



STATUS OF AFFORDABLE HOUSING ACTIVITY DURING THE 2018 CALENDAR YEAR

***TOWN OF WESTFIELD
UNION COUNTY, NJ***

January 28, 2019

Prepared by:
Donald B. Sammet, PP/AICP, Town Planner
License No. 5758

**Status of Affordable Housing Activity During the 2018 Calendar Year
Town of Westfield, Union County, NJ**

Purpose

This status report is completed pursuant to the provisions found within the Town of Westfield Land Use Ordinance at Section 23.01H.3, and the Settlement Agreement by and between the Town and Fair Share Housing Center, dated April 4, 2017. This status report outlines the tasks completed and status of all affordable housing activity within the Town of Westfield during the 2018 calendar year.

Background

Westfield filed a declaratory judgment action with the Superior Court on July 2, 2015, titled In re Town of Westfield Compliance with Third Round Mount Laurel Affordable Housing Obligations, Docket No. UNN-L-2391-15 (the “DJ Action”). The DJ Action sought a judicial determination of compliance with the Town’s Third Round affordable housing obligation. The DJ Action was settled and the settlement was reviewed and approved by the Superior Court of New Jersey (the Honorable Karen Cassidy, A.J.S.C., presiding) after a Fairness Hearing, which approval is memorialized in an amended order entered by the court on October 30, 2017 and filed by the court on November 1, 2017 (the “November 2017 Order”).

The November 2017 Order set forth a number of tasks which the Town was required to take in order to obtain a Judgment and Compliance and Repose from the Court, and thereby granting the Town of Westfield immunity from the so-called “builders remedy lawsuit”. Completion of these tasks and a subsequent judgment would show that the Town of Westfield had created and adopted a housing plan that provides a realistic opportunity for the development of housing that is affordable to low- and moderate-income families and individuals. Many of these tasks were completed in 2018, with some actually completed in 2017. (2017 Completed Actions are outlined in a report entitled, “Status Report Regarding Affordable Housing Compliance Measures”, dated January 12, 2018, prepared by Donald B. Sammet, PP/AICP, Westfield Town Planner.)

Adoption of Housing Element and Fair Share Plan

The November 2017 Order required that the Planning Board adopt and the Town endorse a Housing Plan Element of the Master Plan by March 17, 2018. The Board complied, and adopted its Housing Element and Fair Share Plan on March 5, 2018. Subsequently, the Mayor and Council endorsed the Plan by resolution at their March 13, 2018 meeting.

The preparation and adoption of the Housing Element and Fair Share Plan provided for a settlement of the Town’s Third Round affordable housing obligation consistent with the November 2017 Order and provides a realistic opportunity for the development of affordable housing units that will satisfy the Town’s Third Round obligation under the New Jersey Supreme Court’s Mount Laurel decisions from 2015 to 2025 inclusive of the GAP period between 1999 and 2015.

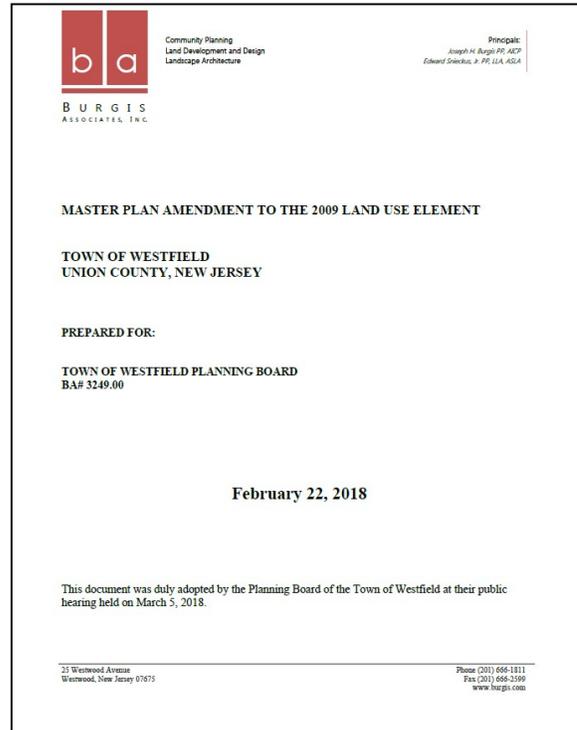
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Adoption of Amended Land Use Element

The Planning Board also updated the Land Use Element of the Town Master Plan to reflect the revised housing policies contained with the Housing Element. The revised Land Use Element, dated February 22, 2018, was adopted by the Board on March 5, 2018.

