

9.4.901

H841

C.1



3 3009 00088 1302

The NJ Council On Affordable Housing



People Places & Progress

**The COAH Story
1 9 9 6 - 1 9 9 7**



- Christine Todd Whitman, *Governor*
- Jane M. Kenny, *Chairman*
- Shirley M. Bishop, *Executive Director*

Table of Contents

People (Introduction)	2
------------------------------	----------

Message from the Chairman	3
----------------------------------	----------

Executive Director's Message	4
-------------------------------------	----------

Places (Participation)	5
-------------------------------	----------

Progress:

Units Completed, Zoned or Approved	6
---	----------

Regional Contribution Agreements (RCAs)	19
--	-----------

Development Fees	23
-------------------------	-----------

COAH Members	27
---------------------	-----------

COAH Staff	31
-------------------	-----------

COAH Meetings	31
----------------------	-----------

People

1996-1997 COAH Annual Report

Introduction

A COAH staff member once noted, "It's difficult to live between two pages of a zoning ordinance."

Although the historic New Jersey Supreme Court's *Mt. Laurel* decision said that every municipality had a constitutional obligation to provide the opportunity for the construction of low and moderate income housing, it was not mandatory. The New Jersey Fair Housing Act of 1985 created the Council on Affordable Housing (COAH) as the administrative agency to handle the voluntary process for municipalities to have their housing elements/fair share plans reviewed and approved (substantive certification granted) by COAH.

COAH was directed to determine housing regions and obligations; establish regulations; review and approve housing elements/fair share plans, regional contribution agreements, development fees and spending plans; grant substantive certification; act as mediators; hear motions and sit as a quasi-judicial body; and monitor the creation and continuation of affordable units.

Granted all of this does require a lot of paperwork but COAH, in the last few years, has been working diligently with municipalities, developers, nonprofits and individuals to ensure the construction and rehabilitation—the sticks and bricks—of low and moderate income housing. All of that effort has paid off so that households can actually find affordable housing—not just pages of a zoning ordinance for future development.

When we hear the exuberance of a young boy who has his own bedroom in a "real home" or watch a senior citizen breathe a sigh of relief to have a safe, worry-free apartment or see the smile on the face of someone with special needs who has gained independence in a group home, we share the joy knowing COAH had a part in making those dreams come true. This annual report is to show some of that progress and pleasure.



Message from the Chairman



One way to chart our success at the Council on Affordable Housing (COAH) is in terms of numbers.

- * More than 26,000 units of affordable housing have been created as a result of the *Mt. Laurel* decisions and the Fair Housing Act.
- * Regional contribution agreements (RCAs) have topped the \$100 million mark.
- * Nearly \$50 million in development fees have been allocated for affordable housing.

But the true measure of COAH's achievements is reflected in the stories of families who are living in safe, decent housing that is within their means.

Take, for example, some of the comments of residents in East Brunswick who recently moved into COAH-approved condominiums.

"You don't know how much it has helped my life," said Michelle Godfrey. "It's quiet. The rent is affordable. People respect your property."

Said John Kuntne: "I thought I died and went to heaven when we moved here."

And when Mary Avila's daughter awoke in her new home, she said, "I feel like I'm in a hotel."

Throughout New Jersey, housing inspired by COAH is making a difference in people's lives.

The East Brunswick condominiums were made possible through a special "Write Down/Buy Down" program – one of the options COAH has given to municipalities to meet their fair share obligations.

It's an example of the flexible approach COAH has taken in helping communities design and execute strategies for affordable housing.

As we move ahead in our second decade of service, COAH will continue to look for innovative ways of fulfilling our mandate to help open the doors to opportunity for families in New Jersey.

A handwritten signature in cursive script that reads "Jane M. Kenny". The signature is written in dark ink and is positioned above the printed name and title.

Jane M. Kenny
DCA Commissioner
COAH Chairman

Executive Director's Message



“People, Places and Progress” is a fitting title for our annual report.

With the directives of the Fair Housing Act and COAH’s mission, we have been able to help municipalities, nonprofits and developers create housing opportunities for low and moderate income households. We receive calls and correspondence thanking COAH and its staff for their efforts. Indeed, it is rewarding to know that a senior citizen has a secure place to live, a young mother has a safe neighborhood for her youngster and an at-risk household has an apartment that is suited to his/her special needs.

Through an amendment to the Fair Housing Act, COAH was expanded to 11 members. We also saw changes in leadership. Jane M. Kenny came over from the Governor’s Office where she had been Chief of Policy and Planning to become Commissioner of the Department of Community Affairs (DCA) and, in that position, Chairman of COAH.

COAH moved its meetings to the attractive board room of the New Jersey Housing and Mortgage Finance Agency (HMFA) in the former Roebing factory complex. COAH had one of its meetings at the Governor’s Housing Conference in Long Branch and is planning a special meeting for this year’s conference in Newark.

As a staff, we continued our outreach programs via workshops on the COAH process, regional contribution agreements (RCAs) and development fees. COAH members and staff also attended municipal meetings, legislative hearings, professional organizations and seminars to explain COAH’s work and answer questions about our administrative process. Additionally, we had a successful session at the League of Municipalities on mediation.

As the Commissioner noted, we have seen an increase in participation, in the exchange of dollars for RCAs to provide affordable housing in the cities and for development fees to offer affordable housing assistance on the local levels. Indeed, we have seen great progress as you will note in the various charts that follow.

And we are forward thinking. We have begun to look at the next millennium regarding new obligations, coordination with the Office of State Planning and the New Jersey Department of Environmental Protection and options for providing good, sound affordable housing. COAH does work . . . and we are attempting to make it better!


