

In compliance with COAH, the Township submitted a petition for Extended Second Round Substantive Certification in December 2004 and is currently awaiting the results. While the Township is being reviewed for re-certification, the Township should develop a new “Fair Share” plan for affordable housing units that observes the current Third Round rules. Should COAH grant the Second Round extension, the Township’s Third Round Fair Share plan will be due December 20<sup>th</sup>, 2005. If the Second Round extension is denied, then the Township must submit their Fair Share plan in accordance with the Third Round Rules immediately. There is no appeal or alternative extension process.

The Township’s current certified Fair Housing Plan includes 121 affordable housing units. Most of these units are in place; however as indicated in Table 6 below, which is an update of an earlier submission to COAH, there is a current shortfall of five units. The Projects identified as #2 and #3 are currently under review, and Project #8 (the Jewish Home) is under construction.

Table 6: Current Status of Affordable Housing Sites

PROJECT #	SITE	ZONE	STATUS	TOTAL UNITS	AFFORD-ABLE UNITS ON SITE	EQUIVALENT UNITS FROM CONTRI-BUTION	TOTAL AFFORD-ABLE UNITS
1	Spectrum for Living	HDD	Complete	30	30	0	60*
2	3, 3A, 4, 4A	MFAH	**	78	8	8	16
3	6 (I-7C)	A	****	11	0	2	2
4	9, 11, 12	SFAH	Complete	47	0	9 (RCA)	9
5	10	SFAH	Complete	6	2	0	2
6	Blk 813 Lot 11	A	Complete	5	0	5	10***
7	Pine Lake	MFAH	Complete	60	8	7	15
8	Blk 2101 Lots 2 & 3 (Jewish Home)	HDD	Complete	0	2	0	2
<b>TOTAL</b>							<b>116</b>

\* 30 units rental bonus

\*\* 18 acres (4 & 4A) acquired for open space; originally 47 affordable housing units assigned to this site; now 16 units; development being reviewed on 3 and 3A

\*\*\* 5 Alternate living units plus 5 units rental bonus

\*\*\*\* development being reviewed

## 5.2 PROPOSED HOUSING PLAN

The capacity for new market rate and/or low and moderate income housing in the Township is limited and reflected in the residential component of the Land Use Plan Element of this Master Plan.

This Master Plan includes several proposals to accommodate additional affordable housing.

1. The parcels recommended for continuing inclusion within River Vale’s MFAH building zone should support several new affordable housing units.
2. The Mesker site (Block 701 Lot 18) is proposed for senior citizen housing. This site is in the Senior Citizen Housing Building Zone, which has an affordable housing component requirement.
3. As part of the Land Use Plan Element update, the Township’s business center (“Four Corners” located at the intersection of Rivervale Road and Westwood Avenue) will include an affordable