



JON S. CORZINE  
Governor

**State of New Jersey**  
Highlands Water Protection and Planning Council  
100 North Road (Route 513)  
Chester, New Jersey 07930-2322  
(908) 879-6737  
(908) 879-4205 (fax)  
www.highlands.state.nj.us



JOHN R. WEINGART  
Chairman

EILEEN SWAN  
Executive Director

**DRAFT – FOR CONSIDERATION AT THE NOVEMBER 8, 2007  
MEETING OF THE HIGHLANDS COUNCIL**

**RMP Program: Housing and Community Facilities**  
***Version: November 7, 2007***

<b>Issue Overview</b>	<p>Housing is a major component of the land use patterns in the Highlands Region. The goals and policies of the RMP seek to address a full range of housing needs for the Region within the context of resource protection needs and sustainable development patterns. Housing costs in the Highlands, as across the State, continue to reflect the trend of increased values. The housing and community facilities issues for the Region include: addressing both low and moderate income ranges and middle and upper income housing needs, the relationship of employment opportunities to housing, and protecting community quality of life.</p> <p>To ensure that housing is compatible with regional needs, the Region should support a variety of housing types such as rental housing, multi-family housing, age-restricted housing, and supportive and special needs housing. Agriculture is an important part of the essential character of the Highlands Region’s culture, landscape, and economy. Agriculture presents unique housing requirements in order to sustain the agricultural economy, such as farm worker housing (both seasonal and long-term) and the use of clustered development (to minimize development conflicts with agriculture). The RMP seeks to provide mechanisms to address the need to have a full range of variety and choice in housing opportunities in the Highlands Region and supports the Council on Affordable Housing (COAH) substantive certification program</p> <p>In order to guide future residential land use to areas appropriate for development and redevelopment and to maximize the efficiency of land use, the RMP seeks to identify regional opportunities for future growth that will be considered during the Plan Conformance process. Conforming municipalities will evaluate the Highlands build-out model as a means to assess long term planning needs in support of housing, employment, community facilities and quality of life.</p> <p>The RMP guides development away from environmentally sensitive and agricultural lands and promotes compact development and redevelopment in areas where adequate public facilities are available to serve new growth, provided that it is compatible with existing land uses and community character. Many of the RMP policies and objectives reflect the need for a range of housing opportunities. The long term integrity of the Highlands Region involves sustainable economic and fiscal health of the Highlands communities as well as preservation of its natural resources.</p>
-----------------------	--

	<p>It also supports economic improvement, in the context of greater land, infrastructure and resource efficiency</p> <p>Several agencies and initiatives throughout the state play a role in supporting the RMP policies including the State Development and Redevelopment Plan, the Council on Affordable Housing, the Governor’s Affordable Housing Initiative and individual municipal and non-profit efforts. In the Highlands Region, the approach to housing will require a comprehensive analysis of conditions and a variety of approaches and mechanisms will be considered.</p>
<p><b>RMP Policies and Objectives Addressed</b></p>	<p><b>Policy 6.1.1.4.</b> To promote land uses which create a sense of place with attractive, walkable neighborhoods that support community connectivity of developed lands and community facilities.</p> <p><i><b>Objective 6.1.1.4.1.</b> Communities of place with a mix of uses which promote multi-purpose trips, through proximity of neighborhood retail, commercial and entertainment uses to residential land uses that create communities that are largely self-sufficient regarding daily needs.</i></p> <p><b>Policy 6.6.1.3.</b> To require conforming municipalities and counties to incorporate programs for community and neighborhood design that support a variety of housing options for people with different income levels and different needs, mixed uses, redevelopment, adaptive re-use of historic sites and structures, and infill development in their master plans and development regulations.</p> <p><b>Policy 6.7.1.1.</b> To establish a region-wide, comprehensive approach to addressing residential needs in the Highlands Region, serving all age groups, income levels, and mobility options. Conforming municipalities shall perform a Highlands build out analysis that supports the required submittal of a petition for substantive certification to the Council on Affordable Housing (COAH).</p> <p><i><b>Objective 6.7.1.1.1.</b> To develop a comprehensive Highlands housing program addressing regional housing needs within the context of preserving the character and environmental integrity of the Highlands.</i></p> <p><i><b>Objective 6.7.1.1.2</b> To develop an interagency partnership with COAH in support of conforming municipalities’ substantive certification plan development and regional affordable housing needs.</i></p> <p><b>Policy 6.7.1.2.</b> To promote center-based development approaches that recognize and address a mix of housing types including affordable housing, support mixed uses where appropriate, and implement compact development approaches in the Existing Community Zone</p> <p><b>Policy 6.7.1.3.</b> To promote affordable housing within new residential and mixed use development, redevelopment, or adaptive reuse projects in the Existing Community Zone and where appropriate throughout the Highlands Region.</p> <p><b>Policy 3.1.7.</b> To permit human development, including family and farm worker housing in Agricultural Resource Areas which are accessory to and/or supportive of sustainable agriculture, subject to compliance with the resource management programs of the RMP.</p> <p><i><b>Objective 3.1.7.1.</b> Implementation of regulations which allow for construction of ancillary structures and housing for family and farm workers that are necessary to support farm operations, upon a demonstration that the proposed development is consistent with the resource protection goals of the RMP.</i></p>
<p><b>Program Summary</b></p>	<p>The creation and maintenance of housing of all types has several important effects on communities and the Highlands Region as a whole. In particular, housing is linked to the sustainability, diversity, and quality of life for the Region. A number of tools can be used to greatly increase the flexibility of zoning ordinances to address both the need for smaller building footprints and maximize the number of market niches available to home builders and developers. Ultimately, housing costs and</p>

