

**AMENDED FAIR SHARE PLAN
TOWNSHIP OF MANALAPAN
MONMOUTH COUNTY, NEW JERSEY**

MANALAPAN TOWNSHIP PLANNING BOARD

and

MANALAPAN TOWNSHIP COMMITTEE

PUBLIC HEARING: 3/13/03

ADOPTED BY THE PLANNING BOARD: 3/13/03

APPROVED BY THE TOWNSHIP COMMITTEE: _____

Document 11

Prepared February 24, 2003 By:



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New Jersey Professional Planners
License #02207

T & M ASSOCIATES
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Original Signed and Sealed in Accordance with Law.

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MANALAPAN TOWNSHIP PLANNING BOARD
RESOLUTION OF MEMORIALIZATION OF ADOPTION OF AMENDMENTS TO THE
LAND USE ELEMENT AND FAIR SHARE PLAN OF THE MASTER PLAN

WHEREAS, N.J.S.A. 40:55D-28 empowers the Planning Board to prepare, and after public hearing, adopt and/or amend a Master Plan to guide the use of land within the municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, proper notice of the hearing concerning the amendment of the Land Use Element and Fair Share Plan of the Master Plan was given by the Planning Board according to the requirements of N.J.S.A. 40:55D-13; and

WHEREAS, the Planning Board held a public hearing on the amendment of the Land Use Element and Fair Share Plan of the Master Plan on March 13, 2003; and

WHEREAS, the Planning Board considered the reports prepared by Richard S. Cramer, P.P., both dated February 24, 2003, entitled "Amended Land Use Element for the Villages Consent District" and "Amended Fair Share Plan; and

WHEREAS, the Planning Board makes the following findings of fact and conclusions of law:

1. The Planning Board is authorized by statute to adopt, amend and reexamine the Master Plan for Manalapan Township.

2. Proper notice was given of the hearing and the Planning Board has jurisdiction to proceed with the Master Plan amendment.

3. The Planning Board's planning consultant, Richard S. Cramer, P.P. of Town Plan Associates prepared a report entitled "Amended Land Use Element for the Villages Consent District" dated February 24, 2003 and a report entitled "Amended Fair Share Plan" also dated February 24, 2003.

4. The amendments incorporate into the Master Plan the provisions of an Amended General Development Plan granted by the Planning Board for planner residential development proposed for Block 66, Lots 5.01, 5.02, 5.03 7.01, 9 13 and 14.

5. The Planning Board finds that the amendments to the Land Use Element of the Master Plan guide the use of lands within Manalapan Township in a manner, which protects public health and safety and promotes the general welfare.

NOW THEREFORE BE IT RESOLVED that the Planning Board of Manalapan Township hereby adopts the reports entitled "Amended Land Use Element for the Villages Consent District" and "Amended Fair Share Plan", both prepared by Richard S. Cramer, P.P., and both dated February 24, 2003, both as amendments to the Master Plan of Manalapan Township.

BE IT FURTHER RESOLVED by the Planning Board of Manalapan Township that a copy of this Resolution together with a copy of

the reports entitled "Amended Land Use Element for the Villages Consent District" and "Amended Fair Share Plan" be served upon the Monmouth County Planning Board pursuant to the requirements of N.J.S.A. 40:55D-13.

This Resolution memorializes an action taken at the regular meeting of the Manalapan Township Planning Board held on March 13, 2003 on a roll call vote that evening as follows:

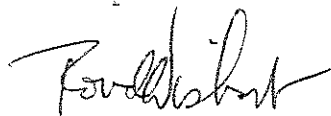
Offered by: Mr. Benkov
 Seconded by: Chairwoman Roth

ROLL CALL	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Wishart	(X)	()	()	()	()
Lazar	(X)	()	()	()	()
Gennaro	(X)	()	()	()	()
Holland	(X)	()	()	()	()
Pine	()	()	()	(X)	()
Hogan	(X)	()	()	()	()
Roth	(X)	()	()	()	()
Ward	(X)	()	()	()	()
Shapiro	()	()	(X)	()	()
Benkov (Alt. 1)	(X)	()	()	()	()
Cohen (Alt. 2)	(X)	()	()	()	()

