

# **Jumpstarting the Economy by Creating Housing:**

## **What COAH Really Means For New Jersey's Communities**



**February 2009**



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Fair Share Housing Center, founded in 1975, is New Jersey's only public interest organization dedicated solely to the preservation and growth of the Mount Laurel doctrine. We work to ensure that every municipality in New Jersey provides their fair share of low- and moderate-income housing in order to promote housing opportunities for all New Jerseyans and racially and economically diverse communities.

**Jumpstarting the Economy and Creating Housing:  
What COAH Really Means For New Jersey's Communities**

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## Introduction

Over the past year, New Jersey has heard a lot of rhetoric about the Council on Affordable Housing (COAH), the state agency entrusted with implementing constitutional and statutory requirements for every town to create opportunities for non-profit and for-profit developers to build low- and moderate-income housing. Many mayors of wealthy suburban municipalities claimed that COAH's Third Round regulations asked them to do too much. They claimed that the sky was falling and that their municipalities would never be able to meet COAH's fair share obligations. When the national economy experienced a downturn, their emphasis changed: Being required to do their fair share was not only terribly unfair, they now claimed, but had also become bad for the economy.

All of these claims have occurred in a factual vacuum, before municipalities even came up with plans to implement COAH's rules. But now we can evaluate COAH's impact based on evidence — by December 31, 2008, 280 municipalities in New Jersey submitted fair share plans to either COAH or courts. Now, we no longer need to speculate on what the COAH rules might result in; we can look at these plans and know exactly what municipalities have done in response to the COAH rules.

Based on our review of 268 of the 280 plans, the development of housing for lower-income households will stimulate New Jersey's economy while providing much needed housing. In the short term, COAH plans will provide an immediate cash infusion of over \$230 million. These funds are currently in municipal bank accounts and thus immediately available to both develop housing and provide an economic stimulus by creating jobs.

Over the next decade, private sector development opportunities unleashed because of the COAH process will pump an additional \$15 billion to \$25 billion into New Jersey's economy. Municipalities that historically have excluded entry-level homes and apartments, and thus discouraged growth, now must allow such growth to comply with COAH's mandates. By providing opportunities for the private sector to invest in housing, New Jersey's municipalities will stimulate the construction economy and real estate market and also provide housing for families harmed by the economic downturn.

And COAH could have an even larger benefit to New Jersey's economy. Compliance with COAH is at a historic high, with 299 municipalities before COAH or the judiciary. But nearly half of towns have not filed plans, and more than half of the housing need in the state remains unmet. If even another quarter of the need were met in the same way that the current need is met, that would create an additional \$9.8 to \$15.2 billion dollars in private sector investment.

To maximize the production of housing that receives credit from COAH, which in turn will boost the economy, this report recommends that COAH take the following steps:

- Prioritize review of municipal fair share plans based on the amount of funding immediately available to assist with housing development (concentrating on towns with both significant housing obligations and significant available balances in housing trust funds), and require municipalities with unspent money to commit to spend it within one year;

- Prioritize review of fair share plans that will generate the most private sector investment;
- Encourage more growth by: (a) encouraging more municipalities to file fair share plans, especially in areas with a significant potential for private sector-driven redevelopment; (b) looking for additional opportunities for redevelopment in municipalities that claim a lack of vacant land; (c) shifting housing requirements from undevelopable areas in the Highlands to areas of North Jersey more appropriate for development and redevelopment.

## **Section 1: Key Findings**

## **1. Over \$230 Million Is Sitting in Municipal Bank Accounts Today That Could Be Used to Build Much-Needed Housing.**

Over \$230 million sits in bank accounts from development fees already paid over the past two decades by developers, in Housing Trust Funds designated specifically for building housing meeting COAH requirements. Marlboro Township alone has over \$13 million; South Brunswick Township has over \$9 million — a list of all unspent funds starts on p. 9 of this report. That money could be spent now to provide much-needed housing and help stimulate the economy through job creation.

As part of A-500 (P.L. 2008, c. 46), the Legislature in 2008 passed the “use it or lose it” requirement that if municipalities do not spend this money within four years of initial collection, it reverts to a statewide fund. In order to stimulate the economy, the Corzine Administration might consider reducing this time period to one or two years.

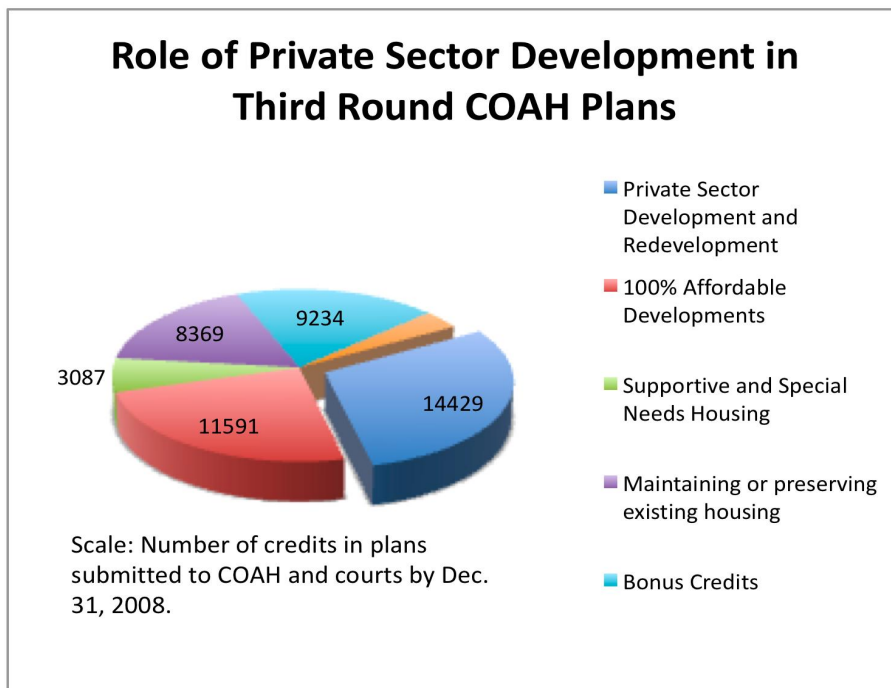
County	Unspent Development Fees
Atlantic	\$2,891,795
Bergen	\$27,480,509
Burlington	\$11,643,130
Camden	\$2,744,684
Cape May	\$3,627,969
Cumberland	\$829,977
Essex	\$2,935,985
Gloucester	\$4,005,127
Hudson	\$2,151,804
Hunterdon	\$6,623,531
Mercer	\$17,847,987
Middlesex	\$35,906,909
Monmouth	\$36,380,291
Morris	\$26,942,844
Ocean	\$14,658,017
Passaic	\$3,463,326
Salem	\$575,211
Somerset	\$25,639,797
Sussex	\$4,454,768
Union	\$3,956,152
Warren	\$3,366,992
STATE TOTAL	\$238,106,814