Adoption of Ordinances

The November 2017 Order further required that the Town amend the its Land Use Ordinance to implement the terms of the Settlement Agreement. There were a number of ordinances drafted and adopted in 2018. All were done so prior to the deadline set by the Court in the November 2017 Order of April 16, 2018. The 9 ordinances adopted pursuant to the November 2017 Order are listed and summarized within the table on the following pages.



General Ordinance No.	Title	Adoption Date	Synopsis
2093	An Ordinance Amending the Land Use Ordinance of the Town of Westfield to Address the Requirements of the Fair Housing Act Regarding Compliance with the Town's Affordable Housing Obligations by Establishing an Affordable Housing Overlay Zone Designated as the GB1-AHO District and Modifying the Zoning Map	March 13, 2018	Created an overlay zone district allowing for the development of residential multifamily housing with an affordable housing component as an alternative to those uses permitted by the underlying zoning district regulations, and established standards for same.
2094	An Ordinance Amending the Land Use Ordinance of the Town of Westfield to Address the Requirements of the Fair Housing Act Regarding Compliance with the Town's Affordable Housing Obligations by Establishing an Affordable Housing Overlay Zone Designated as the GB2-AHO District and Modifying the Zoning Map	March 13, 2018	Created an overlay zone district allowing for the development of residential multifamily housing with an affordable housing component as an alternative to those uses permitted by the underlying zoning district regulations, and established standards for same.

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General Ordinance No.	Title	Adoption Date	Synopsis
2095	An Ordinance Amending the Land Use Ordinance of the Town of Westfield to Address the Requirements of the Fair Housing Act Regarding Compliance with the Town's Affordable Housing Obligations by Establishing an Affordable Housing Overlay Zone Designated as the GB3-AHO District and Modifying the Zoning Map	March 13, 2018	Created an overlay zone district allowing for the development of residential multifamily housing with an affordable housing component as an alternative to those uses permitted by the underlying zoning district regulations, and established standards for same.
2096	An Ordinance Amending the Land Use Ordinance of the Town of Westfield to Address the Requirements of the Fair Housing Act Regarding Compliance with the Town's Affordable Housing Obligations by Establishing an Affordable Housing Overlay Zone Designated as the C-AHO District and Modifying the Zoning Map	March 13, 2018	Created an overlay zone district allowing for the development of residential multifamily housing with an affordable housing component as an alternative to those uses permitted by the underlying zoning district regulations, and established standards for same.
2097	An Ordinance Amending the Land Use Ordinance of the Town of Westfield to Address the Requirements of the Fair Housing Act Regarding Compliance with the Town's Affordable Housing Obligations by Establishing an Affordable Housing Overlay Zone Designated as the SW-AHO District and Modifying the Zoning Map	March 13, 2018	Created an overlay zone district allowing for the development of mixed commercial/residential multifamily housing development with an affordable housing component as an alternative to uses permitted by the underlying zoning district regulations, and established standards for same.
2098	An Ordinance Amending the Land Use Ordinance of the Town of Westfield to Address the Requirements of the Fair Housing Act Regarding Compliance with the Town's Affordable Housing Obligations by Establishing an Affordable Housing Overlay Zone Designated as the PA-AHO District and Modifying the Zoning Map	March 13, 2018	Created an overlay zone district allowing for the development of mixed commercial/residential multifamily housing development with an affordable housing component as an alternative to uses permitted by the underlying zoning district regulations, and established standards for same.
2099	An Ordinance Amending the Land Use Ordinance of the Town of Westfield to Address the Requirements of the Fair Housing Act Regarding Compliance with the Town's Affordable Housing Obligations by Establishing an Affordable Housing Overlay Zone Designated as the RP-AHO District and Modifying the Zoning Map	March 13, 2018	Created an overlay zone district allowing for the development of quadplex and duplex residential construction no exceeding a total of 10 dwelling units, with a payment in lieu of providing on-site affordable housing units as an alternative to uses permitted by the underlying zone district regulations, and establishes standards for same.