Shirley M. Bishop, P.P.
COAH Executive Director

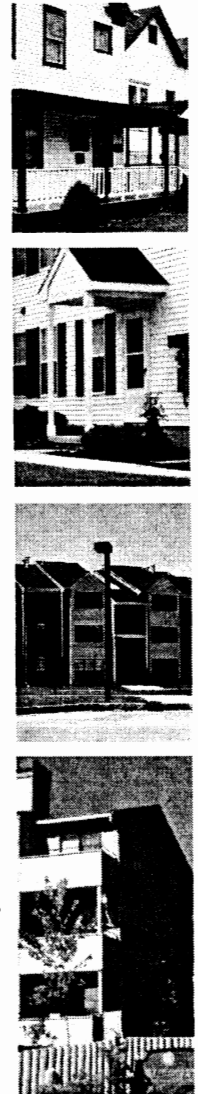
Places

Municipal participation in the COAH process is voluntary. COAH encourages but cannot compel such participation. Of the 566 municipalities in the state, 219 have or are currently participating. An additional 67 municipalities have or are providing affordable housing under a court-ordered judgment of repose. Thus, approximately half of the municipalities in the state are counted in the progress being made in providing affordable housing. Additionally, most urban aid communities have on-going programs to rehabilitate or create low and moderate income housing units.

Every county in the state has at least two municipalities involved in the COAH process or in a court-ordered effort. Bergen County has the highest number (36) closely followed by Morris County (34).

Through June 30, 1997 the 286 participating or court-ordered municipalities have reported that 18,549 affordable homes have been built or were under construction and 5,851 have been transferred to urban areas through regional contribution agreements (RCAs). Zoning is in place for an additional 14,285 affordable homes. Also 6,746 homes have been rehabilitated for occupancy by low and moderate income families. (Data for municipalities under court orders is incomplete due to the fact that reporting to COAH is voluntary.)

The data presented in the following charts is in a condensed form for purposes of this report. Detailed information is available at the COAH office.



UNITS COMPLETED, ZONED OR APPROVED

Municipality	COAH		Court	New construction		RCA units	Rehab
	First round	Second round	Involvement	built / under const	zoned / approved	proposed / approved	Complete
ATLANTIC COUNTY							
Absecon							
Atlantic City							
Brigantine							
Buena							
Buena Vista	x						122
Corbin							
Egg Harbor City							
Egg Harbor Twp							
Estell Manor	x						21
Folsom							
Galloway	x			61	61		98
Hamilton							
Hammonton							
Linwood							
Longport							
Margate							
Mullica	x						87
Northfield							
Pleasantville							
Port Republic							
Somers Point							
Ventnor							
Weymouth	x						13
County total				61	61	0	341
BERGEN COUNTY							
Allendale		x		15	62	40	
Alpine							
Bergenfield							
Bogota							
Carlstadt							
Cliffside Park							
Closter							
Cresskill		x			12		
Demarest							
Dumont							
East Rutherford							
Edgewater	x	x		34	86		10
Elmwood Park							
Emerson			x				
Englewood							
Englewood Cliffs		x			4		
Fair Lawn		x			52		20
Fairview		x					
Fort Lee			x				
Franklin Lakes							
Garfield							
Glen Rock	x	x					2

UNITS COMPLETED, ZONED OR APPROVED

Municipality	COAH		Court	New construction		RCA units	Rehab
	First round	Second round	Involvement	built / under const	zoned / approved	proposed / approved	Complete
Hackensack							
Harrington Park							
Hasbrouck Heights	x			14			39
Haworth		x					
Hillsdale							
Hohokus	x	x					1
Leonia	x						
Little Ferry							
Lodi							
Lyndhurst							
Mahwah			x				
Maywood							
Midland Park							
Montvale			x				
Moonachie							
New Milford							
North Arlington							
Northvale		x		2			
Norwood	x			46		23	
Oakland			x				
Old Tappan	x	x		29	48	21	
Oradell							
Palisades Park			x				
Paramus	x	x		33	46	130	
Park Ridge	x	x		36	33		4
Ramsey	x	x		152	14	150	10
Ridgefield		x					25
Ridgefield Park	x	x		40			47
Ridgewood	x			137			33
River Edge							
River Vale		x		30	76		
Rochelle Park			x				
Rockleigh	x				8	5	
Rutherford							
Saddle Brook							
Saddle River			x				
South Hackensack							
Teaneck							
Tenafly							
Teterboro	x	x					
Upper Saddle River			x				
Waldwick			x				
Wallington							
Washington							
Westwood							
Woodcliff Lake			x	40		39	
Wood-Ridge		x					
Wyckoff			x	30	217	8	
County total				638	658	416	191

UNITS COMPLETED, ZONED OR APPROVED

Municipality	COAH		Court	New construction		RCA units	Rehab
	First round	Second round	Involvement	built / under const	zoned / approved	proposed / approved	Complete
BURLINGTON							
Bass River							
Beverly		x					13
Bordentown City							
Bordentown Twp	x		x		231		
Burlington City	x			100			56
Burlington Twp	x			102	483		1
Chesterfield		x					
Cinnaminson			x				
Delanco		x					
Delran			x				
Easthampton			x				
Edgewater Park							
Evesham			x	59	380	40	
Fieldsboro							
Florence	x			8	24	103	12
Hainesport	x				194		
Lumberton		x			123		1
Mansfield			x				
Maple Shade							
Medford		x					
Medford Lakes							
Moorestown	x	x		137	432		28
Mount Holly	x	x		47	6		87
Mount Laurel		x	x				
New Hanover	x	x					
North Hanover							
Palmyra							
Pemberton Boro			x				
Pemberton Twp							
Riverside							
Riverton							
Shamong							
Southampton	x	x			112		2
Springfield	x				43		1
Tabernacle							
Washington			x				
Westampton							
Willingboro							
Woodland							
Wrightstown							
County total				453	2028	143	201
CAMDEN							
Audubon							
Audubon Park							
Barrington	x						
Bellmawr							

UNITS COMPLETED, ZONED OR APPROVED

Municipality	COAH		Court	New construction		RCA units	Rehab
	First round	Second round	Involvement	built / under const	zoned / approved	proposed / approved	Complete
Berlin Boro			x				
Berlin Twp	x				43		74
Brooklawn	x						28
Camden							
Cherry Hill			x				
Chesilhurst							
Clementon							
Collingswood		x					63
Gibbsboro	x	x			112		22
Gloucester Twp	x	x		338	24		82
Gloucester City							
Haddon							
Haddonfield	x	x					13
Haddon Heights	x						46
Hi-Nella							
Laurel Springs							
Lawnside	x						5
Lindenwold							
Magnolia							
Merchantville							
Mount Ephraim							
Oaklyn							
Pennsauken							
Pine Hill							
Pine Valley							
Runnemede	x			13			9
Somerdale							
Stratford							
Tavistock							
Voorhees	x			339			16
Waterford							
Winslow	x	x		450			11
Woodlyne							13
County total				1140	179	0	382
CAPE MAY							
Avalon							
Cape May	x	x					84
Cape May Point							
Dennis							
Lower							
Middle		x					
North Wildwood		x					
Ocean City		x					
Sea Isle City							
Stone Harbor	x	x					
Upper							
West Cape May							
West Wildwood							

