

Housing Element and Fair Share Plan Amendment to the Master Plan

**For The
Township of Wantage**

Sussex County, New Jersey

December 1, 2005
Adopted December 14, 2005

**Revised December 19, 2008
Adopted December 2008**

Prepared By: David R. Troast, L.L.C.
Hawthorne, NJ

This report has been signed and sealed in the original in accordance with N.J.A.C. 13:41 – 1.3

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Township of Wantage

Sussex County, New Jersey

Housing Plan and Fair Share Plan

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Prepared for the Township of Wantage Committee and Planning Board
Prepared by David R. Troast, LLC
In Association with Harold E. Pellow and Associates

1.00 Purpose

The purpose of the Fair Share Plan and Housing Element of the Master Plan is to provide realistic opportunities to address the housing needs of the citizens of Wantage Township within all income levels. Various housing options will be integrated into the existing land use pattern to preserve, enhance and protect the rural character and natural resources of the Township. The Plan should meet the intent of the Fair Housing Act, The New Jersey State Development and Redevelopment Plan, Council on Affordable Housing (COAH) Rules and the Mount Laurel court decisions. The Township of Wantage will petition for substantive certification with COAH as a part of the planning process to meet the mandated housing obligation.

The Fair Housing Act also required municipalities in the state to include an adopted Housing Element in all Master Plans. The principal purpose of the Housing Element is to provide for methods of achieving the goal of access to affordable housing to meet the municipality's low and moderate-income housing needs. Very Low-income households are defined as those with a family income of less than 30 percent of the median household income, adjusted for household size of the housing region. Low-income households are defined as those with an income no greater than 50 percent of the median household income, adjusted for the household size of the housing region. Moderate-income households are those with incomes no greater than 80 percent of the median household income, adjusted for household size of the housing region.

Wantage Township is located in the northern part of Sussex County in the Northeast Housing Region (Region 1), which consists of Bergen, Hudson, Passaic, and Sussex counties. The 2008 median household income in the region for a family of four is \$77,072.

The Municipal Land Use Law and the COAH regulations require that the Housing Element include the following:

“5:97-2.3 Content of a Housing Element

5:97-2.3 Content of a Housing Element

(a) The Housing Element submitted to the Council shall include:

1. The minimum requirements prescribed by N.J.S.A 52:27D-310;
2. The household projection for the municipality as provided in chapter Appendix F;
3. The employment projection for the municipality as provided in Appendix F;
4. The municipality's prior round obligation (from chapter Appendix C);
5. The municipality's rehabilitation share (from chapter Appendix B); and
6. The projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

- (b) Supporting information to be submitted with the Housing Element shall include:
1. A copy of the most recently adopted municipal zoning ordinance; and
 2. A copy of the most up-to date tax maps of the municipality, electronic if available, with legible dimensions.
- (c) The municipality shall submit any other documentation necessary to facilitate the review of the municipal Housing Element as requested by the Council.
- (d) As an alternate to the household and employment projections required by (a)2 and 3 above, a municipality may rely upon its own household and employment growth projections, provided the total growth share resulting from the municipal household and employment growth projections exceeds the total growth share resulting from the household and employment growth projections provided in Appendix F.
1. The alternate projection of the municipality's probable future construction of housing for 15 years covering the period January 1, 2004 through December 31, 2018 shall consider the following minimum information for residential development:
 - i. Certificates of occupancy issued since January 1, 2004;
 - ii. Pending, approved and anticipated applications for development; and
 - iii. Historical trends of at least the past 10 years, which includes certificates of occupancy issued.
 2. The alternate projection of the probable future jobs based on the use Groups outlined in chapter Appendix D for 15 years covering the period January 1, 2004 through December 31, 2018 for the municipality shall consider the following minimum information for non-residential development:
 - i. Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;
 - ii. Square footage of pending, approved and anticipated applications for development;
 - iii. Historical trends, of, at least, the past 10 years, which shall include the square footage authorized by certificates of occupancy issued; and
 - iv. Demolition permits issued and projected.

5:97-3.2 Content of a Fair Share Plan

- (a) A Fair Share Plan describes the completed or proposed mechanisms and funding sources, if applicable, that will be utilized to specifically address a municipality's rehabilitation share, prior round obligation, and growth share obligation. The Fair Share Plan shall be in a form provided by the Council and include at least the following:
1. Descriptions of any credits intended to address any portion of the Fair Share obligation, which shall include all information and documentation required by N.J.A.C. 5:97-4 for each type of credit;

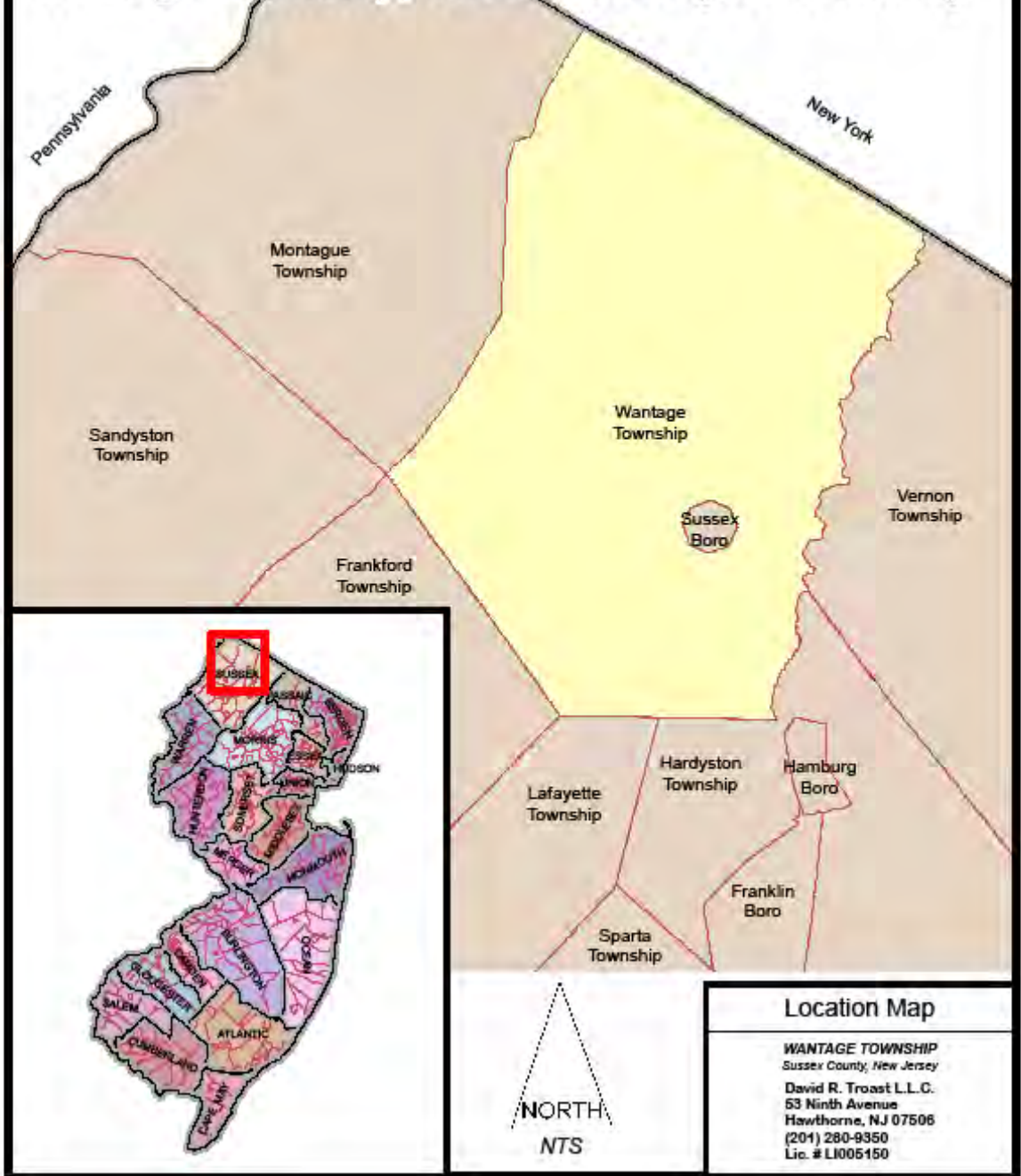
2. Descriptions of any adjustments to any portion of the fair share obligation, which shall include all information and documentation required by N.J.A.C. 5:97-5 for each adjustment sought;
3. Descriptions of any mechanisms intended to address the prior round obligation, the rehabilitation share, and the growth share obligation;
4. An implementation schedule that sets forth a detailed timetable that Demonstrates a “realistic opportunity” as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6, based on the following:
 - i. Documentation for mechanisms to address the prior round obligation, the rehabilitation share, and the growth share obligation up to the first plan review pursuant to N.J.A.C. 5:96-10 shall be submitted at the time of petition;
 - ii. Documentation for zoning for inclusionary development, an accessory apartment program, or a market to affordable program shall be submitted at the time of petition and implemented within 45 days of substantive certification;
 - iii. Documentation for the extension of expiring controls shall be submitted at the time of petition and implemented in accordance with an implementation schedule pursuant to (a)4iv below; and
 - iv. Documentation for all mechanisms not included in (a)4i through iii above shall be submitted according to an implementation schedule, but no later than two years prior to scheduled implementation of the mechanism, and shall consider the economic viability of the mechanisms and the actual growth share obligation that has or will occur as calculated pursuant to N.J.A.C. 5:97-2.5. Pursuant to N.J.A.C. 5:97-2.5(d), the municipality shall comply with the plan evaluation requirements and shall be subject to the enforcement remedies of N.J.A.C 5:96-10.4. 5.
5. Notwithstanding (a)4iv above, a municipality with insufficient vacant land that has been granted or is seeking a vacant land adjustment pursuant to N.J.A.C. 5:97-5.1 or a household and employment growth projection adjustment pursuant to N.J.A.C. 5:97-5.6 shall submit all information and documentation required by N.J.A.C. 5:97-6 at the time of petition, unless it meets the requirements of (a)5i and ii below, in which case it shall submit the required information and documentation in accordance with an implementation schedule, but no later than two years prior to scheduled implementation of the mechanism, and shall consider the economic viability of the mechanisms and the actual growth share obligation that has or will occur as calculated pursuant to N.J.A.C. 5:97-2.5. Pursuant to N.J.A.C. 5:97-2.5(d), the municipality shall comply with the plan evaluation requirements and shall be subject to the enforcement remedies of N.J.A.C 5:96-10.4.