Source: Council on Affordable Housing data, January 2009

## **2. COAH Plans Will Spur \$15 to \$25 Billion of Private Sector Development Over the Next Decade.**

The most common way to comply with COAH obligations historically has been to remove regulatory barriers to private sector development, slashing regulations such as restrictive zoning ordinances and excessive parking requirements in exchange for developers promising to provide a mix of incomes in the housing developed. These regulatory changes have in the past spurred significant private sector development, including much of New Jersey's recently built middle class housing.

FSHC analyzed 268 fair share plans to determine whether this historic trend will be continued in the coming decade. We found that once again municipalities plan to meet much of their COAH obligation through removing regulatory barriers to private sector development.<sup>1</sup> These developments are projected to create 72,245 new homes ranging from starter condos to high-end single-family homes, homes that otherwise would be barred by regulation. Depending on how the current economic downturn impacts the housing market, this housing construction will add \$15.8 billion to \$24.6 billion to New Jersey's economy over the next decade.<sup>2</sup> COAH should prioritize review of plans with high numbers of private sector development most likely to be realized quickly; a summary of each municipality's plan starts on p. 16 of this report.



<sup>1</sup> Only a quarter of the COAH obligation is proposed to be met by new 100% affordable developments requiring public subsidies, contrary to claims by legislators that such developments are the only way towns will meet their obligation. As shown above, other means of meeting the obligation include special needs housing and "bonus credits."

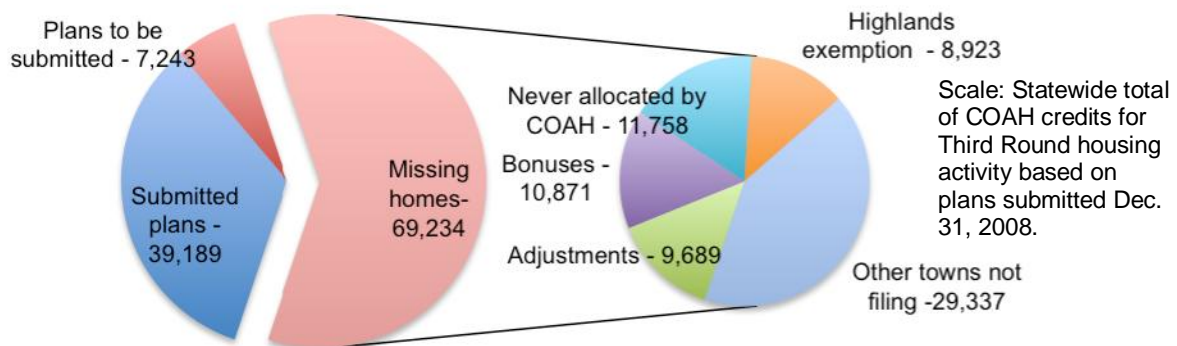
<sup>2</sup> The low end assumes New Jersey's new home sales prices will decline by 43 percent from their peak; the high end assumes a much more modest 9 percent decline to the average of the past five years.

### **3. COAH Could, and Should, Take Actions to Spur Additional Development and Redevelopment.**

COAH's economists from the University of Pennsylvania Wharton School calculated that the state needed 115,666 new homes affordable to low- and moderate-income people to meet the state's economic needs between 1999 and 2018. Yet municipalities submitting plans only propose allow 39,189 homes as part of their fair share plans, a number that should increase to 46,432 homes from plans still being developed. This is still well short of the 115,666 unit need the Wharton economists found. If just 25 percent of that need were met in the same way towns have proposed to meet the need so far, that would generate \$9.8 to \$15.2 billion more private sector investment over the next decade.

This shortfall comes from several sources. While participation in the COAH process is generally up, 214 municipalities have not filed any kind of plan or been granted an extension. New environmental constraints in the Highlands significantly reduced the homes allowed. Over 70 municipalities have claimed "adjustments", as permitted in COAH's process, saying that they do not have enough vacant land to meet their obligation or that otherwise have limited resources (e.g. not enough sewer capacity). And COAH allows part of the need to be met through bonuses, which give credits for up to two homes even though only one is built.<sup>3</sup>

#### **Where Did the Missing Homes Go?**



COAH should react to this shortfall in three ways that will help further spur the economy:

- COAH should reach out to individual municipalities that have not filed and emphasize the advantages of filing and steps that COAH has taken to make the process easier. COAH should encourage these municipalities to focus on private sector development — and redevelopment — opportunities.
- COAH should take affordable units originally allocated to the Highlands and find places to develop them elsewhere consistent with smart growth.
- COAH should look carefully at opportunities for redevelopment of old shopping centers, parking lots, etc. in municipalities that have claimed adjustments.

<sup>3</sup> Bonuses and adjustments include projections for municipalities that have not yet filed plans. The numbers only for plans so far are 8,230 adjustments and 9,234 bonuses.