UNITS COMPLETED, ZONED OR APPROVED

Municipality	COAH		Court Involvement	New construction		RCA units proposed / approved	Rehab Complete
	First round	Second round		built / under const	zoned / approved		
Wildwood							
Wildwood Crest							
Woodbine							
County total				0	0	0	84
CUMBERLAND							
Bridgeton							
Commercial							
Deerfield							
Downe							
Fairfield							
Greenwich							
Hopewell							
Lawrence							
Maurice River							
Millville	x			209			495
Shiloh							
Stow Creek							
Upper Deerfield							
Vineland	x			534			
County total				743	0	0	495
ESSEX							
Belleville							
Bloomfield	x	x		23			
Caldwell							
Cedar Grove	x			149			3
East Orange				149			3
Essex Fells							
Fairfield							
Glen Ridge	x				25		4
Irvington							
Livingston			x				
Maplewood			x				
Millburn							
Montclair	x			199			
Newark							
North Caldwell							
Nutley							
Orange City							
Roseland	x	x		18	78	66	
South Orange Village			x				
Verona		x		159			
West Caldwell							
West Orange		x		161	57		38
County total				858	160	66	48
GLOUCESTER							
Clayton							

UNITS COMPLETED, ZONED OR APPROVED

Municipality	COAH		Court	New construction		RCA units	Rehab
	First round	Second round	Involvement	built / under const	zoned / approved	proposed / approved	Complete
Deptford	x	x		169	194		45
East Greenwich	x				163		
Elk	x				121		9
Franklin							
Glassboro							
Greenwich			x				
Harrison	x				93		
Logan							
Mantua	x			188	134		21
Monroe		x		366	142		
National Park							
Newfield							
Paulsboro							
Pitman	x			5	5		59
South Harrison							
Swedesboro							
Washington			x				
Wenonah							
West Deptford	x				299		35
Westville							
Woodbury	x	x		199			108
Woodbury Heights							
Woolwich							
County total				927	1151	0	277
HUDSON							
Bayonne		x		8			248
East Newark							
Guttenberg							
Harrison							
Hoboken							
Jersey City							
Kearny			x	74	6		18
North Bergen							
Secaucus	x			175	657		
Union							
Weehawken		x		118	28		
West New York							
County total				375	691	0	266
HUNTERDON							
Alexandria	x	x					8
Bethlehem			x				
Bloomsbury							
Califon	x	x					2
Clinton Twp			x				
Clinton Twp	x				217		45
Delaware	x	x		6	15		1
East Amwell	x	x				20	14

UNITS COMPLETED, ZONED OR APPROVED

Municipality	COAH		Court	New construction		RCA units	Rehab
	First round	Second round	Involvement	built / under const	zoned / approved	proposed / approved	Complete
Flemington							
Franklin	x	x		11			10
Frenchtown	x	x			3		
Glen Gardner	x	x					2
Hampton			x				
High Bridge	x	x			34		21
Holland	x						19
Kingwood							
Lambertville		x					24
Lebanon Boro							
Lebanon Twp	x	x					8
Milford	x	x					1
Raritan	x	x		180	163	54	
Readington	x	x		163	127	116	13
Stockton							
Tewksbury	x	x		15	23	71	11
Union	x	x		10	64		
West Amwell			x				
County total				385	646	261	179
MERCER							
East Windsor							
Ewing		x					
Hamilton	x			80	140	69	739
Hightstown	x			10			30
Hopewell Boro	x	x					
Hopewell Twp		x		147	106	198	
Lawrence	x	x		532	301		150
Pennington		x					
Princeton Boro			x	100			2
Princeton Twp		x		181	38	23	
Trenton							
Washington	x	x		188	37		13
West Windsor			x			66	
County total				1238	622	356	934
MIDDLESEX							
Carteret	x						27
Cranbury	x	x		60	9	110	10
Dunellen							
East Brunswick		x		498	153		15
Edison	x			572	303		216
Helmetta		x					
Highland Park	x						
Jamesburg							
Metuchen	x			2	42		36
Middlesex							
Milltown							
Monroe	x	x		31	337		51

UNITS COMPLETED, ZONED OR APPROVED

Municipality	COAH		Court	New construction		RCA units	Rehab
	First round	Second round	Involvement	built / under const	zoned / approved	proposed / approved	Complete
New Brunswick	x			303			
North Brunswick			x				
Old Bridge	x	x		225	584		128
Perth Amboy							
Piscataway	x	x		392	153	99	70
Plainsboro		x		206	60	25	
Sayreville	x			400			52
South Amboy							
South Brunswick	x	x		521	196		
South Plainfield	x		x	32	343		23
South River							
Spotswood							
Woodbridge			x				
County total				3242	2180	234	628
MONMOUTH							
Aberdeen			x				
Allenhurst							
Allentown							
Asbury Park							
Atlantic Highlands							
Avon by the Sea			x				
Belmar							
Bradley Beach	x	x					
Brielle							
Colts Neck			x				
Deal							
Eatontown							
Englishtown							
Fair Haven							
Farmingdale							
Freehold Boro							
Freehold Twp	x	x		237	507	150	6
Hazlet			x				
Highlands							
Holmdel	x	x		163	144	384	6
Howell	x	x		304	164	115	97
Interlaken							
Keansburg							
Keyport	x						
Little Silver							
Loch Arbour							
Long Branch							
Manalapan		x		19	633		3
Manasquan	x						2
Marlboro		x		123	359	366	2
Matawan							
Middletown	x			45	155	500	157
Millstone	x	x		6			