- i. The municipality demonstrates that the mechanism(s) does not rely upon the availability of vacant land (that is, redevelopment); or ii. The municipality takes appropriate measures to reserve scarce resources that may be essential to implement the mechanisms that rely on the availability of vacant land to address the growth share obligation.
6. Draft and/or adopted ordinances necessary for the implementation of the mechanisms designed to satisfy the fair share obligation;
7. A demonstration that existing zoning or planned changes in zoning provide adequate capacity to accommodate any proposed inclusionary developments pursuant to N.J.A.C. 5:97-6.4;
8. A demonstration of existing or planned water and sewer capacity sufficient to accommodate all proposed mechanisms; and
9. A spending plan pursuant to N.J.A.C. 5:97-8.10, if the municipality maintains or intends to establish an affordable housing trust fund pursuant to N.J.A.C. 5:97-8.

(b) The Fair Share Plan shall also include any other documentation pertaining to the review of the municipal Fair Share Plan as required by this chapter and N.J.A.C. 5:96 or requested by the Council.

Source: COAH

Location Map: Wantage Township, Sussex County, New Jersey



1.01 Introduction:

Wantage Township is a rural community in Sussex County in northwest New Jersey. The Township is classified as Rural Planning Area PA4, Rural/Environmentally Sensitive Planning Area PA4B and Environmentally Sensitive Planning Area PA5 in the New Jersey State Development and Redevelopment Plan. Future housing obligations for new construction (inclusionary housing projects) should be planned in “Centers” with the exception of Round #1 zoned properties, group homes and various other COAH approved options.

Wantage is a rural farming/bedroom community with no public sewer, limited opportunities for on-site wastewater treatment, private wells and a minimal number of non-community wells for water supply. The total population is 10,387 with 5,113 male and 5,274 female residents. There are 3,663 housing units based on the 2000 US Census. There are 3,441 occupied housing units and 222 vacant units. Seasonal housing units make up of 130 units of the total of 3,663. The existing housing stock built prior to 1980 is 2,227 units or 60.8%. The North Jersey Transportation Planning Authority (NJTPA/MPO) population projection for 2005 is 10,390.

1.02 Municipal Objectives:

1. Provide for a variety of housing opportunities for all income levels in the “existing hamlets and planned centers” in conjunction with public transportation.
2. Provide densities or forms of housing development consistent with the State Plan by examining the impacts on the natural environment.
3. Provide housing opportunities for the senior community.
4. Prepare a Fair Share/Housing Plan to meet the mandated affordable housing obligation as assigned by the Council on Affordable Housing.
5. Prepare a Housing Plan to minimize impacts on public services and infrastructure.

1.03 Existing Housing Status:

Fair Share Obligation Round One and Two:

The New Jersey Council on Affordable housing (COAH) was established and given the responsibility for implementing the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.).

COAH has assigned Wantage Township a prior round obligation of 35 units and 0 rehabilitation units, as shown in Appendix C of the Round Three Rules. This cumulative obligation represents the Township’s total affordable housing obligation through the year 1999. The use of the COAH methodology to determine each municipality’s fair share obligation has been encouraged in order to provide uniformity throughout the State in addressing the State’s low and moderate income housing need.

Wantage Township is required to document or zone for 35 new housing units with a maximum of 25 % of the affordable housing units as Age Restricted or Senior Units for a total of 9 units. The rental requirement is 25% of the new construction number (9 units).

The current Land Use Regulations and Zoning Map indicate four properties as inclusionary housing sites. These properties were included in the first round obligation (1987 to 1993) and approved by COAH. The Township and various Land Owners signed Development Agreements outlining the requirements and responsibilities of both parties to meet the affordable housing obligation in Wantage Township.

Wantage's COAH certification became invalid in 1999. The previous obligation under Rounds #1 and #2 was 81 units, but was adjusted to 35 units. Wantage Township did receive a grant in the 1990's and rehabilitated 27 existing houses in the Township.

The Rolling Hills site (Block 21, Lots 33.02 and 34) formally known as the Chess Fund Realty site located on Route 284 is the only property with an approval substantially consistent with the Developer's Agreement and is currently under construction. The original Agreement was signed in September of 1988 and a Use Variance granted in October 2002 by the Land Use Board. The approval permits approximately 40 single-family homes on 159 acres with a cash contribution to the Wantage Housing Trust to meet the affordable housing obligation assigned to this property.

The 565 Land Associates site (Block 17, Lot 27) is located on County Route 565. A tentative agreement was reached between the Township and the owner to reduce the project to 49 lots of which six units will be affordable. The C-1 rules, wetland regulations, Storm Water Management Rules have significantly reduced the development potential of the site. The development potential is severely restricted because of the environmental constraints; however the site remains in the plan as zoned. A site assessment is provided in the Appendix.

The AMF site (Block 2, Lot 20.01) on Lower Unionville Road is under contract for purchase by CJS Investments, Inc. The property became the subject of a builder's remedy lawsuit and other litigation in 2005 when Wantage Township proposed to remove the site from the 2005 Housing Element and Fair Share Plan. The Court ultimately 'Ordered' the approval of the site plan for the construction of 190 units, 38 of which are to be marketed for sale as affordable housing. Pursuant to a Consent Order entered into by the parties to the builder's remedy lawsuit, Wantage Township is required to file a Petition for Plan Endorsement which is to include the CJS site. Per the Consent Order, the CJS site is also to remain in this Housing Element and Fair Share Plan. The development of the site is subject to other governmental approvals including NJDEP sewer and water permitting.

The Regency apartment site (Block 44, Lots 12 and 13.02) expansion has numerous barriers that significantly reduce the development potential including wetlands, C-1 rules

and storm water requirements. The site remains in the plan as currently zoned. A site assessment is provided in the Appendix.

The federal and state environmental laws governing development have changed dramatically since enacting the zoning permitting higher densities associated with inclusionary developments. The Wetlands Protection Act, Watershed Management Regulations (C-1 streams) and Storm Water Management Rules have significantly reduced the potential development opportunities to incorporate affordable housing consistent with the New Jersey State Development and Redevelopment Plan, the Sussex County Strategic Growth Plan and the Wantage Township Master Plan. The Master Plan of 2003 focuses growth in planned centers and existing hamlets.

There are several factors that have contributed to the lack of action to implement the Developer's Agreements of the Mount Laurel properties. The first factor is the lack of required infrastructure. Public sewers cannot be expanded for the use or extended to the sites and on-site sewer construction and expansion is limited. Public water is limited and an adequate well yielding the water quantity required for the proposed density is not predictable. The Resource Inventory Element of the Master Plan documents the limited available groundwater available based on the NJDEP Bulletin 73 authored by Miller.