The resolution was offered by Mr Lazar, seconded by Ms. Roth, adopted on roll call by the following vote:

ROLL CALL	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Wishart	(X)	()	()	()	()
Lazar	(X)	()	()	()	()
Gennaro	(X)	()	()	()	()
Holland	(X)	()	()	()	()
Pine	()	()	()	()	(X)
Hogan	()	()	()	(X)	()
Roth	(X)	()	()	()	()
Ward	()	()	()	(X)	()
Shapiro	()	()	(X)	()	(X)
Benkov (Alt. 1)	()	()	()	(X)	()
Cohen (Alt. 2)	(X)	()	()	()	()

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Township of Manalapan at its meeting of March 27, 2003.



Ronald Wishart, Secretary

STATE OF NEW JERSEY :

SS.

COUNTY OF MONMOUTH :

I hereby certify that on March 27, 2003, Ronald Wishart, personally came before me and acknowledged under oath, to my satisfaction, that his person:

(a) is the Secretary of the Manalapan Township Planning Board; and

(b) signed the Resolution as his act and deed.

AMENDED FAIR SHARE PLAN

INTRODUCTION

The following is an amendment to the Township of Manalapan's Housing Element and Fair Share Plan, which incorporates into the Township's Fair Share Plan the affordable housing provisions of the amended General Development Plan (GDP) approval for the planned residential development formerly known as the Villages. The Villages project is now proposed to be developed as two distinct and separate developments. Westminster Realty Corporation ("Westminster") is developing the portion of the Villages property previously known as Eastbrook Village and which is now known as The Meadows. K. Hovnanian Acquisitions, Inc., ("Hovnanian") is developing the property previously known as Middlebrook Village and Westbrook Village, which is now known as Four Seasons. The developments, including the affordable housing requirements, are subject to the GDP approval adopted by the Planning Board on July 12, 2001.

Together, the two developments will provide the Township with a total of 536 units of affordable housing credits and reductions, which is equivalent to the amount of affordable housing that was to be provided under the Township's previously certified Fair Share Plan. These credits and reductions will include a combination on-site affordable units (including senior units), rental bonus credits, payments in-lieu of construction for equivalent affordable housing units, as well as funding for the township's rehabilitation program and an RCA with the Borough of Hightstown. These components are described in the following sections.

The Amended Fair Share Plan for Manalapan Township is based upon the requirements of the Fair Housing Act (N.J.S.A. 52:27D-310), the Municipal Land Use Law (N.J.S.A. 40:55D-28), and the revised New Jersey Council on Affordable Housing (COAH) Procedural Rules (N.J.A.C. 5:91) and COAH Substantive Rules (N.J.A.C. 5:93) which became effective on June 6, 1994. The Housing Element and Fair Share Plan is designed to achieve a goal of access to a variety of housing to meet municipal and regional housing needs with particular attention to low and moderate income household housing needs.

Manalapan Township originally received a judgment of compliance and repose from the court on April 11, 1986. The judgment was extended by COAH when it granted the Township interim certification in March 1994. COAH assumed formal jurisdiction over the township's fair share plan in 1995 and granted the township substantive certification on October 23, 1996. The Township subsequently sought and was granted an extension of its substantive certification under COAH's interim rule procedures (N.J.A.C. 5:91-14.3). COAH granted the Township's request for an extension on November 6, 2002, extending the term of the Township's substantive certification to one year after COAH adopts its third-round fair share numbers and substantive rules.

The New Jersey Council on Affordable Housing (COAH) is the state agency responsible for identifying housing regions and estimating low and moderate income housing needs for the State, housing regions and allocating these needs to municipalities. COAH has designated six Housing Regions in the State. Manalapan Township is located in the East Central Housing region that includes Monmouth, Ocean and Mercer Counties.

