

ASSEMBLY, No. 1871

STATE OF NEW JERSEY 219th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2020 SESSION

Sponsored by:

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SYNOPSIS

Requires COAH to calculate affordable housing obligations on Statewide basis.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



(Sponsorship Updated As Of: 9/14/2020)

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2

1 AN ACT concerning the calculation of affordable housing
2 obligations and amending P.L.1985, c.222.

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State
5 of New Jersey:

6

7 1. Section 4 of P.L.1985, c.222 (C.52:27D-304) is amended to
8 read as follows:

9 4. As used in **[this act]** P.L.1985, c.222 (C.52:27D-301 et al.):

10 a. "Council" means the Council on Affordable Housing
11 established in **[this act]** P.L.1985, c.222 (C.52:27D-301 et al.),
12 which shall have primary jurisdiction for the administration of
13 housing obligations in accordance with sound regional planning
14 considerations in this State, and any successor body, temporary or
15 otherwise, that obtains such primary jurisdiction.

16 b. "Housing region" means a geographic area of not less than
17 two nor more than four contiguous, whole counties which exhibit
18 significant social, economic and income similarities, and which
19 constitute to the greatest extent practicable the primary metropolitan
20 statistical areas as last defined by the United States Census Bureau
21 prior to the effective date of P.L.1985, c.222 (C.52:27D-301 et al.).

22 c. "Low income housing" means housing affordable according
23 to federal Department of Housing and Urban Development or other
24 recognized standards for home ownership and rental costs and
25 occupied or reserved for occupancy by households with a gross
26 household income equal to 50% or less of the median gross
27 household income for households of the same size within the
28 housing region in which the housing is located.

29 d. "Moderate income housing" means housing affordable
30 according to federal Department of Housing and Urban
31 Development or other recognized standards for home ownership
32 and rental costs and occupied or reserved for occupancy by
33 households with a gross household income equal to more than 50%
34 but less than 80% of the median gross household income for
35 households of the same size within the housing region in which the
36 housing is located.

37 e. "Resolution of participation" means a resolution adopted by
38 a municipality in which the municipality chooses to prepare a fair
39 share plan and housing element in accordance with **[this act]**
40 P.L.1985, c.222 (C.52:27D-301 et al.).

41 f. "Inclusionary development" means a residential housing
42 development in which a substantial percentage of the housing units
43 are provided for a reasonable income range of low and moderate
44 income households.

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

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- 1 g. "Conversion" means the conversion of existing commercial,
2 industrial, or residential structures for low and moderate income
3 housing purposes where a substantial percentage of the housing
4 units are provided for a reasonable income range of low and
5 moderate income households.
- 6 h. "Development" means any development for which
7 permission may be required pursuant to the "Municipal Land Use
8 Law," P.L.1975, c.291 (C.40:55D-1 et seq.).
- 9 i. "Agency" means the New Jersey Housing and Mortgage
10 Finance Agency established by P.L.1983, c.530 (C.55:14K-1 et
11 seq.).
- 12 j. "Prospective need" means a projection of housing needs
13 based on development and growth which is reasonably likely to
14 occur in a region or a municipality, as the case may be, as a result
15 of actual determination of public and private entities. In
16 determining prospective need, consideration shall be given to
17 approvals of development applications, real property transfers and
18 economic projections prepared by the State Planning Commission
19 established by sections 1 through 12 of P.L.1985, c.398 (C.52:18A-
20 196 et seq.).
- 21 k. "Disabled person" means a person with a physical disability,
22 infirmity, malformation or disfigurement which is caused by bodily
23 injury, birth defect, aging or illness including epilepsy and other
24 seizure disorders, and which shall include, but not be limited to, any
25 degree of paralysis, amputation, lack of physical coordination,
26 blindness or visual impediment, deafness or hearing impediment,
27 muteness or speech impediment or physical reliance on a service or
28 guide dog, wheelchair, or other remedial appliance or device.
- 29 l. "Adaptable" means constructed in compliance with the
30 technical design standards of the barrier free subcode adopted by
31 the Commissioner of Community Affairs pursuant to the "State
32 Uniform Construction Code Act," P.L.1975, c.217 (C.52:27D-119
33 et seq.) and in accordance with the provisions of section 5 of
34 P.L.2005, c.350 (C.52:27D-123.15).
- 35 m. "Very low income housing" means housing affordable
36 according to federal Department of Housing and Urban
37 Development or other recognized standards for home ownership
38 and rental costs and occupied or reserved for occupancy by
39 households with a gross household income equal to 30% or less of
40 the median gross household income for households of the same size
41 within the housing region in which the housing is located.
42 (cf: P.L.2008, c.46, s.5)
- 43
- 44 2. Section 7 of P.L.1985, c.222 (C.52:27D-307) is amended to
45 read as follows:
- 46 7. It shall be the duty of the council, seven months after the
47 confirmation of the last member initially appointed to the council,

