

Appendix 6: Bridgewater Plans prepared/adopted since submission of documents to OSG at Pre-Petition Meeting in July, 2007

Master Plan Amendment Housing Element and Fair Share Plan, December 2008

MASTER PLAN AMENDMENT HOUSING ELEMENT AND FAIR SHARE PLAN

INTRODUCTION

New Jersey has determined that it faces a shortage of affordable housing, thereby harming communities and hindering economic growth. Such a housing shortfall has led to numerous court cases, most notably the Mt. Laurel decision. In response to the Mt. Laurel decision, the New Jersey legislature created COAH, The Council on Affordable Housing, to implement sweeping changes in the manner that municipalities plan development, requiring them to provide housing for families of low and moderate incomes (LMI). COAH regulations aim to integrate affordable housing into a municipality's planned growth, ideally providing people with the opportunity to live and work in the same community. Affordable housing does more than enhance the quality of life for low and moderate income households; the entire community benefits from the greater capacity for economic growth, enhanced sense of community, and shorter commutes, resulting in less congestion and less environmental damage.

Historical account of Bridgewater's progress in providing affordable housing is as follows:

December 6, 1995	Bridgewater is granted Substantive Certification for Round Two
August 1, 2001	Original grant by COAH of extended Substantive Certification for Round Two
December 8, 2004	Bridgewater again applies for Extended Substantive Certification of Round Two
February 23, 2005	COAH recommends Extended Substantive Certification of Round Two

To more completely address the link between municipal growth and the resulting increased need for affordable housing, COAH has re-released its 3rd Round Fair Share Requirements. The previous two rounds only addressed present and prospective housing needs, based on a calculated regional residential growth. In this 3rd Round, individual municipalities have more control over their future development because each township is responsible for calculating its own Fair Share number based upon a rehabilitation requirement, outstanding obligations, and most significantly, projected growth based upon residential population and employment growth. If a municipality experiences no growth, no additional housing, besides rehabilitations and previously unfulfilled housing requirements, would be necessary. Commissioner Doria and the COAH rules state that the addition of affordable units into the housing stock will not impose a tax burden on the community.

The 3rd Round COAH affordable housing requirements can be met by new construction of LMI housing, housing rehabilitation, rendering units more affordable and several other methods. By using a combination of the strategies enumerated in the regulations, Bridgewater will tailor its affordable housing to comply with its goals and needs.

Bridgewater Township, located in the heart of Somerset County, will comply with its Fair Share Requirement under COAH's 3rd Round regulations. Bridgewater Township's exemplary COAH compliance history has provided the Township with affordable housing credits that shall be applied to its 3rd Round Fair Share housing requirement. Bridgewater has shouldered all of its obligations within its borders. It has never RCA'd out any units to other municipalities. Confirmed by COAH Executive Summary dated February 23, 2005 the township has 409 credits for Round 3.

Compliance with COAH Housing Obligation

As summarized on February 23, 2005 by Principal Planner, Kate Butler, PP, AICP. Noted below, in part:

At the time of certification, Bridgewater had addressed its entire new construction obligation and was committed to the continuation of its rehabilitation program. The Township's plan had a 288-unit new construction surplus which, after applying 67 units to address its remaining rehabilitation obligation, left a 221 unit surplus. Since certification, Bridgewater has completed in additional 20 rehabilitation units. The number of surplus new construction units used to satisfy the Township's remaining rehabilitation obligation is thereby reduced from 67 to 47, and the new construction surplus is correspondingly increased to 241 units.

At certification, the Township had completed 54 excess age-restricted rental units that were ineligible for COAH credit. Since certification, Bridgewater has completed an additional 114 family for-sale units (17 units at Loft Farms and 97 units at Stratton Meadows). The Township may carry 241 surplus new construction credits forward and may request credit for the 114 family for-sale units and the 54 excess age-restricted units when it petitions COAH for substantive certification of its third round plan.

Recommendation: Grant Extended Substantive Certification

Therefore, Bridgewater has 409 credits to apply to Round Three. Further discussion of the need and compliance for unit-type breakdown will follow in this report. The final Fair Share Number has been calculated by COAH. The summation of these numbers results in Bridgewater Township's cumulative Fair Share number of 891 units (plus a 97 unit rehabilitation requirement).

Rehabilitation Units

Bridgewater Township's rehabilitation share requirement, left-over from Round Two and going into Round Three is five units. This obligation was met by the 21 units rehabilitated in 2004. Further discussion of the additional rehabilitation efforts will be provided in this report.

Bridgewater has conducted a Vacant Land Inventory and has completed the Vacant Land Analysis calculations in strict accordance with the requirements of NJAC 5:97-5.1. The resultant obligation is 509 affordable units, which also includes vacant land and projected residential demolition. It is on this basis that the submission will demonstrate full compliance with the Build-Out for Bridgewater through 2018.

The Township intends to spend funds acquired from the developer fees to produce affordable housing and other required activities. The developer fee allows a municipality to charge developers for new construction so that the Township can address its affordable housing needs. Previous COAH Fair Share rounds enabled municipalities to charge 1% of the equalized assessed (EAV) value of a non-residential building on a square foot basis and .5% of the EAV of a residential unit. Current COAH rules allow the Township to levee a 1.5% EAV developer fee on residential development and a 2.5% EAV developer fee on non-residential development. The funds collected under developer fees can only be spent on affordable housing and infrastructure improvements pertaining to affordable housing. Bridgewater Township requests to have authorization to increase the residential development fee in accordance with these new rules.

INSERT SOMERSET COUNTY

HOUSING ELEMENT

In accordance with N.J.A.C. 5:94-2.2, as a pre-condition for COAH approval, a municipality must include a Housing Element in its municipal Master Plan before it can secure COAH approval. A Housing Element explains the basis upon which Bridgewater Township shall be able to meet its cumulative housing obligation. The Housing Element shall focus on the COAH Fair Share housing obligations and the housing rehabilitation requirement. As required, this Housing Element contains:

- I. An Inventory of Bridgewater Township's Housing Stock
- II. Demographic Characteristics
- III. Existing and Probable Employment Characteristics
- IV. Present and Prospective Fair Share
- V. Projection of Housing Stock
- VI. Consideration of Lands
- VII. Fair Share Plan

The following supporting documents are necessary components to a completed Housing Element pursuant to N.J.A.C. 5:94-2.2 for submission of an application for Substantive Certification:

1. Projection of Probable Future Residential Construction, including Certificates of Occupancy issued since 1/04, construction and demolition permits issued in the past thirteen years, projected for the fifteen years period through 2018 and approvals of applications for development.
2. Projection of Probable Future Non-Residential Construction, including Certificates of Occupancy issued since 1/04, construction and demolition permits issued and projected, approvals of applications for development broken down by use group, and demolitions, certificates of occupancy as projected for the fifteen year period through 2018.
3. Analysis of Necessary Zoning Changes to Accommodate Projections, including the existing and planned infrastructure, the anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality, anticipated land use patterns, municipal economic development policies and constraints on development including state and federal regulations and land ownership patterns, (see Vacant Land and Density Land Use Analysis) presence of incompatible land uses, or sites needing remediation, and existing or planned measures to address these constraints.
4. The Metropolitan Planning Organization (MPO) Growth Projection numbers to 2020.
5. Data to be used as evidence of the Growth Share number was calculated, specifically to Bridgewater's case, in order to achieve greater accuracy specific to Bridgewater Township.
6. A copy of the most recently adopted municipal Master Plan will be submitted to COAH with the application for Substantive Certification.
7. A copy of the most recently adopted municipal zoning ordinance will be submitted to COAH with the application for Substantive Certification.
8. A general description of sites slated for affordable housing, including the acreage, owner, block and lot, current zoning, surrounding land uses, and street access. This information is located within this Housing Element and Fair Share Plan.
9. The most current tax map will be forwarded to COAH as part of the application for Substantive Certification.
10. Any other documentation deemed necessary.

I. INVENTORY OF BRIDGEWATER HOUSING STOCK

A. Age

Forty-five percent of Bridgewater Township's housing was constructed after 1980, with the largest increase in housing units occurring during the 1990's. One of the factors in determining a township's rehabilitation requirement lies in the amount of houses constructed before 1940 because these older houses often need rehabilitation. However, since less than six percent of the Township's housing stock was constructed before 1940, a lower number of necessary rehabilitations seem appropriate as compared to communities with a greater percentage of older housing stock.

TABLE 1

Age of Housing Units

Dates of Construction	Structures	Percent of Total 2000
1939 or earlier	896	5.6
1940-1949	831	5.2
1950-1959	2,079	13.1
1960-1969	3,216	20.3
1970-1979	1,588	10.0
1980-1989	2,505	15.8
1990-1998	4,272	26.9
1999- March 2000	478	3.0

2000 TOTAL STRUCTURES: 15,865

99.9*

** Total does not equal 100.0% due to rounding*

Source: 2000 U.S. Census of population and Housing

B. Condition

The vast majority of Bridgewater Township's dwellings are in good condition, containing plumbing, kitchen, fuel, sewer, and water facilities. In addition, most homes contain less than 1.01 persons per room, indicating that very few units are considered overcrowded. Units that contain more than 1.01 persons per room or lack necessary facilities are considered deficient. Deficient units occupied by low and moderate income households are subject to the rehabilitation requirement. As noted previously, COAH has determined that Bridgewater Township's 3rd round rehabilitation requirement is 5 units.

