

**SUMMARY OF PLAN
FOR
TOTAL FAIR SHARE OBLIGATION**

MUNICIPALITY: _____

COUNTY: *SOMERSET*

	EST. OBLIG.	COMPLETED UNITS	PROPOSED UNITS	LOW	MOD	VERY LOW	TOTAL UNITS
Rehabilitation Share (per 2010 Census)	70	65	5				70
<i>Rehabilitation Credits</i>							
Rehab Program(s)	70	65	5				70
Remaining Rehabilitation Share	0						0
1987-1999 Prior Round Obligation (1)							
<i>Vacant Land Adjustment (if applicable)</i>							
Unmet Need							
RDP							
Mechanisms (2)							
Prior Cycle Credits (4/1/80-12/31/86)		4					4
Credits without Controls							
Inclusionary Zoning		6					6
100% Affordable		145					145
Accessory Apartments							
Write Down-Buy Down/Market-to-Affordable							
Alternative Living/Supportive & Special Needs		28					28
Assisted Living		8					8
RCA Units (previously approved)		251					251
Compliance Bonus		24					24
Rental Bonuses		127					127
<i>Total Prior Round Credits</i>		593					593
Units Addressing 1987-1999 Prior Round		593					593
1999-2015 GAP Period Estimate (1)							
Mechanisms (2)	58*						
<i>Vacant Land Adjustment (if applicable)</i>							
Unmet Need							
RDP							
Inclusionary Zoning		42					42
Redevelopment							
100% Affordable							
Accessory Apartments							
Market-to-Affordable							
Supportive & Special Needs/ Alternative Living		11					11

*COAH unadopted 3rd Round 1987-2014 minus 1987-1999 obligation (602-544) = 58 units

	EST. OBLIG.	COMPLETED UNITS	PROPOSED UNITS	LOW	MOD	VERY LOW	TOTAL UNITS
Assisted Living		7					7
Extended Affordability Controls							
Other (describe on a separate sheet)							
Smart Growth Bonuses							
Redevelopment Bonuses							
Rental Bonuses		13					13
<i>Total Third Round Credits</i>		73					73
<i>Units Addressing 1999-2015 GAP period</i>		73					73
2015-2025 Third Round Obligation (1)							
<i>Mechanisms (2)</i>		176					
<i>Vacant Land Adjustment (if applicable)</i>							
<i>Unmet Need</i>							
<i>RDP</i>							
Inclusionary Zoning							
Redevelopment							
100% Affordable							
Accessory Apartments							
Market-to-Affordable							
Supportive & Special Needs/ Alternative Living		30					30
Assisted Living		11					11
Extended Affordability Controls		117					117
Other (describe on a separate sheet)							
Smart Growth Bonuses							
Redevelopment Bonuses							
Rental Bonuses		101					101
<i>Total Third Round Credits</i>		259					259
<i>Units Addressing 2015-2025 Fair Share</i>		259					259

(1) Identify the basis for asserting this number as the municipal obligation.

(2) Provide a description for each mechanism.

TOTALS	#	% OF TOTAL OBLIGATION
LOW/MOD UNITS	925	100*
VERY LOW INCOME	101	11.0
BONUS CREDITS	241	26.1
AGE-RESTRICTED	72	7.8
NOT AGE-RESTRICTED	586	63.4

* exceeds 778 units/total obligation for 1987-2025

MUNICIPALITY: Warren

COUNTY: Somerset

Project Name: Rehabilitation Address: Warren Township Block(s): _____ Lot(s): _____ Current Zoning: _____

_____ Rezoning Needed: No

(Yes or No)

Project Narrative:

Township funded rehabilitation. 65 units completed post 1990 all grantees are low and moderate income households.

Affordable Units					Rental Bonuses		Project Completion Status						# Built Units
							Number of Proposed Units by Project Site Suitability Criteria ⁽³⁾						
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable			
AR ⁽¹⁾	NAR ⁽²⁾	AR ⁽¹⁾	NAR ⁽²⁾							Sewer	Water	Consistent w/WQMP	
													65

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

MUNICIPALITY: Warren

COUNTY: Somerset

Project Name: Cerebral Palsy of North America Address: 115 Stirling Road Block(s): 114.01 Lot(s): 22.04 Current Zoning: R-10/MF

Rezoning Needed: No
(Yes or No)