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1 or January 1, 1986, whichever is earlier, and from time to time
2 thereafter, to:

- 3 a. Determine housing regions of the State;
- 4 b. Estimate the present and prospective need for low and
5 moderate income housing at the State and regional levels;
- 6 c. Adopt criteria and guidelines for:

7 (1) **【Municipal】** Statewide determination of **【its】** present and
8 prospective fair share of the housing need in a given region which
9 shall be computed for a 10-year period based on a growth-share
10 calculation method determined by the growth of residential and
11 non-residential development in the State.

12 The growth share calculation method shall include foreclosed
13 and abandoned property, exclude new housing starts during any
14 administrative rules gap period or during prior round rules adopted
15 by the Council, and shall not exceed five percent of the Statewide
16 housing stock existing when the council makes the calculation.

17 **【Municipal fair share shall be determined after crediting on a**
18 **one-to-one basis each current unit of low and moderate income**
19 **housing of adequate standard, including any such housing**
20 **constructed or acquired as part of a housing program specifically**
21 **intended to provide housing for low and moderate income**
22 **households. Notwithstanding any other law to the contrary, a**
23 **municipality shall be entitled to a credit for a unit if it demonstrates**
24 **that (a) the municipality issued a certificate of occupancy for the**
25 **unit, which was either newly constructed or rehabilitated between**
26 **April 1, 1980 and December 15, 1986; (b) a construction code**
27 **official certifies, based upon a visual exterior survey, that the unit is**
28 **in compliance with pertinent construction code standards with**
29 **respect to structural elements, roofing, siding, doors and windows;**
30 **(c) the household occupying the unit certifies in writing, under**
31 **penalty of perjury, that it receives no greater income than that**
32 **established pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304)**
33 **to qualify for moderate income housing; and (d) the unit for which**
34 **credit is sought is affordable to low and moderate income**
35 **households under the standards established by the council at the**
36 **time of filing of the petition for substantive certification. It shall be**
37 **sufficient if the certification required in subparagraph (c) is signed**
38 **by one member of the household. A certification submitted**
39 **pursuant to this paragraph shall be reviewable only by the council**
40 **or its staff and shall not be a public record;】**

41 Nothing in P.L.1995, c.81 shall affect the validity of substantive
42 certification granted by the council prior to November 21, 1994, or
43 of a judgment of compliance entered by any court of competent
44 jurisdiction prior to that date. Additionally, any municipality that
45 received substantive certification or a judgment of compliance prior
46 to November 21, 1994 and filed a motion prior to November 21,
47 1994 to amend substantive certification or a judgment of
48 compliance for the purpose of obtaining credits, shall be entitled to

1 a determination of its right to credits pursuant to the standards
2 established by the Legislature prior to P.L.1995, c.81. Any
3 municipality that filed a motion prior to November 21, 1994 for the
4 purpose of obtaining credits, which motion was supported by the
5 results of a completed survey performed pursuant to council rules,
6 shall be entitled to a determination of its right to credits pursuant to
7 the standards established by the Legislature prior to P.L.1995, c.81;

8 (2) **【Municipal】** Statewide adjustment of the present and
9 prospective fair share based upon available vacant and developable
10 land, infrastructure considerations or environmental or historic
11 preservation factors and adjustments shall be made whenever:

12 (a) The preservation of historically or important architecture and
13 sites and their environs or environmentally sensitive lands may be
14 jeopardized,

15 (b) The established pattern of development in the community
16 would be drastically altered,

17 (c) Adequate land for recreational, conservation or agricultural
18 and farmland preservation purposes would not be provided,

19 (d) Adequate open space would not be provided,

20 (e) The pattern of development is contrary to the planning
21 designations in the State Development and Redevelopment Plan
22 prepared pursuant to sections 1 through 12 of P.L.1985, c.398
23 (C.52:18A-196 et seq.),

24 (f) Vacant and developable land is not available **【in the**
25 **municipality】**, and

26 (g) Adequate public facilities and infrastructure capacities are
27 not available, or would result in costs prohibitive to the public if
28 provided.