The second factor involves the change in the wetlands laws regulating the development of land in and adjacent to freshwater wetlands. The National Wetlands Inventory mapping is included in the Resource Inventory of the Master Plan. Several wetland systems and stream corridors have been designated as C-1 streams with buffers of 300 feet from the top of bank on either side of the stream.

The new Storm Water Management Rules will require larger land areas dedicated for water quality and quantity significantly reducing the site development potential.

Third Round Obligation

The Council on Affordable Housing released the methodology for the third round rules in August of 2003 with an effective date of January 1, 2004. The current version of the rules covers the period from 1999 to 2018. The assigned obligation for rounds one and two remain and must be accomplished to receive certification. The third round obligation for each municipality is determined with two components.

1. Growth Share – The projected growth share in accordance with the procedures in N.J.A.C.: 97-2.4;
2. Rehabilitation share – the number of substandard units a town must rehabilitate as identified by COAH.

Source: COAH

The Growth Share projected calculation found in Appendix F (2) will be monitored by COAH and Wantage Township through the Construction Department Uniform Construction Code reports to the Department of Community Affairs (DCA) based on

issued Certificates of Occupancy (CO's) for residential and non-residential actual growth based on the following formula.

1. For every 4 residential units receiving a certificate of occupancy in a municipality from 2004 to 2018, one affordable unit must be provided.
2. For every 16 jobs created in the municipality, the municipality incurs an obligation of one affordable housing unit. Source: COAH

Wantage Township has experienced steady growth in housing starts with 597 building permits issued from January 1990 – March 2000 (source US Census). This is an average of 60 new single-family housing units per year. This average will continue into the foreseeable future unless a major change occurs in the national or regional economy. The information pertaining to the existing housing in a community is an important part of the Housing Element and provides the foundation in developing strategies to meet the Goals and Objectives of the Master Plan by integrating the Land Use Element and Resource Conservation Element to determine the appropriate location, type and density of future housing. The natural carrying capacity of the land should not be exceeded.

1.04 Affordable Housing Inventory:

The Township over the years has provided opportunities for affordable housing. **Table One** indicates the “Constructed or Approved Units/Credits” as proposed by Wantage Township.

Table One

Requesting COAH Credit Approval:

Type/Location	Block	Lot	Year	# of Bedrooms/Units	Rental Bonus
SCARC Group Home	42	5.01	1994	3	
Phoenix Properties – NJ Inc.	121	15.22	2000	5	
<i>Possible Credits/ New Construction Credits = 8</i>					

1.05 Demographic Characteristics:

The purpose of this section of the Housing Plan is to document and analyze demographic data with existing housing trends.

The current population of Wantage is 10,390 based on NJTPA. The projection for the year 2015 is 12,040.

The social mobility, economic prosperity and international immigration have induced cultural diversity in communities traditionally dominated by European ancestry. The New

York Metropolitan cultural influence will continue to diversify the population of Wantage Township.

1.06 Population Composition By Age:

The Population Composition by age for Wantage Township is based on the 2000 Census data. In evaluating the information, current trends need to be factored in such as the baby boom, baby bust and baby boom echo generations. There has been an increase of retired persons relocating to the South Eastern and South Western United States. This information is useful in evaluating capital improvements and public investment including schools and other public facilities.

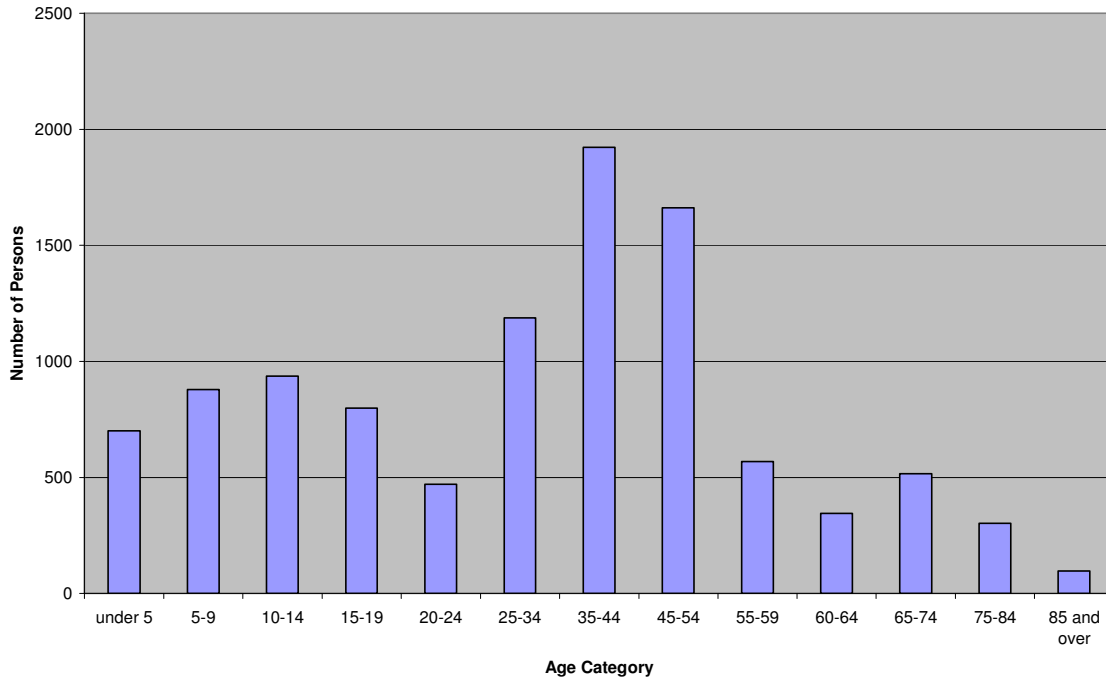
The data and current trends show increases in the population in the 0 - 16 and 35 to 54 age categories. The general population is aging in place and living longer because of the quality of health care and medical technology advances. These trends indicate housing needs for families with children and people over the age of 70 years old. Additional housing alternatives including duplex housing, zero lot line housing and age-restricted housing would enhance available housing options and the quality of life offered in the Township. **Table Two** and the chart below quantifies the information.

Table Two

Age Category	# of Persons	Percentage
Under 5	701	6.7%
5 - 9	879	8.5%
10 - 14	937	9.0%
15 - 19	798	7.7%
20 - 24	470	4.5%
25 - 34	1,188	11.4%
35 - 44	1,923	18.5%
45 - 54	1,662	16.0%
55 - 59	568	5.5%
60 - 64	345	3.3%
65 - 74	517	5.0%
75 - 84	302	2.9%
85yrs./over	97	0.9%
	10,387	100%

Median Age 36.3 years
Source: 2000 Census

Population Composition by Age



1.07 Household Size:

The US Census defines a household as one or more persons, whether related or not, living together in one dwelling unit. The average number of persons per household in Wantage Township as per the 2000 Census is 3.02 persons. The average household size can be further defined by examining the owner occupied versus renter occupied. The average Wantage Township household size for owner occupied units is 3.07 and 2.61 for renter occupied units.

The number of households as documented in the 2000 Census is 3,663 housing units with 222 vacant units equaling 3,441 occupied housing units. The dominant housing unit type is single family with the Housing Tenure of owner occupied housing units being 3,013 and renter occupied units equaling 428.

Regional trends indicate an increase in the household size for new construction with a range of 3 - 4 persons per household. This is a result of lower interest rates and housing development of predominately large lot, single-family homes over the last 10 years. The current global financial crisis will change the housing values and development patterns in the future. Wantage Township will monitor the trends as part of planning process. The following chart illustrates the household data.

1.08 Household Income:

The distribution of household income as documented in the 2000 Census is shown in **Table Three** and the chart below. The Sussex County data establishes a benchmark to compare Wantage Township to the region. 41 percent Wantage’s households have an income less than \$50,000 with the County at 36 percent. There are 5.2 percent of the households that earn \$150,000 or more compared to 7.8 percent for all of Sussex County. The data indicates a mix of income levels, higher in the low income and mid-income categories and lower in the highest income categories when compared to the Sussex County.

