

## SUMMARY OF FAIR SHARE OBLIGATIONS (1987-2018)

COAH's methodology used to calculate Lopatcong's round 3 fair share obligation consists of three components: the rehabilitation share, any remaining prior round obligation for the period 1987-1999, and projected growth share for 2004-2018. The rehabilitation share is determined by COAH based upon census information about existing housing conditions in the municipality. The results are published in Appendix B of COAH's Substantive Rules, N.J.A.C. 5:97. Lopatcong Township has a rehabilitation share of eleven (11) units. Lopatcong's obligation from prior rounds is 56 units as per the computation expressed in COAH's Appendix C (N.J.A.C. 5:97). Adding together two components — residential and non-residential growth — determines total growth share for 2004-2018.

For Highlands Region municipalities, growth share may be calculated using either data provided by COAH or by the Highlands Council in its build-out report, at the municipality's discretion. Lopatcong Township has opted to use COAH's figures. Growth for the Township has been projected by COAH as 463 residential units and 37 jobs. COAH has determined that one in every five new residential units and every 16 jobs create a municipal obligation of one affordable unit; therefore, Lopatcong's growth share obligation is 95 units.

### *Computation of Fair Share Obligation*

Adding together all three components — rehabilitation share, prior round obligation, and growth share 2004-2018 — Lopatcong Township's overall pre-credited fair share obligation for round 3 is 162 units comprised of 11 rehabilitation, 56 units from prior rounds and 95 units attributed to growth share. The computation, shown in Table 1 below illustrates the obligation before application of credits allowed by COAH.

**Table 1: Pre-Credited Round 3 Affordable Housing Obligation**

<b>Round 3 Methodology Components</b>	
Rehabilitation Share	11 units
Prior Round Obligation (new construction)	56 units
Growth Share 2004-2018 (new construction)	95 units
<b>Fair Share Obligation</b>	<b>162 units</b>

### *Credits, Reductions and Adjustments*

Lopatcong Township's pre-credited need of 162 units (Table 1) is based on obligations from the first and second rounds and the Township's projected growth share for round 3. Lopatcong is not entitled to any reductions or adjustments to the pre-credited need; however, COAH will allow Lopatcong to establish credits against its prior round obligation for completed new affordable housing units that were identified in its certified plan and for units rehabilitated by the Township. Credits for construction of new affordable units used to reduce the prior round obligation have accrued vis-à-vis two projects — a senior housing development on Red School Lane and an inclusionary project named Overlook at Lopatcong. Those completed housing developments produced a total of 62 low- and

moderate-income units<sup>1</sup>. Additionally, the Township has rehabilitated nine (9) deficient units that may qualify for credit. Table 2 provides a summary of the credits and reductions:

**Table 2: Remaining Prior Round Fair Share Obligation**

Rehabilitation Share	11 units
Renovated deficient units after 4/1/2000	-9 units
<b>Remaining Rehabilitation Share Obligation</b>	<b>2 units</b>
New Construction Obligation from Prior Round (1987-1999)	56 units
Lopatcong Senior Housing (Red School Lane)	-40 units
Inclusionary Development (Overlook at Lopatcong) <sup>1</sup>	-16 units
<b>Remaining Prior Round Obligation</b>	<b>0 units</b>

1. The remaining 5 units in this inclusionary development will be applied to the Growth Share obligation.

Lopatcong Township has an unmet rehabilitation obligation of two (2) units and a 5-unit surplus of new construction that will be applied to its Growth Share obligation. Lopatcong Township has an adjusted round 3 obligation of 90 units, which takes in to account its obligation from prior rounds and growth share as shown in Table 3.

**Table 3: New Construction Obligation 1987-2018**

Growth Share	95 units
Prior Rounds Obligation 1987-1999 (Table 2)	0 units
Overlook at Lopatcong (surplus credits) <sup>1</sup>	-5 units
<b>New Construction Obligation</b>	<b>90 units</b>

1: The 5 credits received for this inclusionary development, which were not applied to the prior round, are used as credit against the Growth Share obligation.

Lopatcong Township's cumulative Fair Share Obligation for the period 1987-2018 is 92 units consisting of two (2) rehabilitation units and 90 new construction units. The Township's strategies for meeting its Fair Share Obligations are detailed in the Lopatcong Township Fair Share Plan to follow.

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<sup>1</sup> One unit in the Overlook development has been lost due to a foreclosure leaving 21 units available for credit.

**Summary of Adjusted Growth Share Projection Based On Land Capacity**  
(Introduction to Workbook D)

Municipality Code:

Municipality Name:

[Muni Code Lookup](#)

This workbook is to be used for determining the projected Municipal Growth Share Obligation by comparing growth projected by COAH with actual growth based on certificates of occupancy that have been issued from 2004 through 2008 and the RMP build-out analysis conducted under Module 2 of the Highlands RMP conformance process. Data must be entered via the "tabs" found at the bottom of this spreadsheet which may also be accessed through the highlighted links found throughout the spreadsheet. This workbook consists of five worksheets that, when combined on this introduction page, provide a tool that allows the user to enter exclusions permitted by N.J.A.C. 5:97-2.4 to determine the projected Growth Share Obligation. COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules, Highlands Council build-out figures based on Mod 2 Reports and actual growth based on COs as published by the DCA Division of Codes and Standards in The Construction Reporter are imported automatically upon entry of the Municipal Code.

[Click Here to enter COAH and Highlands Council data](#)

Municipalities seeking to request a revision to the COAH-generated growth projections based on opting in to the Highlands RMP may do so by providing this comparative analysis of COAH and RMP build-out projections. After completing this analysis, the growth projections may be revised based on the Highlands RMP build-out analysis. Actual growth must first be determined using the Actual Growth worksheet. The RMP adjustment applies only to RMP capacity limitations that are applied to growth projected from 2009 through 2018.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Enter Permitted Exclusions](#)

[Click Here to View Detailed Results from Analysis](#)

**Summary Of Worksheet Comparison**

	COAH Projected Growth Share	Growth Share Based on Highlands RMP
Residential Growth	463	375
Residential Exclusions	1	1
Net Residential Growth	462	374
Residential Growth Share	92.40	74.80
Non-Residential Growth	37	641
Non-Residential Exclusions	0	0
Net Non- Residential Growth	37	641
Non-Residential Growth Share	2.31	40.06
Total Growth Share	95	115

Highlands RMP Projection does not necessitate a revision to the projections published by COAH. Please file this Workbook and use the COAH growth Projections in Appendix F2 of COAH's rules.