General Description

Municipality/County: Lower Township/ Cape May County

Project Name/Zoning Designation: Growth Share Ordinance

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

Total acreage: N/A

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

Affordable Units Proposed: 32

Family: 32

Sale: 16

Rental: 16

Very low-income units: _____

Sale: _____

Rental: _____

Age-Restricted: 0

Sale: _____

Rental: _____

Market-Rate Units Anticipated: 160

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

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

Bonuses for affordable units, if applicable:

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

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

Very low income bonuses as per N.J.A.C. 5:97-3.7: 0

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

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

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

Date inclusionary zoning adopted: _____

Date development approvals granted: _____
Information and Documentation Required with Petition

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

☒ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.

☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

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

☒ Proposed or adopted ordinance establishing the amount of the payments

☒ Spending plan

A general description of the site or zone, including:

☒ Name and address of owner

☒ Name and address of developer(s)

☒ Subject property street location

☒ Indicate if urban center or workforce housing census tract

☒ Previous zoning designation and date previous zoning was adopted

☒ Current zoning and date current zoning was adopted

☒ Description of any changes to bulk standards intended to accommodate the proposed densities

☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site, including:

☒ Description of surrounding land uses

☒ Demonstration that the site has street access

☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans

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

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

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

☐ Wetlands and buffers

☐ Steep slopes

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

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

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

Information and Documentation Required Prior to Marketing the Completed Units

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

Zoning Narrative Section

See Attached

__________________________________________________________________________________

__________________________________________________________________________________

__________________________________________________________________________________

__________________________________________________________________________________

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

ZONING FOR INCLUSIONARY DEVELOPMENT

Information Required

1. Project /Program Form
   See enclosed form

2. Draft Land Use Ordinance amendments, which include affordable housing requirements and minimum presumptive density for inclusionary development zones.

   See enclosed draft Ordinance based on COAH draft ordinance.

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

1. Proposed or adopted ordinance establishing the amount of the payments
   See attached draft Ordinance

2. Spending Plan
   See attached draft Spending Plan

A general description of the site or zone, including:

1. Name and address of owner
   Not applicable

2. Name and address of developer(s)
   Not applicable

3. Subject property street location
   Not applicable

4. Indicate if urban center workforce housing census tract
   No

5. Previous zoning designation and date previous zoning was adopted

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

   - R-2 - Single Family Residential last amended 5-15-2006 by Ord. No. 2006-08
6. Current zoning and date current zoning was adopted
   Same as item 5. Above

7. Description of any changes to bulk standards intended to accommodate the
   proposed densities

   Minimum lot area and minimum lot frontage was reduced to accommodate the
   affordable lot - See Section 400-92 "Affordable Housing Growth Share"

8. Tax maps showing the location of site(s) with legible dimensions

   Tax maps were submitted with Fair Share Plan documentation

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

1. Description of surrounding land uses
   Subject to development application

2. Demonstration that the site has street access
   Subject to development application

3. Planning Area, including a discussion on consistency with the State Development
   Plan (SDRP) and/or other applicable special resource area master plans.

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

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

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

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

Subject to development application - Sites are within Sewer Service Area

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

Subject to development application

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

Subject to development application
MARKET TO AFFORDABLE HOUSING PROGRAM (N.J.A.C. 5:97-6.9)

General Description

Municipality/County: Lower Township / Cape May County

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

Family Rentals: 10
  Low-Income: 5  Moderate-Income: 5
Age-Restricted Rentals: 0
  Low-Income: 0  Moderate-Income: 0

Family For-Sale: 10
  Low-Income: 5  Moderate-Income: 5
Age-Restricted For-Sale: 0
  Low-Income: 0  Moderate-Income: 0

Average expenditure:
  For each low-income unit: $ 30,000  
  For each moderate-income unit: $ 25,000

Bonuses, if applicable:
  Rental bonuses as per N.J.A.C. 5:97-3.5: 0
  Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0
  Very low income bonuses as per N.J.A.C. 5:97-3.7: 0

Information and Documentation Required with Petition

☑ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
☒ Demonstration that there are sufficient market-rate units within the municipality on the multiple listing service for a viable program
☒ Estimate of the amount required to subsidize typical for-sale and/or rental units including any anticipated rehabilitation costs
☒ Documentation of funding sources
☒ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
☒ Spending plan including the details to implement this program

