



2025 Housing Element & Fair Share Plan

Clinton Township, Hunterdon County, New Jersey

June 30, 2025

4th Round Process

- March 2024 – Legislature adopts FHA-2
- October 2024 – DCA publishes municipal housing need numbers
- January 31, 2025 – Municipalities must determine obligation
- February 28, 2025 – Challenge period
- June 30, 2025 – Must adopt Housing Element & Fair Share Plan
- August 31, 2025 – Challenge period
- March 31, 2026 – Must adopted implementing ordinances

Section 1: Introduction

- Define affordable housing

2025 NJHMFA Region 3 Income Limits

Income Level	2 Person	3 Person	4 Person	5 Person
Median (100%)	\$122,800	\$138,100	\$153,400	\$165,700
Moderate (80%)	\$98,240	\$110,480	\$122,720	\$132,560
Low (50%)	\$61,400	\$69,050	\$76,700	\$82,850
Very-Low (30%)	\$36,840	\$41,430	\$46,020	\$49,710

- History of affordable housing in NJ
- Housing Element & Fair Share Plan Requirements

Section 2: Housing Element

- Required by MLUL
- Existing Land Uses
- Trends & Projections
 - Housing Stock
 - Population
 - Employment

Section 3: Fair Share Obligation

- DCA - 4th Round Present Need: 0 units; Prospective Need: 174 units
- Mediation Agreement: 4th Round Prospective Need = 150 units
- Highlands Vacant Land Analysis – Realistic Development Potential (RDP) = 22 units

Round	Obligation	RDP	Unmet Need
Present Need (Rehabilitation) Obligation	0	-	-
First & Second Round Obligation (1987-1999)	335	-	-
Third Round Obligation (1999 – 2025)	337	0	0
Fourth Round Obligation (2025 – 2035)	150	22	128

Section 4: Fair Share Plan

- Prior (First & Second) Round Obligation: 335 units

Plan Mechanism	Block/ Lot	# Units	Bonus Credit Multiplier	Bonus Credits	Total Credits	Status
Prior Cycle Credits (Pre-1986)						
Credits Without Controls	-	13	-	-	13	Complete
RCA with New Brunswick	-	108	-	-	108	Complete
Inclusionary & Group Home Rentals						
Village Green at Annandale	49/25	4	-	-	4	Complete
The Mews (Senior Housing)	47/3	35	x 1.33 ⁽¹⁾	3	38	Complete
CRC Longview Group Home	10/1, 9.01	4	x 2 ⁽²⁾	4	8	Pending Site Plan
142-144 West Main Street	66/3, 4	3	x 2 ⁽²⁾	2	5	App.
Annandale Village, LLC	53/3	1	-	-	1	Complete
100% Affordable Rentals						
Willows at Annandale	60.03/26	66	x 2 ⁽²⁾	66	132	Complete
100% Affordable – Municipally Sponsored Rentals						
Clinton Woods (84 Total Units)	82/4.04	26	-	-	26	Complete
Total	-	260	-	75	335	-

Section 4: Fair Share Plan

- Third Round Obligation: 337 units

Plan Mechanism	Block/ Lot	# Units	Bonus Credit Multiplier	Bonus Credits	Total Credits	Status
<u>Inclusionary Development</u>						
Headley Farm Estate	46/33, 33.01	104	-	-	104	Durational Adjustment ⁽³⁾
108 Alton Place	79.07/1	28	-	-	28	Durational Adjustment ⁽³⁾
Grayrock Road (AH-10 Zone)	77.01/2, 3, 4	7	-	-	7	Approved ⁽²⁾
<u>100% Affordable Municipally Sponsored Rentals</u>						
Clinton Woods (84 Total Units)	82/4.04	58	x 2 ⁽¹⁾	58	116	Complete
Willows at Spruce Run (Family Units)	70/6, 6.01	80	-	-	80	Under construction
Willows at Spruce Run (Special Needs Units)	70/6, 6.01	2	-	-	2	Under construction
Total	-	279	-	58	337	-

Section 4: Fair Share Plan

- 4th Round RDP & Redevelopment Obligation: 54 units

Plan Mechanism	Block/ Lot	# Units	Bonus Credit Multiplier	Bonus Credits	Total Credits	Status
<u>Inclusionary Development</u>						
9 Main St./Village Green	49/25	2	1 x 0.5	1	3	To be rezoned
<u>100% Affordable Municipally Sponsored Rentals</u>						
Willows at Spruce Run (Special Needs)	70/6, 6.01	8	x 2	8	16	Under Construction
Willows at Spruce Run (Family)	70/6, 6.01	6	x 2	4 ⁽¹⁾	10	Under Construction
3 Grayrock Road	74/19	25	-	-	25	To be rezoned
Total	-	41	-	13 ⁽¹⁾	54	-

9 Main Street/Village Green (B 49 L 5)



3 Grayrock Road (B 74 L 19)



Next steps

- June 30, 2025 – Land Use Board Adopt HE&FSP (*File within 48 hours)
- June 30, 2025 – Mayor and Council Endorse Plan
- July 1 – August 31, 2025, Plan challenge Period
- March 31, 2026 – Adopt ordinances