



2018 Housing Element & Fair Share Plan Clinton Township, New Jersey

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Major Court Decisions

1975:
Mount
Laurel I

1983:
Mount
Laurel II

1986:
Mount
Laurel III

2015:
Mount
Laurel IV

2017:
Gap
Period

2018:
Jacobson
Decision

- Every developing municipality has an affordable housing obligation

- Every municipality has an obligation
- Those in growth areas have a greater obligation than those in non-growth areas

- Affirms validity of Fair Housing Act (adopted in 1985)
- COAH dysfunctional
- Courts take over certification process

- Finds that gap period (1999-2015) generates an affordable housing obligation

- Established methodology for determining housing obligation

Township of Clinton

- December 13, 2017: Executed Settlement Agreement with Fair Share Housing Center
- February 5, 2018: Amended Settlement Agreement
- April 3, 2018: Court order granted approval of Agreement outlining requirements and timeline for compliance
- May 7, 2018: Adopted Housing Element and Fair Share Plan
- August 8, 2018: Introduced ordinances for AH-6, AH-7 and AH-8 Zones

Obligation per Settlement Agreement

Obligation	FSHC
Rehabilitation (Present Need)	10
Prior Round Obligation (1987-1999)	335
Prospective Need (1999-2025)	337

Fair Share Plan - Prior Round

Mechanism	Number of Units	Bonus Credits	Total Credits
<u>Prior Cycle Credits (Pre-1986)</u>			<u>13</u>
Credits Without Controls	13	-	13
<u>RCA with New Brunswick</u>	108	-	<u>108</u>
<u>Inclusionary & Group Home Rentals</u>			<u>55</u>
Village Green at Annandale	4	-	4
The Mews (Senior Housing)	35	3	38
CRC Longview Group Home	4	4	8
142-144 West Main Street	3	2	5
<u>100% Affordable - Rentals</u>			
Beaver Brook Homestead	66	66	132
<u>100% Affordable – Municipally Sponsored Rentals</u>			<u>27</u>
Former Municipal Building Site	1	-	1
Marookian Site	26	-	26
Total	260	75	335

Fair Share Plan - Prospective Round

Mechanism	Number of Units	Bonus Credits	Total Credits
<u>Inclusionary & Group Home Rentals</u>			<u>132</u>
Headley Farm Estate	104	-	104
Alton Place	28	-	28
<u>100% Affordable - Rentals</u>			
LeCompte (CIS)	89	-	89
<u>100% Affordable – Municipally Sponsored Rentals</u>			
Marookian Site	58	58	116
Total	279	58	337

Compliance Mechanisms

- Maximize bonus credits
- Maximize 100% affordable development
- Age-restricted housing
- Inclusionary development w/ 20%+ set-asides
- Durational adjustment