## **Section 2: Unspent Housing Trust Funds by Municipality**

The following six pages show unspent housing trust funds in each municipality that has such funds, as of January 2009. This money could and should be used immediately to help create much-needed jobs and housing throughout the state.

**Unspent Funds in Municipal Housing Trust Funds as of 1/30/09**

<b>County</b>	<b>Municipality</b>	<b>Balance</b>
ATLANTIC	BRIGANTINE CITY	230,203.83
ATLANTIC	GALLOWAY TWP	1,690,225.72
ATLANTIC	HAMILTON TWP	462,552.84
ATLANTIC	HAMMONTON TOWN	202,914.71
ATLANTIC	LINWOOD CITY	6,543.11
ATLANTIC	SOMERS POINT CITY	279,355.13
BERGEN	ALLENDALE BORO	800,178.90
BERGEN	ALPINE BORO	255,254.27
BERGEN	CLOSTER BORO	661,863.00
BERGEN	CRESSKILL BORO	521,199.82
BERGEN	DEMAREST BORO	349,372.36
BERGEN	EDGEWATER BORO	1,227,007.53
BERGEN	EMERSON BORO	133,701.48
BERGEN	ENGLEWOOD CITY	3,000.00
BERGEN	ENGLEWOOD CLIFFS BORO	557,138.00
BERGEN	FORT LEE BORO	3,887,054.02
BERGEN	FRANKLIN LAKES BORO	1,539,946.60
BERGEN	HAWORTH BORO	193,240.23
BERGEN	HILLSDALE BORO	31,671.49
BERGEN	HO-HO-KUS BORO	90,992.00
BERGEN	LEONIA BORO	7,987.75
BERGEN	MAHWAH TWP	1,864,406.74
BERGEN	MIDLAND PARK BORO	6,232.29
BERGEN	MONTVALE BORO	956,433.50
BERGEN	NORWOOD BORO	167,817.36
BERGEN	OAKLAND BORO	773,508.70
BERGEN	OLD TAPPAN BORO	100,877.10
BERGEN	PARAMUS BORO	5,947,140.81
BERGEN	PARK RIDGE BORO	624,466.53
BERGEN	RAMSEY BORO	2,104,636.54
BERGEN	RIDGEFIELD BORO	107,310.18
BERGEN	RIDGEFIELD PARK VILLAGE	165,149.82
BERGEN	RIDGEWOOD VILLAGE	249,404.32
BERGEN	RIVER VALE TWP	930,557.33
BERGEN	SOUTH HACKENSACK TWP	129,324.38
BERGEN	TENAFLY BORO	1,289,974.29
BERGEN	UPPER SADDLE RIVER BORO	357,963.09
BERGEN	WALDWICK BORO	256,269.96
BERGEN	WASHINGTON TWP	92,402.17
BERGEN	WESTWOOD BORO	24,979.43
BERGEN	WOODCLIFF LAKE BORO	1,044,807.52
BERGEN	WYCKOFF TWP	27,240.00
BURLINGTON	BORDENTOWN TWP	777,103.53
BURLINGTON	BURLINGTON TWP	1,684,981.53
BURLINGTON	CHESTERFIELD TWP	26,209.87
BURLINGTON	CINNAMINSON TWP	210,291.17
BURLINGTON	DELANCO TWP	267,712.50

**Unspent Funds in Municipal Housing Trust Funds as of 1/30/09**

<b>County</b>	<b>Municipality</b>	<b>Balance</b>
BURLINGTON	DELRAN TWP	967,310.31
BURLINGTON	EDGEWATER PARK TWP	39,836.62
BURLINGTON	EVESHAM TWP	682,831.99
BURLINGTON	FLORENCE TWP	2,131,502.91
BURLINGTON	HAINESPORT TWP	593,396.08
BURLINGTON	LUMBERTON TWP	710,867.09
BURLINGTON	MANSFIELD TWP	675,689.72
BURLINGTON	MEDFORD TWP	544,257.24
BURLINGTON	MOORESTOWN TWP	1,009,701.05
BURLINGTON	NEW HANOVER TWP	33,127.06
BURLINGTON	NORTH HANOVER TWP	203,886.88
BURLINGTON	PEMBERTON BORO	452,237.42
BURLINGTON	RIVERTON BORO	70,535.01
BURLINGTON	SOUTHAMPTON TWP	281,810.62
BURLINGTON	SPRINGFIELD TWP	273,951.53
BURLINGTON	WILLINGBORO TWP	5,890.00
CAMDEN	BERLIN BORO	562,004.97
CAMDEN	CHERRY HILL TWP	840,033.68
CAMDEN	GIBBSBORO BORO	17,636.96
CAMDEN	GLOUCESTER TWP	936,339.15
CAMDEN	HADDONFIELD BORO	241,540.34
CAMDEN	MOUNT EPHRAIM BORO	602.17
CAMDEN	WINSLOW TWP	146,527.08
CAPE MAY	CAPE MAY POINT BORO	41,765.39
CAPE MAY	MIDDLE TWP	1,360,777.60
CAPE MAY	OCEAN CITY	2,190,432.99
CAPE MAY	WEST CAPE MAY BORO	34,993.04
CUMBERLAND	MILLVILLE CITY	229,550.66
CUMBERLAND	VINELAND CITY	600,426.75
ESSEX	CEDAR GROVE TWP	249,930.52
ESSEX	FAIRFIELD TWP	774,262.18
ESSEX	MONTCLAIR TWP	339,335.25
ESSEX	NORTH CALDWELL BORO	28,539.65
ESSEX	NUTLEY TWP	14,736.83
ESSEX	ROSELAND BORO	14,001.97
ESSEX	SOUTH ORANGE VILLAGE TWP	38,550.04
ESSEX	WEST ORANGE TWP	1,476,629.15
GLOUCESTER	CLAYTON BORO	15,505.68
GLOUCESTER	DEPTFORD TWP	1,036,213.45
GLOUCESTER	GLASSBORO BORO	856,249.90
GLOUCESTER	HARRISON TWP	1,430,282.57
GLOUCESTER	MONROE TWP	423,864.79
GLOUCESTER	WOOLWICH TWP	243,010.71
HUDSON	HARRISON TOWN	17,418.84
HUDSON	SECAUCUS TOWN	1,950,229.16
HUDSON	WEEHAWKEN TWP	184,156.67
HUNTERDON	ALEXANDRIA TWP	655,658.38

