89	17	12	35	26	74	652	0	652
Green Brook township	Somerset	West Central	78	0	11	2	1	0	2	9	79	34	45
Hillsborough township	Somerset	West Central	213	1	29	5	4	7	5	24	207	0	207
Manville borough	Somerset	West Central	13	1	2	0	3	18	13	1	6	0	6
Millsboro borough	Somerset	West Central	8	0	1	0	0	0	0	1	7	0	7
Montgomery township	Somerset	West Central	287	0	38	6	2	1	11	32	294	0	294
North Plainfield borough	Somerset	West Central	16	7	2	1	8	29	1	2	-12	0	-12
Peapack and Gladstone borough	Somerset	West Central	25	1	3	1	0	2	2	3	26	0	26
Raritan borough	Somerset	West Central	69	1	9	3	2	14	2	8	58	0	58
Rocky Hill borough	Somerset	West Central	9	0	1	0	0	1	0	1	8	0	8
Somerville borough	Somerset	West Central	46	43	6	2	5	19	3	5	69	0	69
South Bound Brook borough	Somerset	West Central	25	1	3	1	1	5	2	3	23	9	14

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTER 2014-2024	MINUS HOUSEHOLDS W/ ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSIONS 2014-2024	PLUS DEMOLITION 2014-2024	PLUS URB. AID ADJ.	ADJUSTED PROJECT NEED 2014-2024	MINUS CAP/LEM	POST PROJECT NEED 2014-2024
Warren township	Somerset	West Central	161	0	22	3	1	1	17	18	176	0	176
Watchung borough	Somerset	West Central	92	13	12	3	1	0	12	10	115	0	115
		WEST CENTRAL TOTAL	9,455	350	1,342	264	271	847	642	-279	7,970	353	7,616
East Windsor township	Mercer	East Central	320	0	37	15	37	6	6	24	286	0	286
Ewing township	Mercer	East Central	218	33	25	8	54	8	6	16	195	0	195
Hamilton township	Mercer	East Central	564	11	66	18	120	28	29	42	450	0	450
Highstown borough	Mercer	East Central	30	0	3	1	9	3	3	2	22	13	9
Hopewell borough	Mercer	East Central	32	0	4	1	2	1	4	2	32	16	16
Hopewell township	Mercer	East Central	498	0	58	9	9	2	11	37	487	0	487
Lawrence township	Mercer	East Central	296	8	34	11	43	7	8	22	261	0	261
Pennington borough	Mercer	East Central	59	1	7	2	3	1	1	4	56	26	30
Princeton	Mercer	East Central	240	15	28	10	38	14	7	18	211	211	0
Robbinsville township	Mercer	East Central	362	0	42	8	9	1	6	27	352	352	0
Trenton city	Mercer	East Central	183	168	21	14	179	69	123	-218	0	0	0
West Windsor township	Mercer	East Central	418	0	49	10	23	3	7	31	392	0	392
Aberdeen township	Monmouth	East Central	125	1	16	3	21	3	14	9	111	7	104
Allentown borough	Monmouth	East Central	8	0	1	0	2	1	4	1	10	7	3
Allentown borough	Monmouth	East Central	14	0	2	0	2	0	0	1	12	9	3
Asbury Park city	Monmouth	East Central	32	40	4	3	57	20	16	-9	0	0	0
Atlantic Highlands borough	Monmouth	East Central	20	0	3	1	7	1	0	2	12	8	4
Avon-by-the-Sea borough	Monmouth	East Central	13	0	2	1	5	2	16	1	22	22	0
Bermar borough	Monmouth	East Central	17	4	2	2	16	9	34	1	31	7	24
Bradley Beach borough	Monmouth	East Central	22	1	3	1	17	8	14	2	13	0	13
Brielle borough	Monmouth	East Central	39	0	5	1	4	2	18	3	49	35	14

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTER 2014-2024	MINUS HOUSEHOLDS W/ ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSIONS 2014-2024	PLUS DEMOLITION 2014-2024	PLUS URB. AID 2014-2024	ADJUSTED PROJECT NEED 2014-2024	MINUS CAP/LIM	POST PROJECT NEED 2014-2024
Colts Neck township	Monmouth	East Central	76	0	10	1	3	1	12	6	80	77	3
Deal borough	Monmouth	East Central	12	1	2	0	3	0	10	1	18	9	9
Easton borough	Monmouth	East Central	135	6	18	5	22	9	6	10	113	54	59
Englishtown borough	Monmouth	East Central	17	0	2	0	2	1	1	1	14	3	11
Fair Haven borough	Monmouth	East Central	32	0	4	1	6	0	17	2	42	33	9
Farmingdale borough	Monmouth	East Central	7	0	1	0	3	0	0	1	4	4	0
Freehold borough	Monmouth	East Central	65	20	9	2	19	5	1	5	61	22	39
Freehold township	Monmouth	East Central	286	0	37	9	25	4	6	21	256	0	256
Hazlet township	Monmouth	East Central	63	4	8	1	15	1	10	5	58	6	52
Highlands borough	Monmouth	East Central	15	0	2	1	12	4	7	1	6	4	2
Holmdel township	Monmouth	East Central	154	1	20	3	6	0	5	12	149	142	7
Howell township	Monmouth	East Central	287	8	38	7	20	5	17	21	277	0	277
Interlaken borough	Monmouth	East Central	15	0	2	1	1	0	1	1	14	14	0
Kensington borough	Monmouth	East Central	13	3	2	1	18	5	15	1	8	0	8
Keyport borough	Monmouth	East Central	18	0	2	1	19	4	7	1	3	0	3
Lake Como borough	Monmouth	East Central	11	0	1	1	3	1	12	1	19	18	1
Little Silver borough	Monmouth	East Central	41	0	5	1	6	0	9	3	43	37	6
Loch Arbour village	Monmouth	East Central	15	0	2	1	1	0	1	1	14	13	1
Long Branch city	Monmouth	East Central	216	10	28	12	72	26	26	-138	0	0	0
Manalapan township	Monmouth	East Central	363	1	48	7	20	4	14	27	340	245	95
Manasquan borough	Monmouth	East Central	51	1	7	5	9	5	53	4	93	86	7
Marlboro township	Monmouth	East Central	356	1	47	7	8	2	14	27	348	227	121
Matawan borough	Monmouth	East Central	46	0	6	3	16	2	4	3	31	18	13
Middletown township	Monmouth	East Central	272	9	36	6	60	9	55	20	257	169	88
Millstone township	Monmouth	East Central	88	2	12	2	3	0	10	7	94	79	15

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTER 2014-2024	MINUS HOUSEHOLDS W/ ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERTS 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID 2014-2024	ADJUSTED PROJECT NEED 2014-2024	MINUS CAP/ LEM	POST PROJECT NEED 2014-2024
Monmouth borough	Monmouth	East Central	22	0	3	1	10	1	9	2	19	19	0
Nephtine City borough	Monmouth	East Central	20	0	3	1	9	2	4	-11	0	0	0
Nephtine township	Monmouth	East Central	178	8	23	7	50	14	12	13	132	28	104
Ocean township	Monmouth	East Central	282	0	37	9	39	6	16	21	246	74	172
Oceanport borough	Monmouth	East Central	23	6	3	0	6	1	6	2	27	25	2
Red Bank borough	Monmouth	East Central	68	16	9	3	32	15	10	5	46	15	vl.31
Roosevelt borough	Monmouth	East Central	8	0	1	0	1	0	1	1	8	8	0
Rumson borough	Monmouth	East Central	53	3	7	1	6	1	52	4	100	92	8
Sea Bright borough	Monmouth	East Central	15	0	2	1	6	2	6	1	13	13	0
Sea Girt borough	Monmouth	East Central	23	0	3	1	3	0	31	2	51	48	3
Shrewsbury borough	Monmouth	East Central	52	0	7	1	3	0	2	4	49	46	3
Shrewsbury township	Monmouth	East Central	4	0	1	0	3	1	6	0	6	6	0
Spring Lake borough	Monmouth	East Central	31	3	4	1	8	0	35	2	60	57	3
Spring Lake Heights borough	Monmouth	East Central	34	0	4	2	10	3	20	3	40	25	15
Tinton Falls borough	Monmouth	East Central	223	20	29	7	34	2	12	17	214	29	185
Union Beach borough	Monmouth	East Central	14	1	2	0	6	1	9	1	17	14	3
Upper Freehold township	Monmouth	East Central	143	0	19	2	2	0	7	11	142	0	142
Wall township	Monmouth	East Central	355	2	47	10	24	3	45	27	365	210	155
West Long Branch borough	Monmouth	East Central	40	2	5	1	7	3	5	3	36	15	21
Barneget Light borough	Ocean	East Central	9	0	2	1	2	2	1	1	5	5	0
Barneget township	Ocean	East Central	502	0	135	16	5	2	5	38	419	0	419
Bay Head borough	Ocean	East Central	14	0	4	1	3	1	10	1	18	18	vl.0
Beach Haven borough	Ocean	East Central	22	1	6	2	6	6	33	2	42	42	0
Beachwood borough	Ocean	East Central	16	0	12	1	4	1	11	3	44	0	vl.14
Berkeley township	Ocean	East Central	174	0	47	5	17	3	34	13	159	129	30

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Brick township	Ocean	East Central	385	8	104	11	54	10	112	29	377	0	377
Eagleswood township	Ocean	East Central	15	0	4	0	1	0	3	1	14	13	1
Harvey Cedars borough	Ocean	East Central	10	0	3	0	1	2	1	1	7	7	0
Island Heights borough	Ocean	East Central	12	0	3	1	2	0	4	1	12	0	12
Jackson township	Ocean	East Central	681	0	184	18	23	5	6	51	544	0	544
Lacey township	Ocean	East Central	167	0	45	4	7	1	32	13	163	0	163
Lakethurst borough	Ocean	East Central	19	0	5	1	2	1	0	1	12	0	12
Lakewood township	Ocean	East Central	816	43	220	34	63	24	96	-682	0	0	0
Lavallette borough	Ocean	East Central	12	0	3	1	9	7	28	1	23	23	0
Little Egg Harbor township	Ocean	East Central	270	0	73	9	7	3	23	20	240	197	43
Long Beach township	Ocean	East Central	77	0	21	6	13	17	88	6	127	118	9
Manchester township	Ocean	East Central	361	1	103	21	21	29	24	28	303	0	303
Mantoloking borough	Ocean	East Central	17	0	5	0	1	0	7	1	20	20	0
Ocean Gate borough	Ocean	East Central	8	0	2	0	3	1	3	1	5	5	0
Ocean township	Ocean	East Central	125	1	34	5	4	0	20	9	122	0	122
Pine Beach borough	Ocean	East Central	12	0	3	0	2	0	0	1	8	5	13
Plumsted township	Ocean	East Central	74	0	20	2	4	2	5	6	61	27	34
Point Pleasant Beach borough	Ocean	East Central	17	5	5	1	9	6	32	1	36	22	14
Point Pleasant borough	Ocean	East Central	78	0	21	2	19	5	54	6	94	24	70
Seaside Heights borough	Ocean	East Central	19	1	5	3	14	12	36	1	29	29	0
Seaside Park borough	Ocean	East Central	12	0	3	1	9	6	26	1	21	21	0
Ship Bottom borough	Ocean	East Central	20	0	5	2	4	5	30	1	39	9	30
South Toms River borough	Ocean	East Central	10	0	3	0	2	0	1	1	8	0	8
Stafford township	Ocean	East Central	450	0	121	13	7	3	13	34	407	0	407
Surf City borough	Ocean	East Central	31	0	8	3	3	5	27	2	46	46	0

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Toms River township	Ocean	East Central	980	11	264	26	78	11	209	73	947	0	947
Tuckerton borough	Ocean	East Central	32	2	9	1	5	1	8	2	31	0	31
		EAST CENTRAL TOTAL	13,247	484	2,449	436	1,692	505	1,943	-162	11,302	3,458	7,844
Bass River township	Burlington	Southwest	9	0	2	0	3	0	3	1	8	0	8
Beverly city	Burlington	Southwest	7	0	1	0	17	0	3	1	-7	0	0
Bordentown city	Burlington	Southwest	20	5	3	1	37	-2	4	2	-6	0	-6
Bordentown township	Burlington	Southwest	135	0	24	5	52	-1	3	15	84	0	84
Burlington city	Burlington	Southwest	36	0	6	1	67	-2	10	4	-19	0	-19
Burlington township	Burlington	Southwest	306	0	53	8	88	-1	3	34	211	0	211
Chestertown township	Burlington	Southwest	102	4	18	2	8	0	10	11	103	0	103
Cinnaminson township	Burlington	Southwest	111	0	19	2	18	0	8	12	67	0	67
Delauro township	Burlington	Southwest	128	0	22	4	21	0	2	14	106	0	106
Delran township	Burlington	Southwest	153	0	27	5	63	-1	5	17	92	0	92
Eastampton township	Burlington	Southwest	41	1	7	1	26	-1	2	5	17	0	17
Edgewater Park township	Burlington	Southwest	39	0	7	2	69	-2	0	4	-28	0	-28
Evesham township	Burlington	Southwest	416	3	72	12	161	-2	8	46	253	0	253
Fieldsboro borough	Burlington	Southwest	5	0	1	0	3	0	1	1	3	0	3
Florence township	Burlington	Southwest	125	0	22	4	61	-1	12	14	74	0	74
Hanover township	Burlington	Southwest	119	0	21	2	17	0	5	13	101	0	101
Lumberton township	Burlington	Southwest	199	0	35	4	50	-1	2	22	143	0	143
Mansfield township	Burlington	Southwest	198	0	35	3	7	0	7	22	189	0	189
Maple Shade township	Burlington	Southwest	90	2	16	5	210	-3	14	10	-102	0	-102
Medford Lakes borough	Burlington	Southwest	32	0	6	1	15	0	3	4	18	0	18
Medford township	Burlington	Southwest	179	1	31	5	51	0	3	20	126	0	126
Moorestown township	Burlington	Southwest	238	1	41	6	92	-2	16	26	156	0	156

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Mount Holly township	Burlington	Southwest	25	27	4	1	62	-2	45	-34	0	0	0
Mount Laurel township	Burlington	Southwest	392	3	68	10	154	-3	16	43	245	0	245
New Hanover township	Burlington	Southwest	12	0	2	0	10	0	1	1	2	1	1
North Hanover township	Burlington	Southwest	49	0	9	7	19	-1	10	5	44	0	44
Palmyra borough	Burlington	Southwest	39	0	7	2	52	-2	3	4	-10	0	-10
Pemberton borough	Burlington	Southwest	12	0	2	1	10	0	2	1	4	0	4
Pemberton township	Burlington	Southwest	130	18	23	5	84	-1	17	-64	0	0	0
Riverside township	Burlington	Southwest	21	1	4	1	45	-1	3	2	-19	0	-19
Riverton borough	Burlington	Southwest	13	0	2	0	20	0	0	1	-7	0	-7
Sharon township	Burlington	Southwest	45	0	8	1	3	0	2	5	41	0	41
Southampton township	Burlington	Southwest	76	0	13	2	18	0	12	8	67	0	67
Springfield township	Burlington	Southwest	32	0	6	1	5	0	2	3	27	0	27
Tabernacle township	Burlington	Southwest	63	0	11	1	8	0	3	7	54	0	54
Washington township	Burlington	Southwest	10	0	2	0	3	0	3	1	10	0	10
Westampton township	Burlington	Southwest	183	0	32	2	12	0	5	20	168	0	168
Willingboro township	Burlington	Southwest	96	4	17	2	72	0	5	-20	0	0	0
Woodland township	Burlington	Southwest	18	0	3	0	3	0	3	2	17	0	17
Wrightstown borough	Burlington	Southwest	4	0	1	0	9	0	2	0	-3	0	-3
Atsion borough	Camden	Southwest	30	0	4	1	71	-2	1	3	-38	0	-38
Audubon Park borough	Camden	Southwest	2	0	0	0	8	0	0	0	-6	0	-6
Barrington borough	Camden	Southwest	29	0	3	1	73	-1	14	3	-27	0	-27
Bedminster borough	Camden	Southwest	25	5	3	1	75	-1	5	3	-39	0	-39
Berlin borough	Camden	Southwest	95	1	11	3	28	-1	4	10	75	0	75
Berlin township	Camden	Southwest	84	0	10	3	19	0	13	9	80	0	80
Brooklawn borough	Camden	Southwest	8	0	1	0	11	0	0	1	-3	0	-3

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTER 2014-2024	MINUS HOUSEHOLDS W/ ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSIONS 2014-2024	PLUS DEMOLITION 2014-2024	PLUS URB. AID 2014-2024	ADJUSTED PROJECT NEED 2014-2024	MINUS CAP/LEM	POST PROJECT NEED 2014-2024
Camden city	Camden	Southwest	556	174	66	33	554	-13	415	-572	0	0	0
Cherry Hill township	Camden	Southwest	360	21	43	14	342	-3	25	39	78	0	78
Chesham borough	Camden	Southwest	21	0	3	1	3	0	6	2	25	0	25
Clementon borough	Camden	Southwest	12	0	1	1	40	0	4	1	-24	0	-24
Collingswood borough	Camden	Southwest	35	1	4	2	163	-4	8	4	-113	0	-113
Gibbsboro borough	Camden	Southwest	16	1	2	0	7	0	2	2	12	0	12
Gloucester City city	Camden	Southwest	44	1	5	2	71	-2	26	2	0	0	0
Gloucester township	Camden	Southwest	331	3	39	12	227	-5	5	36	126	0	126
Haddon Heights borough	Camden	Southwest	21	1	3	1	54	-1	2	2	-28	0	-28
Haddon township	Camden	Southwest	38	1	5	1	118	-2	6	4	-70	0	-70
Haddonfield borough	Camden	Southwest	52	2	6	1	74	-1	7	6	-11	0	-11
Hirshella borough	Camden	Southwest	4	0	0	0	12	0	0	0	-7	0	-7
Laurel Springs borough	Camden	Southwest	11	0	1	0	11	0	0	1	0	0	0
Lawnside borough	Camden	Southwest	23	0	3	1	9	0	6	3	21	0	21
Lindenwold borough	Camden	Southwest	56	0	7	5	203	-3	7	139	0	0	0
Magnolia borough	Camden	Southwest	21	0	2	1	34	0	5	2	-6	0	-6
Merchantville borough	Camden	Southwest	7	3	1	0	35	-1	0	1	-23	0	-23
Mount Ephraim borough	Camden	Southwest	24	0	3	1	32	0	5	3	-1	0	-1
Oaklyn borough	Camden	Southwest	8	0	1	0	39	-1	0	1	-30	0	-30
Pennsauken township	Camden	Southwest	85	1	10	3	184	-5	15	85	0	0	0
Pine Hill borough	Camden	Southwest	56	0	7	3	59	-1	8	6	9	0	9
Pine Valley borough	Camden	Southwest	8	0	1	0	0	0	1	1	0	5	4
Rountonneck borough	Camden	Southwest	37	3	4	1	52	-1	3	4	-7	0	-7
Somerdale borough	Camden	Southwest	38	0	4	2	37	0	2	4	5	0	5
Shatford borough	Camden	Southwest	20	0	2	1	39	0	5	2	-13	0	-13