Regional Income Limits

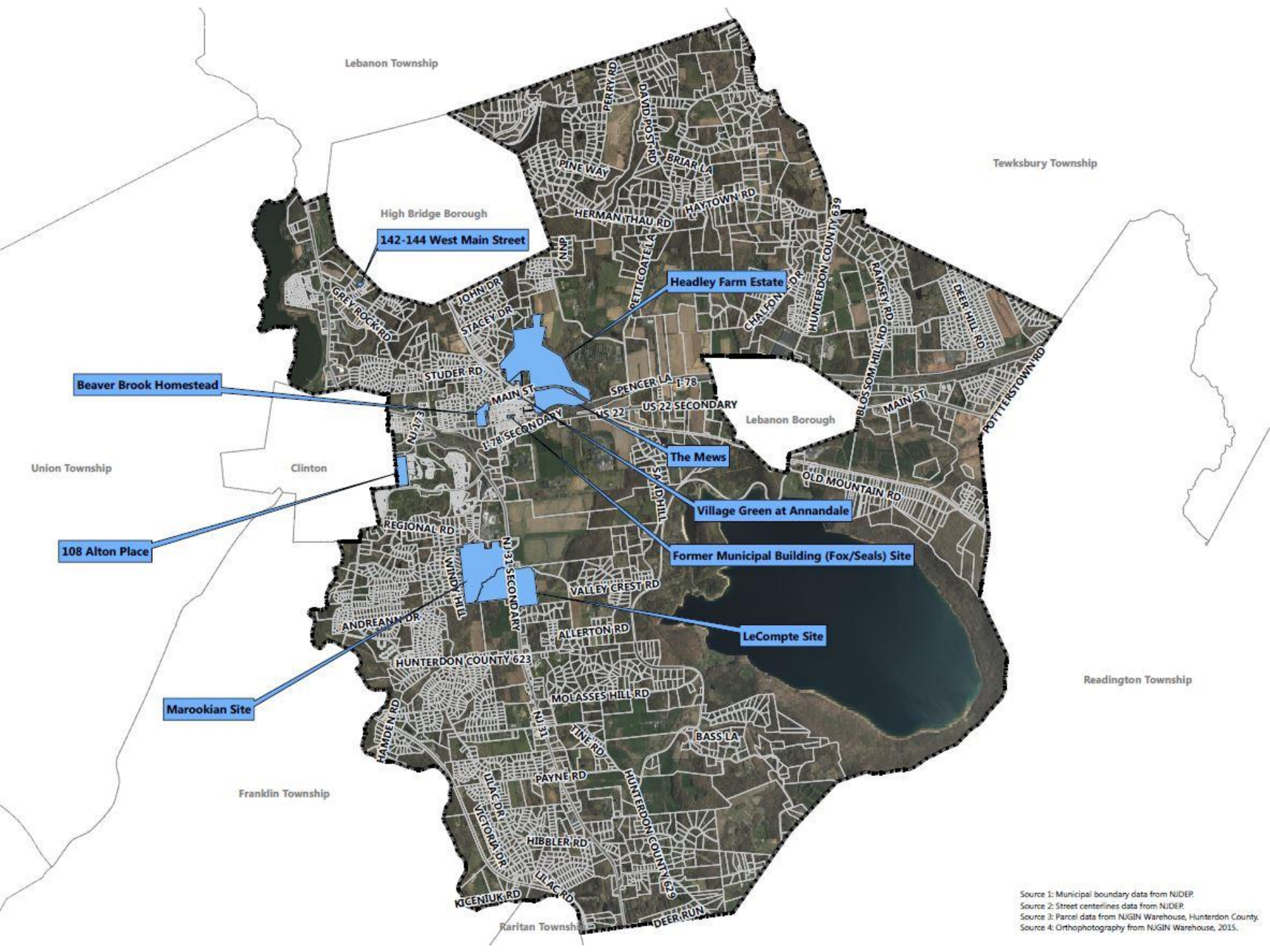
Income Level	2 Person	3 Person	4 Person	5 Person
Median	\$84,320	\$94,860	\$105,400	\$113,832
Moderate	\$67,456	\$75,888	\$84,320	\$91,066
Low	\$42,160	\$47,430	\$52,700	\$56,916
Very-Low	\$25,296	\$28,458	\$31,620	\$34,150

Criteria for Site Selection

- Sites must provide realistic opportunity for creation of affordable housing
- Site suitability criteria:
 - **Available:** clear title, free of encumbrances
 - **Approvable:** consistent with rules of all applicable agencies. Site may be approvable although not currently zoned for AH
 - **Developable:** has access to water & sewer infrastructure, & is consistent with applicable water quality management plan
 - **Suitable:** adjacent to compatible land uses, has appropriate access, & is consistent with environmental policies