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General Ordinance No.	Title	Adoption Date	Synopsis
2100	An Ordinance Amending the Land Use Ordinance of the Town of Westfield to Address the Requirements of the Fair Housing Act Regarding Compliance with the Town's Affordable Housing Obligations	March 13, 2018	Amended the permitted residential density within the NA-AH North Avenue Transit Oriented Development District from 15 or 16 dwelling units per acre to 25 dwelling units per acre.
2101	An Ordinance Amending the Land Use Ordinance of the Town of Westfield to Address the Requirements of the Fair Housing Act Regarding Compliance with the Town's Affordable Housing Obligations	March 13, 2018	Amended the permitted residential density within the RA-5A Multi-Family Residence District from 8 dwelling units per acre to 20 dwelling units per acre.

Compliance Hearing

The November 2017 Order also scheduled a date for the Town's Compliance Hearing as April 16, 2018. The Court subsequently rescheduled the Compliance Hearing to May 21, 2018. At that hearing, the Town presented testimony from its Town Planner who outlined the steps that the Town had taken to fulfill the requirements of the November 2017 Order.

These included completion and adoption of the Housing Element and Fair Share Plan, Land Use Element, and ordinances described on the preceding pages of this report. In addition, a description of compliance with items referenced in the report of the Court appointed Housing Master, dated May 17, 2018 were reviewed with the Court. The court Master's report identified items that were to be completed within 60 days of the Court issuing any Conditional Judgment of Compliance and Repose and are described below. In addition, the Town proposed an amendment to its Development Fee Ordinance to clarify existing provisions.

Conditional Judgment of Compliance and Repose

The Town of Westfield obtained its Conditional Judgment of Compliance and Repose from the Superior Court on May 31, 2018. Conditions contained within the Judgment included that amendments be made to the land use regulations pertaining to the RA-5A Multi-Family Residence District, amendments be made to the Town's Affordable Housing Ordinance, amendments be made to the Town's Development Fee Ordinance, amendments be made to the Town's Affirmative Marketing Plan, and amendments be made to the Spending Plan which is part of the Town's Housing Element and Fair Share Plan. In addition, the Town was required to provide documentation surrounding development of the so-called "Myrtle Avenue 100% Affordable Housing Site" located on Town-owned properties at the intersection of Myrtle Avenue and Grandview Avenue. The Conditional Judgment gave the town a deadline of August 10, 2018 in which to comply with the conditions.

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Adoption of Ordinances

As a result of the Conditional Judgment of Compliance and Repose, the Town adopted the three additional ordinances in 2018 which are listed and summarized within the table on the following pages.

General Ordinance No.	Title	Adoption Date	Synopsis
2107	An Ordinance Amending the Land Use Ordinance of the Town of Westfield to Address the Requirements of the Fair Housing Act Regarding Compliance with the Town's Affordable Housing Obligations	July 10, 2018	Replaced reference to COAH's Third Round Rules with reference to COAH's Second Round Rules and included a summary of the Settlement Agreement between the Town of Westfield and Fair Share Housing Center as pertains to the Affordable Housing Ordinance
2108	An Ordinance Amending the Land Use Ordinance of the Town of Westfield to Address the Requirements of the Fair Housing Act Regarding Compliance with the Town's Affordable Housing Obligations	July 10, 2018	Amended land use regulations applicable to developments within the RA-5A Multi-Family Residence District.
2109	An Ordinance Amending the Land Use Ordinance of the Town of Westfield Establishing an Affordable Housing Development Fee	July 10, 2018	Clarifies required residential development fee.

Amended Affirmative Marketing Plan

The Conditional Judgment of Compliance and Repose required that the Town update its Affirmative Marketing Plan to include the Fair Share Housing Center and other organizations within its list of community and regional organizations that must be notified of affordable housing unit availability. These amendments were made to the existing Plan, and were adopted by resolution of the Mayor and Council on July 10, 2018.

Amended Spending Plan

Pursuant to the Conditional Judgment of Compliance and Repose, the Town Planning Board amended its Affordable Housing Spending Plan. The Spending Plan is part of the Town Housing Element and Fair Share Plan. Required amendments included dedicating surplus within the Spending Plan to the construction of 20 affordable units, half for families; and, a provision that if a rental housing rehabilitation program becomes necessary, that the Spending Plan would be amended to accommodate same. The Spending Plan was adopted by way of amendment to the Housing Element and Fair Share Plan on July 2, 2018. It was subsequently endorsed by the Mayor and Council on July 10, 2018.