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLDS 2014-2024	PLUS GROUP QUARTER 2014-2024	MINUS HOUSEHOLDS W/ ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSIONS 2014-2024	PLUS DEMOLITION 2014-2024	PLUS URB. AID 2014-2024	ADJUSTED PROJECT NEED 2014-2024	MINUS CAP/LEM	POST PROJECT NEED 2014-2024
Tavistock borough	Camden	Southwest	26	0	3	0	0	0	0	3	26	26	0
Yonkers township	Camden	Southwest	271	0	32	14	168	-2	9	30	125	0	125
Waterford township	Camden	Southwest	82	0	10	2	16	0	7	9	76	0	76
Winslow township	Camden	Southwest	394	22	47	13	93	-2	32	-322	0	0	0
Woodlyne borough	Camden	Southwest	3	0	0	0	14	-1	0	0	-10	0	-10
Clayton borough	Gloucester	Southwest	67	0	11	3	32	-1	8	7	43	0	43
Deptford township	Gloucester	Southwest	342	2	56	12	141	-2	18	37	217	0	217
East Greenwich township	Gloucester	Southwest	210	0	34	6	16	-1	1	23	191	0	191
Elk township	Gloucester	Southwest	41	16	7	1	10	0	2	4	48	0	48
Franklin township	Gloucester	Southwest	114	6	19	2	33	-1	20	13	105	0	105
Glassboro borough	Gloucester	Southwest	106	10	17	5	79	-2	35	12	73	0	73
Greenwich township	Gloucester	Southwest	45	1	7	1	17	0	3	5	32	0	32
Harrison township	Gloucester	Southwest	267	0	43	5	19	0	14	29	252	0	252
Logan township	Gloucester	Southwest	188	0	31	4	9	0	3	21	177	0	177
Manua township	Gloucester	Southwest	223	1	36	7	14	0	6	24	182	0	182
Monroe township	Gloucester	Southwest	373	3	61	10	70	-2	25	-283	0	0	0
National Park borough	Gloucester	Southwest	9	0	1	0	12	0	2	1	-1	0	-1
Newfield borough	Gloucester	Southwest	7	0	1	0	6	0	0	1	1	0	1
Paulsboro borough	Gloucester	Southwest	11	1	2	1	42	-2	5	1	-23	0	-23
Pitman borough	Gloucester	Southwest	22	0	4	1	59	-2	2	2	-34	0	-34
South Harrison township	Gloucester	Southwest	59	0	10	1	3	0	3	6	57	0	57
Sweetsero borough	Gloucester	Southwest	27	0	4	1	13	-1	1	3	16	0	16
Washington township	Gloucester	Southwest	408	1	66	8	136	-2	12	45	273	0	273
Venonah borough	Gloucester	Southwest	16	0	3	0	10	0	1	2	6	0	6
West Deptford township	Gloucester	Southwest	238	1	39	13	126	-1	5	26	120	0	120

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLD S 2014-2024	PLUS GROUP QUARTER 2014-2024	MINUS HOUSEHOLDS W/ ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSIONS 2014-2024	PLUS DEMOLITION 2014-2024	PLUS URB. AID 2014-2024	ADJUSTED PROJECT NEED 2014-2024	MINUS CAP/LEM	POST PROJECT NEED 2014-2024
Westville borough	Gloucester	Southwest	9	1	1	1	32	-1	1	1	-20	0	-20
Woodbury city	Gloucester	Southwest	72	2	12	4	85	-2	7	9	0	0	0
Woodbury borough	Gloucester	Southwest	19	0	3	0	9	0	0	2	10	0	10
Woodwich township	Gloucester	Southwest	289	0	47	6	13	-1	1	32	268	0	268
		SOUTHWEST TOTAL	10,007	355	1,542	350	5,745	-110	1,084	-164	4,434	32	4,402
Absecon city	Atlantic	S/Southwest	26	0	3	1	29	1	3	12	9	0	9
Atlantic City city	Atlantic	S/Southwest	329	135	38	28	528	43	143	151	178	0	178
Brigantine city	Atlantic	S/Southwest	22	1	3	1	100	18	96	10	10	10	0
Buena borough	Atlantic	S/Southwest	9	1	1	0	21	4	8	4	-4	0	-4
Buena Vista township	Atlantic	S/Southwest	20	1	2	1	17	2	4	9	14	0	14
Corbin City city	Atlantic	S/Southwest	4	0	0	0	1	0	4	2	8	8	0
Egg Harbor City city	Atlantic	S/Southwest	10	0	1	1	26	3	1	5	-13	0	-13
Egg Harbor township	Atlantic	S/Southwest	210	1	24	6	59	7	68	96	290	0	290
Estell Manor city	Atlantic	S/Southwest	7	0	1	0	3	0	2	3	9	0	9
Folsom borough	Atlantic	S/Southwest	8	0	1	0	3	0	2	4	10	0	10
Galloway township	Atlantic	S/Southwest	168	0	19	6	128	8	40	77	135	0	135
Hamilton township	Atlantic	S/Southwest	110	0	13	4	97	5	12	51	62	0	62
Hammonton town	Atlantic	S/Southwest	65	12	8	2	57	8	12	30	49	0	49
Linwood city	Atlantic	S/Southwest	20	1	2	1	21	1	9	9	16	0	16
Longport borough	Atlantic	S/Southwest	7	0	1	0	22	1	25	3	11	11	0
Margate City city	Atlantic	S/Southwest	25	0	3	1	106	9	72	11	-10	0	-10
Mullica township	Atlantic	S/Southwest	14	1	2	1	15	0	8	6	14	0	14
Northfield city	Atlantic	S/Southwest	16	0	2	0	27	1	6	7	0	0	0
Pleasantville city	Atlantic	S/Southwest	38	0	4	2	116	9	25	64	0	0	0
Port Republic city	Atlantic	S/Southwest	5	0	1	0	3	0	1	2	5	0	5

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLD S 2014-2024	PLUS GROUP QUARTER 2014-2024	MINUS HOUSEHOLDS W/ ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERSIONS 2014-2024	PLUS DEMOLITION 2014-2024	PLUS URB. AID 2014-2024	ADJUSTED PROJECT NEED 2014-2024	MINUS CAP/ LEM	POST PROJECT NEED 2014-2024
Sonoma Point city	Atlantic	S/Southwest	24	0	3	1	84	6	8	11	-18	0	-48
Venhor City city	Atlantic	S/Southwest	8	2	1	1	132	16	4	4	-130	0	-130
Weymouth township	Atlantic	S/Southwest	9	0	1	0	5	1	2	4	9	0	9
Avalon borough	Cape May	S/Southwest	29	0	6	1	23	8	175	14	182	181	1
Cape May city	Cape May	S/Southwest	8	1	2	1	65	11	15	4	-49	0	vi-49
Cape May Point borough	Cape May	S/Southwest	4	0	1	1	5	0	8	2	8	8	vi0
Dennis township	Cape May	S/Southwest	23	0	5	0	12	1	8	11	25	0	25
Lower township	Cape May	S/Southwest	41	0	9	1	128	4	47	19	-33	0	-33
Middle township	Cape May	S/Southwest	87	18	19	3	54	7	35	40	104	0	104
North Wildwood city	Cape May	S/Southwest	24	0	5	2	140	29	66	11	-72	0	vi-72
Ocean City city	Cape May	S/Southwest	112	1	24	9	173	54	532	52	455	455	vi0
Sea Isle City city	Cape May	S/Southwest	46	0	10	2	39	13	207	21	215	215	0
Stone Harbor borough	Cape May	S/Southwest	10	0	2	0	36	7	64	5	34	34	vi0
Upper township	Cape May	S/Southwest	30	1	6	1	17	1	9	14	30	0	30
West Cape May borough	Cape May	S/Southwest	4	0	1	0	8	1	7	2	2	0	2
West Wildwood borough	Cape May	S/Southwest	3	3	1	0	7	2	10	1	8	8	0
Wildwood city	Cape May	S/Southwest	22	14	5	4	133	31	73	10	-46	0	-46
Wildwood Crest borough	Cape May	S/Southwest	20	0	4	2	76	14	45	9	-19	0	-19
Woodbine borough	Cape May	S/Southwest	6	0	1	0	17	1	2	3	-7	0	-7
Bridgeton city	Cumberland	S/Southwest	29	5	5	1	98	14	37	43	0	0	0
Commercial township	Cumberland	S/Southwest	15	0	2	1	13	1	13	7	19	0	19
Deerfield township	Cumberland	S/Southwest	25	0	4	1	5	0	6	12	35	0	35
Downe township	Cumberland	S/Southwest	5	0	1	0	9	0	6	2	5	0	5
Fairfield township	Cumberland	S/Southwest	14	0	2	1	10	1	8	6	15	0	15
Greenwich township	Cumberland	S/Southwest	4	0	1	0	4	0	1	2	1	0	1

MUNICIPALITY	COUNTY	REGION	LOW/MOD HOUSEHOLD S 2014-2024	PLUS GROUP QUARTER 2014-2024	MINUS HOUSEHOLDS W/ ASSETS 2014-2024	PLUS VACANCIES 2014-2024	MINUS FILTER 2014-2024	MINUS CONVERTS 2014-2024	PLUS DEMOLITN 2014-2024	PLUS URB. AID 2014-2024	ADJUSTED PROJECT NEED 2014-2024	MINUS CAP/ LEM	POST PROJECT NEED 2014-2024
Hopewell township	Cumberland	S/Southwest	22	0	4	0	0	17	2	10	13	0	13
Lawrence township	Cumberland	S/Southwest	19	0	3	1	9	1	0	9	16	0	16
Maurice River township	Cumberland	S/Southwest	10	0	2	0	13	1	8	4	7	0	7
Millville city	Cumberland	S/Southwest	118	7	20	5	139	13	49	-7	0	0	0
Shiloh borough	Cumberland	S/Southwest	6	0	1	0	3	0	1	3	6	0	6
Stow Creek township	Cumberland	S/Southwest	7	0	1	0	3	0	1	3	6	0	6
Upper Deerfield township	Cumberland	S/Southwest	36	0	6	1	21	3	21	17	-45	0	45
Vineland city	Cumberland	S/Southwest	135	31	23	4	230	25	69	39	0	0	0
Alloway township	Salen	S/Southwest	14	0	3	0	8	0	1	7	11	0	11
Carney's Point township	Salen	S/Southwest	29	0	6	1	55	2	9	13	-9	0	-9
Elmer borough	Salen	S/Southwest	4	0	1	0	7	1	0	2	-2	0	-2
Elmhoro township	Salen	S/Southwest	3	0	1	0	5	0	3	2	2	0	2
Lower Alloways Creek township	Salen	S/Southwest	6	0	1	0	5	0	2	3	3	0	3
Mannington township	Salen	S/Southwest	10	0	2	1	5	0	3	5	11	0	11
Oldmans township	Salen	S/Southwest	21	0	4	1	6	1	3	10	23	0	23
Penas Grove borough	Salen	S/Southwest	1	0	0	0	42	4	1	44	0	0	0
Pennsville township	Salen	S/Southwest	23	0	4	1	68	4	9	10	-34	0	-34
Pittsgrove township	Salen	S/Southwest	23	0	4	1	10	1	8	11	28	0	28
Pittsgrove township	Salen	S/Southwest	28	0	5	1	13	0	9	13	32	0	32
Quinton township	Salen	S/Southwest	9	0	2	0	9	0	2	4	4	0	4
Salen city	Salen	S/Southwest	11	10	2	1	53	5	25	12	0	0	0
Upper Pittsgrove township	Salen	S/Southwest	13	0	3	0	6	0	10	6	21	0	21
Woodstown borough	Salen	S/Southwest	18	1	3	1	21	2	5	8	5	0	5
		S/SOUTHWEST TOTAL	2,283	250	352	108	3,419	405	2,169	1,091	1,724	930	794
		STATE TOTAL	62,582	4,406	8,155	2,267	24,925	6,790	9,974	0	39,360	8,572	30,788

APPENDIX D

COUNCIL ON AFFORDABLE HOUSING (COAH)

UNANSWERED PRIOR OBLIGATION

- 1987-1999 Prior Obligation
- 1999-2014 Prior Obligation
- Secondary Sources
- Reaching Unanswered Prior Obligation (1999-2014)
- Vacant Land Adjustment
- Unanswered Prior Obligation
- 20% Cap/1,000 Unit Cap Losses
- Buildable Limit

Prepared by:
 Rutgers University
 Center for Urban Policy Research
 The Edward J. Bloustein School of Planning and Public Policy
 33 Livingston Avenue
 New Brunswick, NJ 08901

Principal Consultants
 Robert W. Burchell, Ph.D.
 William Dolphin, M.A.
 Jinwoo Kwon, M.R.P.

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1987-1999 Prior Obligation

Prior Obligation Need numbers were reviewed, based on the latest data available for projecting Prospective Need as well as Secondary Sources of Supply. COAH has recognized municipalities' 1987 to 1999 affordable housing obligations, amounting to 77,500²⁰. These are the numbers under which municipalities received substantive certification for their second round new construction obligations (Prior Obligation). This number (77,500) is larger than a number of 69,157 which is the original need (94,478) for Rounds 1 and 2 reduced by recalculated filtering and conversion for this period prepared in this report. This report uses the larger of the two numbers or 77,500.

1999-2014 Unanswered Prior Obligation

The calculation of Unanswered Prior Obligation for the above period involves projections for the years 1999 to 2014, secondary sources for the same period, and the reallocation of Urban Aid municipalities' need. The projection for the period shows an increase in population of 540,181; households of 209,139; and low- and moderate-income households of 84,657. To low- and moderate-income households are added figures for those living in emergency shelters; people with assets are subtracted from the numbers; and non-seasonal, non-other vacancy in the housing sector is added to those numbers. The 1999-2014 Prior Need Obligation is 41,280.

COAH Region		1987-1999 Prior Need	1999-2014 Prior Need
1	Northeast	9,698	3,434
2	Northwest	6,486	3,470
3	West Central	13,219	10,225
4	East Central	26,738	15,638
5	Southwest	13,588	6,527
6	South-Southwest	7,771	1,986
Total		77,500 ²¹	41,280

Secondary Sources

Demolitions

Demolition data by municipality is available from the New Jersey *Construction Reporter* for the years 2000 through 2009 (10 years). Statewide demolition totals from 2000 through 2009 amount to about 10,000 affecting low- and moderate-income households. This is explained as follows. There were approximately 51,151 demolitions for this period, 19.5 percent of which (or 9,974) impacted low and moderate income housing. The above is for a period of 10 years; a period of 15 years would entail about 1.5 times that amount, or 14,962 units.

Year	Demolitions	Year	Demolitions
2000	4,282	2005	6,862
2001	4,369	2006	6,432
2002	5,157	2007	4,972
2003	4,953	2008	4,426
2004	6,682	2009	3,016

COAH Region		Demolitions (1999-2014)
1	Northeast	3,066

2	Northwest	3,141
3	West Central	962
4	East Central	2,914
5	Southwest	1,626
6	South-Southwest	3,253
	Total	14,962

Filtering

As indicated in the Fair Share analysis, Econsult reviewed comprehensive property-level data on all paired home transactions in New Jersey from 1989-2006 to identify “filtered” housing units – those that experienced a significant price change and whose occupant experienced a significant income change. Researchers at Econsult focused on units starting or ending at values affordable to low and moderate income households. According to Econsult’s analysis, 47,358 units filtered down to households of lower incomes between 1999 and 2018. For the period 1999 through 2014, 77 percent of the 1999 to 2018 filtering (15÷19.5) has occurred. Thus, it is calculated that 36,429 units filtered down to low- and moderate-income households between 1999 and 2014. Filtering is sent to the region and allocated to the municipal level.

COAH Region		Filtering (1999-2014)
1	Northeast	10,428
2	Northwest	9,738
3	West Central	396
4	East Central	2,473
5	Southwest	8,397
6	South-Southwest	4,997
	Total	36,429

Filtering is taken to the local level by the municipality’s share of the region’s multifamily units (5+) and the region’s older housing (units build prior to 1960).

Residential Conversions

This methodology replicated the technique used in the previously released Third Round Substantive Rules, using the following steps to quantify residential conversions:

- *Change in total units* was derived by subtracting the number of housing units reported by the *U.S. Census* in 2000 from the number of housing units reported by the *U.S. Census* in 2010. This amounted to 243,294 units.
- Certificates of Occupancy numbers are available at the municipal level from the New Jersey *Construction Reporter* for 2000 through 2009. These amounted to 259,624 units.
- *Demolition data* was collected at the municipal level from the New Jersey *Construction Reporter*, also for the years from 2000 through 2009. These amounted to about 51,151 units.

Each of these numbers was subtracted or added and multiplied by 1.5 to account for the 15 year period, 1999 to 2014. The calculation was as follows: 243,294 – 259,624 + 51,151 = 34,821 x 1.5 = 52,232. Thus, residential conversions amounted to 52,232 for the period 1999-2014; about 20 percent of these (19.5%) or 10,185 affected low- and moderate-income households. Conversions are taken to the regional level and distributed to municipalities based on their share of 2-4 family units of the region.

COAH Region		Residential Conversions (1999-2014)
1	Northeast	6,405
2	Northwest	1,309
3	West Central	1,271
4	East Central	757
5	Southwest	-164
6	South-Southwest	608
	Total	10,185

Reaching a Prior Obligation (1999-2014)

The Unanswered Prior Obligation in is equal to the low and moderate income projection for the period net of additional populations (plus vacancy, plus group quarters, minus households with assets); *minus* filtering/residential conversions, *plus* demolitions; and *minus* the vacant land adjustment. This is shown below.

