



Highlands Trail, Allamuchy Mountain State Park

New Jersey Highlands Council Meeting

Thursday, December 1, 2022





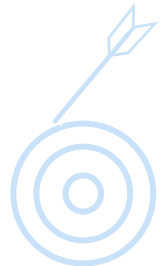
Affordable Housing in the Highlands Region

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Where are we today with Affordable Housing in the Highlands?

- 3rd round ending, 4th round starting 2025.
- 67 Highlands municipalities have adopted 3rd Round Fair Share Plans or settlement agreements.
- Total obligation: 16,454 *affordable* units.
- Highlands Build Out analysis recommendation for the entire region is 8,300 units *total*.



Buildout Reports told us how much the region's resources could handle.
Current plans nearly double that.

What is Council role in Affordable Housing?

The Highlands Act. The RMP **shall** be taken into consideration “prior to making any determination regarding the allocation of the prospective fair share of the housing need in any municipality.”

RMP. Municipalities “**must** update and adopt a housing element, fair share plan, and implementing ordinance(s) to reflect current condition and resource protection requirements.”

Fair Housing Act (2008 Amendments). “...Regional planning entities are appropriately positioned to take a **broader role** in the planning and provision of affordable housing based on regional planning considerations. ... such provision may not result in more than a 50 percent change in the fair share obligation...”

Eo114. “Preserve scarce land, water, and sewer resources and dedicate these resources on a priority basis for affordable housing.”

Regional
Planning is
integral to
good
Affordable
Housing
decisions.

What have we done/what are we currently doing for our municipalities?

- ✓ **Build Out Analysis for all 88 municipalities**
- ✓ **Planning Grants and Technical Support**
 - Housing Elements
 - Fair Share Plans
 - Updates to build out analysis.
- ✓ **2018 Monitoring Program Recommendation Report (MPRR) Analysis of Housing and Community Facilities**
 - Recommendations:
 - Review Council authority and responsibility.
 - Update and adopt Affordable Housing Technical Report as part of the RMP.

MPRR directed us to do more.

What are our next steps?

Create Affordable Housing Technical Report and Plan

- Region-wide plan that considers **how to address 4th round obligations (2025-2035) consistent with the Highlands Act and the RMP.**
- Develop **programs to permit voluntary transfer of affordable housing obligations within the Region** as permitted by the Fair Housing Act.
- **Review the potential limitations** to providing affordable housing opportunities in the Region such as water and wastewater capacities, including the scarcity and assignment of such resources.
- **Analyze impact** on overburdened communities in the Region.

Council's Affordable Housing Committee will lead.



4th ROUND GOAL

Ensure Affordable Housing decisions protect Highlands resources.

Highlands towns are already slated for more development than the resources can handle.

Highlands Council intends to take a broader role in the planning of affordable housing based on regional planning considerations.





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