**Unspent Funds in Municipal Housing Trust Funds as of 1/30/09**

<b>County</b>	<b>Municipality</b>	<b>Balance</b>
HUNTERDON	BETHLEHEM TWP	24,517.74
HUNTERDON	CLINTON TOWN	12,348.78
HUNTERDON	CLINTON TWP	540,600.91
HUNTERDON	DELAWARE TWP	216,039.95
HUNTERDON	EAST AMWELL TWP	96,510.54
HUNTERDON	FLEMINGTON BORO	172,674.52
HUNTERDON	FRANKLIN TWP	271,647.56
HUNTERDON	FRENCHTOWN BORO	9,242.27
HUNTERDON	HIGH BRIDGE BORO	9,162.72
HUNTERDON	HOLLAND TWP	57,982.93
HUNTERDON	KINGWOOD TWP	125,659.47
HUNTERDON	LEBANON TWP	103,905.60
HUNTERDON	MILFORD BORO	5,387.81
HUNTERDON	RARITAN TWP	3,282,674.35
HUNTERDON	READINGTON TWP	150,188.64
HUNTERDON	TEWKSBURY TWP	59,399.78
HUNTERDON	UNION TWP	688,035.08
HUNTERDON	WEST AMWELL TWP	141,894.70
MERCER	EAST WINDSOR TWP	1,348,010.29
MERCER	EWING TWP	368,444.75
MERCER	HAMILTON TWP	3,720,628.54
MERCER	HIGHTSTOWN BORO	232,733.28
MERCER	HOPEWELL BORO	10,362.36
MERCER	HOPEWELL TWP	3,332,384.87
MERCER	LAWRENCE TWP	1,526,725.86
MERCER	PENNINGTON BORO	318,193.87
MERCER	PRINCETON BORO	1,248,750.34
MERCER	PRINCETON TWP	321,118.04
MERCER	ROBBINSVILLE TWP	3,808,030.08
MERCER	WEST WINDSOR TWP	1,612,605.56
MIDDLESEX	CRANBURY TWP	229,763.46
MIDDLESEX	EAST BRUNSWICK TWP	904,243.49
MIDDLESEX	EDISON TWP	4,478,228.00
MIDDLESEX	HELMETTA BORO	7,485.00
MIDDLESEX	METUCHEN BORO	26,713.60
MIDDLESEX	MONROE TWP	11,536,596.30
MIDDLESEX	OLD BRIDGE TWP	1,282,288.02
MIDDLESEX	PISCATAWAY TWP	749,067.20
MIDDLESEX	PLAINSBORO TWP	2,530,134.88
MIDDLESEX	SOUTH BRUNSWICK TWP	9,417,447.90
MIDDLESEX	WOODBRIIDGE TWP	4,744,941.90
MONMOUTH	ABERDEEN TWP	1,947,813.05
MONMOUTH	EATONTOWN BORO	1,833,699.42
MONMOUTH	FARMINGDALE BORO	17,501.34
MONMOUTH	FREEHOLD TWP	828,243.92
MONMOUTH	HOLMDEL TWP	4,230,374.78
MONMOUTH	HOWELL TWP	1,546,867.94

**Unspent Funds in Municipal Housing Trust Funds as of 1/30/09**

<b>County</b>	<b>Municipality</b>	<b>Balance</b>
MONMOUTH	MANALAPAN TWP	3,402,644.60
MONMOUTH	MANASQUAN BORO	886,556.33
MONMOUTH	MARLBORO TWP	13,186,717.57
MONMOUTH	MIDDLETOWN TWP	1,117,376.86
MONMOUTH	MILLSTONE TWP	246,964.55
MONMOUTH	NEPTUNE TWP	101,289.91
MONMOUTH	OCEANPORT BORO	10,863.47
MONMOUTH	RED BANK BORO	138,631.64
MONMOUTH	RUMSON BORO	1,071,981.39
MONMOUTH	SHREWSBURY BORO	44,838.21
MONMOUTH	SPRING LAKE BORO	485,934.98
MONMOUTH	TINTON FALLS BORO	3,248,003.51
MONMOUTH	UPPER FREEHOLD TWP	2,029,520.69
MONMOUTH	WALL TWP	4,467.27
MORRIS	BOONTON TOWN	475,559.60
MORRIS	CHATHAM BORO	142,905.31
MORRIS	CHESTER BORO	828,941.36
MORRIS	CHESTER TWP	1,030,625.06
MORRIS	DENVILLE TWP	1,141,969.79
MORRIS	DOVER TOWN	74,129.99
MORRIS	EAST HANOVER TWP	4,569,809.27
MORRIS	FLORHAM PARK BORO	977,801.78
MORRIS	HANOVER TWP	3,309,912.62
MORRIS	HARDING TWP	160,754.98
MORRIS	JEFFERSON TWP	79,812.13
MORRIS	LINCOLN PARK BORO	96,289.14
MORRIS	MADISON BORO	356,529.84
MORRIS	MENDHAM BORO	358,548.34
MORRIS	MOUNT OLIVE TWP	1,531,977.10
MORRIS	PARSIPPANY-TROY HILLS TWP	3,902,237.53
MORRIS	PEQUANNOCK TWP	110,309.88
MORRIS	RANDOLPH TWP	1,638,514.74
MORRIS	ROCKAWAY TWP	2,189,306.82
MORRIS	ROXBURY TWP	2,763,701.79
MORRIS	WASHINGTON TWP	1,100,226.83
MORRIS	WHARTON BORO	102,980.88
OCEAN	BARNEGAT TWP	1,016,570.91
OCEAN	BAY HEAD BORO	82,851.73
OCEAN	BERKELEY TWP	1,101,456.44
OCEAN	BRICK TWP	1,419,652.54
OCEAN	JACKSON TWP	2,822,318.32
OCEAN	LACEY TWP	1,037,508.22
OCEAN	LITTLE EGG HARBOR TWP	361,241.48
OCEAN	OCEAN TWP	173,238.32
OCEAN	PINE BEACH BORO	161,523.15
OCEAN	STAFFORD TWP	3,267,082.17
OCEAN	TOMS RIVER TOWNSHIP	3,214,574.19

