

RESOLUTION

WHEREAS the New Jersey Council on Affordable Housing (COAH) is charged with implementing the Fair Housing Act (FHA), C222, P.L. 1985; including the estimation of present and prospective need for low and moderate income housing, and criteria and guidelines for municipal determination of fair shares of such need (section 7 B and C); and

WHEREAS the FHA (at section 2A) concurs with the New Jersey Supreme Court that every municipality in a growth area has a constitutional obligation to provide through its land use regulations a realistic opportunity for a fair share of its region's present and prospective need for housing low and moderate income families; and

WHEREAS growth area includes but is not limited to centers in the emerging State Development Redevelopment Plan (SDRP), more specifically, the document entitled: "Communities of Place," prepared by the New Jersey State Planning Commission, and dated July 21, 1991 (at chapter V, pages 93 through 114); and

WHEREAS in carrying out its duties under the FHA COAH "shall give appropriate weight to pertinent research studies, government reports, decisions of other branches of government, (including) implementation of the (SDRP)...and public comment" (section 7E); and

WHEREAS, COAH distributed an issue paper regarding alternatives for areas such as guidelines for municipal determination of fair shares, dated November 27, 1990; and

WHEREAS this issue paper identified the possible use of weighted vacant land estimates by SDRP planning areas as a factor in estimating fair shares (see pages 2 through 8); and

WHEREAS COAH held two public hearings on its issue paper, on March 13, 1991 in Morristown Township and March 20, 1991 in Mount Holly Township; and

WHEREAS additional input to the issue paper was secured through written comments from the public and a task force of representatives from municipalities, housing advocates, professional planners, attorneys and other experts, the development community and various state agencies, including the Office of State Planning, from April through September 1990; and

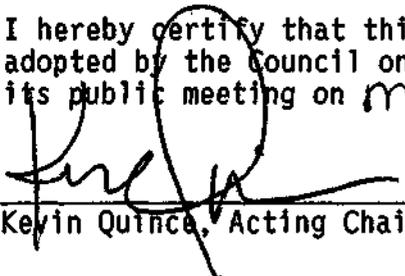
WHEREAS COAH then charged a task force of its own members to evaluate ~~the public input, comments and recommendations regarding its issue paper;~~ and

WHEREAS the COAH rules task force has met with representatives of the State Planning Commission regarding recommendations from the issue paper and subsequent discussions.

NOW THEREFORE BE IT RESOLVED that COAH has determined that among other factors, an appropriate weighting of vacant land estimates by emerging planning areas in the SDRP is an appropriate factor toward the municipal determination of fair shares.

BE IT FURTHER RESOLVED that COAH will continue to work with the public, State Planning Commission, and other branches of state government toward the promulgation of a comprehensive set of guidelines for municipal use in determining fair shares.

I hereby certify that this Resolution was duly adopted by the Council on Affordable Housing at its public meeting on *March 4, 1992.*



Kevin Quince, Acting Chairman

D0228W