COAH also developed a methodology for determining "housing need" which is comprised of three major components: "indigenous need", "reallocated present need" and "prospective need". "Indigenous need" consists of existing housing units with physical deficiencies such as heating, plumbing, roofing, etc. that are occupied by low and moderate income households within a municipality based upon statistical data from the 1990 U.S. Census of Housing. "Reallocated present need" is a portion of the housing region total number of deficient housing units occupied by low and moderate-income households that have been redistributed from urban aid municipalities to designated suburban municipalities. "Prospective need" is a projection of low and moderate-income housing needs based on development and growth, which is projected to occur in the housing region.

Based on Procedural and Substantive Rules of the New Jersey Council on Affordable Housing, Manalapan Township has a cumulative fair share housing obligation, or “precredited need,” for the 1987 - 1999 period of 765 low- and moderate-income housing units. The obligation consists of an 59-unit “rehabilitation component,” which addresses the township’s indigenous housing need (existing substandard housing units occupied by low and moderate income households), and an 706-unit “new construction component,” which addresses the present and prospective need for new affordable housing units in the township.

HOUSING ELEMENT

The township’s housing element provides an analysis of the township’s existing and projected population and housing stock, as well as a review of various socio-economic and demographic indices as required by statute. That portion of the township’s Housing Element and Fair Share Plan is not being amended.

FAIR SHARE PLAN

The Manalapan Township Affordable Housing Fair Share Plan consists of two components: a rehabilitation component and an “inclusionary,” or new construction component. The rehabilitation component is designed to address that portion of the affordable housing obligation referred to by COAH as the “indigenous need,” or existing substandard housing units occupied by low and moderate income households. The Township’s rehabilitation component is 59 units.

The inclusionary component addresses that portion of the affordable housing obligation consisting of the “present” and “prospective need” for new affordable housing units in the Township as established by COAH. The inclusionary component also includes the portion of the regional fair share housing obligation within the Monmouth, Mercer and Ocean Counties Housing Region that was allocated to Manalapan Township by COAH for the period 1987-1999. The Township’s new construction, or inclusionary, component is 706 units.

These two components of the Township’s Fair Share Plan are described below.

Rehabilitation Component

The Township is responsible for funding the rehabilitation of 59 housing units. The Township will address its rehabilitation component through an ongoing intergovernmental agreement with the Monmouth County Department of Community Development and the County's Home Improvement Program to rehabilitate substandard housing units in the Township that are occupied by low and moderate income households. The Township provides payments to the county to undertake the rehabilitation work. The Township has entered into a contract with Monmouth County for rehabilitation at a cost of \$20,700 per unit, for a total project cost of the rehabilitation program of \$1,221,300. This meets COAH minimum standards for funding rehabilitation programs.

Initially, the Township intends to use monies collected through its mandatory development fee ordinance and deposited in the Township's affordable housing trust fund to fund its rehabilitation program. These funds will ultimately be reimbursed with contributions from Hovnanian and Westminster in accordance with the provisions of the GDP approval for these developments. To date, the Township has sufficient funds in hand to fund the continuation of its rehabilitation program. This also is discussed in the Township's Spending Plan.

The Township also is responsible for providing an affirmative marketing program to advise Township residents who may be eligible and who are interested in the rehabilitation program that Monmouth County administers the program for the Township. If during the implementation of the program, there is a lag in program participation, the Township will sponsor a community workshop to inform residents of the benefits of the program. Representatives of the County program will be invited to attend and materials will be provided outlining eligibility standards and the type of work that can be funded. Possible locations for such an event include the Township municipal building and the public library. The Township has incorporated this marketing approach in its Affirmative Marketing Ordinance, pursuant to COAH's requirements.

New Construction Component

The Township's new construction component is 706 units. The Township will address its new construction component with a combination of inclusionary zoning (including both new units and payments in lieu of construction for equivalent affordable housing units), rental bonus credits, a regional contribution agreement (RCA) with the Borough of Hightstown (as well as other potential future RCAs), credits for prior affordable housing activity in the Township, group homes, and rental bonus credits.