### Unspent Funds in Municipal Housing Trust Funds as of 1/30/09

County	Municipality	Balance
PASSAIC	CLIFTON CITY	1,431,369.68
PASSAIC	HAWTHORNE BORO	115,795.73
PASSAIC	LITTLE FALLS TWP	44,604.00
PASSAIC	NORTH HALEDON BORO	13,119.14
PASSAIC	WANAQUE BORO	420,880.26
PASSAIC	WAYNE TWP	1,207,056.34
PASSAIC	WEST MILFORD TWP	49,624.31
PASSAIC	WEST PATERSON BORO	180,876.87
SALEM	CARNEYS POINT TWP	5,917.37
SALEM	PILESGROVE TWP	86,821.86
SALEM	PITTSBORO TWP	237,842.48
SALEM	UPPER PITTSBORO TWP	244,629.44
SOMERSET	BEDMINSTER TWP	1,454,558.00
SOMERSET	BERNARDS TWP	2,925,518.27
SOMERSET	BERNARDSVILLE BORO	1,017,127.53
SOMERSET	BRANCBURG TWP	91,587.33
SOMERSET	BRIDGEWATER TWP	5,605,333.52
SOMERSET	FAR HILLS BORO	98,550.18
SOMERSET	FRANKLIN TWP	4,835,084.80
SOMERSET	GREEN BROOK TWP	304,605.53
SOMERSET	HILLSBOROUGH TWP	2,487,181.10
SOMERSET	MANVILLE BORO	23,461.32
SOMERSET	MONTGOMERY TWP	903,373.20
SOMERSET	PEAPACK-GLADSTONE BORO	226,988.82
SOMERSET	RARITAN BORO	67,461.38
SOMERSET	ROCKY HILL BORO	4,712.00
SOMERSET	WARREN TWP	5,077,879.28
SOMERSET	WATCHUNG BORO	516,375.26
SUSSEX	ANDOVER TWP	24,369.23
SUSSEX	BYRAM TWP	14,401.13
SUSSEX	FRANKFORD TWP	431,612.19
SUSSEX	FRANKLIN BORO	172,456.84
SUSSEX	GREEN TWP	301,430.49
SUSSEX	HARDYSTON TWP	1,935,541.06
SUSSEX	HOPATCONG BORO	71,002.70
SUSSEX	LAFAYETTE TWP	228,805.77
SUSSEX	NEWTON TOWN	98,319.40
SUSSEX	SANDYSTON TWP	20,348.87
SUSSEX	SPARTA TWP	515,163.63
SUSSEX	STILLWATER TWP	43,226.90
SUSSEX	VERNON TWP	598,090.36
UNION	BERKELEY HEIGHTS TWP	630,216.89
UNION	FANWOOD BORO	138,892.11
UNION	NEW PROVIDENCE BORO	187,506.98
UNION	SUMMIT CITY	1,687,744.25
UNION	UNION TWP	1,311,791.84
WARREN	ALLAMUCHY TWP	14,913.47

**Unspent Funds in Municipal Housing Trust Funds as of 1/30/09**

<b>County</b>	<b>Municipality</b>	<b>Balance</b>
WARREN	BLAIRSTOWN TWP	235,376.31
WARREN	FRANKLIN TWP	17,159.87
WARREN	GREENWICH TWP	1,163,508.92
WARREN	HACKETTSTOWN TOWN	275,205.34
WARREN	HARDWICK TWP	60,534.16
WARREN	KNOWLTON TWP	87,305.74
WARREN	LOPATCONG TWP	511,464.08
WARREN	MANSFIELD TWP	346,845.18
WARREN	POHATCONG TWP	474,313.19
WARREN	WASHINGTON BORO	12,737.86
WARREN	WASHINGTON TWP	167,628.26
STATEWIDE TOTAL		238,106,814.14

## Section 3: Summary of Municipal COAH Status and Plan Elements For Every Municipality in New Jersey

The pages that follow summarize the current COAH status and plan for every municipality in New Jersey. This information shows which towns have filed, which towns are on record in court as planning to file, which Highlands-area towns have requested an extension pursuant to Executive Order 114 which allows Highlands-area towns until December 8, 2009, to file a housing plan, and which towns have not filed. The list also shows the total low- and moderate-income housing new construction obligation projected by COAH from 1999-2018 for each municipality and compares that to the total that each municipality that has submitted a plan proposes to meet. Finally, the list shows what tools the municipality plans to use to meet its obligation — inclusionary development and redevelopment (mixed-income development in which low- and moderate-income homes usually are paid for by the developer); 100% affordable development (developments entirely comprised of low- and moderate-income homes and usually funded by specially designated federal, state, and local funds and contributions, such as surplus municipal land); supportive and special needs housing; preservation and rehabilitation of existing housing; other miscellaneous credits (e.g. accessory apartments, assisted living facilities); and bonus credits.

This information is based on best available information at press time. We plan to continue to update this list and make it available to the public over the coming months, and invite readers to submit any updates via the contact information on the inside front cover of this report.