Total Need	+	Vacancies	+	Group Quarters	-	Households with Assets	-	Filtering	-
84,657		3,008		1,888		11,713		36,429	
Conversions	+	Demolitions	-	Vacant Land Adjustment*	=	Total			
10,185		14,962		4,910		41,280			

*This is the vacant land adjustment for 1987-1999.

COAH Region		Prior Obligation (1999-2014)	Unanswered Prior Obligation (1987-2014)
1	Northeast	3,434	-5,389
2	Northwest	3,470	-11,236
3	West Central	10,225	8,215
4	East Central	15,638	24,329

5	Southwest	6,527	3,057
6	South-Southwest	1,986	3,195
Total		41,280	22,171

The Prior Obligation is 41,280 for the period 1999-2014.

Unanswered Prior Obligation 1987-1999, 1999-2014

The Prior Round Obligation for the periods 1987-1999 and 1999-2014 are as follows:

		1987-1999	Prior Obligation 1999-2014	Total
Net Demand (Minus secondary sources)		77,500	41,280	118,780
Supply	Prior Activity		Vacant Land Adjustment	Total
	-63,907	Public-Subsidized	-4,958 ²²	96,609
		Unanswered Prior Obligation		22,171

	2014-2024	2024-2034	2014-2034
Unanswered Prior Obligation	11,086	11,085	22,171 ²³

The Net Prior Obligation is to be delivered one-half (11,086 units) from 2014 to 2024, and one-half (11,085 units) from 2024 to 2034.

Vacant Land Adjustment

There is a vacant land adjustment that applies to Prior Obligation. Prior Obligation for the 1999 to 2014 period is reduced to zero if a community has a vacant land adjustment outstanding for a prior period and it was ruled that no land exists after building prior affordable housing, this location does not directly have to provide housing on site in the future. For the period 1999 to 2014 this amounts to 4,958 units.

20%/ 1,000 Unit Cap and Buildable Limit Losses

20%/1,000 Unit Cap and Buildable Limit losses are included in this analysis after the Fair Share equivalents are calculated. The results both reflect aspects of unfulfilled demand but are tabulated separately. Buildable limit losses follow the procedures discussed under the Fair Share calculation and the results are found below.

20%/1,000 Unit Cap and Buildable Limit losses do not take place in the Unanswered Prior Obligation analysis because the overall period extends for two, six year periods and one, 15 year period. The caps would be the multiple of a single period's caps and no municipality would likely get a reduction for the overall period.

Buildable Limit Losses have more of an effect on Prior Obligation than they do on Fair Share. This is because much of the land in specific communities has been expended delivering the current Fair Share obligation. In multiple places land has been exhausted. This is the most severe loss of affordable housing development capacity of any phase of the affordable housing response.

COAH Region		1000/20% Unit Cap Losses on Prior Obligation	Buildable Limit Losses on Prior Obligation
1	Northeast	0	-4,318
2	Northwest	0	-1,370
3	West Central	0	-2,436
4	East Central	0	-17,990
5	Southwest	0	-692
6	South-Southwest	0	-2,126
Total		0	(-)28,993

Prior Obligation (1987-2014) by Region, County, Municipality, State Total

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ RUTLAND F. LEMT
Allendale borough	Bergen	Northeast	108	30	27	0	0		111	0
Alpine borough	Bergen	Northeast	165	0	24	0	0	141	0	0
Bergenfield borough	Bergen	Northeast	68	-55	0	0	0		13	13
Dogota borough	Bergen	Northeast	9	-20	23	0	0		-34	0
Cartersville borough	Bergen	Northeast	186	-22	0	0	0		164	0
Cliffside Park borough	Bergen	Northeast	50	-57	0	0	0		-17	0
Closter borough	Bergen	Northeast	90	0	78	0	0	28	-16	0
Cresskill borough	Bergen	Northeast	56	64	27	0	0		93	0
Demarest borough	Bergen	Northeast	53	0	25	0	0	28	0	0
Dumont borough	Bergen	Northeast	25	-26	197	40	0		-238	0
East Rutherford borough	Bergen	Northeast	70	-2	0	0	0		68	23
Edgewater borough	Bergen	Northeast	21	211	113	0	0		119	0
Elmwood Park borough	Bergen	Northeast	42	-110	0	0	0		-68	0
Emerson borough	Bergen	Northeast	61	0	20	0	0	41	0	0
Englewood city	Bergen	Northeast	119	132	92	0	0		159	9
Englewood Cliffs borough	Bergen	Northeast	179	218	0	0	0		397	0
Fair Lawn borough	Bergen	Northeast	123	0	88	0	0	71	-36	0
Fairview borough	Bergen	Northeast	20	-14	146	0	0		-140	0
Fort Lee borough	Bergen	Northeast	152	-49	110	0	0		-7	0
Franklin Lakes borough	Bergen	Northeast	283	0	109	0	0	176	0	0
Garfield city	Bergen	Northeast	0	0	0	36	0		-36	0
Glen Rock borough	Bergen	Northeast	95	0	15	0	0	95	-15	0
Hackensack city	Bergen	Northeast	169	0	564	0	0		-395	0

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Harrington Park borough	Bergen	Northeast	45	0	8	0	0	37	0	0
Hasbrouck Heights borough	Bergen	Northeast	47	2	31	0	0	18	18	4
Haworth borough	Bergen	Northeast	51	0	12	0	0	39	0	0
Hillside borough	Bergen	Northeast	89	36	126	0	0		-1	0
Ho-Ho-Kus borough	Bergen	Northeast	64	0	0	0	0	64	0	0
Leonia borough	Bergen	Northeast	22	0	13	0	0	12	-3	0
Little Ferry borough	Bergen	Northeast	20	-14	4	0	0		2	2
Lock borough	Bergen	Northeast	0	0	0	0	0		0	0
Lyndhurst township	Bergen	Northeast	77	-110	116	0	0		-149	0
Mahwah township	Bergen	Northeast	261	185	683	0	0		-237	0
Maywood borough	Bergen	Northeast	28	1	136	0	0		-107	0
Midland Park borough	Bergen	Northeast	43	0	64	0	0	30	-51	0
Montvale borough	Bergen	Northeast	205	0	188	0	0	17	0	0
Moondachie borough	Bergen	Northeast	77	21	0	0	0		98	0
New Milford borough	Bergen	Northeast	17	-43	9	0	0		-35	0
North Arlington borough	Bergen	Northeast	14	-105	6	0	0		-97	0
Northvale borough	Bergen	Northeast	72	0	10	0	0	72	-10	0
Norwood borough	Bergen	Northeast	93	0	52	0	0	46	-5	0
Oakland borough	Bergen	Northeast	177	78	12	0	0		243	0
Old Tappan borough	Bergen	Northeast	79	94	60	0	0		113	0
Oradell borough	Bergen	Northeast	71	30	0	0	0		101	0
Palisades Park borough	Bergen	Northeast	15	122	0	0	0		137	0
Paramus borough	Bergen	Northeast	568	0	260	0	0	308	0	0
Park Ridge borough	Bergen	Northeast	90	0	69	0	0	21	0	0
Ramsey borough	Bergen	Northeast	156	107	224	0	0		39	0
Ridgefield borough	Bergen	Northeast	35	0	0	0	0	35	0	0

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Ridgeland Park village	Bergen	Northeast	17	-69	53	0	0	0	-105	0
Ridgewood village	Bergen	Northeast	185	0	151	0	0	48	-14	0
River Edge borough	Bergen	Northeast	58	-3	0	0	0	0	55	18
River Vale township	Bergen	Northeast	96	72	53	0	0	0	115	0
Rochelle Park township	Bergen	Northeast	52	-5	7	0	0	0	40	3
Rockleigh borough	Bergen	Northeast	65	21	16	0	0	0	70	0
Rutherford borough	Bergen	Northeast	83	-55	67	0	0	0	-39	0
Saddle Brook township	Bergen	Northeast	100	0	124	0	0	24	-48	0
Saddle River borough	Bergen	Northeast	128	82	94	0	0	0	116	0
South Hackensack township	Bergen	Northeast	39	0	1	0	0	38	0	0
Teaneck township	Bergen	Northeast	151	-23	262	0	0	0	-134	0
Tenafly borough	Bergen	Northeast	128	117	43	0	0	0	202	0
Teeterboro borough	Bergen	Northeast	95	0	8	0	0	87	0	0
Upper Saddle River borough	Bergen	Northeast	166	0	107	0	0	59	0	0
Waldrick borough	Bergen	Northeast	65	0	32	0	0	33	0	0
Wallington borough	Bergen	Northeast	20	-84	0	0	0	0	-64	0
Washington township	Bergen	Northeast	68	0	24	0	0	44	0	0
Westwood borough	Bergen	Northeast	69	-18	195	0	0	61	-205	0
Woodcliff Lake borough	Bergen	Northeast	137	0	82	0	0	55	0	0
Wood-Ridge borough	Bergen	Northeast	28	134	23	0	0	0	139	139
Wyckoff township	Bergen	Northeast	176	130	102	0	0	0	204	0
Bayonne city	Hudson	Northeast	0	0	369	0	299	0	-668	0
East Newark borough	Hudson	Northeast	2	-16	0	0	0	0	-14	0
Guttenberg town	Hudson	Northeast	33	-54	0	0	0	0	-21	0
Harrison town	Hudson	Northeast	21	0	0	0	0	0	21	0
Hoboken city	Hudson	Northeast	0	0	70	0	362	0	-432	0

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Jersey City city	Hudson	Northeast	0	0	318	1,004	1,822		-3,144	0
Kearny town	Hudson	Northeast	139	0	238	0	0		-99	0
North Bergen township	Hudson	Northeast	0	0	0	104	104		-208	0
Secaucus town	Hudson	Northeast	478	268	192	0	0		554	0
Union City city	Hudson	Northeast	0	0	210	183	192		-585	0
Weehawken township	Hudson	Northeast	0	0	233	0	20		-253	0
West New York town	Hudson	Northeast	0	0	215	0	506		-721	0
Bloomington borough	Passaic	Northeast	129	-4	0	0	0		125	20
Clifton city	Passaic	Northeast	13	0	573	0	477		-1,037	0
Haledon borough	Passaic	Northeast	4	-21	0	0	0		-17	0
Hawthorne borough	Passaic	Northeast	44	-40	20	0	0		-16	0
Little Falls township	Passaic	Northeast	82	0	10	0	0	72	0	0
North Haledon borough	Passaic	Northeast	72	71	60	0	0		83	22
Passaic city	Passaic	Northeast	0	0	14	2	100		-116	0
Pateron city	Passaic	Northeast	0	0	545	438	684		-1,667	0
Pompton Lakes borough	Passaic	Northeast	79	17	145	0	0		-49	0
Prospect Park borough	Passaic	Northeast	1	9	5	0	0		5	5
Ringwood borough	Passaic	Northeast	39	61	26	0	0		74	0
Totowa borough	Passaic	Northeast	195	0	82	0	0	113	0	0
Wanaque borough	Passaic	Northeast	251	0	275	0	0	24	-48	0
Wayne township	Passaic	Northeast	926	0	893	0	0	33	0	0
West Milford township	Passaic	Northeast	79	132	112	0	0		99	0
Woodland Park borough	Passaic	Northeast	96	7	4	0	0		99	0
Andover borough	Sussex	Northeast	5	76	0	0	0		81	81
Andover township	Sussex	Northeast	47	166	4	0	0		209	209
Branchville borough	Sussex	Northeast	10	8	5	0	0		13	13

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Byram township	Sussex	Northeast	25	46	0	0	0	0	73	0
Frankford township	Sussex	Northeast	29	165	46	0	0	0	148	148
Franklin borough	Sussex	Northeast	6	33	82	0	0	0	-43	0
Fredon township	Sussex	Northeast	24	85	19	0	0	0	90	90
Green township	Sussex	Northeast	15	53	3	0	0	0	65	0
Hamburg borough	Sussex	Northeast	11	23	4	0	0	0	30	0
Hampton township	Sussex	Northeast	37	58	9	0	0	0	85	0
Hardyston township	Sussex	Northeast	13	223	18	0	0	0	218	137
Hopatcong borough	Sussex	Northeast	79	34	8	0	0	0	105	82
Lafayette township	Sussex	Northeast	21	81	10	0	0	0	92	92
Montague township	Sussex	Northeast	7	82	4	0	0	0	85	85
Newton town	Sussex	Northeast	27	61	29	0	0	0	59	59
Ogdensburg borough	Sussex	Northeast	9	3	0	0	0	0	12	1
Sandyton township	Sussex	Northeast	10	32	0	0	0	0	42	42
Sparta township	Sussex	Northeast	59	278	116	0	0	0	221	0
Stanhope borough	Sussex	Northeast	11	10	12	0	0	0	9	9
Stillwater township	Sussex	Northeast	11	69	1	0	0	0	79	79
Sussex borough	Sussex	Northeast	0	5	0	11	0	0	-6	0
Vernon township	Sussex	Northeast	44	192	3	0	0	0	233	120
Walpack township	Sussex	Northeast	0	0	0	0	0	0	0	0
Waitage township	Sussex	Northeast	27	256	0	0	0	0	253	253
		NORTHEAST TOTAL	9,698	3,434	10,271	1,318	4,566	1,866	-5,389	N/A
Belleville township	Essex	Northwest	0	0	23	0	107	0	-130	0
Bloomfield township	Essex	Northwest	0	0	125	0	88	0	-213	0
Caldwell borough	Essex	Northwest	19	-22	0	0	0	0	-3	0
Cedar Grove township	Essex	Northwest	48	58	188	0	0	0	-82	0

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City of Orange township	Essex	Northwest	0	0	466	31	986		-1,483	0
East Orange city	Essex	Northwest	0	0	42	525	261		-828	0
Essex Fells borough	Essex	Northwest	21	0	10	0	0	8	3	0
Fairfield township	Essex	Northwest	212	0	91	0	0	121	0	0
Glen Ridge borough	Essex	Northwest	20	12	0	0	0	0	32	0
Irvington township	Essex	Northwest	0	0	14	49	18		-81	0
Livingston township	Essex	Northwest	259	0	193	0	0	66	0	0
Maplewood township	Essex	Northwest	50	-55	147	0	0	0	-152	0
Millburn township	Essex	Northwest	179	103	0	0	0	0	282	282
Montclair township	Essex	Northwest	2	0	480	0	48		-506	0
Newark city	Essex	Northwest	0	0	1,017	1,432	2,951		-5,400	0
North Caldwell borough	Essex	Northwest	37	27	0	0	0	0	64	46
Nutley township	Essex	Northwest	63	-43	224	0	0		-204	0
Roseland borough	Essex	Northwest	121	0	162	0	0	41	-82	0
South Orange Village township	Essex	Northwest	64	22	83	0	0	0	3	3
Verona township	Essex	Northwest	37	-40	159	0	0	0	-162	0
West Caldwell township	Essex	Northwest	133	84	18	0	0	0	199	199
West Orange township	Essex	Northwest	179	37	252	10	63		-109	0
Dooton town	Morris	Northwest	16	-4	44	0	0	0	-32	0
Boonton township	Morris	Northwest	11	42	44	0	0	0	9	0
Butler borough	Morris	Northwest	10	23	95	0	0	0	-62	0
Chatham borough	Morris	Northwest	53	0	23	0	0	30	0	0
Chatham township	Morris	Northwest	52	74	81	0	0	0	45	45
Chester borough	Morris	Northwest	5	21	28	0	0	0	-2	0
Chester township	Morris	Northwest	12	58	32	0	0	0	38	0
Denville township	Morris	Northwest	191	74	137	0	0	0	128	0

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Dover town	Morris	Northwest	22	-35	100	0	0		-113	0
East Hanover township	Morris	Northwest	159	188	74	0	0		273	273
Florham Park borough	Morris	Northwest	205	224	294	0	0		135	135
Hanover township	Morris	Northwest	208	137	328	0	0		17	0
Harding township	Morris	Northwest	58	46	29	0	0		75	55
Jefferson township	Morris	Northwest	47	114	84	0	0		77	0
Kimelton borough	Morris	Northwest	39	39	54	0	0		24	0
Lincoln Park borough	Morris	Northwest	43	-1	155	0	0		-113	0
Long Hill township	Morris	Northwest	50	39	81	0	0		8	8
Madison borough	Morris	Northwest	66	67	163	0	0		-30	0
Mendham borough	Morris	Northwest	8	37	37	0	0		8	3
Mendham township	Morris	Northwest	20	34	38	0	0		16	0
Mine Hill township	Morris	Northwest	32	10	0	0	0		42	42
Mountville township	Morris	Northwest	161	88	407	0	0		-158	0
Morris Plains borough	Morris	Northwest	108	43	18	0	0		133	0
Morris township	Morris	Northwest	163	81	377	0	0		-133	0
Morrisown town	Morris	Northwest	225	-23	106	0	0		96	28
Mount Arlington borough	Morris	Northwest	11	46	18	0	0		39	0
Mount Olive township	Morris	Northwest	61	51	253	0	0		-141	0
Mountain Lakes borough	Morris	Northwest	42	0	18	0	0	24	0	0
Netcong borough	Morris	Northwest	3	-14	0	0	0		-11	0
Paspary-Troy Hills township	Morris	Northwest	439	116	503	0	0		52	0
Pequannock township	Morris	Northwest	84	48	231	0	0		-99	0
Randolph township	Morris	Northwest	158	97	296	0	0		-41	0
Riverdale borough	Morris	Northwest	28	58	18	0	0		68	0
Rockaway borough	Morris	Northwest	30	0	0	0	0	30	0	0