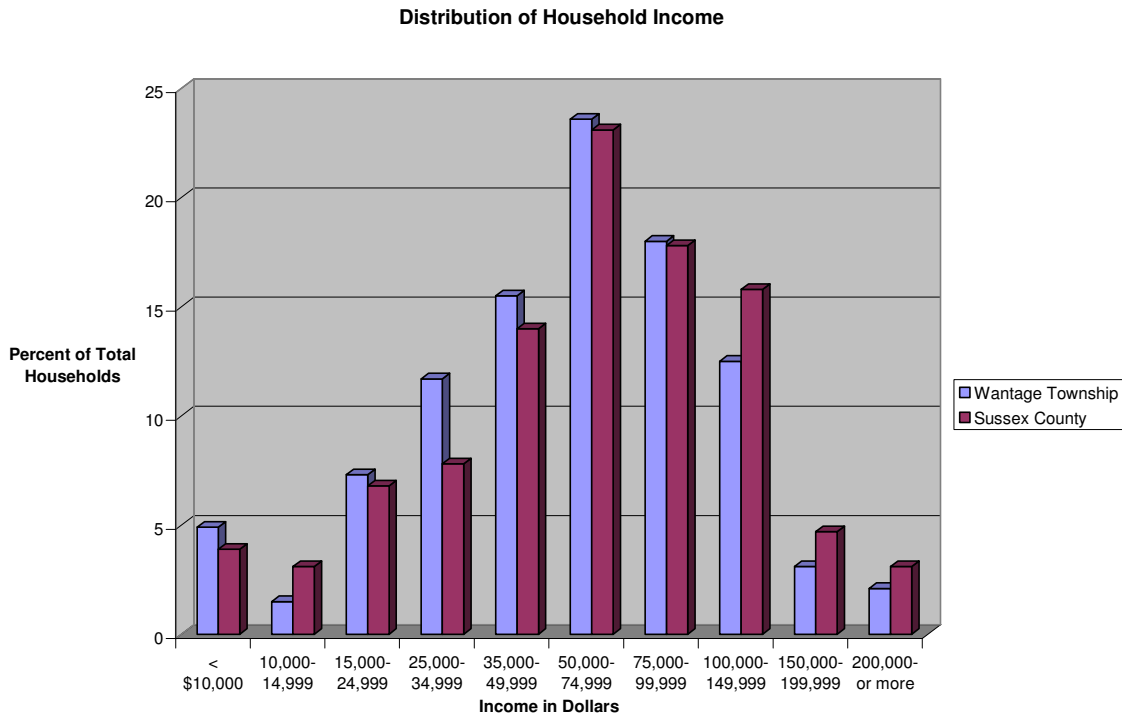


Table Three

Wantage Township

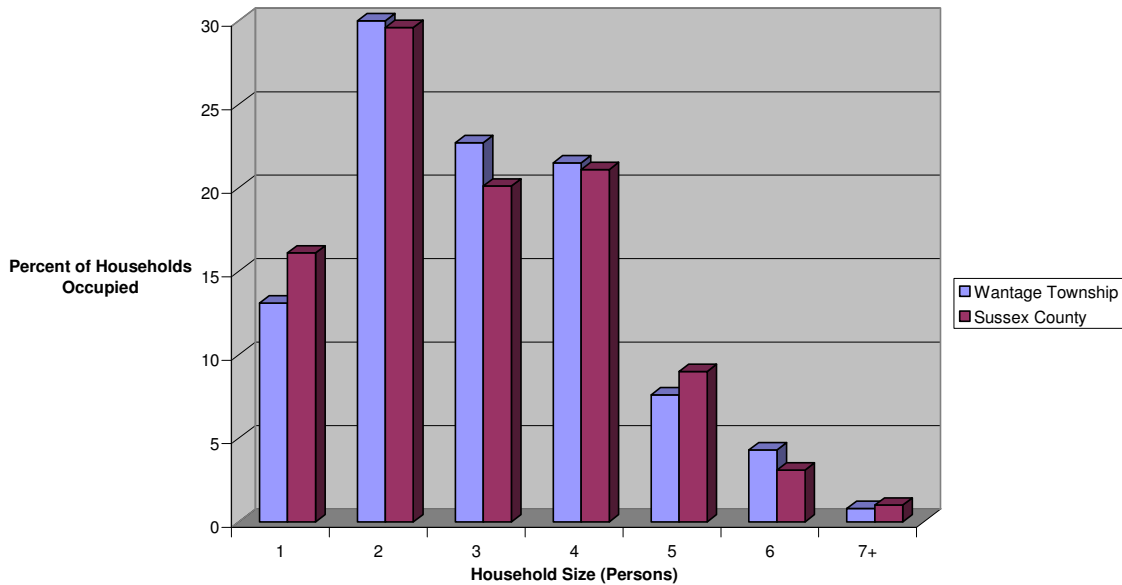
Sussex County

Income in \$	# of Households	Percent	# of Households	Percent
< 10,000	168	4.9%	1,967	3.9%
10,000-14,999	51	1.5	1,589	3.1%
15,000-24,999	250	7.3%	3,450	6.8%
25,000-34,999	401	11.7%	3,956	7.8%
35,000-49,999	531	15.5%	7,088	14.0%
50,000-74,999	810	23.6%	11,734	23.1%
75,000-99,999	618	18.0%	9,053	17.8%
100,000-149,999	429	12.5%	8,014	15.8%
150,000-199,999	105	3.1%	2,375	4.7%
200,000 or more	72	2.1 %	1563	3.1%
Totals	3,435	100%	50,789	100%

Source: US Census 2000

The New Jersey Council on Affordable Housing has established eligible income limits for Sussex County / Region 1. The Regional Income Limits approved by COAH are included in the Appendix of this report.

Number of Persons per Household



1.09 Housing Conditions:

Gross Rent: Specified renter occupied housing units

Gross Rent	Wantage Township	Sussex County
Total:	394	8,627
With cash rent:	375	8,101
Less than \$100	0	36
\$100 to \$149	9	62
\$150 to \$199	0	140
\$200 to \$249	0	141
\$250 to \$299	0	99
\$300 to \$349	0	85
\$350 to \$399	0	115
\$400 to \$449	0	141
\$450 to \$499	27	156
\$500 to \$549	16	273
\$550 to \$599	17	442
\$600 to \$649	59	519
\$650 to \$699	36	575
\$700 to \$749	13	709
\$750 to \$799	29	690
\$800 to \$899	39	1,183
\$900 to \$999	33	891
\$1,000 to \$1,249	97	1,170
\$1,250 to \$1,499	0	462
\$1,500 to \$1,999	0	134
\$2,000 or more	0	78
No cash rent	19	526

Median Gross Rent: Specified renter-occupied housing units paying cash rent

	Wantage Township	Sussex County
Median gross rent	\$ 768	\$ 790

Rental Cost Burden: Rental cost burden is defined as “median gross rent” [per month] multiplied by 12 [months in the year] and divided by “median household income” for renters.

	Wantage Township	Sussex County
Rental Cost Burden	29.40%	25.85%

1.09 Employment Characteristics:

Sussex County is predominately a bedroom community for businesses along the Interstate 80 & 287 corridors and New York City with over 60% of the residents commuting out of the County. The Wantage Township Land Use Plan provides for planned growth in distressed properties along the lower portion of State Highway Route 23, by revitalizing existing Hamlets and with the promotion of a regional farm economy consistent with the New Jersey State Development and Redevelopment Plan. This provides employment opportunities today and in the future. **Table Four** and the graphic charts provide the employment data from the 2000 Census for the residents of Wantage Township and Table Five employment in the Township.

Table Four
2000 Employed Persons by Industry

Type of Industry	# of Persons	Percent of Total
<u>Occupation:</u>		
Management, professional, and Related occupations	1,597	31.8%
Service occupations	759	15.1%
Sales and office	1,353	26.9%
Farming, fishing and forestry	51	1.0%
Construction, extraction, and Maintenance	658	13.1%
Production, transportation and Material moving	610	12.1%
<u>Industry:</u>		
Agriculture, forestry, fisheries & Mining	171	3.4%
Construction	564	11.2%
Manufacturing	566	11.3%
Transportation, warehousing, utilities	184	3.7%
Information	152	3.0%
Wholesale trade	149	3.0%
Retail trade	729	14.5%
Finance, insurance & real estate	247	4.9%
Professional, scientific, management Administrative, waste management	321	6.4%
Educational, health and Social services	1,063	21.1%
Arts, entertainment, recreation, Accommodation & food service	362	7.2%
Other services	286	5.7%
Public administration	234	4.7%
Totals	5,028	100%

Source: 2000 Census

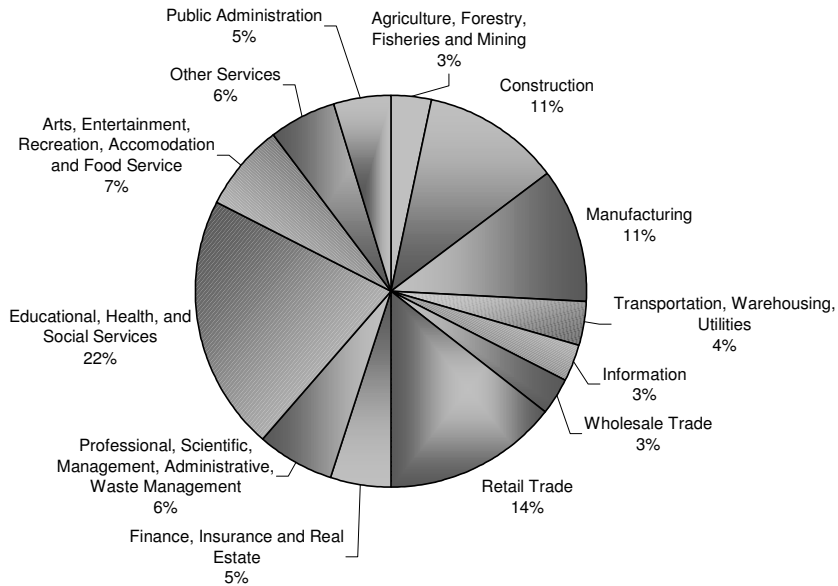
1.09-1 Employment in Wantage Township:

Table Five

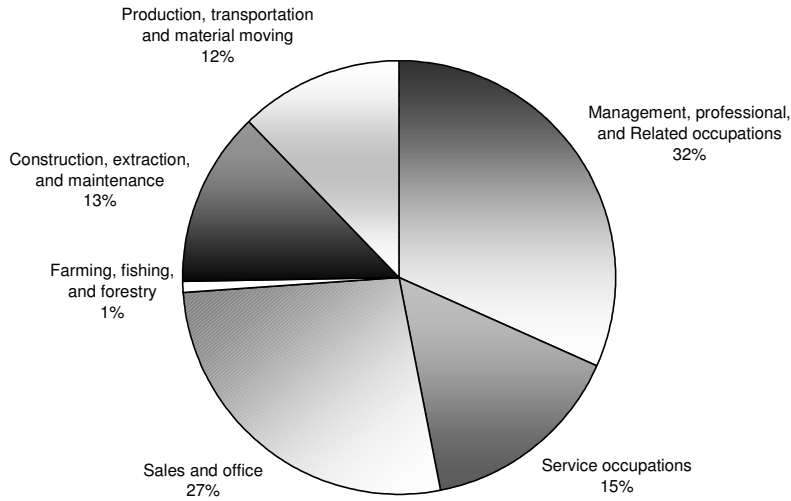
<u>MUNICIPALITY/INDUSTRY</u>	<u>EMPLOYMENT</u>					<u>WAGES</u>		
	<u>ANNUAL AVG. UNITS</u>	<u>MARCH</u>	<u>JUNE</u>	<u>SEPT.</u>	<u>DEC.</u>	<u>AVERAGE</u>	<u>WEEKLY</u>	<u>ANNUAL</u>
WANTAGE TOWNSHIP								
Agriculture, forestry, fishing and hunting	.	.	.	.	.	.	.	.
Mining	.	.	.	.	.	.	.	.
Construction	22	72	72	61	59	68	\$862	\$44,806
Manufacturing	5	100	101	98	90	98	\$578	\$30,072
Wholesale trade	7	13	12	13	14	13	\$764	\$39,731
Retail trade	7	54	57	59	71	60	\$842	\$43,769
Transportation and warehousing	.	.	.	.	.	.	.	.
Information	.	.	.	.	.	.	.	.
Finance and insurance	5	44	44	49	45	45	\$635	\$33,020
Real estate and rental and leasing	.	.	.	.	.	.	.	.
Professional and technical services	9	18	12	13	12	14	\$604	\$31,382
Administrative and waste services	11	34	45	34	35	36	\$385	\$20,023
Health care and social assistance	10	61	58	57	52	57	\$432	\$22,444
Arts, entertainment, and recreation	.	.	.	.	.	.	.	.
Accommodation and food services	7	50	64	63	54	57	\$304	\$15,817
Other services, except public administration	7	21	32	31	32	29	\$307	\$15,958
PRIVATE SECTOR MUNICIPALITY TOTAL	99	524	574	556	519	538	\$571	\$29,693
LOCAL GOVT MUNICIPALITY TOTAL	2	261	268	256	275	245	\$975	\$50,677

Data have been suppressed (.) for industries with few units or where one employer is a significant percentage of employment or wages of the industry. Industry/Government sectors with zero employment or wages have been removed in each municipality. Industry/Government data are North American Industry classification System (NAICS) based. Industry/Government data prior to 2001 are Standard Industry Classification (SIC) based. Industry comparisons between pre and post 2001 may not be reliable.

2000 Employed Persons by Industry



2000 Employed Persons by Occupation



1.10 Wantage Township Housing Growth Projection:

Ten-year Historic Trend of Certificates of Occupancy and Demolition Permits

	<u>96</u>	<u>97</u>	<u>98</u>	<u>99</u>	<u>00</u>	<u>01</u>	<u>02</u>	<u>03</u>	<u>04</u>
COs Issued	47	89	51	44	64	73	63	72	75
Demolitions	9	3	3	5	0	1	2	1	5
Net	38	86	48	39	64	72	61	71	70

Average Net New Housing Certificates of Occupancy is 61 units

HOUSING UNIT BY MUNICIPALITY: 2002, 2004, 2018

based on amendments to N.J.A.C. 5:97 proposed on June 16, 2008

Municipality	COAH Region	County	Units in 2004	Units Allocated 2018	Net Changes 2004 - 2018
WANTAGE TOWNSHIP	1	SUSSEX	4,001	4,939	938

1.11 Wantage Township Non-residential Growth Projection:

Ten-Year Historic Trend of Certificates of Occupancy by Square Feet
And Demolition Permits

CO's Issued	96	97	98	99	00	01	02	03	Total
B-Office	1,634	2,146	19,690	8,000	0	0	5,984	504	38,128
M-Retail	0	0	0	864	0	0	34,980	0	35,844
S-Warehouse	0	0	0	0	0	0	0	0	0
A-2 Restaurant	0	0	450	0	0	0	0	12,400	12,850
Industrial	0	4,300	0	0	0	0	0	0	4,300
Hotel	0	0	0	3,637	0	0	0	0	3,637
Education	0	0	0	238	0	0	0	0	238
<hr/>									
Demolitions	Permits								
B-Office	0	1	0	0	0	0	2	0	3
M-Retail	0	0	0	0	0	0	0	0	0
S-Warehouse	0	0	0	0	0	0	0	0	0
A-2 Restaurant	0	0	0	0	0	0	0	0	0

EMPLOYMENT BY MUNICIPALITY: 2002, 2004, 2018

based on amendments to N.J.A.C. 5:97 proposed on June 16, 2008

Municipality	COAH Region	County	Employment in 2004	Employment Allocated 2018	Net Change 2004 - 2018
WANTAGE TOWNSHIP	1	SUSSEX	753	1,252	499

1.12 Wantage Township's Projected Affordable Housing Obligation:

Rounds #1 and #2 Obligation	35.00 Affordable Housing Units
Rehabilitation Obligation	0
Residential Growth Share Obligation 938 units divided by 5	187.60 Affordable Housing Units
Non-residential Growth Share Obligation 499 jobs divided by 16	<u>31.19 Affordable Housing Units</u>
Projected Total Obligation	253.79 Affordable Housing Units

1.13 Wantage Township’s Adjusted Projected Affordable Obligation:

The following adjustments to the COAH Projected Affordable Obligation have been reduced under “5:97-2.4 Projecting the growth share obligation”.

Workbook A: Growth Share Determination Using Published Data

(Using Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections
Must be used in all submissions

Municipality Name:

Wantage Township

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page to toggle to the exclusions portion of this worksheet. After entering all rel

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2) *	930	499
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab COs for prior round affordable units built or projected to be built post 1/1/04 Inclusionary Development Supportive/Special Needs Housing Accessory Apartments Municipally Sponsored or 100% Affordable Assisted Living Other Market Units in Prior Round Inclusionary development built post 1/1/04	Click Here to enter Prior Round Exclusions 38 0 0 0 0 0	152
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b)) Affordable units Associated Jobs	0	0
4 Net Growth Projection	740	499
5 Projected Growth Share (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	148.00 Affordable Units	31.19 Affordable Units
6 Total Projected Growth Share Obligation		179 Affordable Units

* For residential growth, see Appendix F(2), Figure A.1, Housing Units by Municipality. For non-residential growth, see Appendix F(2), Figure A.2, Employment by Municipality.