The below chart summarizes filing status at press time:

<u>Category</u>	<u>Total Municipalities Statewide</u>
Municipalities that have filed with COAH	248
Municipalities that have filed with the courts	32
<b>TOTAL MUNICIPALITIES THAT HAVE FILED FAIR SHARE PLANS</b>	<b>280</b>
Municipalities likely to file with courts later this year	19
<b>TOTAL MUNICIPALITIES THAT HAVE FILED FAIR SHARE PLANS OR THAT WILL LIKELY FILE WITH COURTS</b>	<b>299</b>
Municipalities in Highlands claiming extension	53
Other municipalities not filing	214
<b>TOTAL MUNICIPALITIES NOT FILING</b>	<b>267</b>

County	Municipality	Plan Submitted to COAH or Court?	Total Credits Needed According to COAH	Total Credits Proposed By Town	Types of Credits Proposed					
					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other s	Bonus Credit
Atlantic	Absecon City		101	No Plan Submitted						
Atlantic	Atlantic City		215	No Plan Submitted						
Atlantic	Brigantine City	COAH	28	5	0			5	0	0
Atlantic	Buena Borough		41	No Plan Submitted						
Atlantic	Buena Vista Township		73	No Plan Submitted						
Atlantic	Corbin City		7	No Plan Submitted						
Atlantic	Egg Harbor City		63	No Plan Submitted						
Atlantic	Egg Harbor Township	Court	1170	1000	398	120	128	14	57	108
Atlantic	Estell Manor City		23	No Plan Submitted						
Atlantic	Folsom Borough	COAH	19	0	0			0	0	0
Atlantic	Galloway Township	COAH	850	853	257	20	106	140	162	184
Atlantic	Hamilton Township		505	No Plan Submitted						
Atlantic	Hammonton Town		310	No Plan Submitted						
Atlantic	Linwood City	COAH	58	16	0		7	0	9	0
Atlantic	Longport Borough		4	No Plan Submitted						
Atlantic	Margate City		17	No Plan Submitted						
Atlantic	Mullica Township	COAH	59	59	0	5	12	15	20	7
Atlantic	Northfield City		103	No Plan Submitted						
Atlantic	Pleasantville City		183	No Plan Submitted						
Atlantic	Port Republic City		9	No Plan Submitted						
Atlantic	Somers Point City		51	Plan Under Development						
Atlantic	Ventnor City		2	No Plan Submitted						
Atlantic	Weymouth Township		23	No Plan Submitted						
Bergen	Allendale Borough	COAH	54	20	0	15	5	0	0	0
Bergen	Alpine Borough	COAH	98	6	0	5		0	0	1
Bergen	Bergenfield Borough		67	No Plan Submitted						
Bergen	Bogota Borough	COAH	31	44	10			0	0	0
Bergen	Carlstadt Borough		72	No Plan Submitted						
Bergen	Cliffside Park Borough		56	No Plan Submitted						
Bergen	Closter Borough	COAH	37	39	23		16	0	0	0
Bergen	Cresskill Borough	COAH	50	50	24			10	3	13
Bergen	Demarest Borough	COAH	47	19	0	8	4	3	0	4

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					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other s	Bonus Credit
Bergen	Dumont Borough		35	No Plan Submitted						
Bergen	East Rutherford Borough	COAH	120	152	152			0	0	0
Bergen	Edgewater Borough	COAH	392	279	162	30		17	0	70
Bergen	Elmwood Park Borough		275	No Plan Submitted						
Bergen	Emerson Borough	COAH	135	25	10		5	5	0	5
Bergen	Englewood City		227	Plan Under Development						
Bergen	Englewood Cliffs Borough		86	No Plan Submitted						
Bergen	Fair Lawn Borough	COAH	122	139	85		4	28	0	24
Bergen	Fairview Borough		141	No Plan Submitted						
Bergen	Fort Lee Borough	COAH	569	97	45		5	15	18	14
Bergen	Franklin Lakes Borough	COAH	147	73	32		5	0	18	18
Bergen	Garfield City		124	No Plan Submitted						
Bergen	Glen Rock Borough	COAH	25	20	2	1	15	0	0	2
Bergen	Hackensack City		366	No Plan Submitted						
Bergen	Harrington Park Borough	COAH	41	41	21		10	0	0	10
Bergen	Hasbrouck Heights Borough	COAH	72	20	8		8	0	0	4
Bergen	Haworth Borough	COAH	51	48	0		24	0	24	0
Bergen	Hillsdale Borough	COAH	48	32	12		4	10	0	6
Bergen	Ho-Ho-Kus Borough	COAH	49	1	0			0	1	0
Bergen	Leonia Borough		27	No Plan Submitted						
Bergen	Little Ferry Borough		58	No Plan Submitted						
Bergen	Lodi Borough		171	No Plan Submitted						
Bergen	Lyndhurst Township	COAH	128	36	13		16	0	0	7
Bergen	Mahwah Township		783	Extension - Highlands						
Bergen	Maywood Borough		39	No Plan Submitted						
Bergen	Midland Park Borough	COAH	11	11	5		4	0	2	0
Bergen	Montvale Borough	COAH	265	86	0			86	0	0
Bergen	Moonachie Borough		21	No Plan Submitted						