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Rockway township	Morris	Northwest	245	128	123	0	0	0	250	0
Roxbury township	Morris	Northwest	161	115	253	0	0	0	23	0
Victory Gardens borough	Morris	Northwest	2	-8	0	0	0	0	-6	0
Washington township	Morris	Northwest	42	54	154	0	10	0	-68	0
Wharton borough	Morris	Northwest	24	4	121	0	0	0	-93	0
Berkeley Heights township	Union	Northwest	108	104	92	0	0	0	120	120
Clark township	Union	Northwest	63	12	9	0	0	0	66	66
Cranford township	Union	Northwest	122	-32	112	0	0	0	-22	0
Elizabeth city	Union	Northwest	0	0	997	561	795	0	-2,353	0
Fanwood borough	Union	Northwest	31	0	21	0	0	23	-13	0
Garwood borough	Union	Northwest	17	7	3	0	0	0	21	0
Hills de township	Union	Northwest	0	0	0	20	0	0	-20	0
Kentworth borough	Union	Northwest	53	75	0	0	0	0	128	103
Linden city	Union	Northwest	127	231	139	0	0	0	219	219
Mountainside borough	Union	Northwest	74	21	0	0	0	0	95	0
New Providence borough	Union	Northwest	105	0	87	0	0	51	-33	0
Plainfield city	Union	Northwest	0	0	250	19	228	0	-497	0
Rahway city	Union	Northwest	80	0	125	0	300	0	-345	0
Roselle borough	Union	Northwest	0	0	0	4	92	0	-96	0
Roselle Park borough	Union	Northwest	16	-70	4	0	0	0	-58	0
Scotch Plains township	Union	Northwest	119	45	83	0	0	0	81	69
Springfield township	Union	Northwest	96	12	72	0	0	0	36	36
Summit city	Union	Northwest	134	12	149	0	0	0	-3	0
Union township	Union	Northwest	177	-62	441	0	0	0	-325	0
Westfield town	Union	Northwest	108	146	147	0	0	0	107	0
Winfield township	Union	Northwest	1	17	0	0	0	0	18	18

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Allanclough township	Warren	Northwest	5	29	23	0	0		11	11
Alpha borough	Warren	Northwest	11	-3	14	0	0		-5	0
Belvidere town	Warren	Northwest	0	-5	55	0	0		-60	0
Darstown township	Warren	Northwest	4	43	11	0	0		36	36
Franklin township	Warren	Northwest	6	27	8	0	0		25	0
Frelighuysen township	Warren	Northwest	2	32	20	0	0		14	14
Greenwich township	Warren	Northwest	35	95	70	0	0		60	56
Hackensack town	Warren	Northwest	66	51	152	0	0		-35	0
Hardwick township	Warren	Northwest	2	31	19	0	0		14	14
Hannony township	Warren	Northwest	28	28	27	0	0		29	29
Hope township	Warren	Northwest	2	32	0	0	0		34	34
Independence township	Warren	Northwest	8	21	40	0	0		-11	0
Knowlton township	Warren	Northwest	10	41	11	0	0		40	40
Liberty township	Warren	Northwest	2	21	12	0	0		11	0
Lopatcong township	Warren	Northwest	30	92	72	0	0		50	0
Mansfield township	Warren	Northwest	12	17	38	0	0		-9	0
Oxford township	Warren	Northwest	0	11	37	0	0		-26	0
Phillipsburg town	Warren	Northwest	0	0	52	0	10		-62	0
Pohatcong township	Warren	Northwest	37	20	24	0	0		33	33
Washington borough	Warren	Northwest	11	-13	82	0	0		-84	0
Washington township	Warren	Northwest	39	56	43	0	0		52	52
White township	Warren	Northwest	7	67	158	0	0		-84	0
NORTHWEST TOTAL			6,486	3,470	12,100	2,651	5,957	384	-11,236	N/A
Alexandria township	Hunterdon	West Central	22	63	6	0	0		79	79
Bethlehem township	Hunterdon	West Central	42	43	0	0	0		85	1
Bloomsbury borough	Hunterdon	West Central	18	9	0	0	0		27	0

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Califon borough	Hunterdon	West Central	21	17	0	0	0		38	0
Clinton town	Hunterdon	West Central	52	14	48	0	0		18	8
Clinton township	Hunterdon	West Central	335	176	43	0	0		468	64
Delaware township	Hunterdon	West Central	23	42	17	0	0		48	48
East Amwell township	Hunterdon	West Central	41	36	22	0	0		55	55
Flemington borough	Hunterdon	West Central	45	0	71	0	0	-41	-67	0
Franklin township	Hunterdon	West Central	35	46	11	0	0		70	70
Frenchtown borough	Hunterdon	West Central	2	8	3	0	0		7	7
Glen Gardner borough	Hunterdon	West Central	7	7	17	0	0		-3	0
Hampton borough	Hunterdon	West Central	2	12	0	48	0		-34	0
High Bridge borough	Hunterdon	West Central	27	13	5	0	0		35	0
Holland township	Hunterdon	West Central	16	40	7	0	0		49	49
Kingwood township	Hunterdon	West Central	20	48	9	0	0		59	59
Lambertville city	Hunterdon	West Central	0	37	101	0	0		-64	0
Lebanon borough	Hunterdon	West Central	35	64	4	0	0		95	0
Lebanon township	Hunterdon	West Central	27	44	10	0	0		61	0
Millford borough	Hunterdon	West Central	5	10	6	0	0		9	9
Raritan township	Hunterdon	West Central	362	516	197	0	0		681	681
Readington township	Hunterdon	West Central	394	178	209	0	0		363	363
Stockton borough	Hunterdon	West Central	6	7	0	0	0		13	0
Tewksbury township	Hunterdon	West Central	123	87	52	0	0		158	158
Union township	Hunterdon	West Central	78	52	11	0	0		119	0
West Amwell township	Hunterdon	West Central	17	51	17	0	0		51	31
Carteret borough	Middlesex	West Central	0	0	72	0	0		-72	0
Cranbury township	Middlesex	West Central	223	449	107	0	0		565	565
Dunellen borough	Middlesex	West Central	4	13	0	0	0		17	17

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
East Brunswick township	Middlesex	West Central	638	243	781	0	0	0	120	120
Edison township	Middlesex	West Central	964	701	1,049	0	0	0	615	616
Helmetta borough	Middlesex	West Central	26	23	13	0	0	0	36	19
Highland Park borough	Middlesex	West Central	27	5	75	0	0	0	-43	0
Jamesburg borough	Middlesex	West Central	7	13	63	0	0	0	-43	0
Metuchen borough	Middlesex	West Central	100	0	167	0	0	80	-147	0
Middlesex borough	Middlesex	West Central	105	41	100	0	0	0	46	39
Milltown borough	Middlesex	West Central	65	11	0	0	0	0	76	65
Monroe township	Middlesex	West Central	538	943	154	0	0	0	1,347	1,347
New Brunswick city	Middlesex	West Central	0	0	841	0	297	0	-1,138	0
North Brunswick township	Middlesex	West Central	398	343	595	0	0	0	146	146
Old Bridge township	Middlesex	West Central	444	662	544	0	260	0	302	302
Perth Amboy city	Middlesex	West Central	0	0	782	62	423	0	-1,267	0
Piscataway township	Middlesex	West Central	747	250	538	0	0	0	459	459
Plainboro township	Middlesex	West Central	208	260	270	0	0	0	198	198
Sayreville borough	Middlesex	West Central	264	253	400	0	0	0	117	117
South Amboy city	Middlesex	West Central	17	50	72	0	0	0	-5	0
South Brunswick township	Middlesex	West Central	868	965	676	0	0	0	1,157	1,157
South Plainfield borough	Middlesex	West Central	389	225	203	0	0	0	411	411
South River borough	Middlesex	West Central	20	29	0	74	0	0	-25	0
Spotswood borough	Middlesex	West Central	49	41	0	0	0	0	90	77
Woodbridge township	Middlesex	West Central	553	0	228	0	238	0	87	87
Bedminster township	Somerset	West Central	157	81	694	0	0	0	-456	0
Bernards township	Somerset	West Central	508	273	338	0	0	0	443	0
Bernardsville borough	Somerset	West Central	127	91	45	0	0	0	173	0
Bound Brook borough	Somerset	West Central	4	-13	17	0	0	0	-26	0

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Branchburg township	Somerset	West Central	302	295	139	0	0	0	458	458
Bridgewater township	Somerset	West Central	736	324	1,204	0	0	0	-144	0
Far Hills borough	Somerset	West Central	37	18	31	0	0	0	24	24
Franklin township	Somerset	West Central	783	874	1,306	0	94	0	257	257
Green Brook township	Somerset	West Central	155	107	124	0	0	0	138	0
Hillborough township	Somerset	West Central	461	279	181	0	0	0	559	559
Manville borough	Somerset	West Central	2	7	6	0	0	0	3	0
Millstone borough	Somerset	West Central	22	10	0	0	0	0	32	26
Montgomery township	Somerset	West Central	319	399	342	0	0	0	376	376
North Plainfield borough	Somerset	West Central	35	-28	37	0	0	0	-30	0
Peapack and Gladstone borough	Somerset	West Central	84	34	29	0	0	0	89	79
Raritan borough	Somerset	West Central	82	0	48	0	0	58	-24	0
Rocky Hill borough	Somerset	West Central	25	11	10	0	0	0	26	20
Somerville borough	Somerset	West Central	170	51	0	0	0	0	221	23
South Bound Brook borough	Somerset	West Central	4	30	12	0	0	0	22	0
Warren township	Somerset	West Central	544	240	182	0	0	0	602	119
Watchung borough	Somerset	West Central	213	0	169	0	0	44	0	0
WEST CENTRAL TOTAL			13,219	10,225	13,510	184	1,312	223	8,215	N/A
East Windsor township	Mercer	East Central	345	428	267	0	0	0	506	506
Ewing township	Mercer	East Central	511	0	270	0	0	264	-23	0
Hamilton township	Mercer	East Central	705	663	718	0	48	0	602	602
Hightstown borough	Mercer	East Central	47	33	13	0	0	0	67	0
Hopewell borough	Mercer	East Central	32	0	19	0	0	13	0	0
Hopewell township	Mercer	East Central	565	726	301	0	0	0	990	990
Lawrence township	Mercer	East Central	944	381	976	0	63	0	286	286
Pennington borough	Mercer	East Central	58	0	20	0	0	38	0	0

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Princeton	Mercer	East Central	649	76	554	0	0	186	-15	0
Robbinsville township	Mercer	East Central	289	524	255	0	0		558	0
Trenton city	Mercer	East Central	0	0	906	1,063	773		-2,742	0
West Windsor township	Mercer	East Central	951	584	594	0	0		941	941
Aberdeen township	Monmouth	East Central	281	165	18	0	0		428	0
Allenhurst borough	Monmouth	East Central	53	15	0	0	0		68	0
Allentown borough	Monmouth	East Central	31	17	0	0	0		48	0
Asbury Park city	Monmouth	East Central	0	0	3	51	25		-79	0
Atlantic Highlands borough	Monmouth	East Central	87	17	57	0	0		47	0
Avon-by-the-Sea borough	Monmouth	East Central	20	0	21	0	0	15	-15	0
Belmar borough	Monmouth	East Central	62	43	0	0	0		105	0
Bradley Beach borough	Monmouth	East Central	28	18	0	0	0		46	7
Bridle borough	Monmouth	East Central	167	73	0	0	0		240	0
Colts Neck township	Monmouth	East Central	217	119	88	0	0		248	0
Deal borough	Monmouth	East Central	56	27	0	0	0		83	0
Eatonville borough	Monmouth	East Central	503	162	453	0	100		112	0
Englishtown borough	Monmouth	East Central	69	21	24	0	0		66	0
Fair Haven borough	Monmouth	East Central	141	62	0	0	0		203	0
Farmingdale borough	Monmouth	East Central	19	6	15	0	0		10	0
Freehold borough	Monmouth	East Central	192	71	201	0	0		62	0
Freehold township	Monmouth	East Central	1,036	381	546	0	0		871	309
Hazlet township	Monmouth	East Central	423	82	0	0	0		505	0
Highlands borough	Monmouth	East Central	29	9	0	0	0		38	0
Holmdel township	Monmouth	East Central	772	220	307	0	0		685	0
Howell township	Monmouth	East Central	955	404	411	0	0		948	362
Interlaken borough	Monmouth	East Central	43	21	0	0	0		64	0

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Kensington borough	Monmouth	East Central	0	10	0	33	0		-23	0
Keyport borough	Monmouth	East Central	14	5	0	0	0		19	9
Lake Como borough	Monmouth	East Central	32	29	0	2	0		59	0
Little Silver borough	Monmouth	East Central	207	64	0	0	0		271	0
Loch Arbour village	Monmouth	East Central	33	22	0	0	0		55	0
Long Branch city	Monmouth	East Central	0	0	252	117	516		-885	0
Manalapan township	Monmouth	East Central	706	505	340	0	0	153	871	0
Manasquan borough	Monmouth	East Central	153	0	0	0	0		0	0
Marlboro township	Monmouth	East Central	1,019	517	207	0	0		1,329	0
Matawan borough	Monmouth	East Central	144	47	0	0	0		191	0
Middletown township	Monmouth	East Central	864	375	453	0	0		786	0
Millsboro township	Monmouth	East Central	81	138	24	0	0		195	0
Momunth Beach borough	Monmouth	East Central	73	29	0	0	0		102	0
Neptune City borough	Monmouth	East Central	33	0	0	0	0		33	13
Neptune township	Monmouth	East Central	0	189	398	0	144		-353	0
Ocean township	Monmouth	East Central	892	367	0	96	0		1,163	0
Oceanport borough	Monmouth	East Central	157	34	112	0	0		79	0
Red Bank borough	Monmouth	East Central	436	0	0	0	36	436	-36	0
Roosevelt borough	Monmouth	East Central	29	12	20	0	0		21	0
Rumson borough	Monmouth	East Central	268	146	0	0	0		414	0
Sea Bright borough	Monmouth	East Central	38	20	0	0	0		58	0
Sea Girt borough	Monmouth	East Central	122	76	0	0	0		198	0
Shrewsbury borough	Monmouth	East Central	294	73	0	0	0		367	0
Shrewsbury township	Monmouth	East Central	12	9	0	0	0		21	0
Spring Lake borough	Monmouth	East Central	138	87	0	0	0		225	0
Spring Lake Heights borough	Monmouth	East Central	76	60	0	0	0		136	0

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Tinton Falls borough	Monmouth	East Central	655	298	681	0	0	0	272	0
Union Beach borough	Monmouth	East Central	87	25	0	0	0	0	112	0
Upper Freehold township	Monmouth	East Central	44	212	2	0	0	0	254	202
Wall township	Monmouth	East Central	1,090	542	384	0	0	0	1,248	0
West Long Branch borough	Monmouth	East Central	227	51	0	0	0	0	278	0
Barnegat Light borough	Ocean	East Central	88	8	0	0	0	0	96	0
Barnegat township	Ocean	East Central	336	617	177	0	0	0	776	776
Bay Head borough	Ocean	East Central	69	0	6	0	0	69	-6	0
Beach Haven borough	Ocean	East Central	72	61	0	0	0	0	133	0
Beachwood borough	Ocean	East Central	129	0	34	0	0	126	-31	0
Berkeley township	Ocean	East Central	610	235	227	0	0	0	618	0
Brick township	Ocean	East Central	970	550	464	0	36	0	1,020	480
Eaglewood township	Ocean	East Central	36	21	0	0	0	0	57	0
Harvey Cedars borough	Ocean	East Central	47	10	0	0	0	0	57	0
Island Heights borough	Ocean	East Central	33	18	0	0	0	0	51	2
Jackson township	Ocean	East Central	1,248	801	299	0	0	0	1,750	1,750
Lacey township	Ocean	East Central	580	241	149	0	0	0	672	57
Lakehurst borough	Ocean	East Central	68	18	0	0	0	0	86	86
Lakewood township	Ocean	East Central	0	0	72	295	144	0	-511	0
Lavallette borough	Ocean	East Central	84	35	0	0	0	0	119	0
Little Egg Harbor township	Ocean	East Central	195	353	211	0	0	0	337	0
Long Beach township	Ocean	East Central	45	190	0	0	0	0	235	0
Manchester township	Ocean	East Central	370	446	154	0	0	0	662	662
Mantoloking borough	Ocean	East Central	63	30	0	0	0	0	93	0
Ocean Gate borough	Ocean	East Central	12	7	0	0	0	0	19	0
Ocean township	Ocean	East Central	236	179	2	0	0	0	413	12

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Pine Beach borough	Ocean	East Central	43	0	0	0	0	43	0	0
Plumsted township	Ocean	East Central	51	90	0	0	0	0	141	0
Point Pleasant Beach borough	Ocean	East Central	178	49	45	0	0	0	182	0
Point Pleasant borough	Ocean	East Central	357	140	4	0	0	0	493	0
Seaside Heights borough	Ocean	East Central	23	43	0	0	0	0	66	0
Seaside Park borough	Ocean	East Central	53	32	0	0	0	0	85	0
Ship Bottom borough	Ocean	East Central	73	58	0	0	0	0	131	0
South Toms River borough	Ocean	East Central	53	12	0	0	0	0	65	22
Stafford township	Ocean	East Central	555	600	378	0	0	0	777	777
Surf City borough	Ocean	East Central	51	69	0	0	0	0	120	0
Toms River township	Ocean	East Central	1,735	1,388	1,018	0	12	0	2,093	2,093
Tuckerton borough	Ocean	East Central	71	44	0	0	0	0	115	115
		EAST CENTRAL TOTAL	26,738	15,638	13,150	1,657	1,897	1,343	24,329	N/A
Bass River township	Burlington	Southwest	15	13	0	0	0	0	28	28
Beverly city	Burlington	Southwest	20	-10	41	0	0	20	-51	0
Bordentown city	Burlington	Southwest	31	-14	42	0	0	0	-25	0
Bordentown township	Burlington	Southwest	220	124	158	0	0	0	176	176
Burlington city	Burlington	Southwest	91	-27	160	0	0	0	-96	0
Burlington township	Burlington	Southwest	461	312	336	0	0	0	437	437
Cheslerford township	Burlington	Southwest	55	148	22	0	0	0	181	53
Cinnaminson township	Burlington	Southwest	331	99	24	0	0	0	406	406
Delanco township	Burlington	Southwest	64	156	58	0	25	0	137	137
Delran township	Burlington	Southwest	215	136	163	0	0	0	188	188
Eastampton township	Burlington	Southwest	51	25	100	0	0	0	-24	0
Edgewater Park township	Burlington	Southwest	29	-41	49	0	0	0	-61	0
Evesham township	Burlington	Southwest	534	372	412	0	100	0	394	394