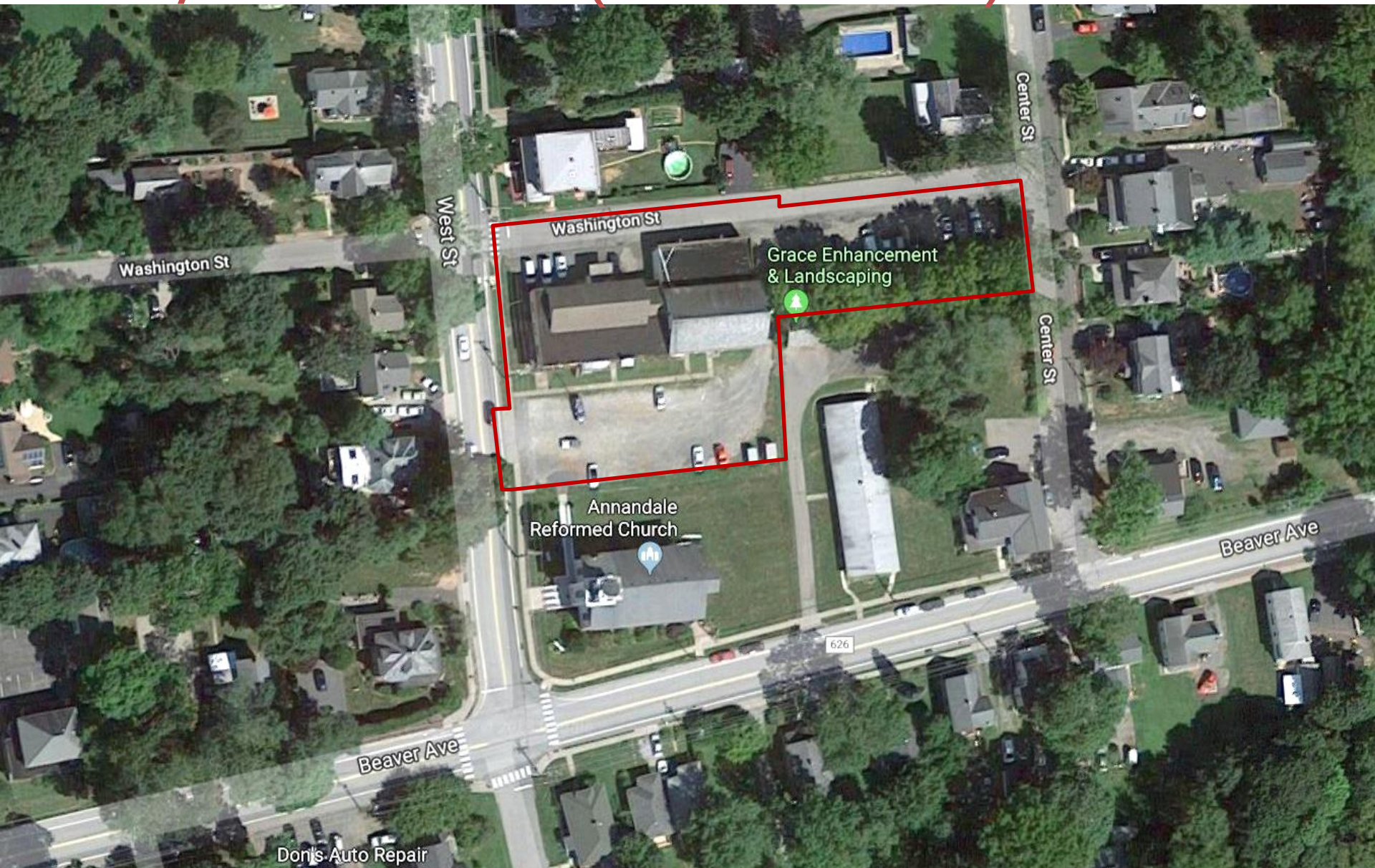
Criteria for Site Selection

- Sufficient land area
- Location within developed areas of the Township
- Access to regional roadways
- Adjacency to water and sewer infrastructure
- Environmental constraints
- Consistency with surrounding development
- Development must be financially feasible



Source 1: Municipal boundary data from NJDEP.
Source 2: Street centerlines data from NJDEP.
Source 3: Parcel data from NJGIN Warehouse, Hunterdon County.
Source 4: Orthophotography from NJGIN Warehouse, 2015.