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					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other	Bonus Credits
Bergen	New Milford Borough	COAH	47	45	34			0	0	11
Bergen	North Arlington Borough		23	No Plan Submitted						
Bergen	Northvale Borough	COAH	3	51	5	11	8	8	8	12
Bergen	Norwood Borough	COAH	20	42	0	30	4	0	0	8
Bergen	Oakland Borough		138	Extension - Highlands						
Bergen	Old Tappan Borough	COAH	91	19	0	12		3	0	4
Bergen	Oradell Borough	COAH	86	6	3	2		0	0	1
Bergen	Palisades Park Borough		142	No Plan Submitted						
Bergen	Paramus Borough	COAH	378	75	27	8	11	0	11	18
Bergen	Park Ridge Borough	COAH	49	24	5		10	3	0	6
Bergen	Ramsey Borough	COAH	222	222	14	92	5	111	0	0
Bergen	Ridgefield Borough	COAH	21	121	58			0	0	58
Bergen	Ridgefield Park Village	COAH	231	216	94			28	0	94
Bergen	Ridgewood Village	COAH	96	34	19		10	5	0	0
Bergen	River Edge Borough		41	No Plan Submitted						
Bergen	River Vale Township	COAH	53	35	0	28		0	0	7
Bergen	Rochelle Park Township	COAH	43	43	31		7	2	3	0
Bergen	Rockleigh Borough	COAH	31	0	0			0	2	0
Bergen	Rutherford Borough	COAH	87	150	111	11		2	10	16
Bergen	Saddle Brook Township	COAH	114	68	51			0	0	17
Bergen	Saddle River Borough	COAH	116	116	0	101		0	0	15
Bergen	South Hackensack Township	COAH	40	10	0			0	10	0
Bergen	Teaneck Township	COAH	184	120	0	40	28	22	0	30
Bergen	Tenafly Borough	COAH	84	18	13			1	0	4
Bergen	Teterboro Borough	COAH	27	5	5			0	0	0
Bergen	Upper Saddle River Borough	COAH	66	6	0	6		0	0	0
Bergen	Waldwick Borough	COAH	70	5	0			0	5	0
Bergen	Wallington Borough		147	No Plan Submitted						
Bergen	Washington Township		63	No Plan Submitted						
Bergen	Westwood Borough	COAH	48	187	174		13	0	0	0

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					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other	Bonus Credit
Bergen	Wood-Ridge Borough	COAH	171	123	88			0	0	35
Bergen	Woodcliff Lake Borough	COAH	154	5	0	5		0	0	0
Bergen	Wyckoff Township	COAH	171	96	77			0	0	19
Burlington	Bass River Township		45	No Plan Submitted						
Burlington	Beverly City	COAH	16	79	41			0	24	14
Burlington	Bordentown City		45	No Plan Submitted						
Burlington	Bordentown Township	Court	166	Plan Not Yet Reviewed						
Burlington	Burlington City	COAH	215	215	40	111		10	0	54
Burlington	Burlington Township	COAH	514	194	0	40	40	94	20	0
Burlington	Chesterfield Township		69	Plan Under Development						
Burlington	Cinnaminson Township		259	Plan Under Development						
Burlington	Delanco Township	Court	173	128	63	20	15	0	0	30
Burlington	Delran Township		268	Plan Under Development						
Burlington	Eastampton Township	COAH	73	118	100			0	0	0
Burlington	Edgewater Park Township	Court	74	84	18			48	0	18
Burlington	Evesham Township		567	Plan Under Development						
Burlington	Fieldsboro Borough	COAH	7	0	0			0	0	0
Burlington	Florence Township	COAH	158	166	6	31	18	93	0	18
Burlington	Hainesport Township	COAH	136	141	71	16	8	10	0	37
Burlington	Lumberton Township	COAH	368	368	0	239	20	17	0	92
Burlington	Mansfield Township		296	No Plan Submitted						
Burlington	Maple Shade Township	COAH	161	161	0		4	0	0	40
Burlington	Medford Lakes Borough		3	No Plan Submitted						
Burlington	Medford Township		271	Plan Under Development						
Burlington	Moorestown Township	COAH	412	412	0	188	25	96	0	103
Burlington	Mount Holly Township		95	No Plan Submitted						
Burlington	Mount Laurel Township		1421	Plan Under Development						
Burlington	New Hanover Township	COAH	30	19	6	2	4	3	0	4
Burlington	North Hanover Township	COAH	21	132	0	127		0	0	5
Burlington	Palmyra Borough	COAH	71	180	135			0	0	45
Burlington	Pemberton Borough	Court	6	56	0	32		0	13	18

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					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other	Bonus Credits
Burlington	Pemberton Township	COAH	217	218	218			0	0	0
Burlington	Riverside Township	COAH	17	202	151			0	0	51
Burlington	Riverton Borough	COAH	10	20	5			9	0	6
Burlington	Shamong Township		42	No Plan Submitted						
Burlington	Southampton Township		100	Plan Under Development						
Burlington	Springfield Township	COAH	46	46	1	13	10	6	5	11
Burlington	Tabernacle Township		75	No Plan Submitted						
Burlington	Washington Township		11	No Plan Submitted						
Burlington	Westampton Township		201	Plan Under Development						
Burlington	Willingboro Township	Court	229	175	70			37	35	33
Burlington	Woodland Township		48	No Plan Submitted						
Burlington	Wrightstown Borough	COAH	15	31	23			0	0	8
Camden	Audubon Borough		39	No Plan Submitted						
Camden	Audubon Park Borough		7	No Plan Submitted						
Camden	Barrington Borough		78	No Plan Submitted						
Camden	Bellmawr Borough		54	No Plan Submitted						
Camden	Berlin Borough		150	No Plan Submitted						
Camden	Berlin Township		228	No Plan Submitted						
Camden	Brooklawn Borough		9	No Plan Submitted						
Camden	Camden City		454	No Plan Submitted						
Camden	Cherry Hill Township		676	Plan Under Development						
Camden	Chesilhurst Borough		29	No Plan Submitted						
Camden	Clementon Borough		38	No Plan Submitted						
Camden	Collingswood Borough	COAH	45	46	34			0	0	12
Camden	Gibbsboro Borough	Court	18	18	0	7	7	0	0	4
Camden	Gloucester City		13	No Plan Submitted						
Camden	Gloucester Township	COAH	968	970	529	179		0	20	242
Camden	Haddon Heights Borough		36	No Plan Submitted						
Camden	Haddon Township		40	No Plan Submitted						
Camden	Haddonfield Borough	COAH	15	28	0	23		0	0	5
Camden	Hi-Nella Borough		5	No Plan Submitted						