Affordable and Market-Rate Units Excluded from Growth
Municipality Name: Wantage Township

Prior Round Affordable Units NOT included in Inclusionary Developments Built post 1/1/04

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
Total	0

Market and Affordable Units in Prior Round Inclusionary Development
Built post 1/1/04
N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
CJS Development	N	190	152	38	152
		0			0
		0			0
		0			0
		0			0
Total		190	152	38	152

Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development
N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
		0
Total	0	0

[Return To Workbook A Summary](#)

113-1 Summary of Adjusted Projected Affordable Obligation:

Rounds #1 and #2 Obligation	35.00 Affordable Housing Units
Rehabilitation Obligation	0
Residential Growth Share Obligation	148.00 Affordable Housing Units
740 units divided by 5	
Non-residential Growth Share Obligation	<u>31.19 Affordable Housing Units</u>
499 jobs divided by 16	
Projected Total Obligation	214.19 Affordable Housing Units

1.14 Actual Residential Growth: January 2004 – June 2008

Actual Residential Growth: Wantage Township (Source NJDCA)

Year or Partial Year	1&2 Family	Multifamily	Mixed Use	Sub Total
2004	69	6	0	75
2005	71	0	1	72
2006	53	0	0	53
2007	58	1	0	59
2008 Jan. to June	11	0	0	11
			Total	270

270 housing units divided by 4 = 67.5 affordable housing units

1.15 Actual Non-residential Growth: January 2004 – June 2008

	Square feet of nonresidential space*						Sq Ft generating	Affordable	Jobs per 1,000 sq ft	Number of Jobs
	2008^	2007	2006	2005	2004	TOTAL	One Affordable Unit	Units		
Office	0	7,777	0	0	0	7,777	5,714	1.36	2.8	21.78
Retail	0	3,600	0	0	0	3,600	9,412	0.38	1.7	6.12
A-1	0	0	0	0	0	0	10,000	0.00	1.6	0.00
A-2	0	0	0	0	0	0	5,000	0.00	3.2	0.00
A-3	0	0	0	0	0	0	10,000	0.00	1.6	0.00
A-4	21,660	0	0	0	0	21,660	4,706	4.60	3.4	73.64
A-5	0	0	0	0	0	0	6,154	0.00	2.6	0.00
Multifamily/ dormitories	0	1,262	0	0	12,534	13,796	9,412	1.47	1.7	23.45
hotel/motel	0	0	0	0	0	0				0.00
education	0	0	0	0	0	0				0.00
industrial	0	0	0	0	0	0	13,333	0.00	1.2	0.00
hazardous	0	0	0	0	0	0	10,000	0.00	1.6	0.00
institutional	0	0	0	0	0	0	6,154	0.00	2.6	0.00
storage	4,320	0	2,880	6,400	8,964	22,564	16,000	1.41	1	22.56
signs, fences, utility & misc	6,936	60,103	26,535	42,553	57,226	186,417	15,554			147.56
TOTAL NON-RES SPACE	32,916	74,749	31,421	50,958	80,728	255,814	TOTAL AFFORDABLE UNITS GENERATED=	9.22	TOTAL AFFORDABLE UNITS GENERATED=	9.22

* Square feet of nonresidential space reported on certificates of occupancy. (NJ Construction Reporter- <http://www.state.nj.us/dca/codes/cr/conrep.shtm>)
 ^ 2008 year to date up to and including June 2008. (NJ Construction Reporter- <http://www.state.nj.us/dca/codes/cr/monthly2008.shtml>)

Total Affordable Housing Units generated = 9.22

1.15 Wantage Township’s Actual Affordable Housing Obligation:

Round #1 and #2 Obligation	35.00 Affordable Housing Units
Actual Residential Obligation (January 2004 – June 2008)	67.50 Affordable Housing Units
Actual Non-residential Growth (January 2004 – June 2008)	<u>9.22</u> Affordable Housing Units
Actual Current Obligation (1987 – June 2008)	111.72 Affordable Housing Units

1.16 Zoning/Master Plan Analysis:

The Wantage Township Land Use Board adopted in 2003 a major update to the Master Plan, which evaluated the New Jersey Development and Redevelopment Plan, Sussex County Strategic Growth Plan and developed smart growth policies to manage development.

1.16-1 Single Family Residential:

The Master Plan recommended a gross density of one housing unit per 5 acres. The Zoning Ordinance was modified to be consistent with the recommended density. The majority of the farmland and vacant land in the Township is RE-5 or 5 acre Zone. Zoning modifications are recommended consistent with Chapter 5:97-6.4. Land parcels in the RE-5 Zone District of 20 acres or greater and capable of yielding 4 lots or more shall be Inclusionary sites. The density will be increased by 40% to construct affordable housing with a 20% set-aside. A draft ordinance modification is provided in the Appendix.

1.16-2 Village District at McCoy’s Corner:

McCoy’s Corner is indicated in the Master Plan as a “Center” under the State Plan. Wantage Township is seeking Plan Endorsement from the State Planning Commission. The Rivlin Quarry site (Block 116, Lot 10.01) consists of 41.91 acres has been rezoned and approved as an Inclusionary Site. The property is a sand and gravel site with access from County Route 639. The new Sussex County Library and the Sussex Airport are across the street. Residential uses abut the North, east and west property boundaries. There are no environmental issues known to limit site development as proposed. NJDEP has approved an onsite wastewater treatment facility. Wantage Township has been granted Site Plan approval. The resolutions of approval and other related approvals are in the Appendix.

1.16-3 Route 23 Hamlet:

The Route 23 Hamlet consists of two projects approved as Use Variances by the Land Use Board. The properties are sand and gravel operations in need of redevelopment. The predominate land use along State Highway 23 is commercial. There are no known environmental issues or constraints to prevent the development of the property as approved and identified in the Housing Plan. The approvals granted will consist of a mixed-use development consistent with the State Plan. The Township is seeking Plan Endorsement from the State Planning Commission.

1.16-4 ML Zone:

The ML Zone includes the CJS Site mentioned earlier in this report. The ML Zone is proposed to remain as currently zoned. The Township is seeking Plan Endorsement from the State Planning Commission to include the CJS Site.

1.17-5 Conclusion:

The Wantage Township Zoning Ordinance and Master Plan provide for opportunities for planned growth, while protecting the environment and rural character of Wantage Township consistent with both the State Plan and the Sussex County Strategic Growth Plan. The affordable housing obligation for Round One, Round Two and the Round Three Growth Share can be accomplished within the context of the Master Plan and Zoning Ordinance.

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Hawthorne, NJ 07506-1749

Wantage Township **Fair Share and Compliance Plan**

Sussex County, New Jersey

December 1, 2005
Revised December 2008

Prepared for the Township Wantage Committee and Land Use Board
Prepared by David R. Troast, P.P., A.I.C.P., C.L.A.

2.00 Fair Share and Compliance Plan Purpose:

The purpose of the Fair Share and Compliance Plan is to address Wantage Township's 1987-2018 fair share affordable housing obligation. Wantage Township will utilize the State sanctioned projections. Ordinances will be included as appropriate to insure compliance with the affordable housing obligation.

The Fair Share Plan will describe specific projects, programs, strategies and funding sources to meet the affordable housing obligation complying with N.J.A.C. 5:97.

2.01 Rehabilitation Component:

The Rehabilitation Component establishes a program to address a municipality's substandard housing units occupied by low and moderate-income households. The methodology is provided in the N.J.A.C. 5:94 Appendix A and the calculated share in Appendix C. **Wantage Township's calculated share is zero.** Under the previous rules, Wantage Township did rehabilitate 27 units under Round #1. This obligation was reduced to zero based on the 2000 Census and other demographic data.

2.02 Municipal Zoning Options:

This section provides a brief description of the options available under N.J.A.C. 5:97 for a municipality in addressing their mandated affordable housing obligation. This section is not all-inclusive and the statute should be referenced for additional information.

Zoning for Inclusionary Development and Mixed Use Development:

5:97-6.4 Zoning for inclusionary development:

- a. Affordable housing units proposed through inclusionary development shall be provided through zoning for development that includes a financial incentive to produce the affordable housing, including but not limited to increased densities and reduced costs to the developer. Inclusionary zoning may apply to all or some zones or sites within the municipality. Financial incentives may provide for a range of opportunities to induce affordable housing production at varying levels provided the compensatory benefits minimally meet the criteria set forth in this section.

Redevelopment for inclusionary Development:

5:97-6.6 Redevelopment

- a. New Jersey's Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq., may be used to create affordable housing units.

Municipally Sponsored Construction and Reconstruction 100 percent affordable:

5:97-6.7 Municipally sponsored and 100 percent affordable developments

(a) Municipally sponsored and 100 percent affordable developments include, but are not limited to:

1. Developments in which all units are available to low- and moderate-income households;
2. Units created through a municipal partnership with a non-profit or Other affordable housing provider; and
3. Developments for which the municipality serves as the primary sponsor.

Accessory Apartments:

5:97-6.8 Accessory apartment program

(a) An accessory apartment program shall be established by ordinance to permit Accessory apartments, provided the units are affordable to low- and moderate-income households. Subject to the provisions of (b)2, accessory apartment programs may be designed to produce only low-income units, only moderate-income units or both low- and moderate-income units.