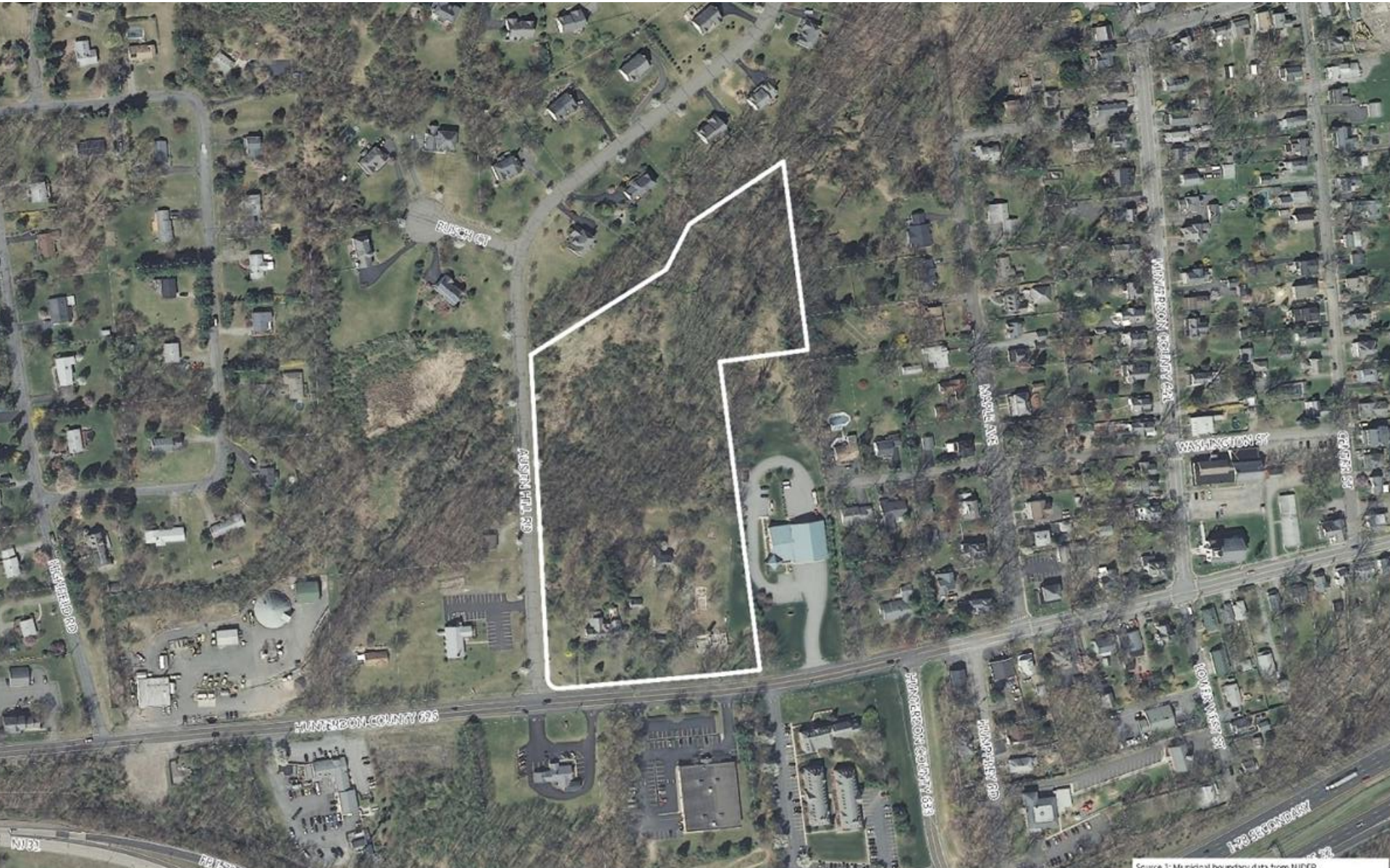
Fox/Seals Site (FMB Zone)