Project Narrative:
Special needs rental housing. Project completed post 1999/

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria ⁽³⁾						# Built Units	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable				Suitable
AR ⁽¹⁾	NAR ⁽²⁾	AR ⁽¹⁾	NAR ⁽²⁾							Sewer	Water	Consistent w/WQMP		
	6				6		6	Completed	NA	Yes	Yes	Yes	Yes	6

(3) Age-Restricted

(4) Not Age-Restricted

(3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

MUNICIPALITY: Warren

COUNTY: Somerset

Project Name: Chelsea I Address: 274 King George Road Block(s): 82 Lot(s): 8 Current Zoning: BA-40/R-65

Rezoning Needed: No
(Yes or No)

Project Narrative:

Assisted living residence. Project completed post 1999.

Affordable Units					Rental Bonuses		Project Completion Status						# Built Units
							Number of Proposed Units by Project Site Suitability Criteria ⁽³⁾						
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable			Suitable
AR ⁽¹⁾	NAR ⁽²⁾	AR ⁽¹⁾	NAR ⁽²⁾							Sewer	Water	Consistent w/WQMP	
8					8	3							8

(5) Age-Restricted

(6) Not Age-Restricted

(3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

MUNICIPALITY: Warren

COUNTY: Somerset

Project Name: Chelsea II Address: 274 King George Road Block(s): 82 Lot(s): 9 Current Zoning: BR-40/R-65

Rezoning Needed: _____
(Yes or No)

Project Narrative:

Age restricted rental housing. Project approved and under construction. Post 1999.

Affordable Units					Rental Bonuses		Project Completion Status						# Built Units
							Number of Proposed Units by Project Site Suitability Criteria ⁽³⁾						
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable			Suitable
AR ⁽¹⁾	NAR ⁽²⁾	AR ⁽¹⁾	NAR ⁽²⁾							Sewer	Water	Consistent w/WQMP	
6		5			11	3							0

(7) Age-Restricted

(8) Not Age-Restricted

(3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

MUNICIPALITY: Warren

COUNTY: Somerset

Project Name: Promenade Address: 123 Washington Valley Rd Block(s): 70.02 Lot(s): 128 & 131 Current Zoning: R-65 PAC

Rezoning Needed: No
(Yes or No)

Project Narrative:

Age restricted owner occupied housing. Project completed post 1999.

Affordable Units					Rental Bonuses		Project Completion Status						# Built Units
							Number of Proposed Units by Project Site Suitability Criteria ⁽³⁾						
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable			Suitable
AR ⁽¹⁾	NAR ⁽²⁾	AR ⁽¹⁾	NAR ⁽²⁾							Sewer	Water	Consistent w/WQMP	
21		21			42								42

(9) Age-Restricted

(10) Not Age-Restricted

(3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

MUNICIPALITY: Warren

COUNTY: Somerset

Project Name: Mt. Bethel Village Address: 130 Mt. Bethel Road Block(s): 79 Lot(s): 7.01 Current Zoning: G-1

Rezoning Needed: No
(Yes or No)

Project Narrative:

Special needs housing/rental apartment. Project completed post 1999.

Affordable Units					Rental Bonuses		Project Completion Status						# Built Units	
							Number of Proposed Units by Project Site Suitability Criteria ⁽³⁾							
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable			Suitable	
AR ⁽¹⁾	NAR ⁽²⁾	AR ⁽¹⁾	NAR ⁽²⁾							Sewer	Water	Consistent w/WQMP		
				30			30							30

(11) Age-Restricted

(12) Not Age-Restricted

(3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

MUNICIPALITY: Warren

COUNTY: Somerset

Project Name: Whispering Hills Address: 141 Primrose Way Block(s): 88.03 Lot(s): 1 Current Zoning: R-10AH/MF

Rezoning Needed: No
(Yes or No)

Project Narrative:

Rental family housing. Extension of controls.