Myrtle Avenue Site Documentation

As required by the Conditional Judgment of Compliance and Repose, the Town provided to the Court requested information including: a resolution agreeing to convey property to the ARC of Union County, dated April 4, 2017, a project pro forma, documentation of sufficient funding, and a construction schedule.

Final Judgment of Compliance and Repose

The Town having completed all of the items described in the preceding pages submitted documentation proving compliance to the Court and Court's Special Housing Master on August 6, 2018. The Housing Master then submitted to the Court via letter dated August 8, 2018 their finding that all submissions were complete and consistent with the terms and conditions of the Conditional Judgment of Compliance and Repose. As a result, the Court on August 23, 2018 entered a Final Judgment of Compliance and Repose in favor of the Town of Westfield.

The Final Judgment of Compliance and Repose is in effect for 10 years, beginning on July 2, 2015 and ending on July 2, 2025. During this 10-year period the Town and all of its boards have repose and immunity from any and all exclusionary zoning lawsuits, including "builder's remedy" lawsuits.

Development of Parcels Identified within the Housing Element and Fair Share Plan

There are currently three separate developments containing affordable units under construction within the Town of Westfield. First, an inclusionary site identified as "339 W. Broad Street" and as the "West Broad Street Transit Oriented Development" site in the Town's 2018 Housing Element and Fair Share Plan, is closer to completion with an anticipated date for a certificate of occupancy in the Fall of 2019. The project will contain a total of 31 residential units, with 5 of those affordable to low- and moderate-income households. All affordable units will follow requirements found in the Uniform Housing Affordability Controls including required bedroom and income distributions.

The second inclusionary site is located within the Pan Am Affordable Housing Overlay District, located at 201 South Avenue West, adjacent to the South Avenue traffic circle. Also identified within the 2018 Housing Element and Fair Share Plan, the project will contain approximately 7,000 square feet of commercial space, and a total of 30 residential units, with 5 of those affordable to low- and moderate-income households. The project is proceeding due to the Town's adoption of General Ordinance 2098 on March 13, 2018 which allowed for mixed-use, inclusionary development of the site. The project obtained preliminary and final site plan approval from the Town Planning Board as evidenced by resolution of the Board dated September 5, 2018. All affordable units will follow requirements found in the Uniform Housing Affordability Controls including required bedroom and income distributions.

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Also under construction is development within the RA-5B Multi-Family Residence District, on what has been described in this report as the “Myrtle Avenue 100% Affordable Housing Site”, located on Town-owned properties at the intersection of Myrtle Avenue and Grandview Avenue. The Town of Westfield has negotiated a developer agreement with ARC of Union County to construct two, separate homes known as community residences for the developmentally disabled under the New Jersey Municipal Land Use Law. The first home, located at 244 Grandview Avenue, would contain 4 bedrooms and the second home, located at 304 Myrtle Avenue would also contain 4 bedrooms. In order to effectuate the development of these two sites, the Mayor and Council adopted General Ordinance Number 2114 on November 6, 2018. This ordinance amended the land use regulations for properties within the RA-5B Multi-Family Residence District, allowing for an as-of-right development of the two sites with community residences as proposed by ARC of Union County. At present, both homes have obtained zoning approval and are in construction permit review.

Construction has also begun on a 13 unit townhouse project at Myrtle and Grove Streets, also within the RA-5B Multi-Family Residence District. Preliminary and final site plan approval was granted for this project in 2018. This project, although not containing affordable units, has generated a requirement for the development of 3 affordable units off-site. Pursuant to a settlement agreement between the property developer, Fair Share Housing Center, and Town, which was then subsequently approved by the Superior Court, the 3 affordable units generated by the townhouse project must be earmarked for special needs tenants and will provide one (1) 3-bedroom unit; and two (2) 2-bedroom units. As part of the settlement agreement, the 3 special needs units will be included in the phasing schedule required by N.J.A.C. 5:93-5.6(d) for the development of property located within the SW Affordable Housing Overlay District and must be provided regardless of when or if the Townhouse Project on Myrtle and Grove proceeds to be developed.