1. Credits for Prior Affordable Activity

Prior Cycle Credits. Prior cycle credits for new construction (affordable units completed between April 1, 1980 and December 15, 1986) include: the Alexandria Drive group home, a six-bedroom group home sponsored by the Association for Retarded Citizens (ARC). The home was funded through the U.S. Department of Housing and Urban Development (HUD) Section 202 program. The home is deed restricted for 20 years and is occupied by income-eligible residents. **Six (6) units of prior cycle credit**

Alternative Living Arrangements. Alternative living arrangements may be used to address a municipal housing obligation. Alternative living arrangements are defined as structures in which residents live in distinct bedrooms but share kitchen and plumbing facilities and common areas. Alternative living arrangements include transitional facilities for the homeless, State-licensed boarding homes, residential healthcare facilities, group homes for the developmentally disabled and other congregate living arrangements. For each of these facilities, the unit of credit is the bedroom. The township is eligible to receive credit for the following alternate living arrangements:

- Credit for the Church Lane group home, a six-bedroom group home sponsored by ARC and occupied in 1987. The home was funded through the HUD Section 202 program, is deed restricted for 20 years, and is occupied by income-eligible residents. **(6 credits)**
- Credit for a four-bedroom group home, known as the Knox Lane group home, sponsored by the Developmental Services of New Jersey and occupied in 1991. The home is occupied by income-eligible residents. **(4 units)**
- Credit for the Sandpiper Drive group home, a three-bedroom group home sponsored by Cerebral Palsy and occupied in 1992. The home is occupied by incom-eligible residents. **(3 units)**

The Township is eligible to receive a total of 13 units of credit for these alternative living arrangements. The township is also eligible to receive an additional 13 units of rental bonus credits for these facilities, for a total of 26 units of credit.

Samaritan Center. The Township is eligible to receive credit for 67 affordable units created as part of the Samaritan Center development, a small-lot single-family detached residential subdivision developed by Samaritan Homes, in association with grants by the New Jersey Department of Community Affairs and funds from the federal Community Development Block Grant program. **(67 units)**

Knob Hill. The Knob Hill planned residential development has been constructed and contains 100 low and moderate income condominium units. Consequently, the Township is eligible to receive 100 units of credit for this development **(100 units)**

2. *Regional Contribution Agreement (RCA)*

Manalapan Township is using a regional contribution agreement (RCA) option to address a portion of its inclusionary obligation. Under the COAH RCA program, Manalapan Township has entered into an RCA agreement with the Borough of Hightstown to transfer 41 units of affordable housing to the borough to fund its scattered site rehabilitation program. Manalapan Township will fund the RCA at \$20,000 per unit, for a total contribution of \$820,000. The Township's payments to Hightstown will be phased over a three-year period, with a \$300,000 payment in the first and second years and a remaining payment of \$220,000 in the third and final year. A separate application for approval of the RCA has been filed with COAH. Funds for the RCA will be provided by the Hovnanian and Westminster developments in accordance with the requirements of the GDP approval. **(41 units)**

The township may fund additional RCA units from payments in lieu of construction that will be made by Hovnanian and Westminster. When funds become available, additional RCA applications will be submitted to COAH.

3. *Reductions for Zoning and Approved but Unbuilt Units*

Tracy Station Woods. The Township is eligible to receive a reduction for 28 affordable units in the Tracy Station Woods development. The township rezoned the Tracy Station Woods site to produce 140 dwelling units of which 28 are to be affordable. The development is approved and under construction. **(28 units)**

Lewis Street. Reduction for two affordable units in the Lewis Street development. Final approval was granted on December 10, 1992 for a four-lot subdivision of which two lots would be for affordable housing. The developer continues to be committed to the production of the two affordable housing units at this location. On-site septic systems and on-site wells are proposed for the units. **(2 units)**

Four Seasons -- Hovnanian

Four Seasons, to be developed by Hovnanian, will consist of an age-restricted, single-family detached development of 800 units, including 100 affordable senior rental units. Pursuant to the GDP approval, Four Seasons will provide the township with a total of 391 units of credits and reductions, including 318 units of credit associated with Villages project and 73 off-site unit contributions to the township's previously approved rehabilitation program and RCA. These consist of the following:

- On-site Age-Restricted Housing. As part of its development, Hovnanian will construct an on-site, age-restricted, low and moderate-income rental apartment complex on Woodward Road consisting of 104 units.¹ With 29 rental bonus credits, the age-restricted project will provide 133 credits towards the township's housing obligation.
- Payments in-lieu of Construction. In addition, Hovnanian will make a payment in-lieu of construction to the township for 185 affordable units. The township will use these payments to fund the provision of new low and moderate housing units created as part of an eligible affordable housing activity permitted by COAH regulations.
- Funding of Previously Approved RCAs and Rehabilitation. Hovnanian also will fund an additional 73 units off-site, consisting of 43 units of the township's 59-unit rehabilitation program (Westminster is funding the remaining 16 units of rehabilitation) and 30 units of the township's RCA with the Borough of Hightstown (Westminster is funding the remaining 11 RCA units). These 73 units, plus the 27 units funded by Westminster, were part of the township's previously certified fair share plan. They also correspond to the 100 units in the township's original 1986 Judgment of Compliance and Repose.

¹ In the alternative, Hovnanian will construct 100 seniors on-site and make a payment in-lieu of construction for the additional four units.

Pursuant to the terms of the GDP approval, the affordable units will be phased over the development of the project in accordance with the schedule shown in the following table:

HOVNIANIAN: PHASING OF AFFORDABLE HOUSING OBLIGATION

CO'S FOR "MARKET" UNITS	PAYMENTS FOR EQUIVALENT AFFORDABLE UNITS	ON-SITE AFFORDABLE UNITS	CUMULATIVE CREDITS/UNITS**
Up to 200	0	0	0
201	32	0	32
400	127	0	159
600	0	133*	292
700	26	0	318

* Includes 29 rental bonus credits and 104 senior units. In the alternative, Hovnianian may substitute a payment in lieu of construction for four of the senior units.

**Does not include 30 units for Hightstown RCA or 43 units of rehabilitation.

Hovnianian may obtain certificates of occupancy for up to 200 market homes prior to providing any affordable housing. Before receiving a CO for the 201st home, Hovnianian must provide funding for 32 equivalent units of affordable housing. On-site construction of affordable units takes place in the next to last phase. This on-site component may be accelerated as the development of the multi-family housing proceeds, simply replacing the commensurate payments in-lieu of construction for that phase of the development.

If the township secures an RCA for the equivalent affordable units, Hovnianian shall be responsible for a payment equivalent to the contribution required by COAH at the time of the RCA and agreed to by the receiving municipality. Currently, COAH's minimum permitted RCA payment is \$25,000 per unit.

With regard to the other 73 off-site units, Hovnianian is responsible for the funding of 43 units of rehabilitation and 30 RCAs. The Township has entered into a contract with Monmouth County for rehabilitation at a cost of \$20,700 per unit, bringing Hovnianian's responsibility for this component to \$890,100. Based on the proposed RCA with the Borough of Hightstown, the cost per unit for Hovnianian's 30-unit share is \$20,000 per

unit, for a total payment of \$600,000. The Hightstown RCA is subject to COAH approval as part of a separate RCA application submitted by the township and Hightstown.

In total, Hovnanian will be responsible for a total estimated payment of \$1,490,100. Of this obligation, Hovnanian will pay \$372,525 (i.e. 25% of the total) within one year after the issuance of the certificate of occupancy for the number of market units indicated in the table below. These thresholds represent 20%, 40%, 60% and 75% of the total project as set forth in the following table:

SCHEDULE OF PAYMENTS BY HOVNANIAN

<u>CO'S'</u>	<u>TOTAL HOMES</u>	<u>FEE PER PHASE</u>	<u>CUMULATIVE PAYMENT</u>
	160	\$375,525	\$375,525
	320	\$375,525	\$745,050
	480	\$375,525	\$1,117,575
	600	\$375,525	\$1,490,100