TABLE 2

Persons per Room in Occupied Housing Units

Persons Per Room	Occupied
Less than 1.01	15,237
1.01 to 1.50	223
1.51 or more	71

Total: 15,531 Occupied Housing Units

**The discrepancy between the Occupied Housing Units in Tables 2 through 8 is derived from a Census discrepancy. It is unclear which number is accurate, so both are used in the context they were found.*

Source: 2000 U.S. Census of Population and Housing

TABLE 3

Plumbing Facilities

	Number	Percent
Complete Plumbing Facilities	15,792	99.6
Lacking Complete Plumbing Facilities	71	.5

Total Units: 15,863 100.1%*

** Total does not equal 100% due to rounding*

Source: 2000 U.S. Census of Population and Housing

TABLE 4

Kitchen Facilities

	Number	Percent
Complete Kitchen Facilities	15,807	99.6
Lacking Complete Kitchen Facilities	56	.4

Total Units: 15,863 100%

Source: 2000 U.S. Census of Population and Housing

TABLE 5

Heating Fuel

Type of Fuel	Number	Percent
Utility Gas	13,000	83.7
Bottled, Tank, or LP Gas	112	.7
Electricity	849	5.5
Fuel Oil, Kerosene, ect.	1,387	8.9
Coal or Coke	-	-
Wood	53	.3
Solar Energy	27	.2
Other Fuel	90	.6
No Fuel Used	13	.1

Total Units: 15,531 100%

Source: 2000 U.S. Census of Population and Housing

C. Purchase and Rental Value

Based on 2000 census data the median Housing Unit value in Bridgewater Township (Table 6) was \$268,100. However, due to the sharp rise in housing values since the 2000 U.S. Census, the current average assessment of a housing unit in Bridgewater is \$456,633 according to the Bridgewater Tax Assessor. (September 2008)

TABLE 6

Owner-Occupied Housing Unit Values

Value	Number	Percent
Less than \$50,000	64	.5
\$50,000-90,000	330	2.8
\$100,000-\$149,999	878	7.4
\$150,000-\$199,999	2,018	16.9
\$200,000- \$299,999	3,883	32.5
\$300,000-\$499,999	3,874	32.4
\$500,000-\$999,999	864	7.2
\$1,000,000 or more	29	.2

Total Owner-Occupied Units: 11,940 99.9%*

**Total does not equal 100% due to rounding.*

***Source: 2000 U.S. Census of Population and Housing*

**** Term "Values" is taken directly from the 2000 census data.*

TABLE 7**Contract Rental Values ***

	Number	Percent
With Cash Rent:	2,070	97.2
Less than \$100	50	2.3
\$100-\$149	17	0.8
\$150-\$199	0	0.0
\$200-\$249	22	1.0
\$250-\$299	16	0.8
\$300-\$349	40	1.9
\$350-\$399	22	1.0
\$400-\$449	6	0.3
\$450-\$499	48	2.3
\$500-\$549	39	1.8
\$550-\$599	44	2.1
\$600-\$649	35	1.6
\$650-\$699	11	0.5
\$700-\$749	191	9.0
\$750-\$799	68	3.2
\$800-\$899	227	10.7
\$900-\$999	380	17.8
\$1,000-\$1,249	329	15.4
\$1,250-\$1,499	144	6.8
\$1,500-\$1,999	175	8.2
\$2,000 or more	206	9.7
No Cash Rent:	60	2.8
Total Contract Rent Units:	2,130	100%

**Source: 2000 U.S. Census of Population and Housing*

*** Term "Values" taken directly from the 2000 Census data*

D. Occupancy Characteristics and Types

There are 15,879 housing units in Bridgewater Township. Approximately ninety-eight percent of Bridgewater Township's housing units are occupied, indicating a tight housing market. The census data gives conflicting information for the number of occupied housing units in Bridgewater, indicating both 15,531 and 15,561 as the correct number. Due to the resulting data discrepancy, both numbers have been utilized at different points of this report in the location as displayed in the U.S. census report.

TABLE 8

Tenure and Vacancy

Housing	Number	Percent
Occupied	15,561	100%
Owner-Occupied	13,377	86.0%
Renter Occupied	2,184	14.0%
Vacant	318	100%
For Rent	NA*	NA*
For Sale Only	NA*	NA*
Rented or Sold, not Occupied	12*	3.6%
For Seasonal, Recreational or Occasional Use	47	14.8%
Other Reason	NA*	NA*

Total Housing Units: 15,879

NA*- Information not available

*Number obtained through percentage

**Source: 2000 U.S. Census of Population and Housing

E. Units Affordable to Low/Moderate Income Households

This chart shows the income limits used to classify households as low or moderate income in Region Three. Region Three is comprised of Hunterdon, Middlesex and Somerset Counties. It is among the highest median income of all New Jersey regions. Consequently, the upper limits of low and moderate income classification are also the highest in the state. The income limits for 2003 were significantly lower than 2008 levels. (See Table 10 for 2008 levels).

TABLE 9

2003 Low and Moderate Regional Income Limits for Region 3

	Median	Moderate	Low
1 person	\$40,830	\$48,664	\$30,415
2 persons	\$49,520	\$55,616	\$34,760
3 persons	\$78,210	\$65,568	\$39,105
4 persons	\$86,900	\$69,520	\$43,450

Source: COAH 2003 Region 3 Income Limits

TABLE 10

2008 Regional Income Limits for Region 3

	Median	Moderate	Low	Very Low
1 person	\$67,690	\$54,152	\$33,845	\$20,307
1.5 persons	\$72,525	\$58,020	\$36,263	\$21,758
2 persons	\$77,360	\$61,888	\$38,680	\$23,208
3 persons	\$87,030	\$69,624	\$43,515	\$26,109
4 persons	\$96,700	\$77,360	\$48,350	\$29,010
4.5 persons	\$100,568	\$80,454	\$50,284	\$30,170
5 persons	\$104,436	\$83,549	\$52,218	\$31,331
6 persons	\$112,172	\$89,738	\$56,086	\$33,652
7 persons	\$119,908	\$95,926	\$59,954	\$35,972
8 persons	\$127,644	\$102,115	\$63,822	\$38,293

Source: COAH 2008 Region 3 Income Limits

F. Number of Homes Available to Low and Moderate Income Households

The following methodology has been used in determining the sales price for affordable housing in Bridgewater, the current stock of housing within the Township was assessed for its affordability. The maximum price that a LMI household can currently afford is determined by using the 2008 COAH income data.

Spending thirty percent of the gross household income on housing is the limit defined by COAH for housing costs. The resulting number is divided by twelve to yield a maximum monthly housing amount to be spent on housing. As defined by the formula, the following is a breakdown of expenses, which includes conservatively:

- Principal and interest (7% fixed rate for 30 years)
- Homeowners insurance (for contents of home) (\$40/ month)
- Mortgage insurance (\$7.80 per \$1000 of mortgage-annual rate)
- Property taxes (including municipal, county, school and open space) (\$1.72 per 100 estimated annual value)
- Unit maintenance expenses
- Association dues (\$100 monthly)

These estimates assume a down payment of 5%.

INSERT INCOME CHART

TABLE 11**Home Purchase (Sale) Price for Affordability**

Household Size	Income Level	Purchase (Sales Price of Dwelling*	No. of Bedrooms
(1.5) 1 person	Moderate	\$124,757.	1
(1.5) 1 person	Low	\$84,335.	1
(1.5) 1 person	Very Low	\$54,018.	1
(3) 3 persons	Moderate	\$153,053	2
(3) 3 persons	Low	\$104,546.	2
(3) 3 persons	Very Low	\$68,166.	2
(4.5) 4 persons	Moderate	\$179,462.	3
(4.5) 4 persons	Low	\$123,410.	3
(4.5) 4 persons	Very Flow	\$81,371.	3

*The average of all sales in the grouping of household size must not exceed 35% of the median income level for low and 50% of the median income for moderate. To be eligible for moderate income units, a household income must be between 50% and 80% of the median income for the region. Bridgewater, this is \$77,360 or less for a family of four. To be eligible for low income units, a household income must be below 50% of the median income for the region. For Bridgewater, this would be \$48,350 or less for a family of four. A price for a 3-bedroom for-sales unit at 70% of median income for the region is \$158,395.

TABLE 11.1**Rental Limits for Affordability**

<i>Median Income 1.5 person</i>	<i>\$72,525</i>
<i>Median Income 3 person</i>	<i>\$87,030</i>
<i>Median Income 4.5 person</i>	<i>\$100,568</i>

Very Low Income (30% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 Bedroom	\$544	\$100	\$444
2 Bedroom	\$653	\$125	\$528
3 Bedroom	\$754	\$151	\$603

Low Income (35% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 Bedroom	\$635	\$100	\$535
2 Bedroom	\$762	\$125	\$637
3 Bedroom	\$880	\$151	\$729

Low Income (46% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 Bedroom	\$834	\$100	\$734
2 Bedroom	\$1,001	\$125	\$876
3 Bedroom	\$1,157	\$151	\$1,006

Moderate Income (60% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 Bedroom	\$1,088	\$100	\$988
2 Bedroom	\$1,305	\$125	\$1,180
3 Bedroom	\$1,509	\$151	\$1,358

The maximum average rent must be affordable to households earning 52 percent of the median income. At least 10 percent of all low-and moderate-income units shall be affordable to households earning no more than 35 percent of median income. In addition, the maximum rent price cannot exceed 60 percent of the median income to be considered affordable. Rent, including utilities, may not exceed thirty percent of the gross monthly income. Eligibility requirements noted above remain applicable. As an example for moderate rental of a 3 bedroom unit, with a household income of 60% of the median income for the region, the rental would be \$1,358 per month.

Note: One bedroom housing is affordable to a 1.5 person household
 Two bedroom housing is affordable to a 3 person household
 Three bedroom housing is affordable to a 4.5 person household

G. Substandard Homes Capable of Being Rehabilitated

Based on Bridgewater Township's relatively young housing stock as well as the small proportion of substandard units, COAH has determined Bridgewater Township's rehabilitation requirement to be five units. In 2004, the Township completed this obligation by rehabilitating 21 units. It is recognized that credits for rehabilitation is capped at 5 units. The rehabilitation obligation through 2018 is 97 units. Efforts to meet this target are detailed in this Element.

II. DEMOGRAPHIC CHARACTERISTICS

A. Population

Bridgewater Township's population growth rate during the 1990's is not expected to continue at the same pace into the 21st century. Current projections indicate that the Township's population will continue to rise in the next twenty years, but at a significantly lower rate than previously observed, due to an increasing scarcity of developable land.

TABLE 12

Population Projections

Year	Population CUPR	NJTPA (MPO) Population
1980	29,175	29,175
1990	32,509	32,509
2000	42,940	42,940
2005	44,746*	44,750**
2010	45,342*	45,350**
2015	45,939*	45,940**
2020	46,535*	45,540**

* Projections based upon Final Somerset County Cross-Acceptance Report 3/05

**Projections based upon 2005 NJTPA Approved Demographic and Employment Forecasts (MPO number)

Source: 1980, 1990, & 2000 U.S. Census of Population and Housing, CUPR and NJTPA Growth Projections

B. Household Size and Type

Bridgewater Township experienced a residential expansion and a consequential population boom in the 1990's. However, this rapid growth declined as Bridgewater approached "built-out" status. From 1990 to 2000, the housing sectors for 5-9 units as well as 50+ units experienced the most rapid rates of growth. As Bridgewater exhausted its developable land, major growth slowed and smaller infill projects became more frequent.