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

☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18

☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual

☐ Affirmative Marketing Plan in accordance with Uniform Housing Affordability Controls (UHAC)

**Market to Affordable Narrative Section**

See Attached

________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________

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

MARKET TO AFFORDABLE HOUSING PROGRAM
Information and Documentation Required with Petition

1. Project/Program Form.

See enclosed form

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

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

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

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

4. Documentation of funding sources

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

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

N/A

6. Spending Plan including the details to implement the program

See attached Spending Plan
PROJECT / PROGRAM INFORMATION FORM

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

PART A – PROJECT HEADER

Municipality: _____________Lower Township___________ County: ________Cape May_________

Project or Program Name: _____Zoning for Inclusioanry Development - Growth Share Ordinance__________

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

Proposed/Zoned __________________

Preliminary Approval __________________

Final Approval __________________

Affordable Units under Construction __________________

Completed (all affordable certificates of occupancy (C.O.) issued) __________________

Deleted from Plan __________________

(date approved by COAH) __________________

Mechanisms - Project / Program Type (circle one)

Assisted Living Facility Alternative Living Arrangement Accessory Apartment

Market to Affordable Credits without Controls ECHO 100 Percent Affordable

Inclusionary Rehabilitation Redevelopment

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

Units constructed on-site Units constructed off-site Combination Contributory

Growth Share Ordinance

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

Transitional Facility for the Homeless Residential Health Care Facility Congregate Living Facility

Group Home Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

Permanent Supportive Housing (unit credit) Supportive Shared Living Housing (bedroom credit)
## PART B – PROJECT DETAIL  (Complete all applicable sections)

<table>
<thead>
<tr>
<th>COAH Rules that apply to project:</th>
<th>Round 1</th>
<th>Round 2</th>
<th>Round 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Address:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project Block/Lot/Qualifier</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project Acreage:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Density:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Set Aside:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project Sponsor:</strong></td>
<td>Municipally Developed</td>
<td>Nonprofit Developed</td>
<td>Private Developer</td>
</tr>
<tr>
<td><strong>Project Sponsor name:</strong></td>
<td>Not determined</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project Developer name:</strong></td>
<td>Not determined</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Planning Area (circle all that apply)

- [ ] 1 Highland Preservation
- [ ] 2 Highlands Planning Area
- [ ] 3 Pinelands
- [ ] 4 Meadowlands
- [ ] 5 CAFRA
- [ ] 5B Category 1 Watershed

### Credit Type

- Post-1986 completed
- Proposed/Zoned
- Rehabilitation

### Credit Sub-Type (if applicable)

- Addressing Unmet Need
- Extension of Controls

### Construction Type (circle one)

- New (includes reconstruction and conversions)
- Rehabilitation

### Flags (circle all that apply)

- Density Increase Granted
- Mediated Project
- Conversion
- Court Project
- Overlay Zone
- Result of Growth Share Ordinance
- High Poverty Census Tract
- Off-Site
- Partnership Project
- RCA Receiving Project
- Reconstruction
- Part of Redevelopment Plan

### Project Waiver granted

- yes
- no

**Round waiver was granted**

- R1
- R2
- R3

### Type of Waiver


### Number of market units proposed


### Number of market units completed


### Number of market units with certificates of occupancy issued after 1/1/2004


### Number of affordable units under construction


### Condo Fee percentage (if applicable)


### Affordability Average Percentage


---

1 “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.
For Contributory or Combination Sites

Total payment in lieu of building affordable units on site _____________________

Number of affordable units created with payment _____________________

Municipal or RCA funds committed to project _____________________

Municipal or RCA funds expended _____________________

Funding Sources (circle all that apply)

