



SOMERSET COUNTY PLANNING BOARD

20 Grove Street
P.O. Box 3000
Somerville, New Jersey 08876-1262
(908) 231-7021 Fax (908) 707-1749 TDD (908) 704-6359
PlanningBd@co.somerset.nj.us
www.co.somerset.nj.us

MEMBERS

Bernard V. Navatto, Jr.
Chairman

Jules Lobaj
Vice Chairman

F. Edward Francfort

Kenneth J. Brenn

Thomas Moschello

Margaret Mary Jones

Robert Zaborowski
Freeholder Director

Peter S. Palmer
Freeholder

Michael J. Amorosa
*County Engineer/
Board Secretary*

Alternate Members

Walter Geslak
1st Alternate

Matthew Moench
2nd Alternate

Rick Fontana
Alternate to Freeholder

David L. Lorimer
Alternate to County Engineer

Robert P. Bzik, AICP/PP
Director of Planning

John M. Lore, Esq.
*Deputy County Counsel
for Planning*

Lillian M. Zuza
Office Manager/Secretary

MEMORANDUM

TO: Mayors and Elected Officials
Housing Administrators
Planning Board Chairmen
Municipal Planning Directors and Consultant Planners

FROM: Robert Bzik, PP, AICP
Director of Planning *Robert Bzik*

DATE: December 18, 2007

SUBJECT: Proposed New COAH Third Round Rules

The New Jersey Council on Affordable Housing (COAH) voted yesterday to release its revised Third Round Substantive Rules in accordance with the Appellate Division Decision of January 25, 2007. A copy of the draft rules and associated Appendices are available on COAH's website: <http://www.state.nj.us/dca/coah/dec07proposal.shtml>. The following are some of the major changes:

- One (1) affordable unit will be required for every five (5) market rate housing units, and one (1) affordable unit for every 16 jobs.
- Prior Round (Round 2, 1993 – 1999) Affordable Housing Need was updated and used in the new Round 3 Methodology to calculate Low and Moderate Income Housing Need (1999 – 2018).
- Affordable Housing Need for the period of 1999 – 2018 increased from 52,000 to 115,666 units
- The maximum number of age-restricted units dropped from 50 % to 25%.
- The per-unit cost of Regional Contribution Agreements rose to \$67,000 - \$80,000 depending on COAH Housing Region.
- Municipalities must spend existing affordable housing trust funds within four years.

The following schedule for finalizing the proposed rules was announced by COAH:

- 1/22/08 - publication of the rules in the NJ Register
- 3/22/08 - 60-day public comment period deadline

- 3/08 - Five Public hearings will be held statewide (schedule to be posted on COAH website)
- 5/08 – Final rules will be published
- 6/08 – New rules will take effect
- 12/31/08 – Deadline for submission of Round 3 Municipal Housing Elements

Municipalities are strongly encouraged to submit comments to COAH regarding the revised rules. Comments can be submitted electronically to coahmail@dca.state.nj.us. Written comments may also be mailed to Lucy Voorhoeve, Executive Director, NJ Council on Affordable Housing, P.O. Box 813, Trenton, NJ 08625-0831 or sent via fax: (609) 633-6056.

The County Planning Board strongly supports your efforts to address affordable housing needs. Please contact me regarding how we can be of assistance.

C: Somerset County Planning Board
Somerset County Board of Chosen Freeholders
Lucy Voorhoeve, Executive Director, NJ COAH