TABLE 13**Household and Population Projections**

Year	Number of Households	Population	Persons Per Household
1980	8,852	29,175	3.30
1990	11,273	32,509	2.88
2000	15,561	42,940	2.71
2005	15,936	43,852	2.75
2010	16,643	45,286	2.72
2015	17,475	46,847	2.68
2020	18,678	49,183	2.63

Source: 1980, 1990, & 2000 U.S. Census and NJTPA (MPO Number)

TABLE 14**Household Type and Relationship**

	1980	1990	2000
In Family Households			
Householder	7,985	9,202	11,953
Spouse	6,946	7,989	10,555
Children			
Natural-born or Adopted	NR*	10,389	13,191
Step	NR*	243	384
Grandchild	NR*	169	258
Other Relatives	12,653	1,044	1,098
Non-relatives	182	358	455
In Non-family Households			
Householder Living Alone	NR*	1,628	2,997
Householder Not Alone	NR*	443	578
Non-relatives	249	568	638
In Group Quarters			
Institution	282	410	632
Other Persons in Group Quarters	11	66	143

NR*- Not Recorded

Source: 1980, 1990, & 2000 U.S. Census of Population and Housing

TABLE 15**Type of Housing Units by Structure**

Units in Structure	1980	1990	2000
1, detached	8,307	8,862	11,039
1, attached	133	1,247	2,187
2	233	241	254
3 or 4	259	299	459
5 to 9	309	550	975
10 to 19	NR*	287	381
20-49	NR*	36	52
50 or more	NR*	123	516
Mobile Home or Trailer	2	0	0
Other	NR*	112	0

NR*- Not Recorded

Source: 1980, 1990, & 2000b U.S. Census of Population and Housing

C. Income Level**TABLE 16****Bridgewater Township Household Income**

	1979	1979	1990	1990	2000	2000
Household Income	Number	Percent	Number	Percent	Number	Percent
\$0-\$9,999	683	7.7%	313	2.8%	318	2.0%
\$10,000-\$14,999	490	5.5%	235	2.1%	479	3.1%
\$15,000-\$19,999	830	10.7%	289	2.6%	326	2.1%
\$20,000-\$24,999	1,023	8.7%	335	3.0%	337	2.2%
\$25,000-\$29,999	1,114	7.9%	520	4.6%	375	2.4%
\$30,000-\$34,999	1,001	8.8%	563	5.0%	316	2.0%
\$35,000-\$39,999	962	9.2%	547	4.9%	453	2.9%
\$40,000-\$44,999	NA*	NA*	635	5.6%	480	3.1%
\$45,000-\$49,999	NA*	NA*	593	5.3%	526	3.4%
\$50,000-\$59,999	NA*	NA*	1,090	9.7%	1,141	7.3%
\$60,000-\$99,999	NA*	NA*	3,674	32.6%	4,213	27.1%
\$100,000-\$149,999	NA*	NA*	1,788	15.9%	3,301	21.3%
\$150,000 and over	NA*	NA*	691	6.1%	3,263	21.0%

*No information available for this segmentation

Source: 1980, 1990, & 2000 Census of Population and Housing

TABLE 17**Bridgewater Township Household Income Levels**

	1980	1990	2000
Total Number of Households	8,852	11,273	15,561
Mean Income	\$35,081	\$74,579	\$106,864
Median Income	\$31,237	\$63,533	\$88,308

Source: 1980, 1990, & 2000 U.S. Census of Population and Housing

D. Age**TABLE 18****Selected Population Characteristics for Bridgewater Township**

	Number	Percentage
Sex		
Male	20,636	48.1%
Female	22,304	51.9%
Age		
Under 5 Years	3,295	7.7%
5-9 years	3,331	7.8%
10-14 years	2,888	6.7%
15-19 years	2,162	5.0%
20-24 years	1,432	3.3%
25-34 years	5,595	13%
35-44 years	8,421	19.6%
45-54 years	6,344	14.8%
55-59 years	2,273	5.3%
60-64 years	1,756	4.1%
65-74 years	2,797	6.5%
75-84 years	1,868	4.4%
85 years and over	778	1.8%

Total Population: 42,940 100%

Source: 2000 U.S. Census of Population

E. Marital Status

TABLE 19

Marital Status by Sex- Persons 15 Years and Over

	1980	1990	2000
Male:			
Never Married	3,440	3,665	3,580
Now Married	7,170	8,206	11,070
Separated or other	62	316	423
Widowed	231	195	374
Divorced	232	526	664

	1980	1990	2000
Female:			
Never Married	2,799	3,218	3,083
Now Married	7,079	8,134	11,372
Separated	168	197	714
Widowed	1187	1,397	1,725
Divorced	463	781	1,294

***Source: 1980, 1990, & 2000 U.S. Census of Population and Housing*

III. EXISTING AND PROBABLE FUTURE EMPLOYMENT CHARACTERISTICS

TABLE 20

Employment Projections

	CUPR projections*	NJTPA projections**
2000	28,009	35,790
2005	29,515	34,020
2010	31,021	35,390
2015	32,527	36,250
2020	35,448	38,590
2025	38,368	40,040
2030	41,288	42,990

**Projections based upon Somerset County Cross-Acceptance Report 3/05*

***Projections based upon NJTPA Approved Employment Forecasts (MPO Number)*

TABLE 21**Occupation of Employed Persons 16 Years and Over**

	1980	1990	2000
Managerial and Professional Specialty Occupations:	5147	7986	12,020
Executive, Administrative & Managerial	2,394	4,106	
Professional Specialty	2,753	3,880	
Technical, Sales and Administrative Support:	5145	6661	5,808
Technicians and Related Support	684	944	
Sales	1,443	2,430	
Administrative Support, Including Clerical	3,018	3,287	
Service Occupations:	2815	3047	1,723
Private Household	60	49	
Protective Service	173	257	
Service, Except Protective and Household	1,037	1,008	
Farming, Forestry, and Fishing Occupations	85	119	
Precision Production, Craft and Repair Occupations	1,460	1,614	
Operators, Fabricators, and Laborers:	1,607	1,487	2,837
Machine Operators, Assemblers and Inspectors	742	448	
Transportation and Material Moving Occupations	452	614	
Handlers, Equipment Cleaners, Helpers, and Laborers	413	425	

Source: 1980, 1990, & 2000 U.S. Census of Population and Housing

The classifications for occupations in the 2000 U.S. Census differ slightly from those in the previous two censuses. Construction, extraction, maintenance, production, transportation, and material moving occupations have all been grouped under the category Operators, Fabricators, and Laborers.

IV. PRESENT AND PROSPECTIVE FAIR SHARE

A. Vacant Land Analysis

A Vacant Land Analysis was conducted in accordance with COAH regulations found in 5:97-5.1. Based on the rules and on COAH PowerPoint documentation furnished at COAH workshops, the following was published:

Because Bridgewater has little vacant, developable land it requests an adjustment with the following information:

- Map existing vacant land is submitted as an attachment to this document (Appendix A)
- Unsuitable parcels have been excluded, including those which are:
 - Environmentally constrained
 - Preserved Farmland/Open Space
 - Historic or Architecturally Significant Sites
 - Active and Passive Recreation Areas.
- Bridgewater has assumed a presumptive density to developable land with a 20% set-aside
- Residential demolitions have been counted toward obligation in the final calculations
- Credits for inclusionary development have been applied since they were approved during a specified timeframe between December 20, 2004 and June 2, 2008.

The resultant is as follows:

<u>Description</u>	<u>No. of Affordable Units</u>
1. Vacant and Low Density Analysis yield based on regulations.	493 COAH units
2. Plus Obligation for Projected Residential Demolitions of 192 units through 2018. This number of COAH units is obtained by dividing demolitions by 4.	48 COAH units
3. Minus Inclusionary Projects,	
Habitat for Humanity - Planning Board approval	
(100% inclusionary - approved 5/8/07)	-9 COAH units
Route 28 Associates - Zoning Board approval	
(7 units inclusionary with 53 market, approved 5/15/07))	-7 COAH units
4. Minus Bonus for above 2 projects based on approval dates by the Regulations (between December 20, 2004 and June 2, 2008.	-16 Bonus units
Total Affordable Housing Obligations	509 COAH units

The Vacant Land Analysis is provided as an attachment to this document.

V. PROJECTION OF HOUSING STOCK

Based on the 3rd Round COAH requirements, Bridgewater Township has developed workable strategy to meet its obligation. The Township has allocated funds from its Developer Fee Trust Fund for partial compliance for this option, according to Bridgewater Township's Development Fee Spending Plan, revision submitted to COAH in December, 2008. (See updated Spending Summary in this report.) Bridgewater Township has embarked on municipal land grants and land purchases for this option as well.

A. Construction Permits Issued

The following tables have been provided by COAH in an alternate method for establishing a municipality's growth share number:

Table R-1
Residential Growth Projection

2004- 2018 Housing Change	÷	=	Residential Growth Share
2,449	÷	=	489.8

Based on amendments to NJAC 5:97 proposed on June 16, 2008

Table R-2
Thirteen-Year Historic Trend of Residential Certificates of Occupancy and
Demolition Permits

	'95	'96	'97	'98	'99	'00	'01	'02	'03	'04	'05	'06	'07	Total
CO's Issued	298	424	468	283	106	66	71	28	50	106	40	38	37	2,015
Demolitions	16	16	17	16	20	15	22	9	13	16	13	4	15	192

The COAH obligation numbers for Round 3 are based, in part on historical data for Certificates of Occupancy, are misleading; tracking Certificates of Occupancy back to the 1990's should not be used as statistical support for Bridgewater projections. While the single-family construction numbers (Certificates of Occupancy) are very high in the 1990's, these figures reflect an artificially-created market activity. This activity was largely due to the fact that COAH Rounds 1 and 2 obligated Bridgewater to certain specific numbers. While certain target numbers were the circumstance throughout the state, there are facts that distinguish Bridgewater:

- Bridgewater put COAH-compliant Zoning Ordinances in place to actually exceed these required numbers. Therefore, more market units were constructed than were needed to comply with Round 1 and 2 Rules.
- While many communities took advantage of the 50% RCA option, Bridgewater did not. Bridgewater constructed all of its COAH units, and exceeded that number, based on zoning which had a 20% set-aside. This also contributed to a larger number of market unit activity than would have been experienced by those municipalities that participated in the RCA option.

Had Bridgewater under-zoned for affordable units and used the 50% RCA option, to make up the shortfall, the historical numbers for issuance of CO's would be greatly reduced. The unique 'blip' in construction activity occurred as a result of state mandate. Since Bridgewater over-zoned to meet that number, and did not use the RCA option, the high construction numbers in the 1990's should not be used for direct statistical projections.

B. Approvals of Development Applications

Table R-3

Anticipated Developments and Number of Residential Units
by the Year that CO's are Anticipated to be Issued

	'08*	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18	Total
Approved Development Applications												
Habitat (100% Inclusionary)			9									9
Route 28 Associates (Inclusionary)					29	31		9				69
Falcon		2										2
Sherid					2	4	2					8
Central Ave.		2	3	1								6
VFV Properties		1										1
Eastpointe (Dow Rd)		1	1									2
Woodmont, I, II							25	25	50	25	19	144
K. Hovnanian	44	30	14									88
Eden Wood Realty, LLC (20% inclusionary)				50	25	25	25	24		31		180
Northwinds Corp (Raymond Hughes)			1	2	1	1						5
Kristine and Stuart Burke				1	2							3
Owens			1	1	1							3
Steven Moss/SJM Nearco Builders LLC				1	1	1	1					4
Michael Abedrabbo (Polizzano)			1									1
Jack and Lucy Pontarollo/Bradley Const. Co.		2										2
Juanita Hawkins			1									1
American Dream Land LLC		1										1
Thomas and Cheryl Wagner		1										1
Other	15	14	14	14	15	15	15	16	18	18	18	172
TOTAL	59	54	45	70	76	77	68	74	68	74	37	

*Actual

Table R-4
Actual and Projected Miscellaneous Residential
Demolition Permits from 2004 and 2007 and projection through 2018

	'04*	'05*	'06*	'07*	'08	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18	<i>Total</i>
Demolitions	16	13	4	15	20	11	11	11	12	12	12	13	13	14	15	192

*Actual

Demolitions resulting in reconstructed residential units (192) are divided by 4 to obtain the obligation for affordable housing of 48 affordable units used in the Vacant Land Analysis discussion, noted above.

