At its June 10, 2009 meeting, COAH granted substantive certification under the revised third round rules to seven municipalities. Congratulations!

**Plainsboro Township**, in Middlesex County, has a fair share obligation calculated to be 642 units, consisting of a 44-unit rehabilitation share, a 205-unit prior round obligation and a 385-unit projected growth share obligation. Plainsboro’s Fair Share Plan addresses the Township’s prior round and growth share obligations with 25 credits for a Regional Contribution Agreement, 331 credits and bonuses for built units (including Millstone Apartments shown on the next page), and 243 units in proposed mechanisms (nine credits for a proposed assisted living development, eight credits for proposed group homes, 82 credits for a proposed independent living development, 68 family rental units in a Market to Affordable Program, 14 extension of expiring controls units and 70 associated bonuses). Plainsboro Township was also granted a waiver from N.J.A.C. (continued on next page)
(continued from page 1) 5:97-6.9(b)4 for the Market to Affordable Program. The waiver granted relief from limiting a municipality to request credit for a market to affordable program for more than ten percent of its fair share obligation. The Township also proposes to participate in the Middlesex County Rehabilitation Program to address its rehabilitation share.

**Maplewood Township**, in Essex County, has an affordable housing obligation consisting of a 125-unit rehabilitation share, a 51-unit prior round obligation, and a 114-unit municipally projected growth share obligation, which is higher than COAH’s 69-unit projected growth share obligation. Maplewood’s plan proposes to address its 125-unit rehabilitation obligation with 44 credits for rehabilitated units, a 71-unit municipal rehabilitation program, and a 10-unit county rehabilitation program. The Township proposes to address its prior round and growth share obligations with 79 age-restricted credits for built units in the Maplewood Senior Citizen Housing development, 33 supportive and special needs housing rental credits (including the group home shown above), three rental bonuses for built supportive and special needs housing bedrooms in multiple facilities, 12 family rental units in Redevelopment Areas 1 and 3, 15 family rental units at the Universal Chain Redevelopment Site, 23 family for-sale units in Redevelopment Area 2, and 12 rental bonuses for development at the Universal Chain Redevelopment Site, resulting in a 12-unit surplus.

**Pennsauken Township**, in Camden County, has an affordable housing obligation consisting of a 203-unit rehabilitation obligation, a zero unit prior round obligation, and a 359-unit projected growth share obligation. Pennsauken proposes to address its 203-unit rehabilitation obligation with 80 rehabilitation credits and a rehabilitation program administered through the Pennsauken Housing Authority. The Township will address its growth share obligation with credits from three existing, 100% affordable rental developments, including two age-restricted rental developments (89 total units, such as those in Stonegate, shown at right) and one family rental development (270 units). Affordability controls on the family rental development (Sycamore Ridge) are set to expire in 2011, and the property managers have committed to extend the controls to at least 2018.
Springfield Township, in Burlington County, has a total affordable housing obligation of 102 units, consisting of a three-unit rehabilitation share, a 54-unit prior round obligation and a 45-unit projected growth share obligation. Springfield proposes to address its three-unit rehabilitation share with five rehabilitation credits. The Township proposes to address its prior round and growth share obligations with 34 credits for a Regional Contribution Agreement with the City of Beverly, nine credits and nine rental bonuses for two existing supportive and special needs facilities, six credits for an accessory apartment program, seven credits and four rental bonuses for a market to affordable program, one credit for a for-sale family unit constructed by the Columbus Farmer’s Market (shown above, with COAH planner Alice D’Arcy and Mayor Denis McDaniel), ten units in two proposed supportive and special needs facilities, and 13 units and seven rental bonuses for two proposed family rental developments. Springfield Township was also granted a waiver to N.J.A.C. 5:97-4.5(c), which states units rehabilitated between December 20, 2004 and June 2, 2008 are subject to 10-year controls. To meet its third round rehabilitation share of three units, Springfield has rehabilitated five units with six-year affordability controls. Six year controls were permitted prior to December 20, 2004 for owner occupied units.

Upper Pittsgrove Township, in Salem County, has an affordable housing obligation consisting of a rehabilitation obligation of four units, a 27-unit prior round obligation, and a 40-unit projected growth share obligation. Upper Pittsgrove’s plan proposes to address its four-unit rehabilitation obligation with four rehabilitation credits. The Township proposes to address its prior round and growth share obligations with 11 bedrooms and seven rental bonuses in two existing group homes, 27 proposed supportive and special needs bedrooms, 11 units in a market to affordable program (one shown above), seven affordable rental units provided by an accessory apartment program, and two family sales units and two compliance bonus credits in an inclusionary development.
Substantive Certifications

**Beverly City**, in Burlington County, has a total affordable housing obligation of 113 units, consisting of a 16-unit rehabilitation share, an 18-unit unmet need from the prior round obligation, and a 79-unit projected growth share obligation. As part of its second round certification, Beverly was granted a vacant land adjustment of 18 that resulted in a realistic development potential of zero and an unmet need of 18. The 79-unit projected growth share obligation is greater than the initial projected growth share obligation of 16 affordable units as a result of Beverly calculating its own household and employment growth projections. Beverly proposes to address its 16-unit rehabilitation share with 12 credits from its municipal rehabilitation program and four surplus new construction credits. The City proposes to address its unmet need and growth share obligations with 23 units in the Beverly Commons Senior Housing Complex, 10 Habitat for Humanity units, seven units from the Burlington County Community Action Program (two shown above), 60 units from the Waterfront Development Area, and four units from the Beaunit Mills Development Area.

**Frelinghuysen Township**, in Warren County, has an affordable housing obligation consisting of a rehabilitation obligation of six units, a six-unit prior round obligation and a 32-unit projected growth share obligation. On May 5, 2009, Frelinghuysen submitted a motion requesting a minor revision to its December 30, 2008 adopted Housing Element and Fair Share Plan which eliminated a proposed municipally sponsored four-bedroom group home, increases a proposed municipally sponsored 100 percent development from 10 rental units to 12 rental units and requests two additional rental bonuses. Frelinghuysen’s plan proposes to address its six-unit rehabilitation obligation with three rehabilitation credits and a three unit rehabilitation program to be administered by Warren County. The Township proposes to address its prior round and growth share obligations with 19 bedrooms and two bonuses in five group homes, 12 affordable rental units in a proposed municipally sponsored 100 percent development, and eight rental bonuses for the municipally sponsored 100 percent development.
Municipal representatives who are designated to submit municipal affordable housing trust fund and project/unit monitoring through COAH's Computer Tracking & Monitoring System (CTM) are encouraged to enter data as units are completed and funds are collected or spent. Although certifications of completion are only due annually, data can and should be updated frequently. Thank you!

MISSION STATEMENT
To facilitate the production of sound, affordable housing for low and moderate income households by providing the most effective process for municipalities, housing providers, nonprofit and for profit developers to address a constitutional obligation within the framework of sound comprehensive planning.

Monitoring Reminder
Municipal representatives who are designated to submit municipal affordable housing trust fund and project/unit monitoring through COAH’s Computer Tracking & Monitoring System (CTM) are encouraged to enter data as units are completed and funds are collected or spent. Although certifications of completion are only due annually, data can and should be updated frequently. Thank you!

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GOVERNOR’S CONFERENCE on Housing and Community Development
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