Finally, all affordable units within an inclusionary site at 333 Central Avenue (completed in 2017) remain fully occupied. The site contains a total of 70 units, with 9 allocated for low, very low, and moderate income households. The Town maintains a waiting list of interest applicants through its administrative agent.

Community Outreach

Town officials worked with members of the community to arrange an affordable housing update meeting at the Westfield Neighborhood Council’s headquarters on Cacciola Place.

**CGPH**
Community Grants, Planning & Housing

AFFORDABLE HOUSING APPLICATION INFO

Thank you for your interest in Affordable Housing!

The *fastest* and *easiest* way to apply is to submit a preliminary application online at:

www.AffordableHomesNewJersey.com

*Follow these **two easy steps** to apply today!*

Step One:

Simply click on the “Pre-Application” link at the top of the webpage and you will be sent straight to the simple application form to fill out online.

On the pre-application page, simply enter your information and instantly submit your online preliminary application. Once done, you should receive a confirmation email instantly!



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Hosted by the Westfield Neighborhood Council and held on October 29, 2018, the Mayor, a member of the Town Council, Town Business Administrator, Town Planner, and Town's Administrative Agent met with community residents, leaders, and other stakeholders. Town officials described the Town's affordable housing plans including upcoming developments and ways in which interested families and individuals could apply for affordable housing within Town, and even in other communities.

Administrative Agent and Municipal Housing Liaison

The Town retained Community Grants Planning and Housing (CGP&H) to act as Administrative Agent in 2018. They also acted as the Town's Administrative Agent in 2017 and were responsible for receiving and reviewing applications for affordable units, as well as holding the required lottery. CGP&H will continue with these duties in 2019.

The Town Planner acted as Municipal Housing Liaison in 2018. He also acted in this capacity in 2017, and will continue to do so in 2019. The Town Planner is the primary in-house point of contact for affordable housing matters in Westfield.

Status Report on Affordable Housing Trust Fund Activity

The Town has utilized monies within its Affordable Housing Trust Fund towards administrative costs. Funds have been expended for costs associated with the Town's filings with the Court seeking a judgment of compliance and repose, as well as, administration of the Town's affordable housing plan, namely costs associated with the duties of the administrative agent and municipal housing liaison. Pursuant to the Town's Spending Plan, funds will also be used towards the construction of 20 affordable units, half for families. As of January 28, 2019, the Town's Affordable Housing Trust Fund Balance is \$865,980.87. The Trust Fund is funded through the collection of development fees in Westfield.

Project/Program Information Forms

The following pages include the project/program information forms developed by the Council on Affordable Housing (COAH) for the developments referred to in this report. Also included is a copy of the administrative agent information form developed by COAH.

ADMINISTRATIVE AGENT INFORMATION FORM

Please submit the following information to:

Terry Kizer
Council on Affordable Housing
P. O. Box 813
Trenton, NJ 08625
Fax: 609-633-6056
E-mail: COAHAdmin@dca.state.nj.us

*required information

Information Submitted By: Municipal Housing Liaison RCA Administrator

* Name: _____

* Title: _____

* Municipality: _____

* County: _____

For each development and/or program in the municipality that contains restricted affordable units, please list the administrative agent responsible for administering the affordable units:

* Development / Program: _____

* Name: _____

* Title: _____

Check here if this is a Municipal Employee Administrative Agent

* Organization: _____

* Address: _____

* Phone #: _____ * FAX #: _____

* E-mail: _____ Cell #: _____

* Development / Program: _____

* Name: _____

* Title: _____

Check here if this is a Municipal Employee Administrative Agent

* Organization: _____

* Address: _____

* Phone #: _____ * FAX #: _____

* E-mail: _____ Cell #: _____

* Development / Program: _____

* Name: _____

* Title: _____

Check here if this is a Municipal Employee Administrative Agent

* Organization: _____

* Address: _____

* Phone #: _____ * FAX #: _____

* E-mail: _____ Cell #: _____

* Development / Program: _____

* Name: _____

* Title: _____

Check here if this is a Municipal Employee Administrative Agent

* Organization: _____

* Address: _____

* Phone #: _____ * FAX #: _____

* E-mail: _____ Cell #: _____

Please make additional copies of the form, if needed.

