

Highlands Plan Conformance
Module 3 – Housing Element and Fair Share Plan Submission requirements for
December 8, 2009

Introduction

Bloomsbury Borough has not previously participated in the COAH process but will seek compliance as part of the Borough's Highlands Plan Conformance process. The Borough is located entirely within the Preservation Area of the Highlands Region. The capacity analysis conducted by the Highlands Council for Modules 1 and 2 of Plan Conformance identify that a total of 4 new residential units can be constructed under the Highlands Regional Master Plan and Highlands Act regulations. However, there still exist the opportunity for development through redevelopment and exemptions. The following information is being submitted as part of the requirements for the Plan Conformance Grant deadline of December 8, 2009. The Borough will continue to refine and determine the regional affordable housing obligation as Bloomsbury works toward full Plan Conformance and the June 8, 2010 deadline for the submission of the Housing and Fair Share Plan.

A. Summary of Housing Obligations

i. Prior Round Obligation

Bloomsbury Borough has a prior round obligation of 17 new construction units. This figure was part of the revised Third Round rules released June 2nd, 2008.

ii. Highlands RMP Adjusted Growth Projections

The Borough utilized COAH's Workbook D, which calculated Actual and Projected Growth using COAH and Highlands Projections (see attached).

COAH Third Round Projected Growth Share Obligation:	4 Affordable Units
RMP Adjusted Projected Growth Share Obligation:	1 Affordable Unit
Bloomsbury Borough Actual Growth 2004-2008:	.06 Affordable Units

COAH's projections show that Bloomsbury will have a third round growth share obligation of 4 new affordable units for a total projected "fair share" obligation of 21 affordable units.

The adjusted COAH obligation under the Highlands RMP results in a total growth share obligation of 1 unit for the Highlands Build out and .06 affordable units for the actual growth from 2004 to 2008 for a total of 18 affordable units.

B. Summary and Consistency Review of Proposed Prior Round Sites

Bloomsbury has not participated in the COAH process and does not have any certified prior round sites.

C. Housing Partnership Program

The Borough is interested in investigating the possibility of utilizing the Regional Affordable Housing Development Planning Program (RAHDPP). The Borough is entirely located within the Highlands Preservation Area, providing little opportunity to construct new affordable housing units within the Borough. Most likely, affordable units will have to be developed within the confines of the Borough existing housing stock and the Highlands and NJDEP regulations. The Borough's built-out center and forested and undeveloped outskirts make the possibility of fulfilling the Borough's entire affordable housing obligation problematic. The Borough is interested in investigating the opportunity of being a sending municipality as part of the RAHDPP. One major obstacle to the program for the Borough is the \$80,000 per unit. Since the Borough has not previously participated in COAH, and does not have an affordable housing trust, the collection of future development fees sufficient to cover the cost of the program is unlikely. More information will be needed to make an informed decision by the Borough, but items such as funding, cost per unit and administration of such units will have to be further analyzed.

Summary of Adjusted Growth Share Projection Based On Land Capacity
(Introduction to Workbook D)

Municipality Code:

[Muni Code Lookup](#)

Municipality Name:

This workbook is to be used for determining the projected Municipal Growth Share Obligation by comparing growth projected by COAH with actual growth based on certificates of occupancy that have been issued from 2004 through 2008 and the RMP build-out analysis conducted under Module 2 of the Highlands RMP conformance process. Data must be entered via the "tabs" found at the bottom of this spreadsheet which may also be accessed through the highlighted links found throughout the spreadsheet. This workbook consists of five worksheets that, when combined on this introduction page, provide a tool that allows the user to enter exclusions permitted by N.J.A.C. 5:97-2.4 to determine the projected Growth Share Obligation. COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules, Highlands Council build-out figures based on Mod 2 Reports and actual growth based on COs as published by the DCA Division of Codes and Standards in The Construction Reporter are imported automatically upon entry of the Municipal Code.

[Click Here to enter COAH and Highlands Council data](#)

Municipalities seeking to request a revision to the COAH-generated growth projections based on opting in to the Highlands RMP may do so by providing this comparative analysis of COAH and RMP build-out projections. After completing this analysis, the growth projections may be revised based on the Highlands RMP build-out analysis. Actual growth must first be determined using the Actual Growth worksheet. The RMP adjustment applies only to RMP capacity limitations that are applied to growth projected from 2009 through 2018.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Enter Permitted Exclusions](#)

[Click Here to View Detailed Results from Analysis](#)

Summary Of Worksheet Comparison

	COAH Projected Growth Share	Growth Share Based on Highlands RMP
Residential Growth	20	5
Residential Exclusions	0	0
Net Residential Growth	20	5
Residential Growth Share	4.00	1.00
Non-Residential Growth	0	1
Non-Residential Exclusions	0	0
Net Non- Residential Growth	0	1
Non-Residential Growth Share	0.00	0.06
Total Growth Share	4	1

The Highlands RMP analysis results in a revision to the COAH-generated growth projection. Bloomsbury Borough may file this Workbook and use a Residential Growth Share of 1 plus a Non-residential Growth Share of 0.06 for a total Highlands Adjusted Growth Share Obligation of 1 affordable units

