



Highlands Council Meeting

Thursday, July 16, 2015



Affordable Housing

- **Regional Master Plan**
 - Policies 607 & 608: Conforming municipalities must implement resource protection requirements of RMP along with the New Jersey Supreme Court Mount Laurel decision; must update and adopt a housing element, fair share plan, and implementing ordinance(s) to reflect current condition and resource protection requirements.
- **Highlands Plan Conformance Guidelines**
 - Adopted along with the RMP; include requirement for municipal build out (Module 1 and 2) and adoption of a Housing Element and Fair Share Plan (Module 3).
- **Fair Housing Act (N.J.S.A. 52:27D-329.9 c.(1 and 2))**
 - Specified that regional planning entities (including Highlands Council) shall identify and coordinate regional affordable housing opportunities in cooperation with municipalities.



Affordable Housing

- March 10, 2015 NJ Supreme Court's decision
 - Supreme Court decision negates previously developed housing plans.
 - The Highlands Act states that RMP should be taken into consideration for affordable housing obligations.
- Municipalities do not know their obligations



Affordable Housing

- Draft Plan Conformance Grant guidelines
 - Not to exceed \$25,000 per municipality
 - Reimbursement based; scope of work required
 - Only conforming municipalities are eligible (49)
 - Total allocation not to exceed \$1,225,000
 - 10/15/15 -Update Module 2, Municipal Build Out Analysis
 - 12/8/15 - Update Module 3, Housing Element and Fair Share Plan; Update Module 7: Implementation Plan
 - Grant funding may not be used for legal costs, litigation, or landowner compensation