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: 339 West Broad Street

Project Block/Lot/Qualifier (list all) Block 3001, Lots 1 and 6

Project Acreage: .48 Density: 64 du/acre Set Aside: 5

Project Sponsor: (check one) Municipally Developed Nonprofit Developed Private Developer

Project Sponsor Name: _____

Project Developer Name: Zak Properties

Planning Regions: (check all that apply)

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

Project Credit Type: (check one)

- Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Project Credit Sub-Type: (if applicable)

- Addressing Unmet Need Extension of Controls (shown as, "Extension of Credit" in CTM)

Construction Type: (check one) New (includes reconstruction and conversions) Rehabilitation

- Flags: (check 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: 26 Number of market units completed: _____

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

Number of affordable units under construction: 5

Condo Fee percentage: (if applicable) _____

Affordability Average Percentage: ¹ _____

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 (check 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 _____ Private

Effective date of affordability controls: _____

Length of Affordability Controls: (in years) _____ or Perpetual

Project Contacts: (fill in all that apply)

Administrative Agent: Community Grants Planning and Housing

Property Manager: Nathan Reich

Rehab Program Administrator: _____

Other: _____

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:

Total non-age-restricted 5 Sales Rentals 5 Total age-restricted Sales Rentals

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)

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income ²	_____	_____
35% of median income ³	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income
 35% = greater than 30 percent and less than or equal to 35 percent of median income
 50% = greater than 35 percent and less than or equal to 50 percent of median income
 80% = greater than 50 percent and less than 80 percent of median income

Bedroom Distribution of Affordable Units:

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

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

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: 501 South Avenue West

Project Block/Lot/Qualifier (list all) Block 3002, Lots 5, 6, 12, 13

Project Acreage: 1.18 Density: 25 Set Aside: 5

• Project Sponsor: (check one) Municipally Developed Nonprofit Developed Private Developer

Project Sponsor Name: _____

Project Developer Name: Bentley Westfield, LLC

Planning Regions: (check all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Project Credit Type: (check one)

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Project Credit Sub-Type: (if applicable)

Addressing Unmet Need Extension of Controls (shown as, "Extension of Credit" in CTM)

• Construction Type: (check one) New (includes reconstruction and conversions) Rehabilitation

Flags: (check 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: 25 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 _____

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 (check 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 _____ Private

Effective date of affordability controls: _____

Length of Affordability Controls: (in years) _____ or Perpetual

Project Contacts: (fill in all that apply)

Administrative Agent: Community Grants Planning and Housing

Property Manager: Joseph Buontempo

Rehab Program Administrator: _____

Other: _____

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:

Total non-age-restricted 5 Sales Rentals 5 Total age-restricted Sales Rentals

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35% of median income ³	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income
 35% = greater than 30 percent and less than or equal to 35 percent of median income
 50% = greater than 35 percent and less than or equal to 50 percent of median income
 80% = greater than 50 percent and less than 80 percent of median income

Bedroom Distribution of Affordable Units:

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

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

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: 244 Grandview Avenue

Project Block/Lot/Qualifier (list all) Block 4007, Lot 13

Project Acreage: .529 Density: Set Aside:

Project Sponsor: (check one) Municipally Developed Nonprofit Developed Private Developer

Project Sponsor Name:

Project Developer Name: ARC of Union County

Planning Regions: (check all that apply)

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

Project Credit Type:(check one)

- Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Project Credit Sub-Type: (if applicable)

- Addressing Unmet Need Extension of Controls (shown as, "Extension of Credit" in CTM)

Construction Type: (check one) New (includes reconstruction and conversions) Rehabilitation

- Flags: (check 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: 0 Number of market units completed:

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

Number of affordable units under construction: 4 bedrooms

Condo Fee percentage: (if applicable)

Affordability Average Percentage: 1

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 (check 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 DHSS 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

Project Contacts: (fill in all that apply)

Administrative Agent: _____

Property Manager: Edwin Asuta

Rehab Program Administrator: _____

Other: _____

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:

Total non-age-restricted 4 Sales Rentals 4 Total age-restricted Sales Rentals

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)

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income ²	_____	_____
35% of median income ³	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income
 35% = greater than 30 percent and less than or equal to 35 percent of median income
 50% = greater than 35 percent and less than or equal to 50 percent of median income
 80% = greater than 50 percent and less than 80 percent of median income