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Fieldsboro borough	Burlington	Southwest	21	4	0	0	0		25	3
Florence township	Burlington	Southwest	115	110	59	0	0		165	166
Hanesport township	Burlington	Southwest	150	149	102	0	0		197	197
Lumberton township	Burlington	Southwest	160	211	144	0	0		227	227
Mansfield township	Burlington	Southwest	120	277	97	0	0		300	300
Maple Shade township	Burlington	Southwest	51	-148	181	0	0		-278	0
Medford Lakes borough	Burlington	Southwest	63	27	0	0	0		90	34
Medford township	Burlington	Southwest	435	185	197	0	0		423	423
Moorestown township	Burlington	Southwest	606	230	247	0	0		589	589
Mount Holly township	Burlington	Southwest	0	0	131	0	0		-131	0
Mount Laurel township	Burlington	Southwest	814	359	477	0	0		696	696
New Hanover township	Burlington	Southwest	4	3	0	0	0		7	0
North Hanover township	Burlington	Southwest	1	67	128	0	0		-60	0
Palmyra borough	Burlington	Southwest	38	-14	0	0	0		24	24
Penberton borough	Burlington	Southwest	9	7	5	0	0		11	11
Penberton township	Burlington	Southwest	0	0	145	0	0		-145	0
Riverside township	Burlington	Southwest	8	-28	0	0	0		-20	0
Riverton borough	Burlington	Southwest	15	0	2	0	0	13	0	0
Shamong township	Burlington	Southwest	89	61	0	0	0		150	150
Southampton township	Burlington	Southwest	89	99	0	0	0		188	188
Springfield township	Burlington	Southwest	53	40	14	0	0		79	79
Tabernacle township	Burlington	Southwest	112	80	0	0	0		192	192
Washington township	Burlington	Southwest	12	14	0	0	0		26	26
Westampton township	Burlington	Southwest	220	246	97	0	0		369	369
Willingboro township	Burlington	Southwest	279	0	188	0	2		89	89
Woodland township	Burlington	Southwest	21	25	0	0	0		46	46

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Wrightstown borough	Burlington	Southwest	10	-5	52	0	0		-47	0
Audubon borough	Camden	Southwest	8	-55	0	0	0		-47	0
Audubon Park borough	Camden	Southwest	4	-9	0	0	0		-5	0
Darlington borough	Camden	Southwest	8	-39	284	0	0		-315	0
Bellinaw borough	Camden	Southwest	110	-61	138	0	0	104	-193	0
Berlin borough	Camden	Southwest	158	111	76	0	0		193	17
Berlin township	Camden	Southwest	109	120	108	0	0		121	95
Brooklawn borough	Camden	Southwest	24	-3	0	0	0		21	7
Camden city	Camden	Southwest	0	0	40	875	2,865		-3,780	0
Cherry Hill township	Camden	Southwest	940	101	398	0	54		589	589
Cheshamwest borough	Camden	Southwest	30	38	0	0	0		68	68
Clementon borough	Camden	Southwest	27	-35	0	0	0		-8	0
Collingswood borough	Camden	Southwest	33	-165	2	0	0		-134	0
Gibbsboro borough	Camden	Southwest	112	17	0	0	0		129	55
Gloucester City city	Camden	Southwest	0	0	214	0	175		-389	0
Gloucester township	Camden	Southwest	367	188	537	0	79		-61	0
Haddon Heights borough	Camden	Southwest	21	-41	9	0	0		-29	0
Haddon township	Camden	Southwest	32	-102	157	0	0		-227	0
Haddonfield borough	Camden	Southwest	195	0	56	0	0	195	-56	0
Hillsella borough	Camden	Southwest	1	-11	0	0	0		-10	0
Laurel Springs borough	Camden	Southwest	17	1	0	0	0		18	3
Lawnside borough	Camden	Southwest	33	31	2	0	0		62	62
Lindenwald borough	Camden	Southwest	57	0	272	0	265		-480	0
Magnolia borough	Camden	Southwest	21	-8	0	0	0		13	13
Merchantville borough	Camden	Southwest	7	-36	64	0	0		-93	0
Mount Ephraim borough	Camden	Southwest	33	0	33	0	0	16	-15	0

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Oaklyn borough	Camden	Southwest	6	-43	0	0	0		-37	0
Fernsauken township	Camden	Southwest	0	0	550	0	151		-701	0
Pine Hill borough	Camden	Southwest	21	14	650	0	0		-625	0
Pine Valley borough	Camden	Southwest	50	14	0	0	0		64	64
Rummenede borough	Camden	Southwest	40	-13	82	0	0		-55	0
Somerdale borough	Camden	Southwest	97	8	30	0	0	92	-17	0
Stratford borough	Camden	Southwest	70	-18	5	0	0		47	47
Tavistock borough	Camden	Southwest	86	38	0	0	0		124	0
Voorhees township	Camden	Southwest	456	189	582	0	0		63	63
Watford township	Camden	Southwest	107	112	72	0	0		147	147
Winslow township	Camden	Southwest	394	0	493	0	285		-384	0
Woodlyne borough	Camden	Southwest	2	-15	0	0	0		-13	0
Chilton borough	Gloucester	Southwest	98	54	34	0	0		128	128
Deptford township	Gloucester	Southwest	543	320	298	0	0		565	565
East Greenwich township	Gloucester	Southwest	251	281	94	0	0		438	438
Elk township	Gloucester	Southwest	121	54	15	0	0		160	160
Franklin township	Gloucester	Southwest	178	148	0	0	0		326	326
Glassboro borough	Gloucester	Southwest	0	99	157	10	110		-178	0
Greenwich township	Gloucester	Southwest	324	46	62	0	0		308	308
Harrison township	Gloucester	Southwest	211	371	97	0	0		485	485
Logan township	Gloucester	Southwest	455	251	0	0	0		716	716
Mantra township	Gloucester	Southwest	307	268	208	0	58		309	309
Moore township	Gloucester	Southwest	459	0	540	0	132		-213	0
National Park borough	Gloucester	Southwest	29	-1	0	0	0		28	21
Newfield borough	Gloucester	Southwest	115	1	0	0	0		16	16
Paulsboro borough	Gloucester	Southwest	0	-34	0	0	0		-34	0

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Pinnac borough	Gloucester	Southwest	40	-49	23	0	0		-32	0
South Harrison township	Gloucester	Southwest	31	84	0	0	0		115	115
Swedesboro borough	Gloucester	Southwest	23	24	36	0	0		11	11
Washington township	Gloucester	Southwest	507	403	512	0	0		398	398
Wenonah borough	Gloucester	Southwest	31	10	4	0	0		37	11
West Deptford township	Gloucester	Southwest	384	179	0	0	0		563	563
Westville borough	Gloucester	Southwest	27	-30	0	0	0		-3	0
Woodbury city	Gloucester	Southwest	0	0	236	0	303		-539	0
Woodbury Heights borough	Gloucester	Southwest	57	14	0	0	0		71	56
Woolwich township	Gloucester	Southwest	209	395	108	0	0		496	496
		SOUTHWEST TOTAL	14,888	6,527	11,129	385	4,604	440	3,057	N/A
Absecon city	Atlantic	S/Southwest	154	19	0	0	0		173	173
Atlantic City city	Atlantic	S/Southwest	630	212	0	507	0		335	43
Biggansville city	Atlantic	S/Southwest	130	21	0	0	0		151	0
Butena borough	Atlantic	S/Southwest	40	-4	75	0	0		-39	0
Buena Vista township	Atlantic	S/Southwest	22	23	0	0	0		45	45
Corbin City city	Atlantic	S/Southwest	14	13	0	0	0		27	0
Egg Harbor City city	Atlantic	S/Southwest	45	-17	9	0	0		19	19
Egg Harbor township	Atlantic	S/Southwest	820	472	81	0	0		1,211	1,211
East Manon city	Atlantic	S/Southwest	24	14	0	0	0		38	38
Folsom borough	Atlantic	S/Southwest	22	17	0	0	0		39	39
Galloway township	Atlantic	S/Southwest	328	235	209	0	0		354	354
Hamilton township	Atlantic	S/Southwest	380	116	36	0	0		460	460
Hammonton town	Atlantic	S/Southwest	271	73	130	0	0		214	214
Linwood city	Atlantic	S/Southwest	150	26	3	0	0		173	27
Longport borough	Atlantic	S/Southwest	64	19	0	0	0		83	0

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Margate City city	Atlantic	S/Southwest	101	-7	0	0	0	0	94	0
Mullica township	Atlantic	S/Southwest	45	0	0	0	0	45	0	0
Northfield city	Atlantic	S/Southwest	202	4	0	0	0	0	205	116
Pleasantville city	Atlantic	S/Southwest	0	0	0	2	402	-404	0	0
Port Republic city	Atlantic	S/Southwest	21	9	0	0	0	30	17	0
Somers Point city	Atlantic	S/Southwest	105	-64	9	0	0	32	32	0
Ventnor City city	Atlantic	S/Southwest	34	-191	0	0	0	-157	0	0
Weymouth township	Atlantic	S/Southwest	17	15	0	0	0	32	32	0
Avalon borough	Cape May	S/Southwest	251	276	0	0	0	527	0	0
Cape May city	Cape May	S/Southwest	59	-72	0	0	0	59	-72	0
Cape May Point borough	Cape May	S/Southwest	36	0	5	0	0	31	0	0
Dennis township	Cape May	S/Southwest	229	39	0	0	0	268	212	0
Lower township	Cape May	S/Southwest	343	-40	382	55	0	-134	0	0
Middle township	Cape May	S/Southwest	453	146	61	0	0	538	538	0
North Wildwood city	Cape May	S/Southwest	83	-100	142	0	0	76	-235	0
Ocean City city	Cape May	S/Southwest	430	0	68	0	0	362	0	0
Sea Isle City city	Cape May	S/Southwest	113	329	0	0	0	442	0	0
Stone Harbor borough	Cape May	S/Southwest	119	0	0	0	0	119	0	0
Upper township	Cape May	S/Southwest	341	47	5	0	0	383	257	0
West Cape May borough	Cape May	S/Southwest	7	4	9	0	0	2	2	0
West Wildwood borough	Cape May	S/Southwest	35	9	0	0	0	44	44	0
Wildwood city	Cape May	S/Southwest	0	-74	0	0	0	-74	0	0
Wildwood Crest borough	Cape May	S/Southwest	41	-23	0	0	0	18	18	0
Woodbine borough	Cape May	S/Southwest	95	-10	700	0	0	-615	0	0
Bridgeon city	Cumberland	S/Southwest	0	0	0	94	557	-651	0	0
Commercial township	Cumberland	S/Southwest	45	31	32	0	0	44	44	0

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Deerfield township	Cumberland	S:Southwest	42	55	0	0	0		97	97
Downe township	Cumberland	S:Southwest	11	8	0	0	0		19	19
Fairfield township	Cumberland	S:Southwest	87	25	0	0	0		112	112
Greenwich township	Cumberland	S:Southwest	14	3	0	0	0		17	17
Hopewell township	Cumberland	S:Southwest	126	22	92	0	0		56	56
Lawrence township	Cumberland	S:Southwest	11	27	0	0	0		38	38
Maurice River township	Cumberland	S:Southwest	25	13	0	0	0		38	38
Milville city	Cumberland	S:Southwest	0	0	586	0	283		-869	0
Shiloh borough	Cumberland	S:Southwest	7	10	0	0	0		17	17
Slow Creek township	Cumberland	S:Southwest	16	10	0	0	0		26	26
Upper Deerfield township	Cumberland	S:Southwest	242	73	0	0	0		315	315
Vineford city	Cumberland	S:Southwest	0	0	483	0	25		-808	0
Alloway township	Salem	S:Southwest	20	18	0	0	0		38	38
Canneys Point township	Salem	S:Southwest	184	-8	158	0	0		18	18
Elmer borough	Salem	S:Southwest	13	-2	0	0	0		11	11
Elsinboro township	Salem	S:Southwest	28	4	0	0	0		32	15
Lower Alloway's Creek township	Salem	S:Southwest	29	6	0	0	0		35	35
Mannington township	Salem	S:Southwest	22	17	0	0	0		39	39
Oldmans township	Salem	S:Southwest	200	37	0	0	0		237	237
Pemis Grove borough	Salem	S:Southwest	0	0	0	0	0		0	0
Pennsville township	Salem	S:Southwest	251	-45	199	0	0		7	7
Pittsgrove township	Salem	S:Southwest	35	45	0	0	0		80	80
Pittsgrove township	Salem	S:Southwest	58	51	8	0	0		101	101
Quinton township	Salem	S:Southwest	16	7	0	0	0		23	23
Salem city	Salem	S:Southwest	0	0	103	0	288		-391	0
Upper Pittsgrove township	Salem	S:Southwest	26	33	12	0	0		47	47

MUNICIPALITY	COUNTY	REGION	PRIOR OBLIGATION 1987-1999	PRIOR OBLIGATION 1999-2014	PAST AFFORDABLE HOUSING COMPLETIONS	SUBSIDIES 1987-1999	SUBSIDIES 2000-2014	VACANT LAND ADJUSTMENT	UNANSWERED PRIOR OBLIGATION 1987-2014	POSITIVE PRIOR CYCLE W/ BUILDABLE LIMIT
Woodstown borough	Salten	S.Southwest	9	10	60	0	0		-41	0
		S/SOUTHWEST TOTAL	7,771	1,986	3,657	658	1,555	692	3,195	N/A
		STATE TOTAL	77,500	41,280	63,907	7,853	19,891	4,958	22,171	N/A

APPENDIX E

COUNCIL ON AFFORDABLE HOUSING (COAH)

BUILDABLE LIMIT METHODOLOGY

Introduction
 Regional Planning Areas
 Developable Land Analysis
 Land Capacity Analysis
 Developable Land and Buildout Results

Prepared by

Henry J. Mayer, Ph.D.
 Jennifer Rovito, GISP
 Sarah Moran
 Rutgers University
 Environmental Analysis & Communications Group
 Edward J. Bloustein School of Planning and Public Policy
 33 Livingston Avenue
 New Brunswick, NJ

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Introduction

The Environmental Analysis & Communications Group (the Center) was requested to:

- Prepare a comprehensive analysis of developable land in the State of New Jersey; and
- Estimate the capacity of that land to support future residential development.

Developable land is defined as land parcels that are free of environmental or other constraints that would prevent its development for residential or non-residential purposes, and which are large enough to build a residential unit based on the community's historical density if supported by a sewer system or the New Jersey Department of Environmental Protection's minimum lot size requirements for a septic system.

Regional Planning Areas

The State of New Jersey is divided into different planning, environmental and regional governing areas that are regulated or guided by rules established by the Office of Smart Growth (OSG) and State Planning Commission, Department of Environmental Protection (DEP), Meadowlands Commission, Highlands Council and Pinelands Commission. Some are statewide while others are regional in nature, and they often overlap one another, sometimes dissecting municipalities into multiple parts with different rules for determining what lands are vacant and available for future development, the types of development permitted and the densities at which development should occur. In an effort to take all of these variables into proper consideration, the Center utilized the following resources in developing its analysis of developable land and the capacity of that land to support future growth:

- Meadowlands, Highlands and Pinelands – These three regional planning organizations govern the use of about 1.4 million acres of land (the Highlands Council shares authority over the Preservation Area with the DEP), and use different definitions and methods for determining developable land, approved land uses and development densities. The Center contacted each organization and obtained their most current analysis of developable land and its maximum residential capacity, based on their land use rules and regulations.
- NJ State Plan and State Plan Policy Map – The State Development and Redevelopment Plan divides the State into planning areas that share common conditions with regard to development and environmental features, and identifies:
 - Areas for Growth – Metropolitan (PA-1), Suburban (PA-2) and Designated Centers
 - Areas for Limited Growth: Fringe (PA-3), Rural (PA-4), and Environmentally Sensitive (PA-5).
 - Areas for Conservation: Fringe (PA-3), Rural (PA-4), and Environmentally Sensitive (PA-5)
- Sewer Service Area – DEP spatial data was used to identify undeveloped lands within existing sewer service areas, and those that were not. The Center used residential densities consistent with the objectives of the State Plan, historical patterns at the local level and market trends to calculate the capacity of developable lands located within a sewer service area (SSA), and used septic densities provided by the DEP at the watershed level to calculate the capacity of lands located outside of an SSA.

Developable Land Analysis

The Center divided the State into four geographic and regional units in order to recognize differences in regulatory and policy land use constraints imposed by the three regional planning agencies versus other areas of the State, as well as the availability and use of data sources of differing quality and detail:

- Meadowlands
- Pinelands
- Highlands
- Rest of State

We began with the most current version (2007) of the NJDEP's LU/LC spatial file, and removed all lands within the Meadowlands, Pinelands and Highlands, thus creating a Rest of State (ROS) spatial data file. A number of municipalities partly located in the Meadowlands and Pinelands were split into two parts, and developable land was computed separately for each section based on rules appropriate to that area.

This large spatial data file was then divided into three regional files – North, Central and South – to make it easier to work with.

Rest of State LU/LC

The Center then removed the following environmentally constrained areas from its Rest of State LU/LC data

- Non-developable land uses (see Appendix A for LU/LC Dictionary)
 - Existing Residential High, Medium, and Low Density Development
 - Existing Commercial Development
 - Existing Industrial Development
 - Existing Military Development
 - Other Existing Development
 - Environmentally Constrained Land
 - Water
- C1 classified streams and all streams within the same HUC14 zone that could flow into the C1 streams;
- A 300 ft buffer around all these streams;
- Streams flowing through acid soils, and a 150 ft buffer around such streams
- A 50ft buffer around all other streams;
- County wetland data;
- A 100 ft buffer around all known wetlands;
- 100 Year Flood Plain;
- 2007 Public Open Space;
- Non-Profit/Private Open Space
- Farmland Preservation Program land;
- Golf Courses;
- National Heritage Priority Sites; and
- Areas with slopes of 15% or greater

A number of other spatial layers were then overlaid on the resulting data so that each remaining spatial polygon created had attributes which allowed the results to be condensed and summarized by:

- Municipality (1980 FIPS Code)
- County
- COAH region
- Type of Community (Urban, Suburban Exurban and Rural based a methodology developed by the Center for Urban Policy Research at Rutgers University)
- State Planning Area
- Designated Center
- Sewer Service Area (NJDPES Permit number if available)

Rest of State Parcel and MOD IV

The Center then downloaded statewide parcel and associated MODIV data from the NJGIN website, which included the DRAFT parcel data for Middlesex and Essex counties. This data was spatially joined on the above environmentally unconstrained LU/LC data, and a definition query was used on the newly created data set to reduce the number and type of features being displayed. We then queried out parcels having Property Classes that might represent developable land based on the MODIV manual.