The Meadows – Westminster

Westminster's proposal for the Meadows, formerly Eastbrook Village, calls for 546 dwelling units, consisting of 220 single-family homes and 326 townhouses, including 26 low- and moderate-income townhouse units to be constructed on-site. Pursuant to the GDP approval, Westminster's portion of the Villages project will provide the township with a total of 145 units of credits and reductions, including 118 units of credit associated with Villages project and 27 off-site unit contributions to the township's approved rehabilitation program and RCA. These consist of the following:

- On-site affordable housing. A total of 26 low and moderate income units will be constructed on-site. The 26 low and moderate-income units shall be distributed throughout the development in the multi-family townhouse buildings. Six of the units shall be affordable to lower income families, and 20 to moderate-income families, subject to COAH's rules and regulations.

- Payments in-lieu of construction. Westminster will make payments in lieu of construction for 92 additional low and moderate-income units. These payments will be used to fund any COAH eligible affordable housing activity, including RCAs.
- Funding of Previously Approved RCAs and Rehabilitation. In addition to the payments in lieu of construction for 92 units, Westminster also will fund an additional 27 units off-site, consisting of 16 units of the township's 59-unit rehabilitation program (Westminster is funding the remaining 16 units of rehabilitation.) and 11 units of the township's RCA with the Borough of Hightstown (Hovnanian is funding the remaining 30 RCA units.). These 27 units, plus the 73 units funded by Hovnanian, for a total of 100 units, were part of the township's previously certified fair share plan and township's original 1986 Judgment of Compliance and Repose.

Pursuant to the terms of the GDP approval, the affordable units will be phased over the development of the project in accordance with the schedule shown in the following table:

WESTMINSTER: PHASING OF AFFORDABLE HOUSING OBLIGATION

CO'S FOR "MARKET" UNITS	PAYMENTS FOR EQUIVALENT AFFORDABLE UNITS	ON-SITE AFFORDABLE UNITS	CUMULATIVE CREDITS/UNITS*
Up to 130	0	0	0
131	12	0	12
260	47	0	59
390	33	0	92
468	0	26	118

*Does not include contributions towards the Township's rehabilitation program or RCA

Westminster may obtain certificates of occupancy for up to 130 market homes prior to providing any affordable housing. Before receiving a CO for the 131st home, Westminster make a payment in lieu of construction for 12 equivalent affordable units. On-site construction of affordable units would take place in the final phase. This on-site component may be accelerated as the development of the affordable units proceeds as

part of the overall on-site construction of the development, simply replacing the commensurate payments in-lieu of construction for that phase of the development.

If the township secures an RCA for the equivalent affordable units, Westminster shall be responsible for a payment equivalent to the contribution required by COAH at the time of the RCA and agreed to by the receiving municipality. Currently, COAH's minimum permitted RCA payment is \$25,000 per unit.

With regard to the other 27 off-site units, Westminster is responsible for the funding of 16 units of rehabilitation and 11 RCAs. The Township has entered into a contract with Monmouth County for rehabilitation at a cost of \$20,700 per unit, bringing Westminster's responsibility for this component to \$331,200. Based on the proposed RCA with the Borough of Hightstown, the cost per unit for Westminster's 30-unit share is \$20,000 per unit, for a total payment of \$220,000. The Hightstown RCA is subject to COAH approval as part of a separate RCA application submitted by the township and Westminster.

In total, Westminster will be responsible for a total estimated payment of \$551,200. Of this obligation, Westminster will pay \$137,800 (i.e. 25% of the total) within one year after the issuance of the certificate of occupancy for the number of market units indicated in the table below. These thresholds represent 20%, 40%, 60% and 75% of the total project as set forth in the following table:

SCHEDULE OF PAYMENTS BY WESTMINSTER

<u>CO'S'</u>	<u>TOTAL HOMES</u>	<u>FEE PER PHASE</u>	<u>CUMULATIVE PAYMENT</u>
	104	\$137,800	\$137,800
	208	\$137,800	\$275,600
	312	\$137,800	\$413,400
	390	\$137,800	\$551,200