Table R-5
Total Net Residential Growth (Sum of Actual and Projected Growth)

	04-07	'08	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18	TOTAL
Total CO's Issued (from Table R2 and R3)	221	59	54	45	70	76	77	68	74	68	74	37	923

Table R-6
Second Round Affordable and Market-Rate Units in
Inclusionary Developments to be Excluded from Growth Projection
by the Year that CO's are Anticipated to be Issued

'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

****Table R-7**
Net Residential Growth Projections After Subtracting
Affordable and Inclusionary Market-Rate Units

	'04*	'05*	'06*	'07*	'08	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18	<i>Total</i>
Net Residential Growth (Table R2 and R-5)	106	40	38	37	59	54	45	70	76	77	68	74	68	74	37	923
Second Round Inclusionary Units (Table R-3)	0	0	0	0	0	0	0	8	4	4	4	4	0	8	0	32
Final Net Growth	106	40	38	37	59	54	45	62	72	73	64	70	68	66	37	891

*Actual

* * Includes Inclusionary Market Rate Units or Associated Affordable Units and credits for the affordable housing units

Table R-8
Affordable Housing Unit Growth Projections

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18	Total
Table R-2 and Table R-5 Total	106	40	38	37	59	54	45	70	76	77	68	74	68	74	37	923
Divided by Five	21.2	8	7.6	7.4	11.8	10.8	9	14	15.2	15.4	13.6	14.8	13.6	14.8	7.4	

Table NR-1
MPO Non-Residential Growth Projection

2018 Employment Allocated	-	2004 Employment	=	Employment Change
39,973		33,557	=	6,416

Based on Amendments to NJAC 5:97 proposed on June 16, 2008

INSERT TABLE NR 2

INSERT TABLE NR 2

Use Group Conversion to Jobs

Use Group	Description	Square Feet Generating One Affordable Unit	Jobs Per 1,000 Square Feet
B	Office buildings. Places where business transactions of all kinds occur, Includes banks, corporate offices, government offices, professional offices, car showrooms and out patient clinics	5,714	2.8
M	Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	9,412	1.7
F	Factories where people make, process, or assemble products. Includes automobile manufacturers, electric power plants, foundries, and incinerators. F use group includes F1 and F2.	13,333	1.2
S	Storage uses. Includes warehouses, parking garages, lumberyards, and aircraft hangers but excludes parking garages. S group includes S1 and S2.	16,000	1.0
H	High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	10,000	1.6
A1	Assembly uses including theaters, concert halls and TV studios.	10,000	1.6
A2	Assembly uses including casinos, night clubs, restaurants and tavern	5,000	3.2
A3	Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums but excluding houses of worship-covered fields and higher education uses.	10,000	1.6
A4	Assembly uses including arenas, skating rinks and pools	4,706	3.4
A5	Assembly uses including amusement park structures and stadiums	6,154	2.6
I	Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group include I1, I2, I3 and I4.	6,154	2.6
R1	Hotels and motels	9,412	1.7

In the case of mixed –use development, the jobs calculation will be assigned in proportion to the square footage of each use in the mixed use development.

Table NR-3

"B" USE GROUP: Actual Developments
by Year that CO's Were Issued (2.8) jobs per 1,000 square feet

	<i>'04 - '18</i>	<i>Total Sq. Ft.</i>	<i>Jobs</i>
TOTAL NEW DEVELOPMENT	8	110,787	310.20
TOTAL DEMOLITIONS (9,300 s.f.demolition was done in 2007)	7	-10,643	-29.8
TOTAL		100,144	280.4

"M" USE GROUP: Actual Developments
by Year that CO's Were Issued (1.7) jobs per 1,000 square feet

	<i>'04 - '18</i>	<i>Total Sq. Ft.</i>	<i>Jobs</i>
TOTAL NEW DEVELOPMENT	12	119,166	202.58
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		119,166	202.58

"F" USE GROUP: Actual Developments
by Year that CO's Were Issued (1.2) jobs per 1,000 square feet

	<i>'04 - '18</i>	<i>Total Sq. Ft.</i>	<i>Jobs</i>
TOTAL NEW DEVELOPMENT	0	0	0
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		0	0

"S" USE GROUP: Actual Developments
by Year that CO's Were Issued (1.0) jobs per 1,000 square feet

	<i>'04 - '18</i>	<i>Total Sq. Ft.</i>	<i>Jobs</i>
TOTAL NEW DEVELOPMENT	2	90,965	90.97
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		90,965	90.97

"H" USE GROUP: Actual Developments
by Year that CO's Were Issued (1.6) jobs per 1,000 square feet

	<i>'04 - '18</i>	<i>Total Sq. Ft.</i>	<i>Jobs</i>
TOTAL NEW DEVELOPMENT	0	0	0
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		0	0

"A1" USE GROUP: Actual Developments
by Year that CO's Were Issued (1.6) jobs per 1,000 square feet

	<i>'04 - '18</i>	<i>Total Sq. Ft.</i>	<i>Jobs</i>
TOTAL NEW DEVELOPMENT	0	0	0
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		0	0

"A2" USE GROUP: Actual Developments
by Year that CO's Were Issued (3.2) jobs per 1,000 square feet

	<i>'04 - '18</i>	<i>Total Sq. Ft.</i>	<i>Jobs</i>
TOTAL NEW DEVELOPMENT	3	80,000	256
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		80,000	256

"A3" USE GROUP: Actual Developments
by Year that CO's Were Issued (1.6) jobs per 1,000 square feet

	<i>'04 - '18</i>	<i>Total Sq. Ft.</i>	<i>Jobs</i>
TOTAL NEW DEVELOPMENT	1	40,000	64
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		40,000	64

"A4" USE GROUP: Actual Developments
by Year that CO's Were Issued (3.4) jobs per 1,000 square feet

	'04 - '18	<i>Total Sq. Ft.</i>	<i>Jobs</i>
TOTAL NEW DEVELOPMENT	0	0	0
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		0	0

"A5" USE GROUP: Actual Developments
by Year that CO's Were Issued (2.8) jobs per 1,000 square feet

	'04 - '18	<i>Total Sq. Ft.</i>	<i>Jobs</i>
TOTAL NEW DEVELOPMENT	0	0	0
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		0	0

"I" USE GROUP: Actual Developments
by Year that CO's Were Issued (2.6) jobs per 1,000 square feet

	'04 - '18	<i>Total Sq. Ft.</i>	<i>Jobs</i>
TOTAL NEW DEVELOPMENT	1	50,000	130
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		50,000	130

"R1" USE GROUP: Actual Developments
by Year that CO's Were Issued (1.7) jobs per 1,000 square feet

	'04 - '18	<i>Total Sq. Ft.</i>	<i>Jobs</i>
TOTAL NEW DEVELOPMENT	0	0	0
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		0	0

Table NR-4

"S" USE GROUP: Actual Developments
by Year that CO's Were Issued (1.0) jobs per 1,000 square feet
THIS TABLE WAS EMBODIED IN TABLE NR-3

Table NR-5

"B" USE GROUP: Developments and Anticipated Developments
by Year that CO's are Anticipated to be Issued
(2.8) jobs per 1,000 square feet
THIS TABLE WAS EMBODIED IN TABLE NR-3

Table NR-6

"M" USE GROUP: Developments and Anticipated Developments
by Year that CO's are Anticipated to be
Issued (1.7) job per 1,000 square feet
THIS TABLE WAS EMBODIED IN TABLE NR-3

Table NR-7

"A2- A4" USE GROUP: Developments and Anticipated Developments
by the Year that CO's are Anticipated to be issued
(3.2) jobs per 1,000 square feet
THIS TABLE WAS EMBODIED IN TABLE NR-3

Table NR-8

Net Projected Employment Growth
THIS TABLE WAS EMBODIED IN TABLE NR-3

Table NR-9

Total Net Non-Residential (Employment) Growth (Sum of Actual and Projected Growth)
1/1/2004 through 12/31/2018
THIS TABLE WAS EMBODIED IN TABLE NR-3

Table NR-10
Affordable Housing Unit Obligation Generated by Non-Residential Development
1/1/2004 through 12/31/2018

Information Extracted from Table NR-3

Use Group	Jobs
B	280.4
M	202.58
F	0
S	90.97
H	0
A1	0
A2	256
A3	64
A4	0
A5	0
I	130
R1	0
TOTAL	1023.95
Divided by 16	
Job Obligation	64

TABLE 22

**Total Projected Affordable Housing Obligation Generated
by Residential and Non-Residential Development (1999-2018)
Based on COAH methodology**

<i>Components of Calculating Fair Share Number</i>	<i>Number</i>
Rehabilitation Share	102
Remaining Prior Round Obligation (1987-1999)	-409
Growth Share (1999-2018)	
*Residential Growth	184.6
**Non-residential growth	64.2
Township Fair Share Obligation	-160.2

The data above has been summarized again and differentiated into grouping data into documented data of 2004 through projection data of 2007 and 2008 through 2018. The years of documented growth (2004 through 2007) will be used later in the report as a basis to discuss a realistic Implementation Schedule which is requested for COAH consideration:

Table 22. 1
Residential and Non-Residential Growth
2004 through 2007
(Table information taken from R-5 and NR-3)

Development Type	CO's Issued (No Demos)	Non-Residential Net Jobs Created
Residential	221	
Non-Residential		280.4

Table 22.2
Affordable Unit Requirement
Residential and Non-Residential Growth
2004 through 2007

Development Type	Residential CO's Issued	Non-Residential Net Jobs Created	COAH Calculation	Affordable Units Req'd.
Residential	221		divide by 5	44.2
Non-Residential		280.4	divide by 16	17.5
Total				61.7

Table 22.3
Residential and Non-Residential Growth
2008 through 2018
(Table information taken from R-5 and NR-3)

Development Type	CO's Issued (No Demos)	Non-Residential Net Jobs Created
Residential	702	
Non-Residential		747.4

Table 22.4
Affordable Unit Requirement
Residential and Non-Residential Growth
2008 through 2018

Development Type	Residential CO's Issued	Non-Residential Net Jobs Created	COAH Calculation	Affordable Units Req'd.
Residential	702		divide by 5	140.4
Non-Residential		747.4	divide by 16	46.7
Total				187.1

Table 22.5
Total Affordable Unit Requirement
Residential and Non-Residential Growth
2004 through 2018

Development Type	Units from Requirement 2004-2007	Units from Requirement 2008-2018	Affordable Units Req'd.
Residential	44.2	140.4	184.6
Non-Residential	17.5	46.7	64.2
Total	61.7	187.1	248.8

Summary of the results noted above demonstrate a build-out, based on COAH formulas, of 248.8 affordable units from 2008 through 2018. This number clearly supports Bridgewater's Build Out analysis number of 509.