- Prop Class 1 = Vacant Land
- Prop Class 2 = Single Family Developed
- Prop Class 3B = Farm Qualified
- Prop Class 4A = Commercial Developed
- Prop Class 4B = Industrial Developed

All parcels with Property Class 1 (vacant land) were designated as potentially developable, as were Property Class 3B (Farm Qualified) if the parcels were not environmentally or otherwise constrained from development. In addition, we retained developed property Classes 2, 4A and 4B parcels if the environmentally unconstrained area appeared to be oversized and thus had the potential to be sub-divided in the future to produce multiple parcels. A similar procedure was used by the Highlands Council and Pinelands Commission in evaluating the potential buildout capacity of oversized land parcels under their jurisdiction.

A query was used to identify residential (Class 2) parcels with an unconstrained acreage greater than or equal to 5 acres and a value greater than or equal to 10 acres for commercial/industrial properties (Classes 4A and 4B). Environmental constraints had already been removed from the data prior to this definition query, so the remaining land in each parcel was considered potentially developable.

In total, we determined that were 243,319 acres of potentially developable land in the three Rest of State regions. Potentially developable means that the parcel area appears to be free of environmental constraints and is either undeveloped or is sufficiently large as to have the potential for further development. But until the Center performs a land capacity analysis we will not know which parcels are large enough to actually build a residential unit based on the community's historical density if supported by a sewer system or the New Jersey Department of Environmental Protection's minimum lot size requirements for a septic system. Only parcels able to meet these tests are truly "developable".

Meadowlands

The New Jersey Meadowlands Commission has a comprehensive and up-to-date spatial database of the entire District which identifies developed, constrained and vacant land at the individual parcel level. A detailed review of this spatial database by Meadowlands Planning staff indicated that several undeveloped parcels are right-of-ways, roads, water or otherwise not vacant. It was determined that there are only 224 acres of vacant buildable land remaining in the Meadowlands.

Pinelands

The New Jersey Pinelands Commission has an extensive spatial database that supports its Comprehensive Management Plan Land Capability Map, including parcel level detail on constrained and federal owned lands. It has recently completed a detailed examination of the developable land and potential buildout capacity of those lands, and determined that there are 344,797 acres of developable land.

Highlands

The Highlands Council issued a Regional Master Plan – Final Draft and supporting technical information on November 30, 2007. The Plan imposes restrictions on development in buffered areas around all streams, wetlands and other critical resource areas, as well as in areas with slopes of 15 percent or greater, agricultural, and forested lands in the Planning Area. It also strengthens the previously adopted DEP restrictions on land use in the

Preservation Area. In 2008-2010 the Highlands Science and Planning Department completed a detailed analysis of each municipality that had agreed to conform to the Highlands Rules, and determined that there were only 53,747 acres of developable land.

Vacant Land Results

Combining the data and results of these various studies show that out of the State’s approximate 4.98 million acre total area, a maximum of 642,087 acres is potentially developable.

Land Capacity Analysis

Having identified and quantified the amount of potentially developable land in the three Rest of State regions, the next step was to estimate the capacity of that land to support future residential and non-residential development. Capacity is defined as the maximum number of residential dwelling units and non-residential floor space that can be built on the available land, based on assumptions of how the land might be used in terms of type and density. A buildout model was created that took into consideration variations in the type and size of communities, existing and future land uses, and development densities based on existing conditions, State Planning Area location and access to wastewater treatment systems.

We used the amount of developable land and its capacity to support residential growth prepared by the Highlands, Pinelands and Meadowlands.

Residential Density Matrix

The 243,319 acres of potentially developable land in the three ROS regions is made up of widely different types and size communities. Existing residential and employment densities vary considerably from municipality to municipality, and region to region, and future growth will be impacted by the location of available lands in different State Planning Areas and access to wastewater treatment systems. To address these variations, the Center constructed a residential density matrix that divided the State into its six COAH Regions and each of these into five land use categories based on State Planning Area, sewer service area and community type.

- Type 1 – Located in Planning Area 1 (Metropolitan) and classified as Urban by the Center for Urban Policy Research (CUPR).
- Type 2 – Located in Planning Area 1 and classified as Suburban by CUPR.
- Type 3 – All other communities located in Planning Area 1.
- Type 4 – Located in Planning Area 2 (Suburban), a Designated Center or within a sewer service area.
- Type 5 – All other communities (those located in Planning Areas 3, 4, 4b and 5 that are not within a sewer service area or listed as a Designated Center).

State Planning Area 1 represents areas of the state that have experienced the most intense development, and includes some of New Jersey’s oldest and established population centers. But it also encompasses the largest urban cities like Newark, Elizabeth, Trenton and Camden, as well as many smaller suburban and more rural areas ranging from Englewood, Voorhees and Millburn to Phillipsburg, Bridgeton and Millville. Rather than lumping them all in one basket, the Center divided them into three groups according to their CUPR classifications. The fourth category encompasses lands located in Planning Area 2 and Designated Centers. These areas are less intensely developed, have more dispersed and fragmented patterns of development, and are more likely to have land available for development. The Center expanded this category to also include areas outside PA-1 and PA-2 that are within a sewer service area, and thus have the infrastructure to support additional growth. Together these four categories represent the State’s potential growth areas.

The fifth category encompasses all other lands, and thus those areas that are constrained in their development capacity because they are generally dependent on having sufficient land to support on-site septic treatment systems.

Using the DEP’s 2002 LU/LC data for residential developed land and 2000 U.S. Census household data at the Municipal level, we calculated an average residential dwelling unit density per acre for each municipality in the three ROS regions. The latest spatial versions of the State Plan Policy Map and DEP sewer service area map were overlaid on the municipal spatial and density data, and each resulting data record was then assigned to one of the first four land use categories based on the above criteria. This data was then used to calculate a median residential density for each of these four categories of land use located within each of the six COAH Regions.

COAH Region	Land Use Category (DUs per Acre)			
	1	2	3	4
1	19.92	6.34	1.99	5.19
2	16.54	4.95	2.33	3.50
3	15.41	5.54	3.84	1.95
4	15.76	4.40	3.26	4.00
5	15.83	5.06	2.72	2.78
6	----	5.88	----	6.01

As expected, the median densities varied by geography (COAH Regions) and community type (categories 1-3 within PA-1). There was less difference between categories 3 and 4. The Center adopted a methodology that assumed that future development on each category of vacant land would occur at the higher of the municipality’s current average density or the median density of residentially developed lands in similar municipalities within the same COAH Region. This is consistent with studies which have shown that densities are stabilizing or declining in areas that are already dense, and increasing in other areas as land values rise.

In addition, a caveat was added that no new development would occur at densities more than 25 percent higher than the municipality’s current average density. This minimum requirement is consistent with an analysis of data from the American Housing Survey for the United States (AHS) from 1995 and 2001 that indicates that the median lot size for all residential units (both occupied and vacant) declined by 26 percent over this time period.

All category 5 vacant lands (those located in Planning Areas 3, 4, 4b and 5 that are not within a sewer service area or listed as a Designated Center) are subject to DEP regulations related to the use of on-site (septic) wastewater treatment systems.

Land Use Mix

In 2007, an average of 75 percent of the developed land in these three ROS regions was being used for residential housing purposes and 9 percent for commercial, industrial and retail space. However, the proportions used for these purposes varied widely across the area. In 2007, approximately 16 percent of developed land was identified as being used for athletic fields, transportation/utility right of ways, military, transitional and other purposes. These uses varied widely as well. The Center assumed that 10 percent of potentially developable lands will be used for non-residential and non-commercial purposes. This is less than the current average rate, and assumes that Military and several other land uses in this category will decline, remain static or not increase on average above the 10 percent estimate. The remaining 90 percent will be divided according to existing relationships between residential and commercial uses at the individual municipal level.

Developable Land and Buildout Results

The minimum parcel (spatial polygon) size was computed by taking the reciprocal of the buildout DU per acre density determined for each municipality according to Section 4.1 (5 DUs per acre requires minimum 0.20 acres of land). Those land areas not meeting the minimum criteria were coded no build (NB) and the model ignored them in its buildout calculations.

The residential buildout was then calculated for each parcel identified as Property Class 1 (vacant land) and Property Class 3B (Farm Qualified) that met the minimum parcel criteria, by multiplying its area in acres times the percent of residential land use associated with that municipality and the density (DUs per acre) assigned to that land use category. Results were rounded down to the nearest whole number before being combined with other results for the same build type in each municipality. Only parcels that could be built on were deemed “Developable”.

The table below shows a breakdown of the buildout numbers and potentially developable acres for each of already developed parcels according to their MODIV Property Class.

Property Class	Residential Units	Developable Acres
1	109,453	45,741
3B	68,542	127,318
Total	177,995	173,059

The residential buildout was then calculated for each parcel identified as Property Class 2 (developed residential land). We used only those parcels that were greater than or equal to 5 acres in size (oversized lots) and multiplied the remaining area in acres times the percent of residential land use associated with that municipality and the density (DUs per acre) assigned to that land use category. Results were rounded down to the nearest whole number before being combined with other results for the same build type in each municipality. Only parcels that could be built on were deemed “Developable”.

We next calculated the residential buildout for each parcel identified as Property Class 4A and 4B (developed commercial or industrial land). We used only those parcels that were greater than or equal to 10 acres in size (oversized lots) and multiplied the remaining area in acres times the percent of residential land use associated with that municipality and the density (DUs per acre) assigned to that land use category. Results were rounded down to the nearest whole number before being combined with other results for the same build type in each municipality. Again, only parcels that could be built on were deemed “Developable”.

The table below shows a breakdown of the buildout numbers and potentially developable acres for each of already developed parcels according to their MODIV Property Class.

Property Class	Residential Units	Developable Acres
2	6,357	5,917
4A	28,482	13,749
4B	34,965	12,343
Total	69,804	32,009

This multi-stage buildout process resulted in identifying 205,068 acres of developable land in the three ROS regions from the 243,319 acre potentially developable land area computed earlier.

A total of 247,799 new residential units could be constructed on this land.

New Jersey Meadowlands

The Meadowlands has only 224 acres of vacant buildable land split among a number of different type of parcels in the District, due to the large areas made up of wetlands and marshes, landfills, and commercial, industrial and entertainment facilities. The Commission’s Planning Division estimates that 308 residential units could be built

New Jersey Pinelands

The New Jersey Pinelands Commission’s recent land use and buildout analysis indicates that a total of 83,273 residential housing units could be built on its 344,751 of developable land.

New Jersey Highlands

In 2008-2010 the Highlands Science and Planning Department completed a detailed analysis of each municipality that had agreed to conform to the Highlands Rules, and determined that only 8,856 residential units could be built of its 53,747 acres of developable land.

Developable Land and Buildout Results

Combining the results of these studies indicates that there approximately 603,000 acres of developable land across the State of New Jersey, and that approximately 340,000 residential housing units could be built on that land.

Regional Area	Residential Units	Developable Acres
Meadowlands	308	224
Pinelands	83,273	347,751
Highlands	8,856	53,747
Rest of State	247,799	205,068

ANDERSON LAND USE/LAND COVER DATA DICTIONARY

LUCODE	LU07	LABEL07
Developable	1214	FORMER MILITARY, INDETERMINATE USE
	2100	CROPLAND AND PASTURELAND
	2200	ORCHARDS/VINEYARDS/NURSERIES/HORTICULTURAL AREAS
	2300	CONFINED FEEDING OPERATIONS
	2400	OTHER AGRICULTURE
	4110	DECIDUOUS FOREST (10-50% CROWN CLOSURE)
	4120	DECIDUOUS FOREST (>50% CROWN CLOSURE)
	4210	CONIFEROUS FOREST (10-50% CROWN CLOSURE)
	4220	CONIFEROUS FOREST (>50% CROWN CLOSURE)
	4230	PLANTATION
	4311	MIXED FOREST (>50% CONIFEROUS WITH 10-50% CROWN CLOSURE)
	4312	MIXED FOREST (>50% CONIFEROUS WITH >50% CROWN CLOSURE)
	4321	MIXED FOREST (>50% DECIDUOUS WITH 10-50% CROWN CLOSURE)
	4322	MIXED FOREST (>50% DECIDUOUS WITH >50% CROWN CLOSURE)

	4410	OLD FIELD (< 25% BRUSH COVERED)
	4411	PHRAGMITES DOMINATE OLD FIELD
	4420	DECIDUOUS BRUSH/SHRUBLAND
	4430	CONIFEROUS BRUSH/SHRUBLAND
	4440	MIXED DECIDUOUS/CONIFEROUS BRUSH/SHRUBLAND
	4500	SEVERE BURNED UPLAND VEGETATION
	7500	TRANSITIONAL AREAS
	7600	UNDIFFERENTIATED BARREN LANDS
Possible Urban Developable	1700	OTHER URBAN OR BUILT-UP LAND
	1741	PHRAGMITES DOMINATE URBAN AREA
Existing Residential High Density Development	1110	RESIDENTIAL, HIGH DENSITY OR MULTIPLE DWELLING
	1120	RESIDENTIAL, SINGLE UNIT, MEDIUM DENSITY
	1150	MIXED RESIDENTIAL
Existing Residential Medium Density Development	1130	RESIDENTIAL, SINGLE UNIT, LOW DENSITY
Existing Residential Low Density Development	1140	RESIDENTIAL, RURAL, SINGLE UNIT
Existing Commercial Development	1200	COMMERCIAL/SERVICES
	1600	MIXED URBAN OR BUILT-UP LAND
Existing Military Development	1211	MILITARY INSTALLATIONS
Existing Industrial Development	1300	INDUSTRIAL
	1500	INDUSTRIAL/COMMERCIAL COMPLEXES
Other Existing Development	1400	TRANSPORTATION/COMMUNICATION/UTILITIES
	1410	MAJOR ROADWAY
	1419	BRIDGE OVER WATER
	1440	AIRPORT FACILITIES
	1461	WETLAND RIGHTS-OF-WAY
	1462	UPLAND RIGHTS-OF-WAY DEVELOPED
	1463	UPLAND RIGHTS-OF-WAY UNDEVELOPED
	1499	STORMWATER BASIN
	1710	CEMETERY
	1711	CEMETERY ON WETLAND
	1750	MANAGED WETLAND IN MAINTAINED LAWN GREENSPACE
	1800	RECREATIONAL LAND
	1804	ATHLETIC FIELDS (SCHOOLS)
	1810	STADIUM THEATERS CULTURAL CENTERS AND ZOOS
	1850	MANAGED WETLAND IN BUILT-UP MAINTAINED REC AREA
	7300	EXTRACTIVE MINING
	7400	ALTERED LANDS
Environmentally Constrained Land	2140	AGRICULTURAL WETLANDS (MODIFIED)
	2150	FORMER AGRICULTURAL WETLAND (BECOMING SHRUBBY, NOT BUILT-UP)
	6110	SALINE MARSHES
	6111	SALINE MARSH (LOW MARSH)
	6112	SALINE MARSH (HIGH MARSH)
	6120	FRESHWATER TIDAL MARSHES
	6130	VEGETATED DUNE COMMUNITIES
	6141	PHRAGMITES DOMINATE COASTAL WETLANDS
	6210	DECIDUOUS WOODED WETLANDS
	6220	CONIFEROUS WOODED WETLANDS
	6221	ATLANTIC WHITE CEDAR WETLANDS
	6231	DECIDUOUS SCRUB/SHRUB WETLANDS
	6232	CONIFEROUS SCRUB/SHRUB WETLANDS
	6233	MIXED SCRUB/SHRUB WETLANDS (DECIDUOUS DOM.)
	6234	MIXED SCRUB/SHRUB WETLANDS (CONIFEROUS DOM.)
	6240	HERBACEOUS WETLANDS
	6241	PHRAGMITES DOMINATE INTERIOR WETLANDS
	6251	MIXED WOODED WETLANDS (DECIDUOUS DOM.)
	6252	MIXED WOODED WETLANDS (CONIFEROUS DOM.)
	6500	SEVERE BURNED WETLANDS
	7100	BEACHES
	7200	BARE EXPOSED ROCK, ROCK SLIDES, ETC.
	7430	DISTURBED WETLANDS (MODIFIED)
Water	5100	STREAMS AND CANALS
	5200	NATURAL LAKES
	5300	ARTIFICIAL LAKES
	5410	TIDAL RIVERS, INLAND BAYS, AND OTHER TIDAL WATERS

5411	OPEN TIDAL BAYS
5420	DREDGED LAGOON
5430	ATLANTIC OCEAN

DEVELOPABLE DWELLING UNITS BY MUNICIPALITY

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DU's)
Allendale borough	Bergen	Northeast	13
Alpine borough	Bergen	Northeast	56
Bergenfield borough	Bergen	Northeast	21
Bogota borough	Bergen	Northeast	11
Carlstadt borough	Bergen	Northeast	0
Cliffside Park borough	Bergen	Northeast	10
Closter borough	Bergen	Northeast	7
Cresskill borough	Bergen	Northeast	20
Demarest borough	Bergen	Northeast	25
Dumont borough	Bergen	Northeast	7
East Rutherford borough	Bergen	Northeast	47
Edgewater borough	Bergen	Northeast	64
Elmwood Park borough	Bergen	Northeast	59
Emerson borough	Bergen	Northeast	138
Englewood city	Bergen	Northeast	184
Englewood Cliffs borough	Bergen	Northeast	136
Fair Lawn borough	Bergen	Northeast	347
Fairview borough	Bergen	Northeast	52
Fort Lee borough	Bergen	Northeast	156
Franklin Lakes borough	Bergen	Northeast	295
Garfield city	Bergen	Northeast	651
Glen Rock borough	Bergen	Northeast	35
Hackensack city	Bergen	Northeast	395
Harrington Park borough	Bergen	Northeast	110
Hasbrouck Heights borough	Bergen	Northeast	22
Haworth borough	Bergen	Northeast	35
Hillsdale borough	Bergen	Northeast	69
Ho-Ho-Kus borough	Bergen	Northeast	23
Leonia borough	Bergen	Northeast	9
Little Ferry borough	Bergen	Northeast	153
Lodi borough	Bergen	Northeast	273
Lyndhurst township	Bergen	Northeast	54
Mahwah township	Bergen	Northeast	44
Maywood borough	Bergen	Northeast	125
Midland Park borough	Bergen	Northeast	14
Montvale borough	Bergen	Northeast	161
Moonachie borough	Bergen	Northeast	10
New Milford borough	Bergen	Northeast	6
North Arlington borough	Bergen	Northeast	13
Northvale borough	Bergen	Northeast	8
Norwood borough	Bergen	Northeast	9
Oakland borough	Bergen	Northeast	16
Old Tappan borough	Bergen	Northeast	53
Oradell borough	Bergen	Northeast	10
Palisades Park borough	Bergen	Northeast	31
Paramus borough	Bergen	Northeast	389
Park Ridge borough	Bergen	Northeast	35
Ramsey borough	Bergen	Northeast	88
Ridgefield borough	Bergen	Northeast	95
Ridgefield Park village	Bergen	Northeast	45
Ridgewood village	Bergen	Northeast	53
River Edge borough	Bergen	Northeast	32
River Vale township	Bergen	Northeast	33
Rochelle Park township	Bergen	Northeast	7
Rockleigh borough	Bergen	Northeast	0
Rutherford borough	Bergen	Northeast	14
Saddle Brook township	Bergen	Northeast	236
Saddle River borough	Bergen	Northeast	63
South Hackensack township	Bergen	Northeast	16
Teaneck township	Bergen	Northeast	64
Tenafly borough	Bergen	Northeast	80
Teterboro borough	Bergen	Northeast	1
Upper Saddle River borough	Bergen	Northeast	41