UNITS COMPLETED, ZONED OR APPROVED

Municipality	COAH		Court	New construction		RCA units	Rehab
	First round	Second round	Involvement	built / under const	zoned / approved	proposed / approved	Complete
Monmouth Beach							
Neptune Twp							
Neptune City Boro							
Ocean			x				
Oceanport							
Red Bank	x	x		50			72
Roosevelt							
Rumson							
Sea Bright		x					
Sea Girt							
Shrewsbury Boro							
Shrewsbury Twp							
South Belmar							
Spring Lake			x				
Spring Lake Heights							
Tinton Falls			x				
Union Beach							
Upper Freehold		x					
Wall			x	166	87	543	4
West Long Branch							
County total				1113	2049	2058	349
MORRIS							
Boonton Town		x		26			37
Boonton Twp		x		24			18
Butler							
Chatham Boro	x	x		4	19		16
Chatham Twp		x		81		8	
Chester Boro	x	x		3			
Chester Twp		x		31	2		2
Denville	x				239	136	29
Dover		x		3	3		22
East Hanover			x			65	
Florham Park			x				
Hanover			x				
Harding		x			23	43	1
Jefferson			x				
Kinnelon	x	x			54		17
Lincoln Park		x		158			6
Madison		x		142			
Mendham Boro	x	x		28			3
Mendham Twp		x					
Mine Hill	x	x			76		15
Montville		x					
Morris		x		345	52		
Morris Plains							
Morristown							
Mountain Lakes		x			6	12	
Mount Arlington							

UNITS COMPLETED, ZONED OR APPROVED

Municipality	COAH		Court	New construction		RCA units	Rehab
	First round	Second round	Involvement	built / under const	zoned / approved	proposed / approved	Complete
Mount Olive			x				
Netcong							
Parsippany-Troy Hills	x	x		451	41	294	61
Long Hill	x	x		65	24	42	14
Pequanock		x		243			19
Randolph	x	x		182	152		87
Riverdale	x				59		
Rockaway Boro	x	x					29
Rockaway Twp		x		123	110	45	
Roxbury		x					
Victory Gardens	x						12
Washington	x	x		59	57		16
Wharton	x			14	43		18
County total				1982	960	645	422
OCEAN							
Barnegat			x				
Barnegat Light							
Bay Head			x				
Beach Haven							
Beachwood			x				
Berkeley			x				
Brick	x			626	241		144
Dover			x	214	600		174
Eagleswood							
Harvey Cedars							
Island Heights							
Jackson			x		588		60
Lacey							
Lakehurst							
Lakewood							
Lavallette	x						6
Little Egg Harbor							
Long Beach							
Manchester			x				
Mantoloking							
Ocean							
Ocean Gate							
Pine Beach	x						3
Plumsted							
Point Pleasant Beach							
Seaside Heights			x				
Seaside Park							
Ship Bottom							
South Toms River							
Stafford							
Surf City							
Tuckerton							
County total				840	1429	0	387

UNITS COMPLETED, ZONED OR APPROVED

Municipality	COAH		Court	New construction		RCA units	Rehab
	First round	Second round	Involvement	built / under const	zoned / approved	proposed / approved	Complete
PASSAIC							
Bloomingtondale	x	x		5	160		
Clifton							
Haledon							
Hawthorne							
Little Falls							
North Haledon							
Passaic							
Paterson							
Pompton Lakes							
Prospect Park							
Ringwood	x	x					83
Totowa							
Wanaque		x					
Wayne		x		260	128	476	56
West Milford		x					
West Paterson			x				
County total				265	288	476	139
SALEM							
Alloway							
Carneys Point							
Elmer							
Elsinboro							
Lower Alloways Creek							
Mannington							
Oldmans							
Penns Grove							
Pennsville							
Pilesgrove			x				
Pittsgrove							
Quinton							
Salem	x						114
Upper Pittsgrove							
Woodstown	x						
County total				0	0	0	114
SOMERSET							
Bedminster		x		694			4
Bernards	x	x		225	20	237	
Bernardsville	x	x		41		77	38
Bound Brook							
Branchburg	x			110		100	7
Bridgewater		x		922	17		24
Far Hills			x				
Franklin	x	x		547	180	29	71
Green Brook	x		x	79	68		
Hillsborough	x	x		91	136	79	33

UNITS COMPLETED, ZONED OR APPROVED

Municipality	COAH		Court Involvement	New construction		RCA units proposed / approved	Rehab Complete
	First round	Second round		built / under const	zoned / approved		
Manville							
Millstone							
Montgomery		x		210	95		
North Plainfield	x			4			16
Peapack - Gladstone	x	x		9	20	37	10
Raritan	x	x		24			
Rocky Hill							
Somerville	x				10		27
South Bound Brook	x						
Warren	x	x		169		251	32
Watchung	x	x			60	57	5
County total				3125	606	867	267
SUSSEX							
Andover Boro	x			1	2		3
Andover Twp		x					
Branchville							
Byram	x						30
Frankford							
Franklin							
Fredon	x			12	28		
Green							
Hamburg							
Hampton							
Hardyston							
Hopatcong	x						71
Lafayette							
Montague							
Newton	x				41		26
Ogdensburg	x						38
Sandyston							
Sparta	x				17		
Stanhope	x	x		3	10		2
Stillwater	x						10
Sussex							
Vernon							
Walpack							
Wantage	x						22
County total				16	98	0	202
UNION							
Berkeley Heights			x	47	65	129	
Clark	x				37		19
Cranford							
Elizabeth							
Fanwood	x				4	4	9
Garwood							
Hillside							
Kenilworth							

UNITS COMPLETED, ZONED OR APPROVED

Municipality	COAH		Court Involvement	New construction		RCA units proposed / approved	Rehab Complete
	First round	Second round		built / under const	zoned / approved		
Linden							
Mountainside							
New Providence	x	x		60	25		10
Plainfield	x			246			382
Rahway							
Roselle							
Roselle Park							
Scotch Plains	x	x		36	58	175	101
Springfield							
Summit			x				
Union	x	x		321			199
Westfield			x			21	
Winfield							
County total				710	189	329	720
WARREN							
Allamuchy		x			13		
Alpha							
Belvidere							
Blairstown		x					
Franklin	x	x			11		12
Frelinghuysen							
Greenwich	x	x			70		20
Hackettstown	x			81	62		
Hardwick							
Harmony	x			21	36		
Hope	x						28
Independence	x			27			
Knowlton							
Liberty							
Lopatcong	x			40	22		
Mansfield	x						24
Oxford	x			11			
Phillipsburg							
Pohatacong			x				
Washington Boro	x	x		68			36
Washington Twp	x			32	76		
White		x		158			
County total				438	290	0	120
State Total				18,549	14,285	5,851	6,746

Progress

Regional Contribution Agreements (RCAs)

The Fair Housing Act permits municipalities with COAH certified fair share plans and those with court-ordered judgments to transfer up to 50 percent of their fair share obligation to one or more municipalities within the applicable housing region. Effective June 6, 1994, COAH established \$20,000 per unit as the minimum amount necessary to transfer for new construction or the rehabilitation of existing units for occupancy by low or moderate income households. Sending municipalities receive one unit of credit for each unit of new or rehabilitated housing provided in the receiving municipality.