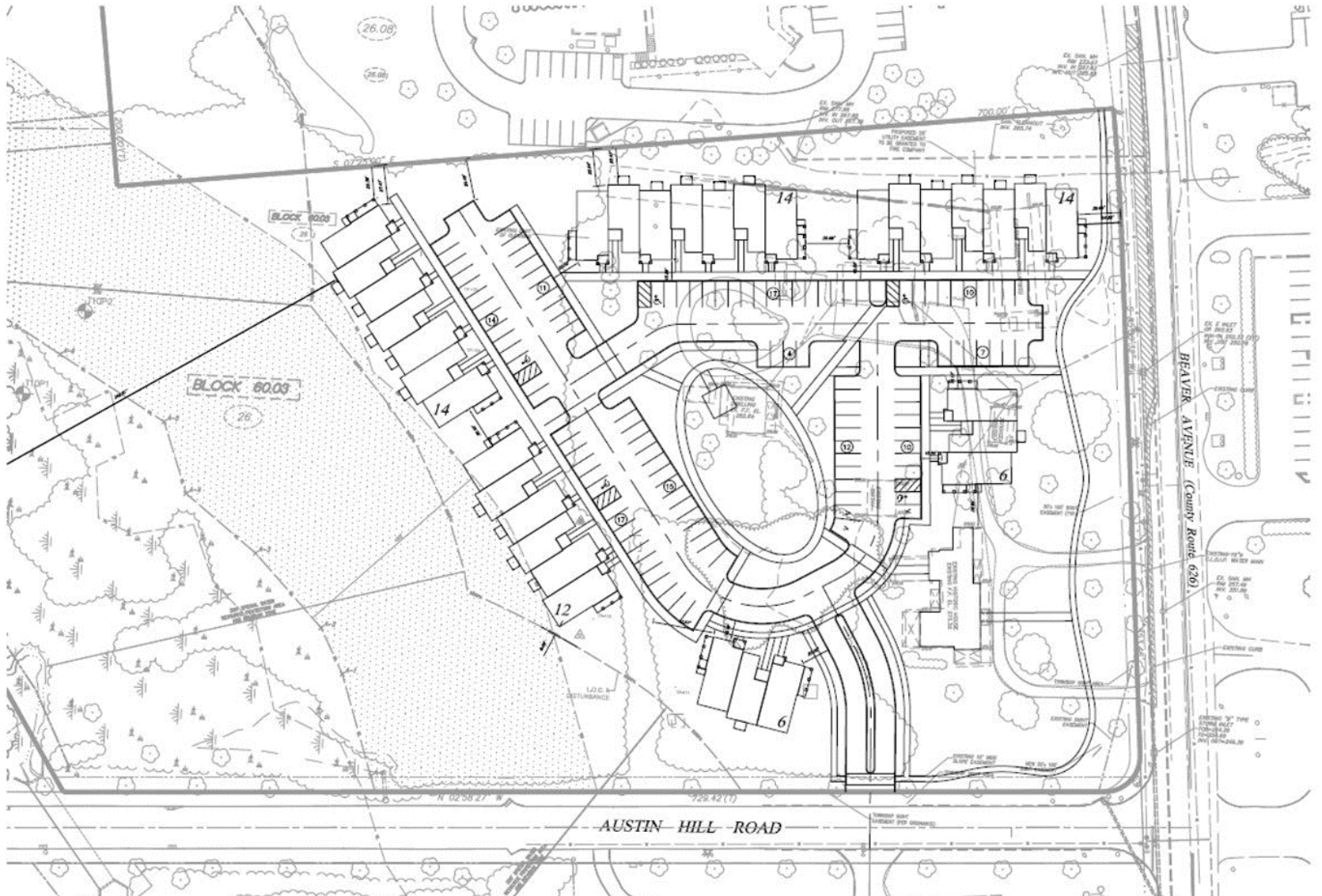
Fox/Seals Site (FMB Zone)



Beaver Brook Homestead (AH-4 Zone)



Beaver Brook Homestead (AH-4 Zone)