The Fair Share Plan Summary will describe the adjustments associated with the Vacant Land Analysis which is the target for Build-out.

VI. CONSIDERATION OF LANDS

A. Lands Most Appropriate for Low/Moderate Income Housing

The Township has conducted a vacant land inventory and vacant land analysis and has met with many private landowners, developers, non-profit agencies and governmental agencies in order to find suitable lands which are actually available. These lands are noted in the chart below. Private land owners and developers are shown in italics, non-profit agencies are noted in bold Governmental agencies are noted in plain text.

B. Existing Structures Most Appropriate for Conversion to or Rehabilitation of Low/Moderate Income Housing

The administration has met with several non-profit agencies which intend or already support the affordable housing but are not formally enrolled in the COAH program. These are:

Table VI.i

Non-Profit Agency	Number of Units or Bedrooms	Number of Units with Credits
Alternatives	9 very low (plus 1.25 credit each)	Total of 10 very low income
Allies	8	10
Passages	6	8
United Cerebral Palsy-7	2 existing (plus 1.25 credit each)	Total of 2.5 low income
N. Branch Reformed	2 existing (plus 1.25 credit each)	Total of 2.5 low income

C. Consideration of Lands of Developers Interested in Low/Moderate Income Housing

The Township has been in negotiations with several property owners and developers in order to plan a phased build out compliance. The following is a summary of properties of private land owners that have been investigated and have proven suitable for affordable housing.

Table VI.ii

Project	Project Names and Affordable Units, with Associated Credits	Number of Units with Credits
Eden Woods	Inclusionary Devl.	-
Bendetti	2 mod market to affordable	2
Villages	6 very low rental	8

There are also vacant lands which are currently owned by the Township or lands which the Township has or will contract to purchase and will be in Township control at the time that Bridgewater is advised of a favorable response from COAH of its Substantive Certification. These are as follows:

Table VI.iii

Project	Units	Units with Credit
519/various-Hobbs town(8)	8	11
County-E. Main	108	108
Prince Rogers-Centerbridge	70 possible	70 possible
Whitney Court	4	6

The Township has also afforded itself with extensions of controls which are part of the deeds of prior affordable housing purchases. These projects are noted below and a map of the projects is provided along with a summary of bedroom distribution:

Table VI.iv

Project	Units
Extension – Affordability from Vanderhaven Farms and Crossroads	148

See Appendix F for Block and Lot Numbers.

VII. FAIR SHARE PLAN

According to N.J.A.C. 5:94-4.2, a Fair Share Plan describes a township's plan of how to meet its entire affordable housing obligation (1987-2018). It must include:

- A. Accounting of Developer Fees and Expenditures
- B. Description of Projects
- C. Shortfall of Funding

Bridgewater Township's obligation to provide affordable housing will be met by a variety of means in order to accommodate growth through 2018.

MEETING OUR 3RD ROUND OBLIGATION

Planning for the Future

Bridgewater Township has a total obligation of 509 units based on the vacant land inventory and vacant land analysis. As confirmed by COAH, credits brought to Round 3 are 409 units, leaving 100 units which must be provided to meet the requirements of number, of mix, of income split, each of which is specified in the regulations. Although this number is readily satisfied, the mix of Sales, Rentals, Moderate income, Low Income and Very Low Income creates the need for more units because the credits carried from Round 2 do not meet the *Mix* requirements. According to 5:97-3.3, at least 50% of the total obligation shall be affordable to low income families. These units can be for low income occupancy including for-sale or rental units; the overall rental obligation is 25% of the total; at least 13% of the units must be reserved for very low income persons. There is a maximum of 25% which that can be devoted to age-restricted units. Due to the acknowledged, *Mix Matters*, as coined by a member of the Planning Board, Bridgewater must actually have units and credits which total over 700 units in order to meet all the requirements of the COAH regulations. The maximum is satisfied in this plan.

Implementation Schedule

Bridgewater will plan for its obligation in a phased program, targeting its efforts to the 'mix matters' portion of the obligation. In order to meet its current obligation for development, Bridgewater must provide for units devoted to very low income households. A summary of the phasing, with parameters noted in 5:97-3.2 (a)4 is found in Table VII.iv Entitled, Implementation- Phasing of Affordable Units.

The number of units calculated for Build-out in Bridgewater is 509 and the charts provided in Appendices B and C demonstrate that Bridgewater will be able to accommodate this number and the associated income and bedroom mix for build-out. In order to assure that precious land areas are not consumed, Bridgewater has secured sufficient vacant land and existing property uses to meets its projected build-out. The lands noted in this report are sufficient in area and character to meet the obligation; however, unforeseen opportunities may present themselves in the future to even improve on this compliance. If new opportunities do arise, Bridgewater will seek COAH approval of any modifications it desires to effectuate.

The Fair Share Plan intends to make clear that the 409 credits originating from an excess of units in Round 2 will first be used to satisfy its obligation going forward into Round 3. These Round 2 credits were achieved without the obligation for Very-Low Income housing because that income parameter was only recently introduced into the COAH rules. It is Bridgewater's intent to meet the Round 3 requirements of Moderate/Low/Very-Low housing and bedroom mix after the 409 credits are exhausted. If it is determined that this approach requires a waiver from COAH, we are hereby seeking such a waiver.

However, in order to address the requested Implementation Schedule for the creation of affordable units, Bridgewater will deal with the documented obligation it has to this point and use its projections to plan for a two-year window going-forward. Based on the data provided in this report, the ongoing obligation will be managed through projections provided below and will be modified as data presents itself. The Township will address its 2004-2007 obligations immediately and will begin to plan for a 2-year projection for its ongoing need. It is recognized that the mix of Sales/Rentals and 1 bedroom/2 bedroom/3-4 bedroom will be maintained, as required, for the period of the Round 3 Certification.

Table VII.i
Total Income Mix Obligation (Actual)
Period of 2004 through 2007
Obligation for this period is 61.7 from Table 22.2

Income Mix based on COAH Requirements	2004- 2007 Affordable Housing Requirement
Min. 25% of total are for Rentals	16
Min. 50% of total is for Low Income	31
Min 13% of total is for Very-Low Income	8

Table VII.ii
Total Income Mix Obligation (Projected)
Period 2008 through 2018
Obligation for this period is 187.1 from Table 22.4

Income Mix based on COAH Requirements	2008- 20018 Affordable Housing Requirement
Min. 25% of total are for Rentals	47
Min. 50% of total is for Low Income	93
Min 13% of total is for Very-Low Income	25

Table VII.iii
Total Income Mix Obligation (Actual and Projected)
Period 2004 through 2018
Total obligation for this period is 248.8 from Table 22.5

Income Mix based on COAH Requirements	2008- 20018 Affordable Housing Requirement
Min. 25% of total are for Rentals	63
Min. 50% of total is for Low Income	124
Min 13% of total is for Very-Low Income	33

Appendices B and C depict realistic potential for achieving full build-out and compliance with COAH regulations. The following priority is established from this chart to meet the immediate phased requirements for compliance. Through time, other opportunities may be revealed and will also be considered. The projected priority is applicable to the growth which is experienced through time. Obviously annual monitoring on a regular basis may produce the need to adjust slightly these priorities. The “Phasing of Affordable Units” portion of the Plan reflects a specific policy regarding the priority for implementing projects identified in meeting Bridgewater’s fair share obligation.

Table VII.iv
Implementation – Phasing of Affordable Units

Description	Units/ Credits Avail.	Priority	Comments
2nd Round Credits (Unspecified Surplus)	241	Immediate Credit	See details in this document.
2nd Round Family Units Loft & Stratton	114	Immediate Credit	See details in this document.
2nd Round Credits Age-Restricted	54	Immediate Credit	See details in this document.
Route 28 Assoc.	7+7	Immediate Credit	See details in this document.
Habitat for Humanity	9+9	Immediate Credit	See details in this document.
Extension Affordability Controls	148	As Available	This offers low and moderate sales units
Bendetti-Market to Affordable	2	6	Existing two-family (3 bedrooms each)
Passages	8	5	Special needs
Allies	4	2	Special needs
Alternatives-	10	1	This will offer 10 units, incl. credits, for very low income.
United Cerebral Palsy	2.5	3	Special needs
N. Branch Reformed	2.5	4	Special needs
Eden Woods	-	10	* Inclusionary Devl. (See following Ordinance below).
Villages	8	7	Very low income rental
Whitney Court	6	8	Special needs
Eastern Star	-		
519/various-Hobbs town	11	9	Redevelopment area with 8 dwelling units
Twp. Land East Main	108	11	Twp. Purchase from County

* Inclusionary Ordinance

COAH Compliance Summary

	Affordable Units	
Project with Total Obligation of 509 Affordable Units	Potential Affordable Units	Credits Group .25 Redevel .33
2nd Round Credits (Undefined Surplus)	241	
2nd Round Credits Family Units Loft & Stratton	114	
2nd Round Credits Age-Restricted	54	
Route 28 Assoc.	7	7
Habitat for Humanity	9	9

Extension - Affordability	148	
Bendetti	2	

Passages	6	1.98
Allies	4	1
Alternatives	8	2
United Cerebral Palsy	2	0.5
N. Branch Reformed	2	0.5

Eden Woods (inclusionary)	-	-
Villages	6	1.98
Whitney Court	4	1.32
Eastern Star	-	
517-519/various- Hobbstown	8	3
Twp. Land East Main	108	
TOTAL	723	28.28
Build-out maximum of senior units is 25% (128)	Bridgewater Plan has: 68	
Build-out minimum of rental units is 25% (128)	Bridgewater Plan has: 136	
Build-out 50% of total must be low income (255)	Bridgewater Plan has: 278	
Build-out 13% of total must be very low income (67)	Bridgewater Plan has: 67	

Therefore, Bridgewater has complied with meeting the realistic opportunity to satisfy its 2018 and build-out obligations.

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-309.3, SENIOR CITIZEN RESIDENTIAL ZONE

Be It Ordained by the Township Council of The Township of Bridgewater, in the County of Somerset and State of New Jersey that Chapter 126, Section 309.3 (Senior Citizen Residential Zone) is hereby amended as follows:

SECTION I. (New) E. Affordable Housing Requirements

A set aside of 20% of the total units approved shall be provided for low and moderate income families as defined in accordance with the regulations promulgated by the New Jersey Council on Affordable Housing ("COAH"). The Affordable Housing units provided shall be consistent with COAH substantive rules (N.J.A.C.5-93.1 et seq). For each affordable housing unit constructed, the project shall be entitled to one additional market rate unit.

