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To: COAHAdmin

Subject: Regional Planning Guidelines and Highlands Growth Projection Worksheet

**COAH ADOPTS REGIONAL AFFORDABLE HOUSING DEVELOPMENT
PROGRAM GUIDELINES
AND RELEASES HIGHLANDS GROWTH PROJECTION WORKSHEET**

In response to recent revisions to the Fair Housing Act (N.J.S.A. 52:27D-329.9), COAH will be amending its rules to provide regional planning entities with new opportunities to identify and coordinate affordable housing based on regional planning considerations. The revised statute provides the New Jersey Meadowlands Commission, the Pinelands Commission, the Fort Monmouth Economic Revitalization Planning Authority, Highlands Water Protection and Planning Council and the Casino Reinvestment Development Authority the ability to permit municipalities within their jurisdiction to provide up to 50 percent of municipal affordable housing obligations in other municipalities within the jurisdiction of the regional planning entity to further sound planning.

As an interim measure, COAH adopted a document that provides municipalities with guidance in advance of the rule-making process and can be used for planning purposes. This guidance document will serve as the foundation for the proposed rule.

Additionally, COAH has developed the Excel spreadsheet "Workbook D" to be used by municipalities that conform to the Highlands Regional Master Plan for both the Planning and Preservation areas, as applicable. The workbook can be used to determine the Highlands-adjusted Municipal Growth Share Obligation based upon the RMP build-out analysis conducted under Module 2 of the Highlands RMP conformance process and actual growth based on certificates of occupancy that have been issued from 2004 through 2008. These figures can be compared to the growth projections provided by COAH.

Both documents, and all updates related to COAH and the Highlands Region, are available on our website at

<http://www.nj.gov/dca/affiliates/coah/regulations/highlands.html>.

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