	<p>community quality determine who can and will live in a particular area. Opportunities should be created for all residents through the most efficient use of the land and resources with development taking place with minimal strain on the environment while maintaining low costs.</p> <p>In order to create a range of housing opportunities for the Highlands Region, several components will be addressed. First, there should be a variety and choice of housing. There is a need for options in the creation of affordable housing, including green building, as well as alternative housing schemes such as agricultural workers housing. Next, affordable housing in the Highlands Region should be both created and maintained. There is a constitutional obligation to provide realistic housing opportunities for low and moderate income families in New Jersey which applies throughout the Highlands Region. Sufficient housing for working families is crucial to the long-term sustainability of business and commercial enterprise in the Highlands Region.</p> <p>Inter-agency coordination between the Highlands Council and other key players is also important, particularly the Council on Affordable Housing (COAH) in support of municipal Plan Conformance. This coordination will allow both the Highlands Council and outside agencies to share data, provide innovative municipal options, promote regional planning, assist in the proper siting of affordable housing opportunities, share innovative technologies, and support affordable housing development in the Highlands Region. Conforming municipalities will evaluate housing opportunities using local knowledge and the Highlands build out model to evaluate and understand long range local and regional housing needs.</p> <p>Finally, an appropriate jobs-housing balance should be encouraged. The current disparity between jobs and housing opportunities has encouraged sprawling development and increased commute times and if mitigated can improve air quality, traffic times, and commuter costs.</p> <p>The housing plan element for Conforming municipalities shall discuss where affordable housing is to be located in support of RMP policies, local land use conditions and in support of long term planning needs. The housing plan element shall also contain an analysis of growth projections to be consistent with other RMP Conformance requirements, including the Municipal Assessment Report, the Master Plan, the land use plan, the community facilities plan, and evaluate the relationship of the housing and community facilities to the Board of Education 5-year facilities plan.</p> <p>The Highlands RMP Housing Program supports a range of housing opportunities and includes the following program components:</p> <ul style="list-style-type: none"> <li>• Housing Affordability</li> <li>• Agricultural Workers Housing</li> <li>• Housing and Community Facilities</li> <li>• Smart Growth and Housing</li> <li>• Green and Energy Efficient Facilities</li> <li>• Housing and Employment</li> </ul>
<p><b><i>Housing Affordability</i></b></p>	<p><b>Program Description</b>  Affordable housing needs are fulfilled in various ways. Several factors must be considered when analyzing the creation and maintenance of affordable housing in the Highlands Region, including housing costs, market factors, location and municipal-State coordination. In the Preservation Area, where future development is limited, it is especially important to evaluate innovative options for fulfilling</p>

	<p>municipal affordable housing needs. The following mechanisms will be used to address regional needs:</p> <ul style="list-style-type: none"> <li>• Municipal conformance with the New Jersey Council on Affordable Housing (COAH) Substantive Certification Program;</li> <li>• The Highlands Build out model and RMP will serve in support of identifying local and regional housing needs;</li> <li>• In support of long term planning and the RMP Monitoring Program develop indicators that may serve as an assessment tool in gauging the level of success in providing a full-range of housing within the Highlands Region;</li> <li>• The creation and enhancement of partnerships for affordable housing between municipalities, counties, non-profits or other housing authorities; and</li> <li>• Maximizing the opportunities of State programs, technical assistance and planning, and agency coordination to ensure regional initiatives are met.</li> </ul>
<p><b><i>Agricultural Workers Housing</i></b></p>	<p><b>Program Description</b>  The objective of this program component is to support human development, including both seasonal and non-seasonal family and farm worker housing which are accessory to and/or supportive of sustainable agriculture, subject to compliance with the RMP resource management programs. Coordination with the Department of Agriculture, the State Agricultural Development Committee, County Agriculture Development Boards and other interested parties will be necessary to further examine best practices and limitations that exist in support of this initiative.</p> <p><i>(See Agricultural Management &amp; Sustainability Program for additional details)</i></p>
<p><b><i>Housing and Community Facilities</i></b></p>	<p><b>Program Description</b>  The link between housing and community facilities is characterized by state, regional, and municipal approaches in New Jersey. The New Jersey State Development and Redevelopment Plan serves as a tool used to support this inter-relationship. The designation of growth areas through the Plan Endorsement process of the State Plan identifies areas that are planned and appropriate for growth in New Jersey. The concept supports proper location, design, capacity and land to support the desired growth. The RMP supports the State Plan concept and builds upon it by identifying potential areas for enhanced land uses and evaluates the capacity and limitations of these areas. The RMP seeks to support county and municipal understanding and planning for appropriate housing and associated community facilities including opportunities for innovative and alternative technologies and shared service opportunities.</p> <p>The program will support the nexus between housing and community facilities through an evaluation of the jobs to housing balance, transit enhancement, educational facilities, and recreation programs, opportunities for maximizing shared services and infrastructure investment as related to local government fiscal and community sustainability.</p> <p><i>(See the Community Development and Design Guidelines Program and Sustainable Regional Economy Program for additional guidance)</i></p>
<p><b><i>Smart Growth and Housing</i></b></p>	<p><b>Program Description</b>  Inefficient land use and sprawl development patterns have created fiscal stresses and economic imbalances in the Region, resulting in a need for a smart growth approach in support of achieving regional housing needs. The goal of this approach is to use land more efficiently and in a manner that facilitates economically vibrant communities, complete with jobs, houses, shopping, recreation, entertainment, and</p>