PROPOSALS

COMMUNITY AFFAIRS

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
Waldwick borough	Bergen	Northeast	112
Wallington borough	Bergen	Northeast	70
Washington township	Bergen	Northeast	62
Westwood borough	Bergen	Northeast	4
Woodcliff Lake borough	Bergen	Northeast	141
Wood-Ridge borough	Bergen	Northeast	845
Wyckoff township	Bergen	Northeast	61
Bayonne city	Hudson	Northeast	0
East Newark borough	Hudson	Northeast	0
Guttenberg town	Hudson	Northeast	0
Harrison town	Hudson	Northeast	0
Hoboken city	Hudson	Northeast	0
Jersey City city	Hudson	Northeast	0
Kearny town	Hudson	Northeast	0
North Bergen township	Hudson	Northeast	0
Secaucus town	Hudson	Northeast	170
Union City city	Hudson	Northeast	0
Weehawken township	Hudson	Northeast	0
West New York town	Hudson	Northeast	0
Bloomingtondale borough	Passaic	Northeast	24
Clifton city	Passaic	Northeast	1,048
Haledon borough	Passaic	Northeast	24
Hawthorne borough	Passaic	Northeast	59
Little Falls township	Passaic	Northeast	191
North Haledon borough	Passaic	Northeast	96
Passaic city	Passaic	Northeast	128
Paterson city	Passaic	Northeast	974
Pompton Lakes borough	Passaic	Northeast	2
Prospect Park borough	Passaic	Northeast	339
Ringwood borough	Passaic	Northeast	3
Totowa borough	Passaic	Northeast	228
Wanaque borough	Passaic	Northeast	27
Wayne township	Passaic	Northeast	1,296
West Milford township	Passaic	Northeast	19
Woodland Park borough	Passaic	Northeast	0
Andover borough	Sussex	Northeast	491
Andover township	Sussex	Northeast	661
Branchville borough	Sussex	Northeast	66
Byram township	Sussex	Northeast	13
Frankford township	Sussex	Northeast	784
Franklin borough	Sussex	Northeast	108
Fredon township	Sussex	Northeast	313
Green township	Sussex	Northeast	0
Hamburg borough	Sussex	Northeast	22
Hampton township	Sussex	Northeast	0
Hardyston township	Sussex	Northeast	355
Hopatcong borough	Sussex	Northeast	121
Lafayette township	Sussex	Northeast	383
Montague township	Sussex	Northeast	346
Newton town	Sussex	Northeast	290
Ogdensburg borough	Sussex	Northeast	6
Sandyston township	Sussex	Northeast	195
Sparta township	Sussex	Northeast	140
Stanhope borough	Sussex	Northeast	27
Stillwater township	Sussex	Northeast	426
Sussex borough	Sussex	Northeast	37
Vernon township	Sussex	Northeast	323
Walpack township	Sussex	Northeast	0
Wantage township	Sussex	Northeast	993
		NORTHEAST TOTAL	17,292
Belleville township	Essex	Northwest	702
Bloomfield township	Essex	Northwest	359
Caldwell borough	Essex	Northwest	25
Cedar Grove township	Essex	Northwest	749
City of Orange township	Essex	Northwest	202
East Orange city	Essex	Northwest	923
Essex Fells borough	Essex	Northwest	10
Fairfield township	Essex	Northwest	87

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
Glen Ridge borough	Essex	Northwest	2
Irvington township	Essex	Northwest	1,022
Livingston township	Essex	Northwest	1,289
Maplewood township	Essex	Northwest	179
Millburn township	Essex	Northwest	613
Montclair township	Essex	Northwest	66
Newark city	Essex	Northwest	7,024
North Caldwell borough	Essex	Northwest	84
Nutley township	Essex	Northwest	323
Roseland borough	Essex	Northwest	0
South Orange Village township	Essex	Northwest	958
Verona township	Essex	Northwest	316
West Caldwell township	Essex	Northwest	353
West Orange township	Essex	Northwest	1,718
Boonton town	Morris	Northwest	0
Boonton township	Morris	Northwest	34
Butler borough	Morris	Northwest	63
Chatham borough	Morris	Northwest	129
Chatham township	Morris	Northwest	226
Chester borough	Morris	Northwest	9
Chester township	Morris	Northwest	12
Denville township	Morris	Northwest	50
Dover town	Morris	Northwest	85
East Hanover township	Morris	Northwest	514
Florham Park borough	Morris	Northwest	817
Hanover township	Morris	Northwest	99
Harding township	Morris	Northwest	110
Jefferson township	Morris	Northwest	16
Kinnelon borough	Morris	Northwest	1
Lincoln Park borough	Morris	Northwest	326
Long Hill township	Morris	Northwest	195
Madison borough	Morris	Northwest	633
Mendham borough	Morris	Northwest	62
Mendham township	Morris	Northwest	30
Mine Hill township	Morris	Northwest	66
Montville township	Morris	Northwest	104
Morris Plains borough	Morris	Northwest	1
Morris township	Morris	Northwest	164
Morristown town	Morris	Northwest	126
Mount Arlington borough	Morris	Northwest	21
Mount Olive township	Morris	Northwest	188
Mountain Lakes borough	Morris	Northwest	5
Netcong borough	Morris	Northwest	34
Parsippany-Troy Hills township	Morris	Northwest	35
Pequannock township	Morris	Northwest	48
Randolph township	Morris	Northwest	60
Riverdale borough	Morris	Northwest	26
Rockaway borough	Morris	Northwest	39
Rockaway township	Morris	Northwest	96
Roxbury township	Morris	Northwest	82
Victory Gardens borough	Morris	Northwest	0
Washington township	Morris	Northwest	101
Wharton borough	Morris	Northwest	25
Berkeley Heights township	Union	Northwest	519
Clark township	Union	Northwest	414
Cranford township	Union	Northwest	122
Elizabeth city	Union	Northwest	3,696
Fanwood borough	Union	Northwest	57
Garwood borough	Union	Northwest	7
Hillside township	Union	Northwest	409
Kenilworth borough	Union	Northwest	202
Linden city	Union	Northwest	4,333
Mountainside borough	Union	Northwest	25
New Providence borough	Union	Northwest	230
Plainfield city	Union	Northwest	198
Rahway city	Union	Northwest	624
Roselle borough	Union	Northwest	104
Roselle Park borough	Union	Northwest	7

PROPOSALS

COMMUNITY AFFAIRS

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
Scotch Plains township	Union	Northwest	134
Springfield township	Union	Northwest	189
Summit city	Union	Northwest	214
Union township	Union	Northwest	619
Westfield town	Union	Northwest	93
Winfield township	Union	Northwest	543
Allamuchy township	Warren	Northwest	104
Alpha borough	Warren	Northwest	38
Belvidere town	Warren	Northwest	54
Blairstown township	Warren	Northwest	310
Franklin township	Warren	Northwest	0
Frelinghuysen township	Warren	Northwest	317
Greenwich township	Warren	Northwest	176
Hackettstown town	Warren	Northwest	36
Hardwick township	Warren	Northwest	444
Harmony township	Warren	Northwest	253
Hope township	Warren	Northwest	403
Independence township	Warren	Northwest	238
Knowlton township	Warren	Northwest	545
Liberty township	Warren	Northwest	7
Lopatcong township	Warren	Northwest	51
Mansfield township	Warren	Northwest	307
Oxford township	Warren	Northwest	85
Phillipsburg town	Warren	Northwest	22
Pohatcong township	Warren	Northwest	82
Washington borough	Warren	Northwest	41
Washington township	Warren	Northwest	315
White township	Warren	Northwest	450
		NORTHWEST TOTAL	38,653
Alexandria township	Hunterdon	West Central	371
Bethlehem township	Hunterdon	West Central	33
Bloomsbury borough	Hunterdon	West Central	4
Califon borough	Hunterdon	West Central	0
Clinton town	Hunterdon	West Central	18
Clinton township	Hunterdon	West Central	195
Delaware township	Hunterdon	West Central	90
East Amwell township	Hunterdon	West Central	100
Flemington borough	Hunterdon	West Central	106
Franklin township	Hunterdon	West Central	527
Frenchtown borough	Hunterdon	West Central	96
Glen Gardner borough	Hunterdon	West Central	1
Hampton borough	Hunterdon	West Central	10
High Bridge borough	Hunterdon	West Central	10
Holland township	Hunterdon	West Central	262
Kingwood township	Hunterdon	West Central	178
Lambertville city	Hunterdon	West Central	100
Lebanon borough	Hunterdon	West Central	1
Lebanon township	Hunterdon	West Central	20
Milford borough	Hunterdon	West Central	33
Raritan township	Hunterdon	West Central	2,592
Readington township	Hunterdon	West Central	1,336
Stockton borough	Hunterdon	West Central	0
Tewksbury township	Hunterdon	West Central	292
Union township	Hunterdon	West Central	21
West Amwell township	Hunterdon	West Central	68
Carteret borough	Middlesex	West Central	83
Cranbury township	Middlesex	West Central	1,219
Dunellen borough	Middlesex	West Central	43
East Brunswick township	Middlesex	West Central	2,256
Edison township	Middlesex	West Central	4,674
Helmetta borough	Middlesex	West Central	36
Highland Park borough	Middlesex	West Central	144
Jamesburg borough	Middlesex	West Central	215
Metuchen borough	Middlesex	West Central	30
Middlesex borough	Middlesex	West Central	71
Milltown borough	Middlesex	West Central	74
Monroe township	Middlesex	West Central	2,414
New Brunswick city	Middlesex	West Central	1,001

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
North Brunswick township	Middlesex	West Central	2,440
Old Bridge township	Middlesex	West Central	8,858
Perth Amboy city	Middlesex	West Central	3,518
Piscataway township	Middlesex	West Central	1,699
Plainsboro township	Middlesex	West Central	4,058
Sayreville borough	Middlesex	West Central	2,460
South Amboy city	Middlesex	West Central	286
South Brunswick township	Middlesex	West Central	5,671
South Plainfield borough	Middlesex	West Central	579
South River borough	Middlesex	West Central	62
Spotswood borough	Middlesex	West Central	110
Woodbridge township	Middlesex	West Central	3,798
Bedminster township	Somerset	West Central	562
Bernards township	Somerset	West Central	138
Bernardsville borough	Somerset	West Central	59
Bound Brook borough	Somerset	West Central	11
Branchburg township	Somerset	West Central	1,022
Bridgewater township	Somerset	West Central	2,324
Far Hills borough	Somerset	West Central	83
Franklin township	Somerset	West Central	2,351
Green Brook township	Somerset	West Central	45
Hillsborough township	Somerset	West Central	2,589
Manville borough	Somerset	West Central	6
Millstone borough	Somerset	West Central	33
Montgomery township	Somerset	West Central	1,159
North Plainfield borough	Somerset	West Central	131
Peapack and Gladstone borough	Somerset	West Central	105
Raritan borough	Somerset	West Central	832
Rocky Hill borough	Somerset	West Central	28
Somerville borough	Somerset	West Central	92
South Bound Brook borough	Somerset	West Central	14
Warren township	Somerset	West Central	295
Watchung borough	Somerset	West Central	142
		WEST CENTRAL TOTAL	64,284
East Windsor township	Mercer	East Central	1,311
Ewing township	Mercer	East Central	999
Hamilton township	Mercer	East Central	2,709
Hightstown borough	Mercer	East Central	9
Hopewell borough	Mercer	East Central	16
Hopewell township	Mercer	East Central	1,641
Lawrence township	Mercer	East Central	1,868
Pennington borough	Mercer	East Central	30
Princeton-	Mercer	East Central	0
Robbinsville township	Mercer	East Central	0
Trenton city	Mercer	East Central	1,276
West Windsor township	Mercer	East Central	2,299
Aberdeen township	Monmouth	East Central	104
Allenhurst borough	Monmouth	East Central	3
Allentown borough	Monmouth	East Central	3
Asbury Park city	Monmouth	East Central	2
Atlantic Highlands borough	Monmouth	East Central	4
Avon-by-the-Sea borough	Monmouth	East Central	0
Belmar borough	Monmouth	East Central	24
Bradley Beach borough	Monmouth	East Central	20
Brielle borough	Monmouth	East Central	14
Colts Neck township	Monmouth	East Central	3
Deal borough	Monmouth	East Central	9
Eatontown borough	Monmouth	East Central	59
Englishtown borough	Monmouth	East Central	11
Fair Haven borough	Monmouth	East Central	9
Farmingdale borough	Monmouth	East Central	0
Freehold borough	Monmouth	East Central	39
Freehold township	Monmouth	East Central	565
Hazlet township	Monmouth	East Central	52
Highlands borough	Monmouth	East Central	2
Holmdel township	Monmouth	East Central	7
Howell township	Monmouth	East Central	639
Interlaken borough	Monmouth	East Central	0

PROPOSALS

COMMUNITY AFFAIRS

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
Keansburg borough	Monmouth	East Central	12
Keyport borough	Monmouth	East Central	12
Lake Como borough	Monmouth	East Central	1
Little Silver borough	Monmouth	East Central	6
Loch Arbour village	Monmouth	East Central	1
Long Branch city	Monmouth	East Central	304
Manalapan township	Monmouth	East Central	95
Manasquan borough	Monmouth	East Central	7
Marlboro township	Monmouth	East Central	121
Matawan borough	Monmouth	East Central	13
Middletown township	Monmouth	East Central	88
Millstone township	Monmouth	East Central	15
Monmouth Beach borough	Monmouth	East Central	0
Neptune City borough	Monmouth	East Central	13
Neptune township	Monmouth	East Central	104
Ocean township	Monmouth	East Central	172
Oceanport borough	Monmouth	East Central	2
Red Bank borough	Monmouth	East Central	31
Roosevelt borough	Monmouth	East Central	0
Rumson borough	Monmouth	East Central	8
Sea Bright borough	Monmouth	East Central	0
Sea Girt borough	Monmouth	East Central	3
Shrewsbury borough	Monmouth	East Central	3
Shrewsbury township	Monmouth	East Central	0
Spring Lake borough	Monmouth	East Central	3
Spring Lake Heights borough	Monmouth	East Central	15
Tinton Falls borough	Monmouth	East Central	185
Union Beach borough	Monmouth	East Central	3
Upper Freehold township	Monmouth	East Central	344
Wall township	Monmouth	East Central	155
West Long Branch borough	Monmouth	East Central	21
Barneget Light borough	Ocean	East Central	0
Barneget township	Ocean	East Central	4,867
Bay Head borough	Ocean	East Central	0
Beach Haven borough	Ocean	East Central	0
Beachwood borough	Ocean	East Central	97
Berkeley township	Ocean	East Central	30
Brick township	Ocean	East Central	857
Eagleswood township	Ocean	East Central	1
Harvey Cedars borough	Ocean	East Central	0
Island Heights borough	Ocean	East Central	14
Jackson township	Ocean	East Central	4,569
Lacey township	Ocean	East Central	220
Lakehurst borough	Ocean	East Central	205
Lakewood township	Ocean	East Central	5,167
Lavallette borough	Ocean	East Central	0
Little Egg Harbor township	Ocean	East Central	43
Long Beach township	Ocean	East Central	9
Manchester township	Ocean	East Central	3,662
Mantoloking borough	Ocean	East Central	0
Ocean Gate borough	Ocean	East Central	0
Ocean township	Ocean	East Central	134
Pine Beach borough	Ocean	East Central	3
Plumsted township	Ocean	East Central	34
Point Pleasant Beach borough	Ocean	East Central	14
Point Pleasant borough	Ocean	East Central	70
Seaside Heights borough	Ocean	East Central	0
Seaside Park borough	Ocean	East Central	0
Ship Bottom borough	Ocean	East Central	30
South Toms River borough	Ocean	East Central	30
Stafford township	Ocean	East Central	3,528
Surf City borough	Ocean	East Central	0
Toms River township	Ocean	East Central	7,298
Tuckerton borough	Ocean	East Central	239
		EAST CENTRAL TOTAL	46,585
Bass River township	Burlington	Southwest	171
Beverly city	Burlington	Southwest	0
Bordentown city	Burlington	Southwest	75