As of June 30, 1997, 62 regional contribution agreements (RCAs) had been approved by COAH. Forty-seven municipalities have transferred or have agreed to transfer \$102,997,735 to 25 receiving municipalities. These funds will provide a total of 5,298 housing units affordable to low and moderate income households in the most highly urbanized municipalities in New Jersey. An additional 553 units have been proposed as RCAs.

Freehold Borough in Monmouth County has received or will receive \$3,949,920 for 212 affordable housing units. A like amount has or will be made available to Jersey City in Hudson County for 216 housing units. Phillipsburg in Warren County has or will receive \$8,206,000 for 373 units and Newark in Essex County has used \$13,581,500 to provide 740 units of affordable housing.

Other receiving municipalities include: New Brunswick (Middlesex County) —\$11,570,000 for 485 units, Perth Amboy (Middlesex County)—\$7,057,515 for 308 units, Trenton (Mercer County)—\$10,258,500 for 526 units, Keansburg (Monmouth County)—\$5,821,800 for 313 units, Linden (Union County)—\$3,500,000 for 175 units and Paterson (Passaic County)—\$9,012,500 for 515 units.

The following chart provides additional information on these and other sending and receiving municipalities. For more details, contact the COAH office.



APPROVED REGIONAL CONTRIBUTION AGREEMENTS

RECEIVING MUNICIPALITY	SENDING MUNICIPALITY	Units transferred	Transfer approved
Asbury Park City/Monmouth	Middletown Township/Monmouth	180	\$3,510,000
Belmar Borough/Monmouth	Howell Township/Monmouth	86	\$1,720,000
Elizabeth City/Union	Fanwood Borough/Union	4	\$72,000
	Westfield Town/Union	21	\$357,000
		25	\$429,000
Carteret Borough/Middlesex	Cranbury Township/Middlesex	34	\$680,000
	Readington Township/Hunterdon	116	\$2,320,000
		150	\$3,000,000
East Orange City/Essex	Rockaway Township/Morris	45	\$900,000
Freehold Borough/Monmouth	Freehold Township/Monmouth	150	\$2,700,000
	Marlborough Township/Monmouth	62	\$1,249,920
		212	\$3,949,920
Gloucester City/Camden	Evesham Township/Burlington	40	\$800,000
Highlands Borough/Monmouth	Middletown Township/Monmouth	50	\$925,000
Jersey City/Hudson	Ramsey Borough/Bergen I	107	\$1,780,000
	Ramsey Borough/Bergen II	43	\$860,000
	Rockleigh Borough/Bergen	5	\$112,500
	Allendale Borough/Bergen I	32	\$640,000
	Old Tappan Borough/Bergen I	7	\$154,000
	Allendale Borough/Bergen II	8	\$160,000
	Old Tappan Borough/Bergen II	14	\$280,000
		216	\$3,986,500
Kearnsburg Borough/Monmouth	Holmdel Township/Monmouth	313	\$5,821,800
Kearny Town/Hudson	Wyckoff Township/Bergen	8	\$136,000
Linden City/Union	Scotch Plains Township/Union	175	\$3,500,000
Long Branch City/Monmouth	Middletown Township/Monmouth	150	\$2,625,000
	Wall Township/Monmouth	150	\$2,512,500
		300	\$5,137,500

APPROVED REGIONAL CONTRIBUTION AGREEMENTS

RECEIVING MUNICIPALITY	SENDING MUNICIPALITY	Units transferred	Transfer approved
Neptune Township/Monmouth	Wall Township/Monmouth	250	\$4,375,000
Newark City/Essex	Long Hill Township/Morris	42	\$840,000
	Roseland Borough/Essex	66	\$1,138,500
	Denville Township/Morris	136	\$2,040,000
	East Hanover Township/Morris	65	\$1,300,000
	Berkeley Heights Township/Union	129	\$3,031,500
	Parsippany-Troy Hills Twp./Morris	294	\$5,071,500
	Chatham Township/Morris	8	\$160,000
		740	\$13,581,500
New Brunswick City/Middlesex	Warren Township/Somerset	166	\$4,399,000
	Bernardsville Borough/Somerset	41	\$861,000
	Branchburg Township/Somerset	100	\$2,600,000
	Piscataway Township/Middlesex	99	\$2,130,000
	Plainsboro Township/Middlesex	25	\$500,000
	Raritan Township/Hunterdon	54	\$1,080,000
		485	\$11,570,000
Orange Township City/Essex	Harding Township/Morris	43	\$860,000
	Mountain Lakes Borough/Morris	12	\$240,000
		55	\$1,100,000
Passaic City/Passaic	Norwood Borough/Bergen	23	\$391,000
Paterson City/Passaic	Wayne Township/Passaic	476	\$8,330,000
	Woodcliff Lake Borough/Bergen	39	\$682,500
		515	\$9,012,500
Pemberton Township/Burlington	Florence Township/Burlington	103	\$1,545,000
Perth Amboy City/Middlesex	Tewksbury Township/Hunterdon	45	\$1,200,015
	Franklin Township/Somerset	29	\$797,500
	Cranbury Township/Middlesex	76	\$1,900,000
	Peapack-Gladstone /Somerset	37	\$740,000
	Bernardsville Borough/Somerset	36	\$720,000
	Warren Township/Somerset	85	\$1,700,000
		308	\$7,057,515