	<p>multiple modes of transportation, as a means to promote community health and sustainability. This program supports a housing mix that conceives of housing opportunities as a continuum of housing types each of which offers specific opportunities, not only to the marketing of housing choices at a wide range of values, but also for housing types that can fit into specific environments or provide specific market opportunities. It also assures that the land area, yards, and other elements of a housing type are set to a level that produces quality design.</p> <p>The program will incorporate an assessment of opportunities for appropriate development, redevelopment, economic growth, and a Transfer of Development Rights (TDR) program. The program component seeks to identify ways to form livable, walkable communities in the Highlands Region. Municipalities will utilize the following smart growth planning approaches:</p> <ul style="list-style-type: none"> <li>• Maximize the efficient use of existing infrastructure, in the form of redevelopment, infill, and adaptive reuse; and</li> <li>• Adopt an approach for implementing compact forms of development that supports center-based development, with the use of clustering, lot-averaging and conservation development approaches in environmentally sensitive areas.</li> </ul> <p>(See <i>Smart Growth Program, Community Development and Design Guidebook Program, Redevelopment Program, Transfer of Development Rights Program, and Cluster Development Program</i> for additional details)</p>
<p><b><i>Green and Energy Efficient Facilities</i></b></p>	<p><b>Program Description</b></p> <p>This program will support the implementation of green building and energy efficient technology in the rehabilitation, redevelopment and development of facilities including but not limited to housing throughout the Region. Recent innovations in building practices and development regulations reflect significant energy efficiency measures through building materials, energy efficient appliances, water conservation measures, innovative and alternative technologies that support conservation practices and common sense practices such as recycling and re-use.</p> <p>Program components will include:</p> <ul style="list-style-type: none"> <li>• Increasing the efficiency of land, resources, and utilities, by promoting green technology and energy efficient housing;</li> <li>• Coordination with the Sustainable State Institute, Board of Public Utilities, the Green Building Society and alternative energy agencies and non-profit entities; and</li> <li>• Education and outreach to stakeholders in support of RMP initiatives.</li> </ul> <p>(See <i>Efficient Use of Water Program, Low Impact Development Program and Redevelopment Program</i> for additional details)</p>
<p><b><i>Housing and Employment</i></b></p>	<p><b>Program Description</b></p> <p>The Region and the State overall have a disparity between jobs and housing opportunities, forcing increased commutes by automobile. By providing a better balance of jobs to housing of all types, tailpipe emissions and the number of hours that vehicles are operating can be reduced. The quality of life concerns associated with increased miles traveled, limited housing near employment centers and inefficient infrastructure investments requires comprehensive planning initiatives. Through sound planning practices that support both resource protection and appropriate growth, the goal of community economic sustainability may be realized.</p> <p>The following opportunities serve to support RMP program components:</p>

	<ul style="list-style-type: none"><li>• Coordination with the New Jersey Department of Transportation (NJDOT) along with NJTransit to promote the Transit Village Initiative which focuses on creating and maintaining livable and sustainable communities with transportation playing a key role. Through several programs, NJTransit and their partners attempt to build communities where public transportation already exists, supporting transit-oriented choices for people to live, work and play, thereby reducing reliance on the automobile.</li><li>• The utilization of an Urban Enterprise Zone (UEZ) program, which allows participating businesses to access financial programs designed to stimulate job creation and business growth.</li><li>• Implement the Main Street New Jersey program, which is a NJDCA Office of Smart Growth program intended to assist local business districts.</li><li>• Coordinate with the Office of Smart Growth to ensure that regional conditions are reflected in State Plan policies and initiatives.</li><li>• Coordination with the New Jersey Economic Development Authority and the Housing Mortgage and Finance Assistance programs to ensure that regional initiatives are supported by state economic and housing programs.</li></ul> <p>(For additional guidance see <i>Sustainable Regional Economy Program</i>.)</p>
--	--