Affordable Units					Rental Bonuses		Project Completion Status						# Built Units	
							Number of Proposed Units by Project Site Suitability Criteria ⁽³⁾							
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable			Suitable	
AR ⁽¹⁾	NAR ⁽²⁾	AR ⁽¹⁾	NAR ⁽²⁾							Sewer	Water	Consistent w/WQMP		
	30		30				60							60

(13) Age-Restricted

(14) Not Age-Restricted

(3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

MUNICIPALITY: Warren

COUNTY: Somerset

Project Name: Woodland Acres Address: Mountain Avenue Block(s): 114.01 Lot(s): 68 Current Zoning: R-10AH/MF

Rezoning Needed: No
(Yes or No)

Project Narrative:

Affordable Units					Rental Bonuses		Project Completion Status						# Built Units
							Number of Proposed Units by Project Site Suitability Criteria ⁽³⁾						
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable			Suitable
AR ⁽¹⁾	NAR ⁽²⁾	AR ⁽¹⁾	NAR ⁽²⁾							Sewer	Water	Consistent w/WQMP	
	28		29										57

(15) Age-Restricted

(16) Not Age-Restricted

(3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

MUNICIPALITY: Warren

COUNTY: Somerset

Project Name: Bright View Address: Mt Bethel Road Block(s): 74 Lot(s): 7, 8, 9 Current Zoning: R-20V

Rezoning Needed: No
(Yes or No)

Project Narrative:

Assisted living residence. Project approved and under construction – post 1999.

Affordable Units					Rental Bonuses		Project Completion Status						# Built Units
							Number of Proposed Units by Project Site Suitability Criteria ⁽³⁾						
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable			Suitable
AR ⁽¹⁾	NAR ⁽²⁾	AR ⁽¹⁾	NAR ⁽²⁾							Sewer	Water	Consistent w/WQMP	
				11	11	3							

(17) Age-Restricted

(18) Not Age-Restricted

(3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

SUMMARY OF PLAN

Warren Township's plan is based upon the affordable housing obligation of the unadopted third-round COAH rules. An obligation of 70 rehabilitation units and 778 affordable units are provided for and described hereinafter.

COMPLIANCE MECHANISM

1987-1999 prior round obligation

Rehabilitation share

The Township has completed 65 rehabilitation units beginning in June of 1991 and continuing to the present. The program is fully funded and ongoing.

Prior cycle credits

A developmentally disabled home was occupied post 1980. The facility is a four bedroom single-family home and continues in operation.

Inclusionary zoning

The project is known as the Town Center project. This is a mixed-use project including 27 townhomes, six of which are restricted to low and moderate income households. Three of the six units are rental units. Affordability controls remain in place.

100% affordable units

This plan component consists of three projects

- ◆ Whispering Woods/60 apartments
- ◆ Liberty Corner apartments/28 apartments and
- ◆ Woodland acres/57 townhomes

All units are occupied by low and moderate income families.

Alternative living/supportive and special needs

This plan component consists of three group homes and four special needs/supportive housing facilities. Each is fully constructed and occupied.

Assisted living

Chelsea 1 provides eight units restricted to occupancy by Medicaid household.

RCA units

The Township funded the cities of Perth Amboy and New Brunswick to assist those communities in the development of new and renovated housing for low and moderate income families. A total of 251 units were funded.

Compliance bonus

The Township completed its Round 1 affordable housing obligation. Pursuant to rules the Township is entitled to a 24 unit bonus credit towards its future obligation.

Rental bonuses

The Township claims 133 rental bonus units for the project's prior cycle credits, inclusionary zoning rental housing, 100% affordable rental housing, alternative living/supportive and special-needs housing, and assisted living units.

1999-2015 GAP estimate

Inclusionary zoning

This project consists of an age restricted development completed and occupied. 42 for sale units have been developed.

Supportive and special-needs/alternative living

This project provides for independent living facilities for emancipated adults. 11 units are claimed for the gap (1999-2015).

Assisted living

This project is known as Chelsea II – there are seven affordable housing units.

Rental bonuses

Rental bonuses are computed pursuant to Round 1 regulations.

2015 - 2025 THIRD-ROUND OBLIGATION

Supportive and special-needs/alternative living

There are 30 affordable housing units for the Mount Bethel Village special needs project. The project is developed and occupancy is underway – the project consists of 41 living units. There are 11 affordable housing units applied to the gap period 1999-2014.

Assisted living

A project is under construction consisting of 109 living units. There are 11 affordable housing units.

Extended affordability controls

A 60 unit 100% affordable apartment development has agreed pursuant to contract to extend controls for an additional 30 years.

A 57 unit owner occupied affordable townhouse development has extended controls for an additional 30 years.

Rental bonus

74 units are claimed pursuant to Round 1 regulations.

The Township's Affordable Housing Plan provides for 873 units pursuant to COAH regulations. The Township's affordable housing obligation for the period 1987-2025 is 778. The Township, notwithstanding full compliance with its fair share obligation, pursues additional opportunities for the development of affordable housing.