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

Effective date of affordability controls ________________

Length of Affordability Controls (in years) __________ or Perpetual

Administrative Agent ________________________________________________________

For Redevelopment Projects

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

If Yes

# of deed restricted units removed ______

# of moderate income units removed ______

# of low income units removed ______

# of very low income units removed ______

# of rental units removed ______

# of for-sale units removed ______

# of one-bedroom units removed ______

# of two-bedroom units removed ______

# of three-bedroom units removed ______
PART C – COUNTS

Affordable Unit Counts

<table>
<thead>
<tr>
<th></th>
<th>Total non-age-restricted</th>
<th>Sales</th>
<th>Rentals</th>
<th>Total age-restricted</th>
<th>Sales</th>
<th>Rentals</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7</td>
<td>7</td>
<td>7</td>
<td>7</td>
<td>7</td>
<td>7</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Low Income</th>
<th>Non-age restricted</th>
<th>Age-restricted</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% of median income</td>
<td>_____</td>
<td>_____</td>
</tr>
<tr>
<td>35% of median income</td>
<td>_____</td>
<td>_____</td>
</tr>
<tr>
<td>50% of median income</td>
<td>_____</td>
<td>_____</td>
</tr>
<tr>
<td>Moderate Income</td>
<td>_____</td>
<td>_____</td>
</tr>
<tr>
<td>80% of median income</td>
<td>_____</td>
<td>_____</td>
</tr>
</tbody>
</table>

Note: 30% = less than or equal to 30 percent of median income

Bedroom Distribution of Affordable Units

<table>
<thead>
<tr>
<th></th>
<th>Sale units</th>
<th>Rental units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>efficiency low</td>
<td>1 bedroom low</td>
</tr>
<tr>
<td></td>
<td>efficiency mod</td>
<td>1 bedroom mod</td>
</tr>
</tbody>
</table>

Completed Units

Number of affordable units completed in this project ______

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

---

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

3 Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income
PART D - (completed by Sending Municipality)

For Approved Regional Contribution Agreements (RCA)

Sending Municipality _________________________________________ County ________________
RCA Receiving Municipality ______________________________________ County ________________
COAH approval date __________________________
Number of units transferred __________________________ Cost per unit ________________

Total transfer amount __________________________ Amount transferred to date ________________

For Partnership Program

Sending Municipality _________________________________________ County ________________
Partnership Receiving Municipality ______________________________________ County ________________
Name of Project ____________________________________________________________________
Credits for Sending Municipality __________________________
Total transfer amount __________________________ Amount transferred to date ________________

Summary of Sending Municipality’s contractual agreement with Partnership Receiving Municipality
________________________________________________________________________________________________________
________________________________________________________________________________________________________
________________________________________________________________________________________________________
________________________________________________________________________________________________________
________________________________________________________________________________________________________
PROJECT / PROGRAM INFORMATION FORM

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

PART A – PROJECT HEADER

Municipality: _____________Lower Township______________ County: ________Cape May_________

| Project or Program Name: _____Market to Affordability__________ |

<table>
<thead>
<tr>
<th>Project Status (circle current status and enter date of action for that status)</th>
<th>Status Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed/Zoned</td>
<td></td>
</tr>
<tr>
<td>Preliminary Approval</td>
<td></td>
</tr>
<tr>
<td>Final Approval</td>
<td></td>
</tr>
<tr>
<td>Affordable Units under Construction</td>
<td></td>
</tr>
<tr>
<td>Completed (all affordable certificates of occupancy (C.O.) issued)</td>
<td></td>
</tr>
<tr>
<td>Deleted from Plan (date approved by COAH)</td>
<td></td>
</tr>
</tbody>
</table>

Mechanisms - Project / Program Type (circle one)

<table>
<thead>
<tr>
<th>Assisted Living Facility</th>
<th>Alternative Living Arrangement</th>
<th>Accessory Apartment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market to Affordable</td>
<td>Credits without Controls</td>
<td>ECHO</td>
</tr>
<tr>
<td></td>
<td>Rehabilitation</td>
<td>100 Percent Affordable</td>
</tr>
<tr>
<td>Inclusionary</td>
<td>Redvelopment</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Units constructed on-site</th>
<th>Units constructed off-site</th>
<th>Combination</th>
<th>Contributory</th>
</tr>
</thead>
<tbody>
<tr>
<td>Growth Share Ordinance</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Transitional Facility for the Homeless</th>
<th>Residential Health Care Facility</th>
<th>Congregate Living Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group Home</td>
<td>Boarding Homes (A through E)</td>
<td>(only eligible for credit for 1987-99 plans)</td>
</tr>
<tr>
<td>Permanent Supportive Housing (unit credit)</td>
<td>Supportive Shared Living Housing (bedroom credit)</td>
<td></td>
</tr>
</tbody>
</table>
**PART B – PROJECT DETAIL  (Complete all applicable sections)**

**COAH Rules that apply to project:**

- Round 1
- Round 2
- Round 3

**Project Address:** ______________________________________

**Project Block/Lot/Qualifier (list all):** __________________________________________

**Project Acreage:** ____________

<table>
<thead>
<tr>
<th>Density</th>
<th>Set Aside</th>
</tr>
</thead>
<tbody>
<tr>
<td>________</td>
<td>________</td>
</tr>
</tbody>
</table>