Beaver Brook Homestead (AH-4) Zone

WILLOWS AT ANNANDALE VILLAGE

BEAVER AVENUE
CLINTON TOWNSHIP
ANNANDALE, NEW JERSEY



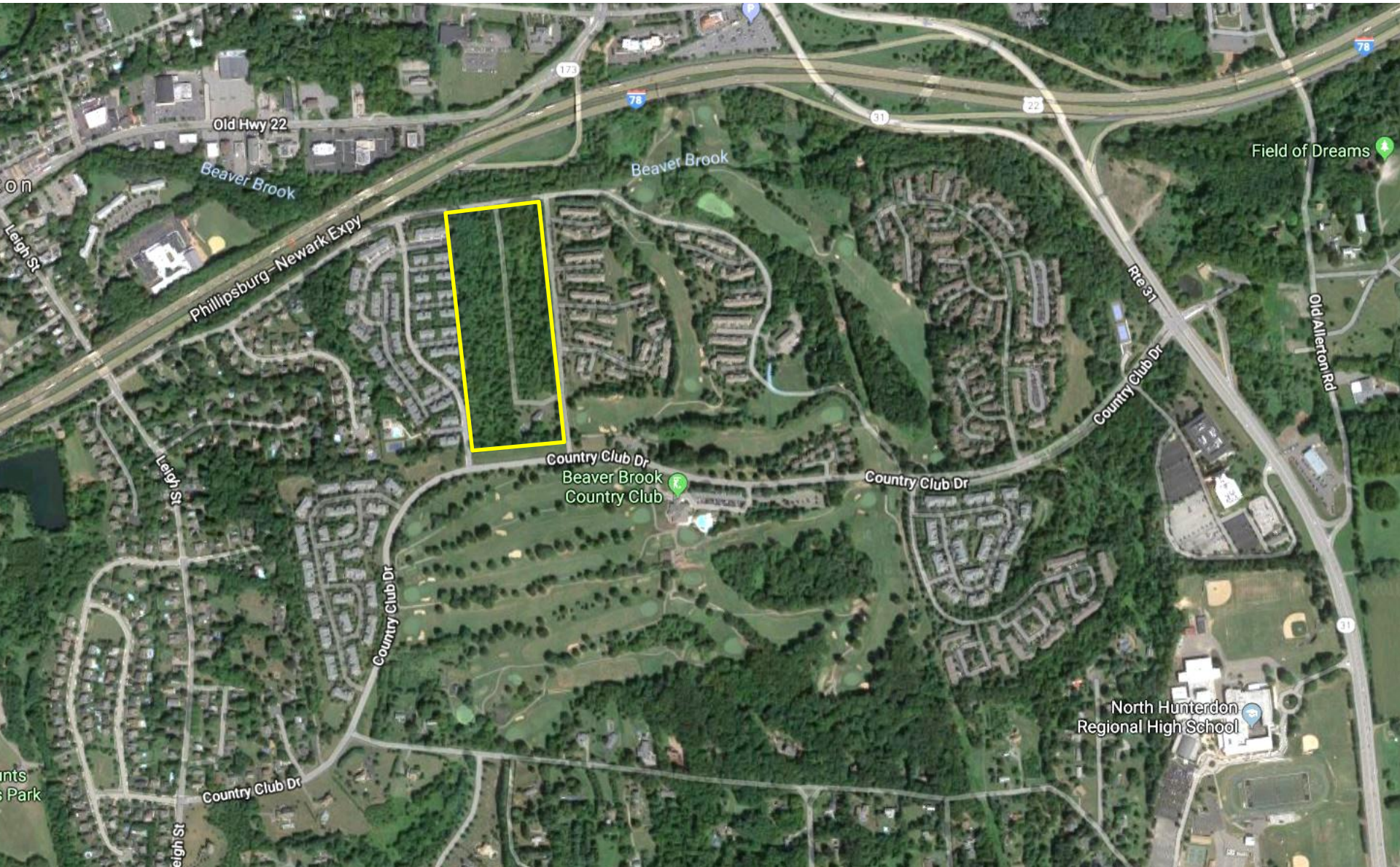
Marookian Site (AH-5 Zone)