(New) F. All low and moderate income housing units approved pursuant to this Section shall comply with the provisions of Chapter 126, Section 321.4 of the Bridgewater Township Code (Low and Moderate Income Housing).

SECTION II.

If any part of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the Ordinance.

SECTION III.

Should any section, paragraph, sentence or clause of this Ordinance be declared unconstitutional or invalid, for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this Ordinance are hereby declared severable.

SECTION IV.

The within ordinance shall take effect in the time and manner provided by law.

Adopted: July 7, 2008

Effective: August 3, 2008

A. Accounting of Developer Fees and Expenditures

Revenue from developer fees supplies Bridgewater Township with funding for its affordable housing program. The Developer fees have been collected in Bridgewater pursuant to N.J.A.C. 5:94-6.6&7. The Township currently collects 1% of the equalized assessed value of a home and 2.5% of the equalized assessed value of a non-residential unit. Although building permits, and therefore developer fees, have sharply declined in recent years, the higher development fee rate will modestly supplement the funds derived from a dwindling number of applicants, although these funds are not viewed as adequately to support the COAH program. By December 31, 2008 the Township expects to collect a total of \$8,522,208 not including administrative costs. More than 30% will be set aside to render units more affordable, pursuant with COAH regulations. Some adjustment will occur when the Township is authorized to increase its residential development fee to 1.5% from the existing 1%. It is also recommended that a Growth Share Ordinance With in Lieu of Construction Option be approved by the Council. A draft ordinance is provided in Appendix D.

TABLE 23

Development Fee Spending Plan Through Year 2018

(Amendment to the development fees spending plan was most recently approved by COAH on August 25, 2004)

Projected Funds as of 12/31/08: \$9,355,594.97

less 20% administrative costs of \$833,386.03

Projected Net Funds through 2018: \$8,522,208.94

	Description	Round 3 Through 2018
1.	A Housing Rehabilitation Program 59 units already rehabilitated. A total of 102 units (97 +5) are required	\$570,000
2.	Regional Contribution Agreement	\$0.0
3.	New Construction -Providing New Affordable Housing	\$500,000
3a.	Senior Citizen Housing	
3b.	Rental Housing	
3c.	Assisted Living Residences Grants to Purchase Land for Affordable Housing	
3d.	Extension of Expiring Controls which expire in Round 3	
4.	Rendering Units More Affordable (30% minimum - \$3,473,497.56 including support of households earning 30% or less of median income.)	\$6,349,000
4a.	Subsidies	
4b.	Municipal Purchase Land for to render units more affordable (Purchase from private owners and government agencies)	
4c.	Income-eligible Assistance	
4d.	Write-Down/Buy-Down & Lease-Purchase/Mortgage	
4e.	Down Payment Assistance	
4f.	Condominium Maintenance Fee Assistance	
4g.	Support to Market Affordable Units	
4h.	Enrollment of non-restricted, special needs homes in COAH	
5.	Supplemental support for Inclusionary projects	\$228,208.94
6.	Purchase of Vacant Units to Maintain Affordability	\$600,000
7.	Infrastructure Improvements (specific to affordable units)	\$275,000.
	Total	\$8,522,208.94

- *Rehabilitation funds spent from 1999 to present is \$1,310,442.36 on 110 housing rehab units.*
- *Rehabilitation funds spent from 2004 to present is \$919,330.82 on 59units (\$15,581/du).*
- *Total fees collected since 1999 to June 30, 2008 is \$10,514,359 per COAH website.*

TABLE 24**An Account Summary through 12/31/2018**

Projected minimum affordability assistance requirement:

Actual development fees through 7/17/2008		\$9,179,909.17
Actual interest earned through 7/17/2008	+	\$992,569.14
Development fees projected* 2008-2018	+	\$2,659,807.31
Interest projected* 2008-2018	+	\$108,572.70
Less housing activity expenditures through 12/31/04	-	\$1,332,368.11
Total	=	\$11,608,490.21
30 percent requirement	x 0.30 =	\$3,482,547.06
Less Affordability assistance expenditures through 12/31/2004	-	\$9,049.50
PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2005 through 12/31/2018	=	\$3,473,497.56
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2005 through 12/31/2018	x 0.30 =	\$1,042,049.27

* Note: The 2008 portion of this projection reflects 2008 subsequent to July 17 as the remainder of 2008 is included in the actual figure reported above.

B. Description of Projects

Bridgewater Township will consider various category scenarios in phases to advance its affordable housing programs:

1. A Housing Rehabilitation Program (not eligible for credit)
2. Market to Affordable Program
3. New Construction
4. Rendering Units More Affordable
5. Inclusionary developments
6. Extension of Expiring Controls
7. Infrastructure Improvements

1. A Housing Rehabilitation Program

Bridgewater Township completed its 5-unit Rehabilitation Obligation in 2004 with the rehabilitation of 21 units. Since that time a total of 59 units completed by September, 2008 are applicable to Round 3. These have been rehabilitated at an average cost of \$15,581 per unit. Since 97 + 5 units are required, a total of 102 units will be rehabilitated through the year 2018. The following properties have been rehabilitated:

TABLE 25**2004 – September 1, 2008 Rehabilitation Expenditures**

ADDRESS	BLOCK	LOT	EXPENDITURE	REQ. DATE
7 Walter St.	243	9	\$10,721.77	1/15/04
1341 Tullo Rd.	700	69	\$6,600.00	1/27/04
76 Marie Ave.	243	1	\$3,525.00	3/16/04
531 Route 22 W	408	72	\$16,537.00	3/31/04
617 Foothill Rd.	536	13	\$12,505.00	5/25/04
30 Thruway Dr.	472	22	\$19,915.00	5/25/04
405 Porter Way W	405	164.06	\$3,750.00	5/28/04
20 Shady Lane	365	18	\$5,209.62	8/16/04
838 Brown Rd.	624	5	\$21,459.00	8/30/04
423 Van Holten Rd.	426	16	\$7,750.00	11/12/04
452 Farmer Rd.	426	44	\$6,289.00	12/29/04
369 Foothill Rd.	584	3	\$9,519.00	2/1/05
1648 Brookdale Dr.	700	58	\$4,997.00	2/7/05
1 Heller Dr.	557	24	\$9,031.00	2/18/05
472 Vanderveer Rd.	191	46	\$20,252.00	4/14/05
228 Old York Rd.	115	44	\$21,990.00	4/25/05
22 Shady Lane	365	19	\$5,696.00	4/28/05
459 Milcrip Rd.	408	52	\$20,051.00	6/6/05
1050 Hoffman Rd.	718	192	\$20,096.00	7/12/05
1355 Roger Ave.	619	18	\$125.00	8/2/05
2 Hayward St.	365	22	\$17,522.42	9/1/05
21 Bellacone St.	312	2	\$20,409.50	9/16/05
103 Linden St.	148	34	\$2,875.00	10/4/05
294 Old York Rd.	107	6	\$2,117.58	10/5/05
545 Hill Ln.	421	13	\$20,000.00	10/31/05
556 Bridgewater Ave.	316	8	\$13,308.00	11/7/05
699 Foothill Rd.	549	21	\$69,364.43	11/21/05
85 Brahma Ave.	142	42	\$16,768.00	1/15/06
66 Leghorn Ave.	143	15	\$2,250.00	1/30/06
24 Charlotte Dr.	163.01	10	\$20,153.00	3/1/06
22 Perry St.	152	17	\$17,179.00	4/15/06
2187 Perrine Rd.	804	14	\$8,275.00	4/25/06
174 Oak St	153	7	\$19,926.32	5/15/06
2081 Washington Valley Rd.	907	57	\$16,076.24	5/31/06
19 4th Ave.	508	9	\$7,270.00	6/6/06
516 Foothill Rd.	718	144	\$146,335.71	6/16/06
1908 Doolittle Dr	164	1908	\$15,643.00	7/13/06
517 Foothill Rd.	501	9	\$19,155.40	7/17/06
681 Kline Pl.	255	26	\$19,975.00	7/31/06
30 Duval St.	120	5.01	\$11,835.81	8/11/06
945 Victor St.	481	1	\$14,263.00	8/16/06
295 Yorktown Rd.	230	15	\$14,902.00	9/8/06
1015 Lakeview Dr.	606	14	\$5,822.00	11/1/06
3702 Riddle Ct.	199	3702	\$14,157.00	12/7/06
197 Foothill Rd.	232	45	\$367.00	12/21/06

ADDRESS	BLOCK	LOT	EXPENDITURE	REQ. DATE
1416 Wash Valley Rd.	652	43	\$19,850.00	1/24/07
28 Ramsey St.	331	7	\$19,972.00	1/25/07
81 Loeser Ave.	300	2	\$5,450.00	1/26/07
19 Field St.	333	2	\$20,102.00	1/29/07
555 Alletra Ave.	408	42	\$21,833.85	3/27/07
1017 Papen Rd.	628	1	\$19,993.00	5/24/07
1550 Mt. Top Rd.	654	5	\$20,147.00	3/17/08
14 N. Adamsville Rd.	240	8	\$52.00	3/17/08
1656 Valley View Rd.	700	39	\$10,085.00	3/20/08
130 Oak St.	146	3	\$20,000.00	4/22/08
107 Brahma Ave.	142	1	\$2,463.00	5/16/08
72 Walnut Ave.	142	14	\$11,879.00	6/11/08
32 Somerset Ave.	533	6	\$14,407.50	7/11/08
521 Foothill Rd.	501	8	\$6,993.00	7/16/08
700 Vosseller Ave.	367	6	\$17,305.00	7/29/08
23 Evagrod St.	308	4	\$15,040.00	7/31/08
685 East Main St.	256	13	\$9,229.00	7/31/08
1614 Route 22	359	6	\$10,338.00	8/26/08
TOTAL			\$987,108.15	

Source: COAH Development Fee Monitoring Forms

Pursuant to N.J.A.C. 5:94-4.3, the average capital costs of the rehabilitation units must now be at least \$10,000.00 per unit. Bridgewater's average capital expenditures in 2004 were \$8,222.94 per unit, qualifying all of the above units for rehabilitation credit at that time the actual average amount spent on rehabilitation unit is \$15,581, which is well within acceptable criterion limits. According to N.J.A.C. 5:94-3.2, a township may only receive affordable housing credit for its rehabilitation share, but not for rehabilitation units exceeding a township's required share.

2. Market to Affordable Program

(a) A market to affordable program 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 below, market to affordable programs may be designed to produce only low-income units, only moderate-income units or both low- and moderate-income units.