Growth Projection Adjustment - Actual Growth

Actual Growth 01/01/04 to 12/31/08

Municipality Name: Bloomsbury Borough

Residential COs Issued

As Published by D C S	1
Per Municipal Records (if different)	1
Qualified Residential Demolitions	

Note: To **qualify** as an offsetting residential demolition, the unit must be the primary residence of the household for which the demolition permit has been issued, it had to be occupied by that owner for at least one year prior to the issuance of the demolition permit, it has to continue to be occupied by that household after the re-build and there can be no change in use associated with the property. (See [N.J.A.C. 5:97-2.5\(a\)1.v.](#)) A Certification Form must be completed and submitted for each qualifying demolition.

[Get Demolition Certification Form](#)

Non-residential CO's by Use Group	Square Feet Added (COs Issued) As Published by D C S	Square Feet Added (COs Issued) per Municipal Records (if different)	Square Feet Lost Demolition Permits Issued)	Jobs Per 1,000 SF	Total Jobs
B	360	360		2.8	1.01
M	0	0		1.7	0.00
F	0	0		1.2	0.00
S	0	0		1.0	0.00
H	0	0		1.6	0.00
A1	0	0		1.6	0.00
A2	0	0		3.2	0.00
A3	0	0		1.6	0.00
A4	0	0		3.4	0.00
A5	0	0		2.6	0.00
E	0	0		0.0	0.00
I	0	0		2.6	0.00
R1	0	0		1.7	0.00
Total	360	360	0		1.01

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[Proceed to COAH Data and RMP Module 2 Build-out Data](#)

[Proceed to Exclusions Tab](#)

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: Bloomsbury Borough

Prior Round Affordable Units NOT included in Inclusionary Developments Built Post 1/1/04

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
Total	0

Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04

N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if affordable units are rentals)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
		0			0
		0			0
		0			0
		0			0
		0			0
Total		0	0	0	0

Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development

N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
		0
Total	0	0

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COAH Growth Projections and Highlands Buildout Data

Must be used in all submissions

Municipality Name: Bloomsbury Borough

The COAH columns have automatically been populated with growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. The Highlands RMP Build-out columns have automatically been populated with residential and non-residential build-out figures from the municipal build-out results with resource and utility constraints found in Table 4 of the RMP Module 2 report. Always check with the Highlands Council for updates. If figures have been updated, enter updated build-out results. Use the Tabs at the bottom of this page or the links within the page to toggle to the exclusions worksheet of this workbook. After entering all relevant exclusions, toggle back to the introduction page to view the growth share obligation that has been calculated based on each approach.

COAH Projections

From Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq.
Allocating Growth To Municipalities

Residential	Non-Residential
20	0

Highlands RMP Buildout Analysis

From Module 2
Table 4 – Municipal Build-Out Results With Resource and Utility Constraints
Updated as of October 2, 2009

	Preservation Area	Planning Area	Totals
Residential units – Sewered	<input style="width: 40px; height: 20px;" type="text" value="0"/>	<input style="width: 40px; height: 20px;" type="text" value="0"/>	0
Septic System Yield	<input style="width: 40px; height: 20px;" type="text" value="4"/>	<input style="width: 40px; height: 20px;" type="text" value="0"/>	4
Total Residential Units	4	0	4
Non-Residential Jobs – Sewered	<input style="width: 40px; height: 20px;" type="text" value="0"/>	<input style="width: 40px; height: 20px;" type="text" value="0"/>	0

Note: Always check with the Highlands Council for updated municipal Build-out numbers. Enter build-out figures in the appropriate boxes only if revised figures have been provided by the Highlands Council.

[Click Here to link to current Mod 2 Build-Out Reports](#)

[Proceed to Enter Prior Round Exclusions](#)
[Retrun to Enter Actual Growth](#)
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Comparative Analysis Detail For Bloomsbury Borough

The following chart applies the exclusions permitted pursuant to N.J.A.C 5:97-2.4 to both the COAH growth projections and the projected growth that results from the Highlands RMP build-out analysis plus actual growth for the period January 1, 2004 through December 31, 2008.

	COAH		Highlands	
	Residential	Non-Residential	Residential	Non-Residential
Projected Growth From COAH Appendix F(2)	20	0		
Residential Exclusions per 5:97-2.4(a) from "Exclusions" tab COs for prior round affordable units built or projected to be built				
Inclusionary Development	0		0	
Supportive/Special Needs Housing	0		0	
Accessory Apartments	0		0	
Municipally Sponsored or 100% Affordable	0		0	
Assisted Living	0		0	
Other	0		0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0		0	
Subtract the following Non-Residential Exclusions per 5:97-2.4(b) from "Exclusions" tab				
Affordable units	0		0	
Associated Jobs		0		0
Net Growth Projection	20	0	5	1
Projected Growth Share (Residential divided by 5 and jobs divided by 16)	4.00	0.00	1.00	0.06
Total Projected Growth Share Obligation		4 Affordable Units		1 Affordable Units

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