**Project Sponsor:**

- Municipally Developed
- Nonprofit Developed
- Private Developer

**Project Sponsor name:** Not determined

**Project Developer name:** Not determined

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

- 1 2 3 4 4B 5 5B

- Highland Preservation
- Highlands Planning Area
- Pinelands
- Meadowlands
- CAFRA
- Category 1 Watershed

**Credit Type**

- Post-1986 completed
- Proposed/Zoned
- Rehabilitation

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

- Addressing Unmet Need
- Extension of Controls

**Construction Type** (circle one)

- New (includes reconstruction and conversions)
- Rehabilitation

**Flags** (circle all that apply)

- 3.1 Phased
- Durational Adjustment
- Conversion
- Court Project

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

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

- Reconstruction
- Part of Redevelopment Plan

**Project Waiver granted**

- yes
- no

**Round waiver was granted**

- R1
- R2
- R3

**Type of Waiver**

____________________________________________________________________________________

**Number of market units proposed**

**Number of market units completed**

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

**Number of affordable units under construction**

**Condo Fee percentage** (if applicable)

**Affordability Average Percentage**

---

1 “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.
For Contributory or Combination Sites

Total payment in lieu of building affordable units on site _____________________

Number of affordable units created with payment _____________________

Municipal or RCA funds committed to project _____________________

Municipal or RCA funds expended _____________________

Funding Sources (circle all that apply)

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

Effective date of affordability controls ________________

Length of Affordability Controls (in years) ________ or Perpetual

Administrative Agent ____________________________________________

For Redevelopment Projects

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

If Yes

# of deed restricted units removed ____________

# of moderate income units removed ____________

# of low income units removed ____________

# of very low income units removed ____________

# of rental units removed ____________

# of for-sale units removed ____________

# of one-bedroom units removed ____________

# of two-bedroom units removed ____________

# of three-bedroom units removed ____________
PART C – COUNTS

Affordable Unit Counts

<table>
<thead>
<tr>
<th></th>
<th>Non-age restricted</th>
<th>Age-restricted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Income</td>
<td></td>
<td></td>
</tr>
<tr>
<td>30% of median income</td>
<td>_____</td>
<td>_____</td>
</tr>
<tr>
<td>35% of median income</td>
<td>_____</td>
<td>_____</td>
</tr>
<tr>
<td>50% of median income</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>80% of median income</td>
<td>_____</td>
<td>_____</td>
</tr>
</tbody>
</table>

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

Bedroom Distribution of Affordable Units

<table>
<thead>
<tr>
<th></th>
<th>Efficiency Low</th>
<th>1 Bedroom Low</th>
<th>2 Bedroom Low</th>
<th>3 Bedroom Low</th>
<th>Efficiency Mod</th>
<th>1 Bedroom Mod</th>
<th>2 Bedroom Mod</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Sale units</td>
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<tr>
<td>Rental units</td>
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</tbody>
</table>

Completed Units

Number of affordable units completed in this project ________

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

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

3 Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income
**PART D - (completed by Sending Municipality)**

**For Approved Regional Contribution Agreements (RCA)**

<table>
<thead>
<tr>
<th>Sending Municipality</th>
<th>County</th>
</tr>
</thead>
<tbody>
<tr>
<td>RCA Receiving Municipality</td>
<td>County</td>
</tr>
<tr>
<td>COAH approval date</td>
<td></td>
</tr>
<tr>
<td>Number of units transferred</td>
<td>Cost per unit</td>
</tr>
</tbody>
</table>

**Total transfer amount**

| Amount transferred to date |

**For Partnership Program**

<table>
<thead>
<tr>
<th>Sending Municipality</th>
<th>County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Partnership Receiving Municipality</td>
<td>County</td>
</tr>
<tr>
<td>Name of Project</td>
<td></td>
</tr>
<tr>
<td>Credits for Sending Municipality</td>
<td></td>
</tr>
</tbody>
</table>

**Total transfer amount**

| Amount transferred to date |

**Summary of Sending Municipality’s contractual agreement with Partnership Receiving Municipality**

________________________________________________________________________________________

________________________________________________________________________________________

________________________________________________________________________________________

________________________________________________________________________________________