(b) The following provisions apply to market to affordable programs:

1. At the time they are offered for sale or rental, eligible units may be new, preowned or vacant.
2. The units shall be certified to be in sound condition as a result of an inspection performed by a licensed building inspector.
3. Bridgewater shall provide a minimum of \$25,000 per unit to subsidize each moderate-income unit and/or \$30,000 per unit to subsidize the each low-income unit, with additional subsidy depending on the market prices or rents in a municipality.

4. The regulations state that no more than 10 for-sale and 10 rental units, may be used to satisfy the fair share obligation. In addition, the regulations outlined in COAH workshops indicate that it is “limited to 10 units a 10% of the fair share until viability of the program is documented.” Bridgewater will take advantage of the 10% of 509 units, or up to 51 units. In the event that a waiver may be seen as needed, Bridgewater hereby seeks such a waiver. The waiver is supported by the extreme benefits to the program for these unique properties. Three bedroom rental units would be brought into the COAH program. Since Bridgewater has demonstrated a successful history of its affordable program, this number will be increased substantially with the benefits clearly outweighing any potential adverse effects to the COAH initiatives. In addition, the units are already rental units and the Township will have the control (by virtue of the subsidy funds) to assure continuing reasonable rentals and importantly, the contract requirement that assures outstanding property maintenance. Property maintenance is critical in keeping the quality of living intact. The locations proposed are within convenient walking distance to retail stores, offices, and developed parklands.

(c) Market to affordable units shall comply with N.J.A.C. 5:97-9 and UHAC with the following exceptions:

1. Bedroom distribution (N.J.A.C. 5:80-26.3(b) and (c)); however, the ordinance shall not restrict the number of bedrooms per unit;
2. Low/moderate income split (N.J.A.C. 5:80-26.3(a)); subject to the provisions of (a) above, units in a market to affordable program shall be exempt from the requirement that at least 50 percent of the units created shall be affordable to households earning 50 percent or less of regional median income. In programs limited only to moderate-income households, an equivalent number of housing units for low-income households shall be addressed through other mechanisms in the Fair Share Plan; and
3. Affordability average (N.J.A.C. 5:80-26.3(d) and (e)); however:
 - i. The maximum rent for a moderate-income unit shall be affordable to households earning no more than 60 percent of median income and the maximum rent for a low-income unit shall be affordable to households earning no more than 44 percent of median income; and
 - ii. The maximum sales price for a moderate-income unit shall be affordable to households earning no more than 70 percent of median income and the maximum sales price for a low-income unit shall be affordable to households earning no more than 40 percent of median income.

(d) The following minimum documentation is provided:

- Information regarding the program
 - a. The units will be inspected for compliance with the requirements for safe, sanitary and secure premises according to the requirements of the UCC building code.
- A demonstration that there are sufficient market-rate units within the municipality.

Not only are there sufficient market-rate units within the municipality, but the township has already sought and secured interest from owners of existing units. In all cases, Bridgewater is focusing only on rental units since that is the area that is required for compliance with the regulations. The following market to affordable units have been explored with the owners. The township is in final negotiations and will finalize the agreements within 45 days after COAH approves the concept.

- i. Bendetti on Finderne Avenue (Block 249/22) (two-three-bedroom multiple family dwelling).
- An estimate, based on (d)2 above, of the amount required to subsidize typical for sale and/or rental units, including any anticipated rehabilitation costs.

The subsidy for the units has been negotiated at \$25,000 per low income unit, which is in accordance with regulations. None of these occupied units are currently occupied by very low income units, and the owner wishes not to commit to the rental for very low income tenants for a 30 year period.
- Documentation demonstrating the source(s) of funding;

The funding source is the Developer Fee Trust fund. A portion of the amount of \$2,000,000 is provided in this account for a portion of this purpose.

A municipal resolution appropriating funds will be adopted upon acceptance by COAH

(e) The following minimum documentation,

1. An operating manual that includes a description of the program procedures and administration in accordance with UHAC will be submitted to COAH;
2. An affirmative marketing plan in accordance with UHAC will be submitted to COAH;
3. Designation of an experienced administrative agent, including a statement of his or her qualifications, in accordance with N.J.A.C. 5:96-18 will be submitted to COAH;

3. New Construction – 100% municipal construction projects

No immediate application for these funds have presented themselves, however these opportunities may become available, and Bridgewater wishes to include this in its plan so that it can quickly respond to the offering, should it arise. The Township will offer its land to non-profits for construction of units, however, this is within the program of *Rendering Units More Affordable*.

4. Rendering Units More Affordable

Pursuant to COAH regulations (N.J.A.C. 5:93-8.15) at least thirty percent of the total affordable developer fee budget must be spent rendering units more affordable. Bridgewater Township has updated the allocation to \$5,477,208.94 for this purpose. The following are different ways of achieving this goal:

- a. subsidies
- b. municipal purchase and/or municipal land for affordable housing construction
- c. income eligible assistance
- d. write-down/buy-down & Lease-Purchase/Mortgage program
- e. down payment assistance
- f. condominium maintenance fee assistance

a. Subsidy

The Township plans to award a cash subsidy to reduce the cost of necessary construction elements to the residents of an affordable unit. Necessary construction elements include, but are not limited to windows, attic insulation, and thermostats. For receive this cash subsidy, the applicant must meet certain criteria:

- The home must be in the affordable housing program
- The unit must have at least one system below code
- The capital costs of rehabilitation must be between \$1,000 and \$10,000

According to Bridgewater Township's Code Amendment to Section 126-321.4, residents who have lost their homes due to natural disaster are entitled to a housing subsidy for temporary shelter until the damaged unit has been repaired.

The restrictions on this program are as follows:

- The applicant must be a resident of a low or moderate income house
- The maximum subsidy will be \$6,000.00.
- The applicant may get the subsidy once in a lifetime

b. Municipal purchase and/or existing municipal land for affordable housing construction

Within 45 days of COAH approval of the proposed compliance package, Bridgewater will formalize land purchases. The implementation of construction of the low and very low income rental units will be initiated two years in advance of the projected need for the units. Since Bridgewater has 409 credits for Round 3, this will give Bridgewater time to secure the best organization for each of these unique projects and make the necessary assurances that these units will be rendered more affordable and that maintenance programs will be supported and assured.

Bridgewater Township intends to purchase vacant sites for the creation of low and very low family rental and group homes. The Township may consider working with a non-profit organization for a group home created special-needs adults. The following properties are either owned by Bridgewater or have been negotiated for purchase:

Owner	Tax Block / Lot	Possib. No. of Units
Somerset County-to Bridgewater Twp- Main Street	347/1.01	108
Villages	520/17 526/16	6
Eastern Star	252/1	-
Whitney Court	511/3	4
Hobbsdown	B517 and B519	8

The benefit of these properties is their unique location. The purchase of Somerset County property will bring low and very low income renters within ¼ mile of a railroad station. In addition, it is within a few thousand feet of a major retail shopping center, locally known as The Promenade. This center offers a job potential for a wide variety of workers due to the establishments of Costco, Target, Home Depot, Michaels, Babies R Us, as well and several other stores. Approximately 108 low/very low income rental units would be constructed on this 11 acre parcel, nine acres of which are to be developable for this housing.

The Villages Project is within an existing inclusionary zone and has been developed in full conformance with the requirements of COAH. This land supports an area which is vacant and eligible for the construction of additional housing. The owner has agreed to construct 6 very low income units which, due to its location and redevelopment area, will offer 6 units plus 2 credits toward the very low income obligation.

Bridgewater Township will consider certain municipally-owned lots for affordable housing. Like the other sites, these sites would be available, by grant, for development of low and very low sale and/or rental units. One proposed development project incorporates the Sixth Avenue Redevelopment Area. Monmouth Avenue will be considered for this project. The following updated listing of Township-owned sites are proposed for such development.

TABLE 26

Targeted Sites to be Combined to Support Affordable Rental Housing Programs

Owner	Block 519, Lot Number:	Size (in ft²)
Bridgewater Township	29	100 x 100
Bridgewater Township	30	40 x 100
Bridgewater Township	31	60 x 100
Bridgewater Township	32	100 x 150
Bridgewater Township	33	100 x 160
Bridgewater Township	34	40 x 100
Bridgewater Township	35	40 x 100
Bridgewater Township	36	40 x 100
Bridgewater Township	41	115 x 100
Bridgewater Township	42	20 x 100
Bridgewater Township	Vacation of Essex Street	40 x 144
	Block 517, Lot Number:	
Bridgewater Township	1	100 x 180
Bridgewater Township	2	60 x 100
Bridgewater Township	3	60 x 100

**Source: Monmouth Avenue Tax Map Summary. It is noted that additional municipal lots in this area may also be utilized for his purpose.*

The area is within an existing neighborhood; however, some roadway infrastructure is needed to comply with roadway standards of the RSIS. Funds are reserved for this purpose. A non-profit organization will be engaged when the projections for more units are projected two years out (which is the timeframe used by COAH to assure that adequate time is made for planning and implementation of the project by the time that the units are needed.) Six units can readily be accommodated on the land in Block 519 and an additional 2 units in Block 517.

Bridgewater, like the rest of New Jersey, is facing a very dynamic and unpredictable real estate market and regulatory environment. The Township is committed to satisfying its fair share obligation by, among other things, using municipally-owned lots in the manner described in this Fair Share Plan.

Bridgewater does note, however, that Plan modifications are both permitted and expected in response to changing conditions, and states that if a better use of the municipal lots identified in the Plan arises then the Township may consider that better use, so long as it does not impair Bridgewater's ability to meet its actual COAH obligation. For example, if additional funds were needed for affordable housing rehabilitation, then the Township may consider selling one or more identified lots at fair market value to generate those funds. Alternatively, if the Township's actual growth obviated the need to use the identified municipal lots for COAH purposes, then the Township may elect to retain those lots or to sell them at fair market value for any appropriate purpose.

INSERT TAX MAP

The reason that these activities are categorized in the *Rendering Units More Affordable* category is that Bridgewater, as owner, will retain the control to assure that the agreement with the non-profit developer will require that the rental units continually be offered at the lowest possible rental rate. There will be RFP's submitted to select the most favorable organization. Uppermost in the strata of advantages is also that Bridgewater, as owner, will be able to assure that this 100% low and very low community will have the highest degree of property maintenance. Bridgewater wants to be proud of its efforts and wants the residents to have that same pride. The township will aggressively watch to be certain that the site is always an asset to the community.

c. Income-Eligible Assistance

Bridgewater Township will consider providing once-in-a-lifetime assistance to a low or moderate income property holder to prevent foreclosure. The requirements for obtaining this subsidy would be:

- The property must be classified as affordable
- The maximum assistance is \$2,000.00
- The circumstances which have made the owner unable to pay the taxes are unforeseen and temporary.

d. Write-Down/Buy-Down & Lease-Purchase/Mortgage

This promising strategy would allow people of low and moderate income to own a market-rate housing unit with a grant or loan from the Township paid by the developer. Loans can be granted at one percent interest. The units would require a deed restriction of thirty years, each receiving a minimum subsidy of \$25,000.00, pursuant to N.J.A.C. 5:94-4.10. COAH permits a maximum of ten units from this program in fulfilling its Fair Share Number.