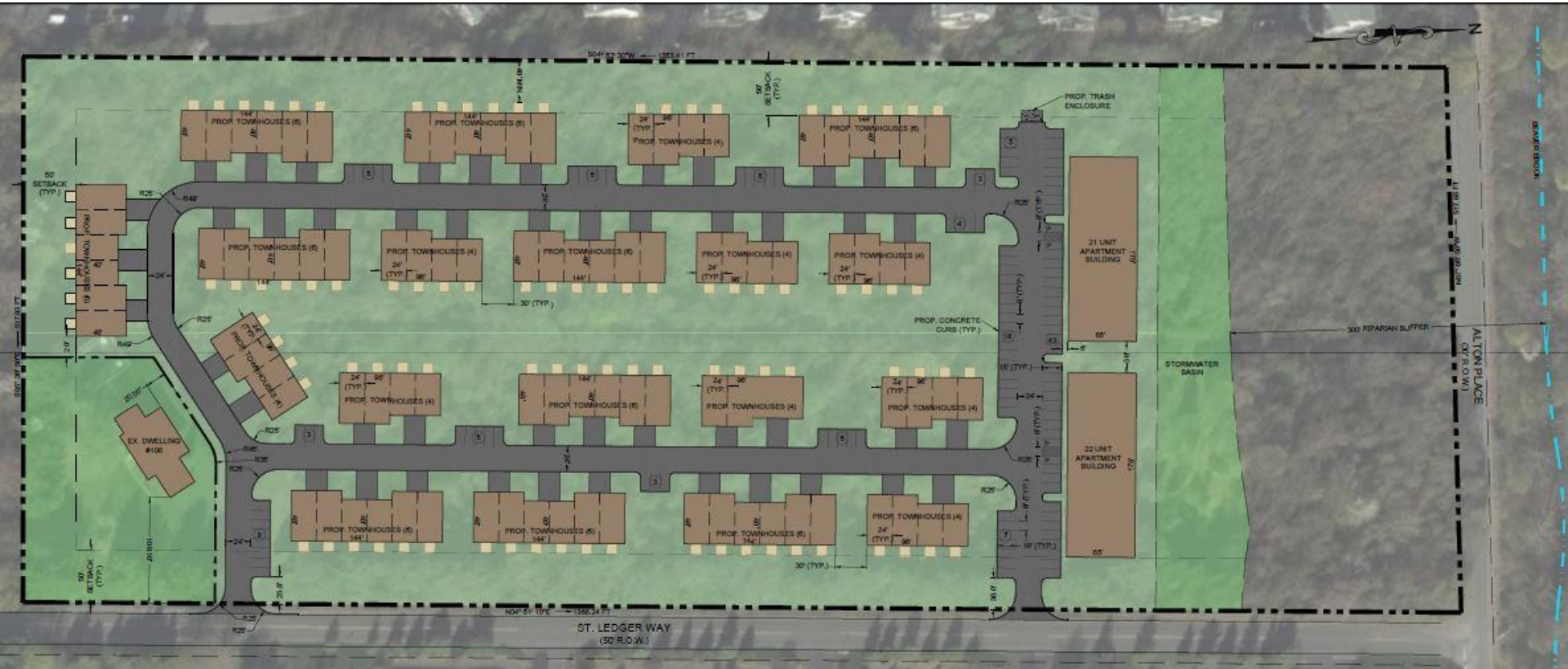
Marookian Site (AH-5 Zone)



108 Alton Place (AH-6 Zone)



108 Alton Place (AH-6 Zone)



LeCompte Site (AH-7 Zone)



LeCompte Site (AH-7 Zone)



Headley Farm Estate (AH-8 Zone)



Alternative Sites



Alternative Sites



Alternative Sites



Process

- Adoption of affordable housing ordinances
- Compliance hearing 2018
- Fairness hearing 2019
- Sites must obtain sewer and water capacity
- Sites will require site plan approval before the Planning Board