29 (3) (Deleted by amendment, P.L.1993, c.31).

30 d. Provide population and household projections for the State
31 and housing regions;

32 e. **【In its discretion, place a limit, based on a percentage of**
33 **existing housing stock in a municipality and any other criteria**
34 **including employment opportunities which the council deems**
35 **appropriate, upon the aggregate number of units which may be**
36 **allocated to a municipality as its fair share of the region's present**
37 **and prospective need for low and moderate income housing. No**
38 **municipality shall be required to address a fair share of housing**
39 **units affordable to households with a gross household income of**
40 **less than 80% of the median gross household income beyond 1,000**
41 **units within ten years from the grant of substantive certification,**
42 **unless it is demonstrated, following objection by an interested party**
43 **and an evidentiary hearing, based upon the facts and circumstances**
44 **of the affected municipality that it is likely that the municipality**
45 **through its zoning powers could create a realistic opportunity for**
46 **more than 1,000 low and moderate income units within that ten-**
47 **year period. For the purposes of this section, the facts and**
48 **circumstances which shall determine whether a municipality's fair**

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1 share shall exceed 1,000 units, as provided above, shall be a finding
2 that the municipality has issued more than 5,000 certificates of
3 occupancy for residential units in the ten-year period preceding the
4 petition for substantive certification in connection with which the
5 objection was filed.

6 For the purpose of crediting low and moderate income housing
7 units in order to arrive at a determination of present and prospective
8 fair share, as set forth in paragraph (1) of subsection c. of this
9 section, housing units comprised in a community residence for the
10 developmentally disabled, as defined in section 2 of P.L.1977,
11 c.448 (C.30:11B-2), shall be fully credited pursuant to rules
12 promulgated or to be promulgated by the council, to the extent that
13 the units are affordable to persons of low and moderate income and
14 are available to the general public.

15 The council, with respect to any municipality seeking substantive
16 certification, shall require that a minimum percentage of housing
17 units in any residential development resulting from a zoning change
18 made to a previously non-residentially-zoned property, where the
19 change in zoning precedes or follows the application for residential
20 development by no more than 24 months, be reserved for occupancy
21 by low or moderate income households, which percentage shall be
22 determined by the council based on economic feasibility with
23 consideration for the proposed density of development.

24 In carrying out the above duties, including, but not limited to,
25 present and prospective need estimations the council shall give
26 appropriate weight to pertinent research studies, government
27 reports, decisions of other branches of government, implementation
28 of the State Development and Redevelopment Plan prepared
29 pursuant to sections 1 through 12 of P.L.1985, c.398 (C.52:18A-196
30 et seq.) and public comment. To assist the council, the State
31 Planning Commission established under that act shall provide the
32 council annually with economic growth, development and decline
33 projections for each housing region for the next ten years. The
34 council shall develop procedures for periodically adjusting regional
35 need based upon the low and moderate income housing that is
36 provided in the region through any federal, State, municipal or
37 private housing program.

38 No housing unit subject to the provisions of section 5 of
39 P.L.2005, c.350 (C.52:27D-123.15) and to the provisions of the
40 barrier free subcode adopted by the Commissioner of Community
41 Affairs pursuant to the "State Uniform Construction Code Act,"
42 P.L.1975, c.217 (C.52:27D-119 et seq.) shall be eligible for
43 inclusion in the municipal fair share plan certified by the council
44 unless the unit complies with the requirements set forth
45 thereunder.】

46 The council shall submit a report every five years on housing
47 affordability. The report shall calculate the ratio of the median cost
48 to maintain the home, including property taxes, mortgage rates and

1 payments, insurance, cost of utilities, and other necessary factors in
2 the discretion of the council, to the median income for the State.
3 This report shall be used to update the growth-share calculation
4 made pursuant to subsection c. of this section each time the council
5 issues a report.

6 (cf: P.L.2008, c.46, s.6)

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8 3. This act shall take effect immediately.

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STATEMENT

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13 This bill would change the calculation of affordable housing
14 obligations to a Statewide perspective rather than a local level. In
15 addition, under the bill, the Council on Affordable Housing would
16 submit a report every five years on housing affordability. The
17 report would calculate the ratio of the median cost, including
18 property taxes, mortgage rates and payments, insurance, cost of
19 utilities, and other necessary factors in the discretion of the council,
20 to maintain the home to the median income for the State. This
21 report would be used to update the growth-share calculation each
22 time the council issues a report.