4. Rental Bonus Credits

Although Manalapan's consent order did not require a rental obligation, court towns may retroactively calculate rental bonus credits based on the COAH inclusionary number and formula for the first round. Pursuant to N.J.A.C. 5:92-14.4, Manalapan Township could receive bonus credit for 84 units based on the following formula: 20 percent of precredited first round need, minus adjustments, minus credits, minus rehabilitation component [$.20(445 - 0 - 0 - 26) = 84$]. Therefore, Manalapan may receive rental bonus credits for the three alternative living arrangements that were constructed and occupied after December 15, 1986 (the Church Lane, Knox Lane, and Sandpiper Drive group homes). The three group homes have a total of 13 bedrooms which are eligible for 13 rental bonus credits. In addition, the Township is eligible to receive 30 rental bonus credits from the senior rental developments in the Four Seasons development. **(43 rental bonus credits)**

Plan Summary

A summary of Manalapan Township’s fair share plan to address its new construction component is summarized in the following table:

**Fair Share Plan
New Construction Component
Manalapan Township, NJ**

New Construction Component	706
Prior Cycle Credits	
Alexandria Drive group homes	-6
Regional Contribution Agreements (RCAs)	
Borough of Hightstown RCA*	-41
Constructed Units	
Church Lane group home	-6
Knox Lane group home	-4
Sandpiper Drive group home	-3
Samaritan Center	-67
Knob Hill	-100
Reductions for Zoning	
Tracy Station Woods (under construction)	-28
Lewis Street	-2
Four Seasons – <i>Hovnanian</i> (f.k.a. the Villages)**	-288
The Meadows – <i>Westminster</i> (f..k.a. the Villages) **	-118
Rental Bonus Credits	
Constructed group homes***	-13
Four Seasons senior units	-30
Total Credits and Reductions	706

*Funded from contributions from The Meadows and Four Seasons

**Reduction shown does not include payments for rehabilitation and Hightstown RCA.

***Does not include prior cycle credit units.

The surplus units will be applied to the township’s third-round fair share obligation to be established by COAH.

Development Fee Ordinance and Spending Plan.

On July 12, 1995, Manalapan Township received approval from COAH to adopt a development fee ordinance to collect development fees for affordable housing purposes. The Township's Spending Plan was approved by COAH on July 29, 1996. Manalapan Township continues to collect development fees and will be using the revenues in order to fund its rehabilitation program and RCA with Hightstown until the fund is reimbursed by the developers of The Meadows and Four Seasons. The revenues collected to date from development fees and the administrative mechanism for the collection and disbursement of the development fee monies is outlined in the Township's Development Fee Spending Plan.

Affirmative Marketing

The Township has revised its affirmative marketing ordinance in accordance with COAH's request. The ordinance has been prepared in accordance with N.J.A.C. 5:93-11, to insure that as sales/re-sales and rents/re-rentals occur, the units will be marketed to the COAH housing region consisting of Mercer, Monmouth, and Ocean Counties.

Administrative Entity

In accordance with N.J.A.C. 5:93-9.1(a), Manalapan Township will continue to utilize the Housing Affordability Service (HAS), formerly known as the Affordable Housing Management Service (AHMS), as the affordable housing administrator for new affordable housing units. In the event that any other new affordable housing units are created in Manalapan Township during the six-year period of substantive certification (other than group homes or other alternative living arrangements), the township will contract with HAS to ensure the affordability of the units during the period of affordability controls. Existing and proposed group homes and alternative living arrangements will be administered by the licensed agency/operator of the facility in accordance with applicable state regulations and programmatic requirements.

Controls on Affordability

In accordance with N.J.A.C. 5:93-9, the Township has adopted an administrative plan that outlines the methods of qualifying applicants, establishing waiting lists and procedures to match applicants to units.

Fair Share Ordinance

Manalapan Township also has adopted a revised fair share ordinance that regulates the development of inclusionary development in accordance with applicable COAH regulations.