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
Bordentown township	Burlington	Southwest	966
Burlington city	Burlington	Southwest	177
Burlington township	Burlington	Southwest	3,668
Chesterfield township	Burlington	Southwest	156
Cinnaminson township	Burlington	Southwest	1,004
Delanco township	Burlington	Southwest	577
Delran township	Burlington	Southwest	546
Eastampton township	Burlington	Southwest	638
Edgewater Park township	Burlington	Southwest	730
Evesham township	Burlington	Southwest	885
Fieldsboro borough	Burlington	Southwest	6
Florence township	Burlington	Southwest	1,443
Hainesport township	Burlington	Southwest	534
Lumberton township	Burlington	Southwest	906
Mansfield township	Burlington	Southwest	901
Maple Shade township	Burlington	Southwest	335
Medford Lakes borough	Burlington	Southwest	52
Medford township	Burlington	Southwest	2,120
Moorestown township	Burlington	Southwest	1,106
Mount Holly township	Burlington	Southwest	286
Mount Laurel township	Burlington	Southwest	1,619
New Hanover township	Burlington	Southwest	1
North Hanover township	Burlington	Southwest	413
Palmyra borough	Burlington	Southwest	419
Pemberton borough	Burlington	Southwest	71
Pemberton township	Burlington	Southwest	3,642
Riverside township	Burlington	Southwest	134
Riverton borough	Burlington	Southwest	3
Shamong township	Burlington	Southwest	563
Southampton township	Burlington	Southwest	1,126
Springfield township	Burlington	Southwest	167
Tabernacle township	Burlington	Southwest	755
Washington township	Burlington	Southwest	58
Westampton township	Burlington	Southwest	1,701
Willingboro township	Burlington	Southwest	523
Woodland township	Burlington	Southwest	312
Wrightstown borough	Burlington	Southwest	0
Audubon borough	Camden	Southwest	57
Audubon Park borough	Camden	Southwest	0
Barrington borough	Camden	Southwest	236
Bellmawr borough	Camden	Southwest	237
Berlin borough	Camden	Southwest	92
Berlin township	Camden	Southwest	175
Brooklawn borough	Camden	Southwest	4
Camden city	Camden	Southwest	888
Cherry Hill township	Camden	Southwest	1,705
Chesilhurst borough	Camden	Southwest	356
Clementon borough	Camden	Southwest	47
Collingswood borough	Camden	Southwest	19
Gibbsboro borough	Camden	Southwest	67
Gloucester City city	Camden	Southwest	96
Gloucester township	Camden	Southwest	3,195
Haddon Heights borough	Camden	Southwest	12
Haddon township	Camden	Southwest	110
Haddonfield borough	Camden	Southwest	58
Hi-Nella borough	Camden	Southwest	60
Laurel Springs borough	Camden	Southwest	3
Lawnside borough	Camden	Southwest	352
Lindenwold borough	Camden	Southwest	623
Magnolia borough	Camden	Southwest	31
Merchantville borough	Camden	Southwest	4
Mount Ephraim borough	Camden	Southwest	10
Oaklyn borough	Camden	Southwest	20
Pennsauken township	Camden	Southwest	658
Pine Hill borough	Camden	Southwest	505
Pine Valley borough	Camden	Southwest	86
Runnemede borough	Camden	Southwest	162
Somerdale borough	Camden	Southwest	58

PROPOSALS

COMMUNITY AFFAIRS

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
Stratford borough	Camden	Southwest	56
Tavistock borough	Camden	Southwest	0
Voorhees township	Camden	Southwest	2,127
Waterford township	Camden	Southwest	2,406
Winslow township	Camden	Southwest	5,057
Woodlynne borough	Camden	Southwest	30
Clayton borough	Gloucester	Southwest	890
Deptford township	Gloucester	Southwest	4,383
East Greenwich township	Gloucester	Southwest	3,066
Elk township	Gloucester	Southwest	1,036
Franklin township	Gloucester	Southwest	780
Glassboro borough	Gloucester	Southwest	1,469
Greenwich township	Gloucester	Southwest	771
Harrison township	Gloucester	Southwest	1,238
Logan township	Gloucester	Southwest	1,486
Mantua township	Gloucester	Southwest	3,974
Monroe township	Gloucester	Southwest	5,712
National Park borough	Gloucester	Southwest	20
Newfield borough	Gloucester	Southwest	62
Paulsboro borough	Gloucester	Southwest	115
Pitman borough	Gloucester	Southwest	272
South Harrison township	Gloucester	Southwest	276
Swedesboro borough	Gloucester	Southwest	62
Washington township	Gloucester	Southwest	2,799
Wenonah borough	Gloucester	Southwest	17
West Deptford township	Gloucester	Southwest	3,783
Westville borough	Gloucester	Southwest	51
Woodbury city	Gloucester	Southwest	116
Woodbury Heights borough	Gloucester	Southwest	66
Woolwich township	Gloucester	Southwest	2,876
		SOUTHWEST TOTAL	83,711
Absecon city	Atlantic	S/Southwest	258
Atlantic City city	Atlantic	S/Southwest	221
Brigantine city	Atlantic	S/Southwest	0
Buena borough	Atlantic	S/Southwest	146
Buena Vista township	Atlantic	S/Southwest	1,801
Corbin City city	Atlantic	S/Southwest	0
Egg Harbor City city	Atlantic	S/Southwest	561
Egg Harbor township	Atlantic	S/Southwest	15,173
Estell Manor city	Atlantic	S/Southwest	469
Folsom borough	Atlantic	S/Southwest	117
Galloway township	Atlantic	S/Southwest	8,480
Hamilton township	Atlantic	S/Southwest	8,025
Hammonton town	Atlantic	S/Southwest	3,152
Linwood city	Atlantic	S/Southwest	43
Longport borough	Atlantic	S/Southwest	0
Margate City city	Atlantic	S/Southwest	0
Mullica township	Atlantic	S/Southwest	825
Northfield city	Atlantic	S/Southwest	116
Pleasantville city	Atlantic	S/Southwest	587
Port Republic city	Atlantic	S/Southwest	22
Somers Point city	Atlantic	S/Southwest	79
Ventnor City city	Atlantic	S/Southwest	6
Weymouth township	Atlantic	S/Southwest	857
Avalon borough	Cape May	S/Southwest	1
Cape May city	Cape May	S/Southwest	4
Cape May Point borough	Cape May	S/Southwest	0
Dennis township	Cape May	S/Southwest	237
Lower township	Cape May	S/Southwest	357
Middle township	Cape May	S/Southwest	1,693
North Wildwood city	Cape May	S/Southwest	0
Ocean City city	Cape May	S/Southwest	0
Sea Isle City city	Cape May	S/Southwest	0
Stone Harbor borough	Cape May	S/Southwest	0
Upper township	Cape May	S/Southwest	287
West Cape May borough	Cape May	S/Southwest	33
West Wildwood borough	Cape May	S/Southwest	0
Wildwood city	Cape May	S/Southwest	0

MUNICIPALITY	COUNTY	REGION	BUILDABLE LIMIT CAPACITY (DUs)
Wildwood Crest borough	Cape May	S/Southwest	0
Woodbine borough	Cape May	S/Southwest	646
Bridgeton city	Cumberland	S/Southwest	1,619
Commercial township	Cumberland	S/Southwest	2,448
Deerfield township	Cumberland	S/Southwest	3,759
Downe township	Cumberland	S/Southwest	648
Fairfield township	Cumberland	S/Southwest	2,008
Greenwich township	Cumberland	S/Southwest	169
Hopewell township	Cumberland	S/Southwest	2,698
Lawrence township	Cumberland	S/Southwest	3,428
Maurice River township	Cumberland	S/Southwest	603
Millville city	Cumberland	S/Southwest	11,868
Shiloh borough	Cumberland	S/Southwest	699
Stow Creek township	Cumberland	S/Southwest	579
Upper Deerfield township	Cumberland	S/Southwest	2,117
Vineland city	Cumberland	S/Southwest	86
Alloway township	Salem	S/Southwest	890
Carneys Point township	Salem	S/Southwest	3,037
Elmer borough	Salem	S/Southwest	132
Elsinboro township	Salem	S/Southwest	17
Lower Alloways Creek township	Salem	S/Southwest	197
Mannington township	Salem	S/Southwest	934
Oldmans township	Salem	S/Southwest	1,030
Penns Grove borough	Salem	S/Southwest	65
Pennsville township	Salem	S/Southwest	1,016
Pilesgrove township	Salem	S/Southwest	1,185
Pittsgrove township	Salem	S/Southwest	1,368
Quinton township	Salem	S/Southwest	762
Salem city	Salem	S/Southwest	624
Upper Pittsgrove township	Salem	S/Southwest	951
Woodstown borough	Salem	S/Southwest	343
		S/SOUTHWEST TOTAL	89,476
		STATE TOTAL	340,001

ENDNOTES

¹ J. Douglas Carroll, Jr. "The Relation of Homes to Work Places and the Spatial Pattern of Cities," *Social Forces* 30 (1952); 271; and the American Society of Planning Officials, *Relationships of the Journey to Work*, Planning Advisory Service Report No. 5 (Chicago ASPO, 1951)

² U.S. Department of Housing and Urban Development, Federal Housing Administration, Economic and Market Analysis Division. *FHA Techniques of Housing Market Analysis* (Washington, D.C.: U.S. Government Printing Office, August 1970).

³ U.S. Department of Commerce, Bureau of the Census, *2007-2011 American Community Sample (ACS)*, Public Use Microdata Sample, census.gov/acs/www.

⁴ N.J.S.A. 52:27D-301 et. Seq.

⁵ U.S. Department of Commerce, Bureau of the Census, *2007-2011 American Community Sample (ACS)*, Public Use Microdata Sample, census.gov/acs/www.

⁶ Nonresidential Employee Multipliers = SQFT÷1,000: (3)2.8, (4)1.7, (5)1.6, (6)3.2, (7)1.6, (8)3.4, (9)2.6, (12)2.6, (13)1.2, (14)1.6, (15)2.6, (17) 0.0

⁷ *New Jersey State Development and Redevelopment Plan*. New Jersey State Planning Commission, www.state.nj.us/state/planning/final-plan/2012

⁸ *Population and Labor Force Projections*. New Jersey Department of Labor and Workforce Development, http://lwd.dol.state.nj.us/labor/lipa/demography/final_spp_nov8/pub.pdf

⁹ Griswold, Nigel G. *Estimating the Effects of Demolishing Distressed Structures in Cleveland, Ohio, 2009-2013*, Griswold Consulting Group, Cleveland, OH.

¹⁰ Galster, George, and Jerome Rothberg. "Filtering in Urban Housing; a Graphical Analysis of a Quality-Segmented Market", November 1999, *Journal of Planning* p37+.

¹¹ Reade, Julia and Zhu, Xiao. "Residential Conversions", 2000 Joint Center for Housing Studies

¹² www.state.nj.us/dca/divisions/digs/resources/muni_stateaid.html.

¹³ www.nps.gov/history/nn/national-registry.html.

¹⁴ The *2007 to 2011 American Community Survey* are samples of the same areas for five years that ultimately comprise a 5% sample. This data set has income information at the county level that enables the low and moderate income population to be identified.

¹⁵ This has been the procedure followed with Salem and Gloucester Counties for decades due to the size of Salem County.

¹⁶ These are households who may qualify as low and moderate income (the vast majority are moderate income) but own fully paid-off structures and pay less than 38% of their income for housing.

¹⁷ Other noninstitutional group quarters include those in emergency shelters as well as those using soup kitchens and those living long-term in hotels, motels and rooming houses. The full count is divided by 2 to determine units and multiplied by 80% to determine lower income.

¹⁸ Vacancy in seasonal units has been removed as well as vacancy in "other" units.

¹⁹ The total distributed by municipality (47,358) is slightly different than a figure of 47,306 in the Econsult report. This is the filtering file on hand at COAH.

²⁰ The inclusion of this number is explained in detail in the endnote that follows.

²¹ This need (77,500) is recognized by and distributed to municipalities. If in Rounds 1 and 2, Recalculated Prospective Need (41,819 and 52,659 respectively) were reduced /expanded by the current procedures for the 1987-1999 period, filtering, conversions and demolitions would amount to

a -25,321. This number subtracted from 94,478 is 69,157. This is 8,343 *lower* than 77,500. The larger, 77,500 number is retained because it is a recognized number for a prior period.

²² This is the vacant land adjustment for 1987-2014.

²³ This is composed of a positive obligation of about 70,000 and a negative obligation of about 48,000. The Buildable Unit Loss is subtracted from the positive Unanswered Prior Obligation

ENVIRONMENTAL PROTECTION

(a)

LAND USE MANAGEMENT

Coastal Zone Management and Coastal Permit Program Rules

Proposed Recodifications with Amendments:

N.J.A.C. 7:7-1.3 as 1.5; 1.6 as 20.1; 1.10 as 19; 2.1 as 2.2; 2.2 as 2.3; 2.3 as 2.4; 7.1 as 3.2; 7.2 as 4.1 through 4.20; 7.4 as 7; 7.5 through 7.36 as 6; 8 as 29; and 10 as 25; and 7:7E-1.1 as 7:7-1.1; 7:7E-1.2 as 7:7-1.2; 7:7E-1.4 as 7:7-1.3; 7:7E-1.5 as 7:7-1.4(b); 7:7E-3 as 7:7-9; 7:7E-3A as 7:7-10; 7:7E-3C as 7:7-11; 7:7E-4 as 7:7-12; 7:7E-5.1 and 5B.1 as 7:7-13.1; 7:7E-5.2 through 5.5 as 7:7-13.2 through 13.5; 7:7E-5A.2 through 5A.10 as 7:7-13.6 through 13.14; 7:7E-5B.2 through 5B.6 as 7:7-13.15 as 13.19; 7:7E-6 as 7:7-14; 7:7E-7 as 7:7-15; 7:7E-8 as 7:7-16; 7:7E Appendix 3 as 7:7 Appendix H; and 7:7E Appendix 5 as 7:7 Appendix I

Proposed Amendments: N.J.A.C. 7:7-1.4 and 7:7 Appendices A, B, and C

Proposed Repeals: N.J.A.C. 7:7-1.1, 1.5, 1.7, 1.8, 1.9, 1.11, 3, 4, 5, 6, 7.3, 7.3A, 8.8, 8.9, 8.10, 8.11, 8.12, and 8.15; and 7:7E-1.3, 1.6, 1.7, 1.8, 3B, 5A.1, and 7.3A, and 7:7E Appendix 1

Proposed New Rules: N.J.A.C. 7:7-1.6, 1.7, 1.8, 2.1, 2.5, 3.1, 3.3 through 3.8, 4.21, 4.22, 5, 6.32, 8, 9.49, 12.8, 17, 18, 21 through 28, and 29.9, and 7:7 Appendices D, E, F, G, and J

Authorized By: Bob Martin, Commissioner, Department of Environmental Protection.

Authority: N.J.S.A. 12:3-1 et seq., 12:5-3, 13:1D-1 et seq., 13:9A-1 et seq., and 13:19-1 et seq.

Calendar Reference: See Summary below for explanation of exception to calendar requirement.

DEP Docket Number: 03-14-04.

Proposal Number: PRN 2014-060.

Public hearings concerning this proposal will be held as follows:

Wednesday, June 25, 2014, at 5:30 P.M.
Long Branch Council Chambers, 2nd floor
344 Broadway
Long Branch, New Jersey

Thursday, June 26, 2014, at 1:00 P.M.
NJ Department of Environmental Protection
Public Hearing Room
401 East State Street, 1st floor
Trenton, New Jersey

Wednesday, July 9, 2014, at 11:00 A.M.
Jacques Cousteau National Estuarine Research Reserve
Jacques Cousteau Coastal Education Center
130 Great Bay Blvd
Tuckerton, New Jersey

Submit comments by August 1, 2014, electronically at <http://www.nj.gov/dep/rules/comments>. The Department of Environmental Protection

(Department) encourages electronic submittal of comments. In the alternative, comments may be submitted on paper to:

Gary J. Brower, Esq.
Attn.: DEP Docket No. 03-14-04
Office of Legal Affairs
NJ Department of Environmental Protection
401 East State Street, 7th Floor
Mail Code 401-04L; P.O. Box 402
Trenton, NJ 08625-0402

This rule proposal may be viewed or downloaded from the Department's website at <http://www.nj.gov/dep/rules>.

The agency proposal follows:

Summary

As the Department is providing a 60-day comment period on this notice of proposal, this proposal is excepted from the rulemaking calendar requirements, pursuant to N.J.A.C. 1:30- 3.3(a)5.

The Department regulates the use and development of coastal resources under the Coastal Area Facility Review Act (CAFRA), N.J.S.A. 13:19-1 et seq., the Wetlands Act of 1970, N.J.S.A. 13:9A-1 et seq., and the Waterfront Development Law, N.J.S.A. 12:5-1 et seq., through the Coastal Permit Program Rules at N.J.A.C. 7:7 and the Coastal Zone Management rules at N.J.A.C. 7:7E.

In the late fall of 2012, New Jersey suffered extraordinary levels of damage to homes, businesses, infrastructure, bulkheads, waterways, and beaches as a result of Superstorm Sandy. In the aftermath of Sandy, the State immediately took steps to address redevelopment and reconstruction and to reduce risks to public safety, health, and the environment while rebuilding a more resilient coastal community. The Department undertook emergency rulemaking to amend the Flood Hazard Areas Control Act (FHACA) rules (N.J.A.C. 7:13) to ensure that structures are constructed at appropriate elevations taking into account the best available flood elevation data (see 45 N.J.R. 360(a) and 1104(a)), and to amend the Coastal Permit Program rules and the Coastal Zone Management (CZM) rules to facilitate the expeditious rebuilding of residential and commercial developments; the reconstruction of existing marinas and construction of new marinas; the restoration of the shellfish aquaculture industry; the maintenance of engineered beaches and dunes; the establishment of living shorelines; and the removal of sand and other materials while encouraging the rehabilitation of dredged material disposal/placement areas (see 45 N.J.R. 1141(a) and 1696(a)). The Department is now proposing to consolidate the Coastal Permit Program Rules and the Coastal Zone Management rules into one chapter and to make other changes intended to further encourage appropriate redevelopment of more resilient coastal communities. The proposal reflects the Department's knowledge and experience concerning coastal development issues accumulated over decades as well as specific lessons learned from the impact of and rebuilding from Superstorm Sandy and other weather events.

Stakeholder outreach

In developing this rulemaking, the Department conducted extensive stakeholder outreach. The Department sought input from local governments, the development community, the environmental community, and State and Federal agencies through seven stakeholder meetings held in the spring of 2011 and three more held in the spring of 2012. The stakeholder meetings focused on changes to the permitting process rules as well as the standards governing the use and development of coastal resources, such as beach and dune maintenance activities, expansion of existing single-family homes on dunes, protecting existing and encouraging development of new marinas, filled water's edge areas, living shorelines, and special area rules. Many of the amendments proposed herein reflect the suggestions and recommendations of the