Should this program be established, significant expenditures shall result. An affluent community, the average new home in Bridgewater Township is assessed at \$456,633 according to the Township Tax Assessor. Bridgewater Township will consider units near the median price of the lower half of Bridgewater Township's sales for this program. The average household size in the last census was 2.71 people per household. Therefore, it can be assumed that the median low or moderate income family living in Bridgewater would have approximately three people per household. Following the housing unit limit price below, it can be concluded that a subsidy of \$145,903.00 will be necessary to render a unit affordable for a three person moderate income household. However, at least 50% of buy-downs must be affordable to low income families as well. This suggests that subsidies are more likely for the lower quartile housing prices in Bridgewater.

No immediate application for these funds have presented themselves, however these circumstances often spring up without pre-warning, and Bridgewater wishes to include this in its plan so that it can quickly respond to the need, should it arise.

e. Down Payment Assistance

As it was requested by Bridgewater residents as noted in Bridgewater Township's previous Housing Element and Fair Share Plan, the Township may consider offering a low-interest loan down payment assistance program for its growth share developments, group homes, and age-restricted housing. The following criteria must be fulfilled in order to receive the assistance:

- The maximum loan is \$5,000.00
- The purchaser must execute a second mortgage if the loan is approved
- The loan must be paid back to the Township when the unit is sold or thirty years after the execution of the second mortgage, whichever comes first
- The purchaser must maintain a homeowner's insurance policy, with Bridgewater Township included as named insured.

No immediate application for these funds have presented themselves, however these circumstances often spring up without pre-warning, and Bridgewater wishes to include this in its plan so that it can quickly respond to the need, should it arise.

f. Condominium Special Assessment Maintenance Fee

Bridgewater Township has already received COAH approval for fee assistance in the form of grants or low-interest loans, according to "Affordability Assistance Program" ordinance, Section 126-321.4 (98-29). Should Bridgewater Township pursue this option during 3rd Round, applicants must meet the following requirements:

- Only low and moderate income households are eligible for the program
- The applicant will receive assistance if the unit's expenses exceed 40% of the household gross income
- The maximum loan or subsidy is \$5,000.00
- applicant must execute a second mortgage if the loan is granted
- The loan must be repaid at the time of the sale of the unit or 30 years after the second mortgage is executed.
- The interest rate of the loan will be the rate at which the Township has most recently borrowed money for a capital project
- The purchaser must maintain a homeowner's insurance policy, including Bridgewater Township, as the named insured.
- The maximum combination of Condominium maintenance, down payment costs, and closing costs shall not exceed \$5,000.00 or the appreciation to which the owner of the household unit will be entitled.

All applications will be reviewed individually by the Housing Office and the Housing Advisory Board. No immediate application for these funds have presented themselves, however these circumstances often spring up without pre-warning, and Bridgewater wishes to include this in its plan so that it can quickly respond to the need, should it arise.

h. Supportive and Special Needs Housing

(a) Supportive and special needs housing includes, but is not limited to: residential health care facilities as regulated by the New Jersey Department of Health and Senior Services or DCA; group homes for the developmentally disabled and mentally ill 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.

(b) The following provisions will apply to any supportive and special needs housing that is requested in the request for Substantive Certification of COAH:

1. The unit of credit for group homes, (residential health care facilities) and shared living housing shall be the bedroom.

2. The unit of credit for permanent supportive housing shall be the unit.

3. Supportive and special needs housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to N.J.A.C. 5:97-3.8.

4. All bedrooms and/or units shall be affordable to low-income households.

5. Units shall serve populations 18 and over.

6. All sites for supportive and special needs housing shall meet the site suitability criteria set forth in N.J.A.C. 5:97-3.13.

7. The municipality or developer/sponsor shall have control or the ability to control the site(s).

(c) The units shall comply with N.J.A.C. 5:97-9 and UHAC with the following exceptions:

1. Affirmative marketing (N.J.A.C. 5:80-26.15); however, group homes, permanent supportive housing and supportive shared living housing shall be affirmatively marketed to individuals with special needs in accordance with a plan approved by the Council's Executive Director;

2. Affordability average and bedroom distribution (N.J.A.C. 5:80-26.3); and

3. Occupancy standards (N.J.A.C. 5:80-26.4(c)) shall be limited to one person per bedroom for residential health care facilities, group homes, and supportive shared living housing.

(d) The following minimum documentation, as detailed further in a checklist provided by the Council, shall be submitted by the municipality upon application for substantive certification or at the time that COAH accepts the plan, but has not granted substantive certification.

1. Information regarding the supportive and/or special needs housing on forms provided by the Council;

2. A description of the site, including the street location, block and lot, and acreage;

3. A demonstration of the suitability of the site;

4. A demonstration that the municipality or provider has control or has the ability to control the site(s); control may be in the form of outright ownership, a contract to purchase or an option on the property;

5. An executed agreement, including a schedule for the construction of the supportive and/or special needs housing, with the provider, sponsor or developer;

6. A pro forma for the supportive and/or special needs housing;
 7. Documentation demonstrating the source(s) of funding; and
 8. A municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds.
- (e) The following documentation shall be submitted after acceptance by COAH of this program and prior to marketing the completed units:

1. An affirmative marketing plan in accordance with (c)1 above; and
2. If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency in accordance with the requirements of this section.

The following supportive and/or special needs houses are in negotiations with the Township. Upon acceptance of the proposal by COAH, the Township will, within 45 days, implement the agreements:

PROVIDER	Bedrooms + Credits	Tax Block/Lot
Alternatives	10	201/4
Allies	4	152/18
Passages	8	509/7
United Cerebral Palsy-7	2.5	164/2711
N. Branch Reformed	2.5	415/1

5. Inclusionary and Growth Share Zoning

Bridgewater Township has zoned for inclusionary development as a component of the following zones: R-MDU-10.5, R-MDU-8, R-MDU-6 and R-MDU-5. Additional zoning provisions for affordable housing is necessary, one zone has been implemented in the Finderne section of the town. Expenses incurred as a result of zoning changes will be paid from the 20% of total funds allocated to administrative fees. The inclusionary growth share ordinance requires that a developer provide affordable units. This ordinance has been adopted and exceeds the minimum density of 12 du/acre for rental housing. This ordinance will be furnished to COAH upon acceptance of the certification report, but before actual substantive certification.

6. Extension of Expiring Controls

(a) Bridgewater will 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. Bridgewater 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, Bridgewater shall fund and complete the work. Bridgewater may utilize its affordable housing trust fund to purchase the unit and/or complete the necessary repair and/or rehabilitation work.

(b) The following minimum documentation, as detailed further in a checklist provided by the Council is submitting as applicable:

1. Information regarding the development and specific units on forms provided by the Council;
2. A written commitment to extend controls from the owner, or evidence that the controls have been extended in accordance with UHAC;
3. The proposed or filed deed restriction for the extended control period;
4. A pro-forma for any proposed acquisition and/or rehabilitation costs;
5. Documentation demonstrating the source(s) of funding; and
6. A municipal resolution appropriating funds.

(c) The following minimum documentation will be submitted with the application for Substantive Certification:

1. An operating manual that includes a description of the program procedures and administration in accordance with UHAC;
2. An affirmative marketing plan in accordance with UHAC; and
3. Designation of an experienced administrative agent, including a statement of his or her qualifications, in accordance with N.J.A.C. 5:96-18.

Bedroom Mix

The bedroom mix for affordability will be in accordance with COAH regulations as follows:

- 1 Bedroom at a maximum of 20%
- 2 Bedroom at a minimum of 30%
- 3 Bedroom at a minimum of 20%
- 4 Bedroom is combined with 3 bedroom

Bridgewater has two projects (Vanderhaven Farms and Crossroads) which has 148 low and moderate for-sale family units that fall into this category. Affordability controls for these units will expire before or in 2018. By deed restriction, the township has the right to extend the controls on affordability for an additional 30 years. Bridgewater will exercise that right and therefore, these units will be added to the listing of units that have been secured for Round 3.

INSERT BEACON HILL BEDROOM

INSERT PURCHASES CONDO'S

7. Infrastructure Improvements

Bridgewater may seek to improve the roadways within Hobbstown to bring the access roads to RSIS standards. The funds will be used to support a 100% affordable project, which is an eligible activity for the use of Development fees.

C. Shortfall of Funding

In compliance with N.J.A.C. 5:94-4.2, Bridgewater Township must submit to COAH a municipal resolution that appropriates funds for affordable housing from a general reserve should there be an unexpected shortfall of funds from the developer fees. The current budget for affordable housing in Bridgewater Township exceeds is approximately \$8.7 million dollars. With the rehabilitation projects completed and those underway Bridgewater Township will meet its rehabilitation requirement. These facts indicate that Bridgewater Township is not likely to suffer a shortfall of funds in meeting its 3rd Round Housing requirement. Should such an instance occur, however, the Township will bond to meet the expenses necessary to meet its affordable housing obligation.

FAIR SHARE PLAN SUMMARY
Obligation of 509 Units through Year 2018

Project Name	# Affordable	Affordable Type	Bonus/ Credits
*New Construction (surplus)	241	Family-Sale	0
*Family Units-Loft Stratton	114	Family-Sale	0
*Excess Age Restricted	54	Age Restricted	0
Route 28 Associates, Inc. Approved d-variance: 12/6/05 Approved Prelim. & Final Site Plan: 5/15/07	7	Age Restricted	7
Habitat for Humanity Prelim. Major Subdivision Approved: 5/8/07 Final Major Subdivision Approved: 4/28/08	9	Family-Sale	9
Extension of Affordability	148	Family-Sale	0
N. Branch Reformed	2	Special Needs	0.5***
Hobbs town (Redevelopment area)	8	Low-Sales	3**
Allies	4	Special Needs	1***
Alternatives	8	Very Low	2***
Villages	6	Very Low	1.98**
East Main	108	Low/Very Low	0
Bendetti	2	Moderate Rental	0
Whitney Court	4	Special Needs	1.32**
Passages	6	Special Needs	1.98***
United Cerebral Palsy	2	Special Needs	0.5***

*Credits from Round 2 - 409 Credits (per Executive Summary of Kate Butler 2/23/05)

** This credit of 1.33 (Redevelopment) will be for units addressing growth share which will receive preliminary approval after June 6, 1999, per 5:97-3.19

***This credit is 1.25 for Special Needs Housing Credits.

D. Assurance of Proportional Allocation

The allocations noted in the column "Percent Allocated" will be used to determine the type of credit to be used. The timeframe for allocation and crediting will be based on annual reports of certificates of occupancy. With the inclusionary zoning ordinance in place, the Township may actually exceed the units estimated to be provided during the Round 3 period. If this occurs, the course of action would be to retain existing credits for application in Round 4.