

SENATE, No. 2181

STATE OF NEW JERSEY

INTRODUCED JUNE 12, 1997

By Senators PALAIA, KYRILLOS and Ciesla

1 AN ACT concerning the provision of affordable housing and
2 supplementing P.L.1985, c.222 (C.52:27D-301 et al).

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

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7 1. Notwithstanding the provisions of P.L.1985, c.222 (C.52:27D-
8 301 et al.) or any regulations promulgated in accordance with that act,
9 a municipality shall be permitted to meet its fair share housing
10 obligation through the provision of age restricted housing units if the
11 municipality can demonstrate the need demographically for such
12 housing, regardless of whether the number of age-restricted units to
13 be provided exceeds limitations established by the council.

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15 2. This act shall take effect immediately.

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STATEMENT

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20 This bill would permit a municipality to exceed the cap established
21 by the Council on Affordable Housing (COAH) on senior citizen
22 housing which may be provided in satisfaction of a fair housing
23 obligation pursuant to the "Fair Housing Act," P.L.1985, c.222
24 (C.52:27D-301 et al.). Currently under COAH regulations, age
25 restricted housing may not exceed 25% of all housing provided by a
26 municipality in order to satisfy a fair share housing obligation.

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31 Provides that municipality may exceed COAH imposed limitation on
32 amount of senior citizen housing units provided.