Market to Affordable:

5:97-6.9 Market to affordable program

(a) A market to affordable program shall include units purchased or subsidized through a written agreement with the property owner and sold or rented to low- and moderate income households. Subject to the provisions of (b)3, market to affordable programs may be designed to produce only low-income units, only moderate-income units or both low- and moderate-income units.

Supportive and special needs housing:

5:97-6.10 Supportive and special needs housing

(a) Supportive and special needs housing includes, but is not limited to: residential health care facilities as licensed and/or regulated by DCA or the New Jersey Department of Health and Senior Services if the facility is located with, and operated by, a licensed health care facility; group homes for people with developmental disabilities and mental illness as licensed and/or regulated by the New Jersey Department of Human Services; permanent supportive housing; and supportive shared living housing. Long term health care facilities including nursing homes, and Class A, B, C, D, and E boarding homes do not qualify as supportive and special needs housing.

Assisted living residence:

5:97-6.11 Assisted living residence

- (a) An assisted living residence is a facility licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available. All or a designated number of apartments in the facility shall be restricted to low- and moderate-income households.

Affordable housing partnership program:

5:97-6.13 Affordable housing partnership program

- (a) An affordable housing partnership is a voluntary agreement by which two or more municipalities cooperate to build low- and moderate-income housing units.
- (b) The following provisions shall apply to affordable housing partnership programs:
1. The municipalities shall be located within the same housing region.
 2. Partnering municipalities may propose and shall meet the requirements of any affordable housing mechanism outlined in this subchapter, except for N.J.A.C. 5:97-6.2, 6.3 and 6.12.
 3. The municipalities shall set forth the number of credits each municipality will be allotted. No credit shall be given to more than one municipality for the same unit.
 4. Each municipality shall contribute resources, including, but not limited to, funding, sewer, water, and land.
 5. Units constructed in another municipality shall fall within the maximum number of units permitted to be provided through an RCA, consistent with the provisions of N.J.A.C. 5:97-3.

Extension of expiring controls:

5:97-6.14 Extension of expiring controls

- (a) A municipality may address a portion of its growth share obligation through the extension of affordability controls in accordance with N.J.A.C. 5:97-9 and UHAC, subject to the following:
1. The unit meets the criteria for prior-cycle or post-1986 credits set forth in N.J.A.C. 5:97-4.2 or 4.3;
 2. The affordability controls for the unit are scheduled to expire during the 1999 through 2018 period;
 3. The municipality shall obtain a continuing certificate of occupancy or a certified statement from the municipal building inspector stating that the restricted unit meets all code standards; and
 4. If a unit requires repair and/or rehabilitation work in order to receive a continuing certificate of occupancy or certified statement from the municipal building inspector, the municipality shall fund and complete

the work. A municipality may utilize its affordable housing trust fund to purchase the unit and/or complete the necessary repair and/or rehabilitation work.

Other innovative approaches:

5:97-6.15 Other innovative approaches

(a) A municipality may propose innovative programs or mechanisms, or any combination of mechanisms included in this subchapter, for the creation of affordable housing, provided that the following performance standards can be achieved and clearly demonstrated:

1. The units shall comply with N.J.A.C. 5:97-9 and UHAC;
2. All sites to be developed with new units shall meet the site suitability criteria set forth in N.J.A.C. 5:97-3.13;
3. Rehabilitated and converted units shall meet all local building codes;
4. The municipality shall demonstrate source(s) of funding; and
5. Units shall not be restricted to youth under 18 years of age.

2.03 Municipal Options for Wantage Township:

2.03-1 Developer Fee Ordinance:

The COAH approved Developer Fee Ordinance is included in the Appendix. The purpose of this ordinance is to provide a threshold for residential development under four units and for commercial development.

2.03-2 RE-5 Inclusionary Ordinance:

Wantage is proposing as part of this submission an Ordinance modification that requires on-site construction of affordable units on land parcels greater than 20 acres and capable of yielding 4 lots or more in the RE-5 Zone District (1unit per 5 acres). A 40% increase in density will provide the incentive required under Chapter 5:97 (1unit per 3 acres). The proposed ordinance is included in the Appendix.

2.03-3 Inclusionary Site – McCoy’s Corner Center:

The Zoning Ordinance is included in the Appendix permitting a mixed-use development requirement for the McCoy’s Corner Village consistent with the State Plan, County Plan Master Plan and this Housing Element. NJDEP has approved an onsite wastewater treatment facility. The Wantage Township Land Use Board has granted site plan approval to a two-phased project. The resolutions of approval and other related approvals are provided in the Appendix.

2.03-4 Inclusionary Site Route 23 Hamlet:

The use variances granted by the Land Use Board require a mixed-use development pattern consistent with the State Plan and the County Plan. The resolutions of approval and other related approvals are provided in the Appendix.

2.03-5 Round #1 Inclusionary Site CJS Investments:

The property became the subject of a builder's remedy lawsuit and other litigation in 2005 when Wantage Township proposed to remove the site from the 2005 Housing Element and Fair Share Plan. The Court ultimately Ordered the approval of the site plan for the construction of 190 units, 38 of which are to be marketed for sale as affordable housing. Pursuant to a Consent Order entered into by the parties to the builder's remedy lawsuit, Wantage Township is required to file a Petition for Plan Endorsement which is to include the CJS site. Per the Consent Order, the CJS site is also to remain in this Housing Element and Fair Share Plan. The development of the site is subject to other governmental approvals including NJDEP sewer and water permitting. The various documents are included in the Appendix.

2.03-6 Supportive Housing/Market to Affordable: (Expenditure of Housing Trust Funds). NJAC 5:97-6.10

Wantage Township has reached a tentative agreement with Jaret Builder's Inc. with a business address at 145 Libertyville Road in Wantage New Jersey. The proposal is to construct supportive housing units on eight existing platted lots on Libertyville Road Block 132, Lot 3.20. The Resolution of Approval, Developer's Agreement, Letter of Commitment from Developer and Resolution of Commitment from the Wantage Township Committee and verification of initial funding is provided in the Appendix.

2.03-7 Supportive Housing Group Home: NJAC 5:97-6.10.

Phoenix Properties NJ Inc operates a 5 bedroom group home at 27 Morgan Drive also known as Block 121 Lot 15.22. The Facility name is Morganfield Group Home and was opened on July 19, 2000 for the developmentally disabled. The affirmative marketing strategy is DDD/DHSS/DHSS waiting list. Affordability assistance and state funding will be projected to make the facility accessible under the NJ Barrier Free Code.

2.03-8 Supportive Housing Group Home: NJAC 5:97-6.10.

Sussex County Association of Retarded Citizens (SCARC) operates a 3 bedroom group home at 117 Layton Lane also know as Block 42, Lot 5.01. The facility name is the Wantage Group Home and was opened in 1994 for the developmentally disabled. The affirmative marketing strategy is DDD/DHSS/DHSS waiting list.

2.04 Compliance Plan Summary:

The Wantage Township Compliance Plan provides a range of affordable housing alternatives consistent with the COAH Rules, the New Jersey State Development and Redevelopment Plan and the Sussex County Strategic Growth Plan. The Developer Fee Ordinance and ordinance modifications will provide production of affordable units with actual growth. The Housing Trust Fund will be used to construct affordable units in Wantage Township to comply with actual and future growth. Wantage Township is obligated to provide for 35 Affordable units/credits for Round # 1 & #2, affordable units/credits for actual growth under Round #3 and zoning for the remaining projected growth.

2.04-1 Proposed Plan:

Round #1 & #2

Project name	Block	Lot	Mechanism	Year	Market Units	Affordable Units	Bonus Units
**Phoenix Prop. Group Home	121	15.22	Supportive Housing	2000	0	5	5
**SCARC Group Home	42	5.01	Supportive & Special Needs		0	3	3
CJS - Whispering Hills	2	20.01	Inclusionary Development	2008	150	38	0
subtotals					150	46	8

Round #3

Project name	Block	Lot	Mechanism	Year	Market Units	Affordable Units	Bonus Units
Chistie Develop. Fawn Ridge	12.01	3	Inclusionary/Growth Share	2005	8	1	1
Plagar Realty	156	21.01	Inclusionary/Growth Share	2005	10	1	1
*PKM Holdings McCoy's Corner	116	10.06	Inclusionary/Growth Share	2007	74	27	27
*WantageRidge McCoy's Corner	116	10.01	Inclusionary/Growth Share	2007	90	21	10
ABD Development	54	8.01	Inclusionary/Growth Share	2006	20	2	2
*Mountian View Manor T. Center	4	1.01, 1.07	Other Use Variance	2006	35	8	0
Christian Leone	117	32.01	Inclusionary/Growth Share	2006	13	2	2
Carroll Quinn	113	2.01,2.03	Inclusionary/Growth Share	2008	11	2	2
subtotals					261	64	45

Proposed Projects

Jaret Builder's	132	3.2	Market to Affordable	2009+	0	40	
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* Rental Affordable Units = 65 units

** Constructed

Total = 203 Affordable Units

Note: Mountain View Manor project is currently being revised to address changes in NJDEP approvals. The number of affordable units to be approved for construction has not been finalized to date. The meeting is scheduled on December 16, 2008. The affordable housing total could be as high as 35 units based on the original approvals granted by “d” variance by the Wantage Township Land Use Board in 2004.

