

Highlands Plan Conformance

Module 3: Housing Element and Fair Share Plan

According to COAH data, the prior COAH obligation (Round 2) from 1987-1999, was a 48 unit obligation. The approved obligation for that round is as follows:

<i>Age Restricted Group Home</i>	<i>10</i>	
<i>Center for Humanistic Change</i>	<i>6</i>	<i>Completed</i>
<i>Fairway Mews</i>	<i>32</i>	<i>Completed</i>
<i>Inclusionary and Growth Share</i>	<i>15</i>	
<i>Municipal Group Homes</i>	<i>15</i>	
<i>Rehabilitation Program</i>	<i>7</i>	<i>Completed</i>

There were 45 units completed of the 48 units required for the 2nd round obligations. The Township also has bonus credits for 9 rental units.

The additional sites noted within Round 2 will be revised for consistency for utilization of Round 3 COAH obligations as a residual.

The current total COAH projected growth share obligations for Washington Township is 59 affordable units.

The current Highland RMP adjusted growth projection is 226 affordable units, as of November 9, 2009, per website information, generated by completion of Module 1 and 2.

The Housing partnership programs, under the draft RAHDPP Guidelines, has not been thoroughly discussed or contemplated by the Township, but will be addressed.

The Township may consider housing transfers related to the planning area, however, this consideration will be part of the ongoing negotiations with the Highlands Council.