



**STATUS OF
AFFORDABLE HOUSING ACTIVITY
DURING THE 2019 CALENDAR YEAR**

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

January 17, 2020

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

**Status of Affordable Housing Activity During the 2019 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. In summary, on or about January 31 of each year, the Town must provide an annual reporting of the status of all affordable housing activity within the municipality, with a copy posted on the Town website and a copy provided to the Fair Share Housing Center. This status report outlines the tasks completed and status of all affordable housing activity within the Town of Westfield during the 2019 calendar year, fulfilling the reporting requirement.

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”).

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.

The Housing Element and Fair Share Plan provides realistic opportunities for the construction affordable housing within the community. The plan includes a mandatory development fee ordinance, a zoning ordinance amendment requiring inclusionary development for any proposed residential development involving more than 5 units and at a density of 6 units per acre or more, overlay zones requiring inclusionary development for selected sites that may develop or redevelop, and affordable housing inclusionary zone districts.

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

339 West Broad Street – The Parker

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 now complete. The project contains a total of 31 residential units, with 5 of those affordable to very low, low- and moderate-income households. All affordable units will follow requirements found in the Uniform Housing Affordability Controls including required bedroom and income distributions. Marketing of the affordable units is underway.



Don't Miss This Opportunity!
AFFORDABLE RENTALS IN WESTFIELD
THE PARKER

Please submit a preliminary application at www.AffordableHomesNewJersey.com

and join the WESTFIELD Rental Waiting list by **January 3, 2020**

to be included in the random lottery number drawing.

If you do not have an email address, call 609-664-2769 ext. 5

- The Parker is located at 339 West Broad Street, Westfield, in Union County.
- Unit amenities include:
 - Central Air Conditioning
 - Dishwasher
 - Washer & Dryer
- Pets are not allowed.
- This is a smoke-free community.
- Although any income eligible households may apply, residents and workers of Essex, Morris, Union and Warren counties will be selected before residents of other counties or states.

There will be a total of 5 NEW affordable apartments and these are expected to be available in Winter 2020. Rents, not including utilities, are below:

1 Bedroom Apartments	One Very Low	\$387
2 Bedroom Apartments	Two Low	\$921
	One Moderate	\$1,147
3 Bedroom Apartments	One Low	\$1,061

To submit a preliminary application, visit www.AffordableHomesNewJersey.com.

Maximum Gross Income by Family Size

Household Size	Very Low	Low	Moderate
1	\$21,161	\$35,269	\$56,430
2	\$24,184	\$40,307	\$64,491
3	\$27,207	\$45,345	\$72,553
4	\$30,230	\$50,384	\$80,614
5	\$32,849	\$54,414	\$87,063
6	\$35,067	\$58,445	\$93,512



333 Central Avenue

Also complete is an inclusionary site at 333 Central Avenue (completed in 2017). The site contains a total of 70 units, with 9 allocated for very low, low, and moderate income households.



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201 South Avenue West – Circle Plaza

Currently under construction is inclusionary site 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.



244 Myrtle Avenue and 304 Myrtle Avenue

Development within the RA-5B Multi-Family Residence District, on what has been called the "Myrtle Avenue 100% Affordable Housing Site", located on Town-owned properties at the intersection of Myrtle Avenue and Grandview Avenue is also proceeding. 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 Myrtle Avenue, contains 4 bedrooms and has been completed and issued a Certificate of Occupancy on December 9,



244 Myrtle Avenue

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2019. The second home, located at 304 Myrtle Avenue will also contain 4 bedrooms and is currently under construction. 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.



304 Myrtle Avenue

321 East Grove Street

Construction is also nearly complete 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.



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203-215 Ross Place

Finally, a 10 unit residential development located within the Ross Place Affordable Housing Overlay Zone District is proceeding. The project obtained preliminary and final site plan approval from the Town Planning Board as evidenced by resolution of the Board dated September 4, 2019. obtained site plan approval from the Town Planning Board. 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 developer must make a contribution to the Town's Affordable Housing Trust Fund in the amount of \$110,000 with \$55,000 due at the time of construction permitting, and \$55,000 due at the time of issuance of a certificate of occupancy.



Administrative Agent and Municipal Housing Liaison

The Town retained Community Grants Planning and Housing (CGP&H) to act as Administrative Agent in 2019. They have acted as the Town's Administrative Agent since 2017 and are responsible for receiving and reviewing applications for affordable units, as well as holding the required lottery. CGP&H will continue with these duties in 2020.

The Town Planner acted as Municipal Housing Liaison in 2019. He also acted in this capacity since 2017, and will continue to do so in 2020. 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

**CGP&H**
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!



Step Two:

Visit your online Applicant Profile by following the link in the confirmation email you will receive after submitting your preliminary application. One this profile, you can:

- ◆ Add yourself to affordable housing waitlists
- ◆ Look for up-to-date rental and sale property listings
- ◆ Verify and update any of your personal information
- ◆ Find information on program income limits and policies



iPhone & Android compatible!



APPLY ONLINE TODAY!



New Jersey HOUSING Resource Center
www.njhrc.gov

If you don't have access to a computer, please give us a call at 609-664-2769 ext. 29.

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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 December 31, 2019, the Town's Affordable Housing Trust Fund Balance is \$1,440,626. The Trust Fund is funded through the collection of development fees in Westfield.

Annual Meeting with Non-Profits

Westfield's Municipal Housing Liaison organized an inaugural meeting between the Town and non-profit housing developers in 2019. Invitations to attend were distributed through direct contact with known developers, through the Town's Administrative Agent, and through the Housing and Community Development Network.