Potential Total Affordable Housing Units = 203 to 230

2.04-2 Bedroom Distribution:

Bedroom Compliance Chart

Round #1 & #2

<u>Project name</u>	<u>Mkt./Units</u>	<u>Afford/Units</u>	<u>V-low</u>	<u>Low 1 bdm</u>	<u>Low 2 bdm</u>	<u>Low 3 bdm</u>	<u>Mod 1 bdm</u>	<u>Mod 2 bdm</u>	<u>Mod 3 bdm</u>
Phoenix Properties Group Home	N/A	5	5	0	0	0	0	0	0
SCARC Group Home	N/A	3	3	0	0	0	0	0	0
CJS - Whispering Hills	152	38	<u>0</u> 8	<u>4</u> 4	<u>11</u> 11	<u>4</u> 4	<u>4</u> 4	<u>11</u> 11	<u>4</u> 4

Round #3

<u>Project name</u>	<u>Afford/Units</u>	<u>V-low</u>	<u>Low 1 bdm</u>	<u>Low 2 bdm</u>	<u>Low 3 bdm</u>	<u>Mod 1 bdm</u>	<u>Mod 2 bdm</u>	<u>Mod 3 bdm</u>
Chistie Develop. Fawn Ridge	9	1	0	0	0	0	0	1
Plagar Realty	11	1	0	0	0	0	1	0
*PKM Holdings McCoy's Corner	80	21	3	6	2	3	5	2
*WantageRidge McCoy's Corner	74	27	3	8	3	4	6	3
ABD Development	21	2	0	0	0	0	2	0
*Mountain View Manor T. Center	35	8	0	4	0	0	4	0
Christian Leone	13	2	0	1	0	0	2	0
Carroll Quinn	<u>11</u>	<u>2</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>
	254	64	6	20	5	7	21	6
<u>Proposed Projects</u>								
Jaret Builder's	N/A	40						

Note: The Mountain View Manor project is currently being revised to address changes in NJDEP approvals. The bedroom distribution has not yet been determined. **Waivers may be required because of septic/sewer limitations.**

The Jaret Builder's project is currently under negotiation and the terms of income and bedroom mix have not yet been specified. **A waiver is requested.**

2.04-3 Compliance with Specific Unit Types:

The Wantage Township Ordinances will require compliance with the COAH Rules governing the type and percentage of the affordable housing produced. The Mountain View manor and Jaret Builder's project have not been factored into the calculations. Waivers from specific unit types under the COAH rules may be required dependent on the approvals and agreements granted.

	<u>Permitted</u>	<u>Provided</u>
1. <u>Age-restricted</u> units not to exceed Rounds #1 & #2	9	0
Round #3 – (25% of 179)	45	0

	<u>Required</u>	<u>Provided</u>	<u>Future</u>
2. <u>Rental obligation of 25%</u> Rounds #1 & #2 = 9, Round #3 = 45	54	55	?
	<u>Required</u>	<u>Provided</u>	<u>Future</u>
3. <u>Income Split</u> Round #3 Units constructed will be 50% for moderate-income and 50% for low-income residents of which 13% for very low income less than 35%.	89	52	37
	66	50	16
	23	8	15
	<u>Required</u>	<u>Provided</u>	<u>Future</u>
Round #1 Units constructed will be 50% for moderate-income and 50% for low-income residents of	17	19	N/A
	18	23	N/A
	<u>Required</u>	<u>Provided</u>	<u>Future</u>
4. <u>Family units</u> minimum 50% of Round #3	90	120	N/A
5. <u>Bonus credits</u> 25% of Round #3 Compliance bonus 5:97-3.17	45	45	0

2.05 Implementation Schedule:

The Implementation Schedule of the Fair Share Plan for the projects approved is controlled by the current economic conditions, which is not in the authority of Wantage Township to force private development. The Township is committed to reasonably assist each approved development project to commence construction so the mandated affordable housing obligation is satisfied in a timely manner. The existing housing funds and future housing funds will be expended in accordance with the Spending Plan.

2.06 Requested Waivers from COAH Rules:

2.06-1 NJAC 5:97-8.8 Affordability Assistance:

Wantage Township requests a waiver from the affordability assistance requirement on the collected and immediately anticipated Housing Trust Funds to implement the production of the planned affordable units. The program will be implemented after the Jaret Builder's project has been implemented and as funds become available.

2.06-2 A-500 requirements for very low income units # and distribution:

A wavier is requested from the providing family units for very income units. The Township has provided supportive housing projects that may be available to families under the Jaret Builder's project currently under negotiation. A temporary waiver is requested for the 13% requirement until such time the Jaret Builder's project agreement has been approved.

2.06-3 Affordability Average Bedroom Distribution 5:80-26.3:

Wantage Township requests a wavier from the Affordability average and bedroom distribution rules under NJAC 5:80-26.3. Mountain View Manor and Jaret Builder's projects have not been finalized and a waiver may be required.

2.06-4 Compliance Bonus NJAC 5:97-3.17:

A compliance bonus waiver is requested to credit Wantage Township 45 bonus credits/units under the facts surrounding the Wantage Township 2005 submission to COAH of an adopted Housing Plan and Fair Share Plan. COAH did not accept the timely submission of the Township based on litigation filed by an objector. Wantage Township proceeded to implement the 2005 Fair Share Plan under the courts jurisdiction approving eight development projects with 64 affordable units. The Township did sign a settlement agreement with the CJS approving an additional 38 affordable units zoned under Round #1.

2.06-5 Site Suitability Analysis 5:97-3.13:

The Township of Wantage requests a waiver from the suitability analysis requirements. The CJS site was zoned in the 1980's and the other nine projects have received local and various County and State approvals which will provide the affordable housing required under the COAH Rules for Wantage Township.

2.06-6 General Waiver:

Wantage Township requests any additional waivers that may be required and deemed necessary after a review of COAH Staff and the Council on Affordable Housing.

2.07 Conclusion:

The Wantage Township Fair Share and Compliance Plan provides for realistic opportunities to address the affordable housing goals and objectives of the Master Plan by providing alternative housing options and programs consistent with the Municipal Land Use Law, COAH Rules and the NJ State Development and Redevelopment Plan. The total obligation is estimated at 254 affordable units. The Adjusted Projected Obligation is 214 affordable units with a calculated Actual Current obligation of 112 affordable units. The Compliance Plan provides for 203 to 230 actual approved or constructed units, projects under negotiation. Incentive growth share provisions in the Wantage Land Management Code to provide the remaining projected affordable units. **Wantage Township is pleased to submit the Housing Plan and Fair Share Plan to the Council on Affordable Housing for Substantive Certification approval.**

Appendix

COAH 2008 Regional Income Limits

Wantage Developer Fee Ordinance

Suitability Analysis for remaining Round #1 ML Sites

Ordinance Modifications RE-5 Zone District

**Jaret Builder's Supportive Housing/Market to Affordable:
(Expenditure of Housing Trust Funds)**

Existing Group Home Documentation

Project Resolutions with Affordable Housing

Draft Affordable Housing Ordinance

Draft Spending Plan

Draft Affirmative Marketing Ordinance

Court Settlement Documents

COAH Application and Forms

Township Resolutions

Wantage Township Master Plan

Tax Maps

COAH 2008 Regional Income Limits

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**Jaret Builder's Supportive
Housing/Market to Affordable:
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Existing Group Home Documentation

Project Resolutions with Affordable Housing

Town Center @ Wantage Phase One

Mountain Manor @ Wantage Phase One

PKM (formerly Wantage Village)

Wantage Ridge (Formerly Wantage Village)

ABD Wantage

Plager Reality LLC

Christie Development (Fawn Ridge at Wantage)

Leone Properties

Carroll T. Quinn (Champagne Ridge)

Draft Affordable Housing Ordinance

Draft Spending Plan

**Draft Affirmative Marketing
Ordinance**

Court Settlement Documents

COAH Application and Forms

Township Resolutions