Bedroom Distribution of Affordable Units:

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

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

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: 304 Myrtle Avenue _____

Project Block/Lot/Qualifier (list all) Block 4006, Lot 1 _____

Project Acreage: .723 Density: _____ Set Aside: _____

• Project Sponsor: (check one) Municipally Developed Nonprofit Developed Private Developer

Project Sponsor Name: _____

Project Developer Name: ARC of Union County _____

Planning Regions: (check all that apply)

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

Project Credit Type:(check one)

- Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Project Credit Sub-Type: (if applicable)

- Addressing Unmet Need Extension of Controls (shown as, "Extension of Credit" in CTM)

• Construction Type: (check one) New (includes reconstruction and conversions) Rehabilitation

- Flags: (check 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: 0 Number of market units completed: _____

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

Number of affordable units under construction: 4 bedrooms _____

Condo Fee percentage: (if applicable) _____

Affordability Average Percentage: ¹ _____

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 (check 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

Project Contacts: (fill in all that apply)

Administrative Agent: _____

Property Manager: Edwin Asuta

Rehab Program Administrator: _____

Other: _____

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:

Total non-age-restricted 4 Sales Rentals 4 Total age-restricted Sales Rentals

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)

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income ²	_____	_____
35% of median income ³	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income
 35% = greater than 30 percent and less than or equal to 35 percent of median income
 50% = greater than 35 percent and less than or equal to 50 percent of median income
 80% = greater than 50 percent and less than 80 percent of median income

Bedroom Distribution of Affordable Units:

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

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

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: 333 Central Avenue, Westfield, NJ

Project Block/Lot/Qualifier (list all) Block 3207 Lot 1.01

Project Acreage: 1.52 Density: 46 du/acre Set Aside: 9

● Project Sponsor: (check one) Municipally Developed Nonprofit Developed Private Developer

Project Sponsor Name: _____

Project Developer Name: Claremont Properties

Planning Regions: (check all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Project Credit Type:(check one)

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Project Credit Sub-Type: (if applicable)

Addressing Unmet Need Extension of Controls (shown as, "Extension of Credit" in CTM)

● Construction Type: (check one) New (includes reconstruction and conversions) Rehabilitation

Flags: (check 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: 61 Number of market units completed: 61

Number of market units with certificates of occupancy issued after 1/1/2004: 61

Number of affordable units under construction: 9

Condo Fee percentage: (if applicable) _____

Affordability Average Percentage: ¹ _____

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 (check 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 _____ Private

Effective date of affordability controls: August 11, 2017

Length of Affordability Controls: (in years) 30 or Perpetual

Project Contacts: (fill in all that apply)

Administrative Agent: Community Grants Planning and Housing

Property Manager: Mark Phillips

Rehab Program Administrator: _____

Other: _____

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:

Total non-age-restricted 9 Sales Rentals 9 Total age-restricted Sales Rentals

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)

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income ²	<u> 1 </u>	<u> </u>
35% of median income ³	<u> </u>	<u> </u>
50% of median income	<u> 3 </u>	<u> </u>
<u>Moderate Income</u>		
80% of median income	<u> 5 </u>	<u> </u>

Note: 30% = less than or equal to 30 percent of median income
 35% = greater than 30 percent and less than or equal to 35 percent of median income
 50% = greater than 35 percent and less than or equal to 50 percent of median income
 80% = greater than 50 percent and less than 80 percent of median income

Bedroom Distribution of Affordable Units:

Sale units	efficiency low	<u> </u>	1 bedroom low	<u> </u>	2 bedroom low	<u> </u>	3 bedroom low	<u> </u>
	efficiency mod	<u> </u>	1 bedroom mod	<u> </u>	2 bedroom mod	<u> </u>	3 bedroom mod	<u> </u>
Rental units	efficiency low	<u> 1 </u>	1 bedroom low	<u> 2 </u>	2 bedroom low	<u> 1 </u>	3 bedroom low	<u> </u>
	efficiency mod	<u> </u>	1 bedroom mod	<u> 2 </u>	2 bedroom mod	<u> 3 </u>	3 bedroom mod	<u> </u>

Completed Units:

Number of affordable units completed in this project 9

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