The meeting was well attended and the Municipal Housing Liaison provided an overview of the Town's Affordable Housing Plan including identified zone districts for inclusionary housing, the Town's Development Fee Ordinance which requires a contribution be made to the Town's Affordable Housing Trust Fund for certain projects, and a description of inclusionary housing projects completed or underway in Town. The Municipal Housing Liaison also described the Town's dedication of funds towards the construction of 20 additional affordable housing units, as mandated by agreement with the Fair Share Housing Center and as described in the Town's Affordable Housing Spending Plan.

Dialogue commenced surrounding the Town's in-house staff and capabilities and other resources that the Town could bring to the table. Attendees expressed interest in any available Town-owned parcels and were provided with a list of all properties in existing inclusionary zone districts by the Municipal Housing Liaison. Attendees identified high land costs as a significant issue especially in transit-oriented-development areas, and the need to offset those costs through density bonuses, or buy-down of land costs with the help of the municipality. Community support for projects was also identified as a critical component for projects.

Developer attendees included:

- Community Options, Inc.
- Community Investment Strategies, Inc.
- Conifer Realty, LLC
- Michaels Development
- Monarch Housing Associates
- Triple C Housing
- The Arc of Union County
- Bergen County United Way

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.

H:\Don\Affordable Housing Status Annual Reporting\2020\2020-Westfield-Aff-Hous-Status-Report.doc

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: Donald Sammet
* Title: Town Planner
* Municipality: Town of Westfield
* County: Union

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: 339 West Broad Street (The Parker)

* Name: Megan York

* Title: Vice President/Administrative Agent

Check here if this is a Municipal Employee Administrative Agent

* Organization: Community Grants Planning & Housing

* Address: 1249 South River Road, Suite 301

Cranbury, NJ 08512-3633

* Phone #: (609) 664-2769 * FAX #: 609-664-2786

* E-mail: megan@cgph.net Cell #: _____

* Development / Program: 501 South Avenue West (Pan Am)
* Name: Megan York
* Title: Vice President/Administrative Agent
 Check here if this is a Municipal Employee Administrative Agent
* Organization: Community Grants Planning & Housing
* Address: 1249 South River Road, Suite 301
Cranbury, NJ 08512-3633
* Phone #: (609) 664-2769 * FAX #: (609) 664-2786
* E-mail: megan@cgph.net Cell #: _____

* Development / Program: 333 Central Avenue
* Name: Megan York
* Title: Vice President/Administrative Agent
 Check here if this is a Municipal Employee Administrative Agent
* Organization: Community Grants Planning & Housing
* Address: 1249 South River Road, Suite 301
Cranbury, NJ 08512-3633
* Phone #: (609) 664-2769 * FAX #: (609) 664-2786
* E-mail: megan@cgph.net 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: 26

Number of market units with certificates of occupancy issued after 1/1/2004: 26

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: Date of Occupancy

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: 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	<u>1</u>	_____
35% of median income ³	_____	_____
50% of median income	<u>3</u>	_____
<u>Moderate Income</u>		
80% of median income	<u>1</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	_____	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	<u>1</u>	2 bedroom low	<u>2</u>	3 bedroom low	<u>1</u>
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	<u>1</u>	3 bedroom mod	_____

Completed Units:

Number of affordable units completed in this project 5

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 I 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>	_____
35% of median income ³	_____	_____
50% of median income	<u>3</u>	_____
<u>Moderate Income</u>		
80% of median income	<u>5</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	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	<u>1</u>	1 bedroom low	<u>2</u>	2 bedroom low	<u>1</u>	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	<u>2</u>	2 bedroom mod	<u>3</u>	3 bedroom mod	_____

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

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: Bentley Westfield, LLC

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

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: 244 Myrtle 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 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 4

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

PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. All other changes must be made on the form and submitted to COAH. • = Required Field: This field must be filled in in order for CTM to save the record.

PART A – PROJECT HEADER

Municipality: Town of Westfield County: Union

• Project or Program Name: ARC of Union County Special Needs Housing

• Project Status (check current status and enter date of action for that status)	<u>Status Date</u>
<input checked="" type="checkbox"/> Proposed/Zoned	<u>11/6/2018</u>
<input type="checkbox"/> Preliminary Approval	_____
<input type="checkbox"/> Final Approval	_____
<input checked="" type="checkbox"/> Affordable Units under Construction	<u>6/4/2019</u>
<input type="checkbox"/> Completed (all affordable certificates of occupancy (C.O.) issued)	_____
<input type="checkbox"/> Deleted from Plan	_____

(date approved by COAH)

(Make sure to click the Current field, to mark your status as the most current status.)

• Project Type : (check one)

- Accessory apartments
 Assisted Living Residences
 Credits without Controls-Prior Cycle
 ECHO Units
 Inclusionary Development
 Market to Affordable
 New Construction - 100% Affordable
 Redevelopment
 Rehabilitation
 Supportive/Special Needs Housing

If an Inclusionary Development project, identify Project Sub Type: (check all that apply) •

- Units constructed on-site
 Units constructed off-site
 Combination
 Growth Share Ordinance

If a Supp/Spec Needs Housing project, identify Project Sub Type: (check one) •

- Transitional Facility for the Homeless
 Residential Health Care Facility
 Congregate Living Facility Arrangements
 Group Homes
 Boarding Homes (A through E) (only eligible for credit for 1987-1999 plans)
 Permanent Supportive Housing (unit credit)
 Supportive Shared Living Housing (bedroom credit)

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
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 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