APPROVED REGIONAL CONTRIBUTION AGREEMENTS

RECEIVING MUNICIPALITY	SENDING MUNICIPALITY	Units transferred	Transfer approved
Phillipsburg Town/ Warren	Watchung Borough/Somerset	57	\$1,254,000
	Hillsborough Township/Somerset	79	\$1,738,000
	Bernards Township/Somerset	237	\$5,214,000
		373	\$8,206,000
Red Bank Borough/Monmouth	Middletown Township/Monmouth	45	\$810,000
Trenton City/Mercer	Hopewell Township/Mercer	20	\$550,000
	Hamilton Township/Mercer	69	\$793,500
	Princeton Township/Mercer	23	\$460,000
	Hopewell Township/Mercer	119	\$2,380,000
	Hopewell Township/Mercer	59	\$1,180,000
	Holmdel Township/Monmouth	71	\$1,595,000
	Marlboro Township/Monmouth	99	\$1,980,000
	West Windsor Township/Mercer	66	\$1,320,000
		526	\$10,258,500
Union Beach Borough/Monmouth	Middletown Township/Monmouth	75	\$1,275,000
TOTALS			
25	62	5298	\$102,997,735

06/30/97

Progress

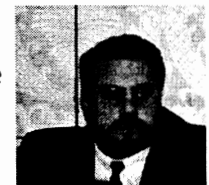
Development Fees

The New Jersey Supreme Court, in *Holmdel Builder's Assn. v. Holmdel Township*, 121 N.J. 550 (1990) determined that mandatory development fees are both statutorily and constitutionally permissible provided such fees are collected and dispensed in accordance with COAH regulations. Since that time 85 municipalities in 17 counties adopted development fee ordinances and have collected approximately \$50,000,000 for use in meeting their affordable housing obligations.

Morris County has the greatest number of participating municipalities, 12; Bergen County has 11 and Hunterdon County has 10. Some municipalities such as Old Tappan, Readington, Plainsboro, Holmdel and Wall have used the collected fees to fund regional contribution agreements while others such as Princeton Borough, Middletown Township and Moorestown have or will use the fees to directly fund or otherwise subsidize in-town affordable housing developments.

Generally, fees imposed upon residential development may not exceed one half of one percent of the equalized assessed valuation of each unit and for nonresidential development the maximum fee is limited to one percent of the equalized assessed valuation. Higher fees may be imposed if higher densities or other incentives are provided by the municipality. All fees must be deposited in the municipal housing trust fund and can be expended only in accordance with a spending plan approved by COAH.

The following chart provides additional information on such fees. For more details, contact the COAH office.



STATUS OF MUNICIPALITIES AND DEVELOPMENT FEES

COUNTY/MUNICIPALITY	(A) FEES RETAINED	(B) FEES BY ORDINANCE/ AGREEMENT	TOTAL FEES COLLECTED (A+B)
ATLANTIC COUNTY			
Galloway Township	\$386,650.00		\$386,650.00
BERGEN COUNTY			
Allendale Borough	\$60,000.00	\$120,780.26	\$180,780.26
Englewood Cliffs Borough		\$0.00	\$0.00
Ho-Ho-Kus Borough		\$0.00	\$0.00
Norwood Borough		\$2,292.24	\$2,292.24
Old Tappan Borough		\$609,000.00	\$609,000.00
Paramus Borough		\$0.00	\$0.00
Park Ridge Borough		\$0.00	\$0.00
Ramsey Borough	\$1,654,250.00	\$140,224.50	\$1,794,474.50
Ridgefield Borough		\$0.00	\$0.00
River Vale Township		\$236,303.00	\$236,303.00
BURLINGTON COUNTY			
Burlington Township		\$0.00	\$0.00
Florence Township	\$630,500.00	\$223,450.47	\$853,950.47
Hainesport Township	\$122,838.80		\$122,838.80
Lumberton Township		\$0.00	\$0.00
Medford Township		\$0.00	\$0.00
Moorestown Township		\$541,109.16	\$541,109.16
CAMDEN COUNTY			
Berlin Borough	\$1,202,250.00	\$0.00	\$1,202,250.00
ESSEX COUNTY			
West Orange Township		\$79,267.99	\$79,267.99
GLOUCESTER COUNTY			
Glassboro Borough		\$202,222.00	\$202,222.00
Greenwich Township		\$0.00	\$0.00
HUDSON COUNTY			
Jersey City	\$3,541,202.00	\$3,158,344.00	\$6,699,546.00
Secaucus Town		\$88,838.00	\$88,838.00
Weehawken Township	\$260,000.00		\$260,000.00

STATUS OF MUNICIPALITIES AND DEVELOPMENT FEES

COUNTY/MUNICIPALITY	(A) FEES RETAINED	(B) FEES BY ORDINANCE/ AGREEMENT	TOTAL FEES COLLECTED (A+B)
HUNTERDON COUNTY			
Clinton Township		\$3,171.50	\$3,171.50
Delaware Township		\$21,392.96	\$21,392.96
East Amwell Township		\$1,784.06	\$1,784.06
Franklin Township		\$0.00	\$0.00
Frenchtown Borough			
Lebanon Township		\$0.00	\$0.00
Raritan Township		\$75,094.48	\$75,094.48
Readington Township	\$3,879,613.25	\$503,259.66	\$4,382,872.91
Tewksbury Township		\$0.00	\$0.00
Union Township		\$6,976.08	\$6,976.08
MERCER COUNTY			
Hamilton Township	\$208,867.00	\$709,849.05	\$918,716.05
Hopewell Borough		\$0.00	\$0.00
Hopewell Township	\$493,320.29	\$149,058.75	\$642,379.04
Lawrence Township	\$1,153,047.27	\$267,383.00	\$1,420,430.27
Princeton Borough		\$41,317.43	\$41,317.43
Princeton Township	\$250,227.24	\$2,078,006.28	\$2,328,233.52
Washington Township	\$84,215.58	\$350,697.04	\$434,912.62
MIDDLESEX COUNTY			
Cranbury Township	\$0.00	\$34,303.41	\$34,303.41
East Brunswick Township		\$0.00	\$0.00
Monroe Township		\$367,633.51	\$367,633.51
Old Bridge Township	\$38,725.90	\$735,510.12	\$774,236.02
Plainsboro Township	\$1,525,562.00	\$706,165.76	\$2,231,727.76
South Brunswick Township	\$820,195.04	\$1,117,757.67	\$1,937,952.71
MONMOUTH COUNTY			
Freehold Township	\$871,439.95	\$962,970.93	\$1,834,410.88
Holmdel Township	\$8,000,000.00	\$1,342,130.66	\$9,342,130.66
Howell Township		\$3,727.02	\$3,727.02
Manalapan Township		\$54,043.02	\$54,043.02
Middletown Township	\$259,199.98	\$0.00	\$259,199.98
Millstone Township		\$257,761.38	\$257,761.38
Wall Township		\$3,291,529.37	\$3,291,529.37

STATUS OF MUNICIPALITIES AND DEVELOPMENT FEES

COUNTY/MUNICIPALITY	(A) FEES RETAINED	(B) FEES BY ORDINANCE/ AGREEMENT	TOTAL FEES COLLECTED (A+B)
MORRIS COUNTY			
Boonton Town		\$115,461.81	\$115,461.81
Chester Borough		\$0.00	\$0.00
Chester Township	\$364,785.55	\$0.00	\$364,785.55
East Hanover Township	\$290,731.78	\$0.00	\$290,731.78
Kinnelon Borough		\$0.00	\$0.00
Mendham Borough		\$0.00	\$0.00
Parsippany-Troy Hills Township		\$87,445.00	\$87,445.00
Randolph Township		\$103,321.50	\$103,321.50
Rockaway Township		\$0.00	\$0.00
Roxbury Township		\$0.00	\$0.00
Washington Township		\$0.00	\$0.00
Wharton Borough		\$0.00	\$0.00
OCEAN COUNTY			
Brick Township		\$122,386.45	\$122,386.45
Dover Township		\$333,378.32	\$333,378.32
Jackson Township		\$145,659.30	\$145,659.30
PASSAIC COUNTY			
Wayne Township		\$963,543.00	\$963,543.00
SOMERSET COUNTY			
Bedminster Township		\$3,598.01	\$3,598.01
Bernards Township		\$1,700,000.00	\$1,700,000.00
Bernardsville Borough		\$3,978.19	\$3,978.19
Bridgewater Township	\$282,438.93	\$970,214.72	\$1,252,653.65
Hillsborough Township		\$1,500.00	\$1,500.00
Montgomery Township		\$0.00	\$0.00
Peapack & Gladstone Borough		\$0.00	\$0.00
Warren Township		\$1,218,147.33	\$1,218,147.33
UNION COUNTY			
New Providence Borough	\$10,000.00	\$91,734.46	\$101,734.46
Union Township		\$21,820.00	\$21,820.00
WARREN COUNTY			
Allamuchy Township		\$0.00	\$0.00
Mansfield Township		\$0.00	\$0.00
TOTALS	\$26,390,060.56	\$24,365,542.85	\$50,755,603.41

COAH Members



Back Row (left to right): Robert Luban, Paul Maticera, Carol Wolfe, Rose McConnell, Barbara Wolfe, Gregory Muller, Gerard Velazquez

Front Row (left to right): Timothy Touhey, Shirley Bishop, Jane Kenny, Peter Reinhart, Joan Blessing

❖ **Jane M. Kenny**, Chairman (*low and moderate income households*)

Ms. Kenny was named Commissioner of the Department of Community Affairs (DCA) on May 1, 1996; she is the 12th Commissioner of DCA. In this position, she serves as chairman of both the Housing and Mortgage Finance Agency (HMFA) and the Council on Affordable Housing (COAH). Before being tapped to lead DCA, she served as Governor Christine Todd Whitman's Chief of Policy and Planning. While in that position, she was instrumental in developing the Governor's Urban Strategy and worked on several other major Whitman Administration initiatives including the Economic Master Plan and the Jobs Creation and Retention Task Force. She helped coordinate a process to balance economic growth with the protection of natural resources. Prior to that appointment, Commissioner Kenny was a vice president of corporate and community affairs for Beneficial Management Corporation. Ms. Kenny, a graduate of Leadership America, has been active in a number of civic organizations including the New Jersey Council of the Humanities, which she served as chairman, the Community Foundation Neighborhood Leadership Initiative Committee and the New Jersey Alliance for Action. She is a graduate of Trinity College and Rutgers University Graduate School of Arts and Sciences. Born in Jersey City, Ms. Kenny is now a resident of Highland Park and is married to Gregory L. Myer; they have three children: Jessica, Elizabeth and Gregory.

❖ **Joan Blessing** (*public interest*)

Ms. Blessing, the former mayor of Montgomery Township (Somerset County), was appointed to COAH in June 1993 to represent the public interest. A graduate of Trenton State College and Rutgers Law School-Newark, she was admitted to the bar in 1985 and practiced law in Princeton before being elected to the Montgomery Township Committee in 1988. In addition to serving on the Montgomery Township Planning Board and Affordable Housing Committee, she served as deputy mayor in 1990. She currently is a trustee of the Van Harlingen Historical Society and is a founding member of the Montgomery-Rocky Hill Youth Services Commission and Municipal Alliance. She is a 25-year-resident of Montgomery Township.

❖ **Robert G. Luban** (*elected official*)

A Woodbridge Township Council member, Mr. Luban was named to COAH in June 1994 as a representative of local government. He is a commissioner of the Rahway Valley Sewage Authority, a commissioner on the Middlesex County Improvement Authority, former president of the Woodbridge Township Council and former vice president of the Middlesex County Economics Opportunities Corporation. A graduate of Kean College with a degree in business administration, he is a senior internal auditor for AT&T. Active in the Lions Club, the Woodbridge Elks and the Knights of Columbus, Mr. Luban is a resident of Colonia and a former member of the Woodbridge Township Planning Board.

❖ **Rose McConnell** (*elected official*)

Ms. McConnell was named to COAH in June 1994 and now serves as second vice chair. Currently a member of the Somerset County Board of Chosen Freeholders, she was the first woman elected to the North Plainfield Borough Council and the first woman elected council president. She serves on the boards of the Somerset County Coalition on Affordable Housing, the Heritage Trail Association and the Somerset Medical Center. The current freeholder director, Ms. McConnell was the 1995 recipient of the Somerset County Federation of Republican Women's Millicent Fenwick Award and a past president of the Somerset County Governing Officials. A former teacher and guidance counselor, Ms. McConnell is a graduate of Rider College and received her master's degree in school administration from Rutgers University. She is a life member of the National Education Association.

❖ **Paul J. Maticera** (*elected official*)

Mr. Maticera was appointed to COAH in January 1992. He is presently the mayor of North Brunswick and past president of the New Jersey League of Municipalities. Mr. Maticera is a partner at The GluckShaw Group, a Trenton-based public affairs firm. Previously, he was general manager of Chambers of New Jersey, an environmental services company. Additionally, he is president of the Middlesex County Conference of Mayors and a member of the New Jersey Mayors Association and the New Jersey Conference of Mayors. Mr. Maticera earned a BA degree in business administration from Hofstra University.

❖ **Gregory A. Muller** (*elected official*)

Mr. Muller, mayor of Union Township (Union County), was named to COAH in May 1994 as an elected official representing urban areas. He is co-founder and liaison to the Union Township Special Improvement District (SID) and former vice chair of the Union County Planning Board. Now with the Saint Barnabas/Union Hospital Behavioral Health Network, Mr. Muller is a former vice president/ chief loan officer with Lehigh Savings Bank. A Vietnam War veteran, he is a life member of the VFW, the American Legion and the Disabled American Veterans. Mr. Muller has a bachelor's degree in business administration from Southwest University of Louisiana and an MBA from the University of Kings College, Canada; he is a post graduate fellow of the Canadian School of Management.

❖ **Peter S. Reinhart** (*for-profit builder*)

Mr. Reinhart was appointed to COAH in May 1993 to represent builders of low and moderate income housing; he now represents for-profit builders under the April 11, 1995 amendment to the Fair Housing Act. He is senior vice president and general counsel for Hovnanian Enterprises, Inc. A past president of the New Jersey Shore Builders Association and the Institute for Multi-Family Housing, Mr. Reinhart is a past president of the New Jersey Builders Association. He is past president of the Monmouth Council of Boy Scouts, chairman of the board of trustees of Bayshore Community Hospital and director of Eastern Monmouth Area Chamber of Commerce. A Middletown (Monmouth County) resident, Mr. Reinhart is a graduate of Franklin and Marshall College and Rutgers School of Law-Camden with honors.

❖ **Timothy Touhey** (*low and moderate income households*)

Mr. Touhey was named executive director of the New Jersey Housing and Mortgage Finance Agency (HMFA), the state's largest nonprofit financier of affordable housing, in August 1995 and, as such, is an ex officio member of COAH, representing the interests of households needing low and moderate income housing. Mr. Touhey was involved in the strategic development of Governor Whitman's all encompassing housing policy, H-EASY 2000, and under Mr. Touhey's leadership all of the programs have been implemented. In addition, he is one of the original members of Governor Whitman's Urban Coordinating Council, tasked to address the problems of New Jersey's aging cities and first vice chair of COAH. Before joining HMFA, Mr. Touhey served as vice president of New Brunswick Tomorrow, a social planning revitalization agency. His experience also includes Federal Legislative Liaison for various not-for-profit and private sector organizations. A graduate of Mount Mercy College, Cedar Rapids, Iowa, he has a master's degree from Rutgers University. Mr. Touhey, a resident of Rumson Borough, has also served as a congressional staff assistant in Washington, D.C.

❖ **Gerard Velazquez III** (*nonprofit affordable housing community*)

Mr. Velazquez has been director of housing for the Tri-County Community Action Agency in Bridgeton since 1990. Previously, he was housing director for New Jersey Rural Opportunities and a financial analyst for Omni First Realty. Mr. Velazquez has been involved in all aspects of affordable housing development including planning, financing, tax credit syndication, construction and property management. He has shepherded projects through the U.S. Farmers Home Administration, the U.S. Department of Housing and Urban Development and the New Jersey Department of Community Affairs. Mr. Velazquez is responsible for the development of more than \$17 million of community development projects, including 215 residential units and more than 100,000 square feet of office/day care space. A resident of Collings Lake, he has a B.S. degree in business administration from Montclair State College.

❖ **Barbara Burgess Wolfe** (*public interest*)

Ms. Wolfe was mayor of East Amwell Township (Hunterdon County) from 1992-1994, has served on the township committee and is currently a member of the planning board. Since 1988 she has been actively involved in such issues as farmland preservation, transfer of development credits, affordable housing, long term bond financing, recycling and recreation. In addition to being the owner and full-time manager of Pine Twig Farm, a thoroughbred horse breeding farm, Ms. Wolfe is corporate secretary and treasurer of Picus Associates, a real estate consulting firm owned by her husband, Bob. A graduate of Smith College, she earned an MBA from Stanford University. Ms. Wolfe has held managerial and staff positions with the Educational Testing Service in Princeton and Wells Fargo & Company in San Francisco.

❖ **Carol A. Wolfe** (*public interest*)

Ms. Wolfe is the affordable housing administrator in Brick Township/Ocean County where she has supervised the construction of scattered site affordable homes and inclusionary development and is also in charge of the collection of development fees. Previously, she served as assistant to the Brick Township Council. She has also worked for the Brick Board of Education, the Federal Bureau of Investigation and the Wall Street Journal. She is enrolled in the business administrative degree program at Ocean County College where she is a member of Phi Theta Kappa. A resident of Point Pleasant, Ms. Wolfe is married to Assemblyman David Wolfe (District 10).

COAH Staff



Standing: Renee Reiss, James Cordingley, Monica Etz, Nancy Trimble, Mary Beth Lonergan, Lisa Brown, Keith Henderson, Pam Yallowitz, Sean Thompson and Kathy McGlinchey

Seated: Sidna Mitchell, Shirley Bishop and Roy Cuneo

1997-1998 COAH Meetings

COAH holds public meetings on the first Wednesday of each month, beginning at 9:30 a.m., in the board room at the Housing and Mortgage Finance Agency's office in the Roebling Factory Complex, Clinton Street, Trenton. The following is a tentative schedule for COAH's 1997-1998 meetings:

September 3, 1997, October 1, 1997, October 22, 1997 (Governor's Housing Conference), November 5, 1997, December 3, 1997, January 7, 1998, February 4, 1998, March 4, 1998, April 1, 1998, May 6, 1998, June 3, 1998, July 1, 1998, August 5, 1998, September 2, 1998, October 7, 1998, November 4, 1998 and December 2, 1998.