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					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other	Bonus Credits
Camden	Laurel Springs Borough		2	No Plan Submitted						
Camden	Lawnside Borough		99	No Plan Submitted						
Camden	Lindenwold Borough	COAH	78	78	0			78	0	0
Camden	Magnolia Borough		21	No Plan Submitted						
Camden	Merchantville Borough		0	No Plan Submitted						
Camden	Mount Ephraim Borough		0	No Plan Submitted						
Camden	Oaklyn Borough		2	No Plan Submitted						
Camden	Pennsauken Township	COAH	359	359	0	270		0	0	89
Camden	Pine Hill Borough	COAH	135	318	0	318		0	0	0
Camden	Pine Valley Borough		33	No Plan Submitted						
Camden	Runnemede Borough		77	No Plan Submitted						
Camden	Somerdale Borough	COAH	48	48	0			0	36	12
Camden	Stratford Borough	COAH	13	18	4			11	0	3
Camden	Tavistock Borough		1	No Plan Submitted						
Camden	Voorhees Township		678	No Plan Submitted						
Camden	Waterford Township	COAH	106	70	0	22	24	0	0	24
Camden	Winslow Township	COAH	638	545	214	24		125	0	182
Camden	Woodlynne Borough		1	No Plan Submitted						
Cape May	Avalon Borough	COAH	0	10	0			0	10	0
Cape May	Cape May City	COAH	6	27	7			10	10	0
Cape May	Cape May Point Borough	COAH	1	6	0			0	6	0
Cape May	Dennis Township		16	No Plan Submitted						
Cape May	Lower Township		19	No Plan Submitted						
Cape May	Middle Township	COAH	148	481	75	275		20	0	111
Cape May	North Wildwood City	COAH	23	23	13			0	10	0
Cape May	Ocean City	COAH	52	41	0	38		0	0	13
Cape May	Sea Isle City	COAH	33	35	17			0	0	18
Cape May	Stone Harbor Borough	COAH	0	10	0			0	10	0
Cape May	Upper Township	COAH	62	200	30	123		0	0	47
Cape May	West Cape May Borough		0	No Plan Submitted						

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					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other	Bonus Credits
Cape May	West Wildwood Borough		3	No Plan Submitted						
Cape May	Wildwood City		52	No Plan Submitted						
Cape May	Wildwood Crest Borough	COAH	16	58	48			10	0	0
Cape May	Woodbine Borough	COAH	16	10	0		10	0	0	0
Cumberland	Bridgeton City		205	No Plan Submitted						
Cumberland	Commercial Township		25	No Plan Submitted						
Cumberland	Deerfield Township	COAH	48	48	48			0	0	0
Cumberland	Downe Township		20	No Plan Submitted						
Cumberland	Fairfield Township		17	No Plan Submitted						
Cumberland	Greenwich Township		7	No Plan Submitted						
Cumberland	Hopewell Township		43	Plan Under Development						
Cumberland	Lawrence Township		60	No Plan Submitted						
Cumberland	Maurice River Township		37	No Plan Submitted						
Cumberland	Millville City	COAH	225	Plan Not Yet Reviewed						
Cumberland	Shiloh Borough		6	No Plan Submitted						
Cumberland	Stow Creek Township		34	No Plan Submitted						
Cumberland	Upper Deerfield Township		88	No Plan Submitted						
Cumberland	Vineland City	COAH	576	836	53	97	110	422	0	154
Essex	Belleville Township	COAH	123	124	74		25	0	0	25
Essex	Bloomfield Township	COAH	253	113	0	63		0	25	25
Essex	Caldwell Borough		64	No Plan Submitted						
Essex	Cedar Grove Township	COAH	196	117	0			29	88	0
Essex	City Of Orange Township	COAH	100	117	0		47	0	39	70
Essex	East Orange City		274	No Plan Submitted						
Essex	Essex Fells Borough		18	No Plan Submitted						
Essex	Fairfield Township	Court	214	53	0	36		0	4	13
Essex	Glen Ridge Borough		24	No Plan Submitted						
Essex	Irvington Township		256	No Plan Submitted						
Essex	Livingston Township		308	No Plan Submitted						

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					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other s	Bonus Credit
Essex	Maplewood Township	COAH	69	139	50		33	28	0	23
Essex	Millburn Township		67	No Plan Submitted						
Essex	Montclair Township	COAH	162	137	0		41	0	22	34
Essex	Newark City		2725	No Plan Submitted						
Essex	North Caldwell Borough	Court	49	37	0	26		0	0	11
Essex	Nutley Township		114	No Plan Submitted						
Essex	Roseland Borough	COAH	148	49	0			40	9	0
Essex	South Orange Village Township	COAH	65	100	58	16		10	0	16
Essex	Verona Township	COAH	51	35	0			35	0	0
Essex	West Caldwell Township		224	No Plan Submitted						
Essex	West Orange Township	COAH	341	342	67		63	57	6	52
Gloucester	Clayton Borough	COAH	89	134	17	70		0	0	47
Gloucester	Deptford Township	COAH	491	543	164	266	13	0	0	100
Gloucester	East Greenwich Township	Court	121	128	33	60		0	15	20
Gloucester	Elk Township	COAH	69	410	259	100	15	10	0	26
Gloucester	Franklin Township		205	No Plan Submitted						
Gloucester	Glassboro Borough	COAH	270	538	238	65		0	0	67
Gloucester	Greenwich Township		34	No Plan Submitted						
Gloucester	Harrison Township	COAH	315	637	271	268	3	0	16	79
Gloucester	Logan Township		176	No Plan Submitted						
Gloucester	Mantua Township	Court	553	186	114	72		0	0	0
Gloucester	Monroe Township	COAH	440	458	128			5	0	110
Gloucester	National Park Borough		20	No Plan Submitted						
Gloucester	Newfield Borough		9	No Plan Submitted						
Gloucester	Paulsboro Borough		101	No Plan Submitted						
Gloucester	Pitman Borough	COAH	64	0	0			0	0	0
Gloucester	South Harrison Township	COAH	43	70	35	20	5	10	0	26
Gloucester	Swedesboro Borough	Court	91	146	118			28	0	35
Gloucester	Washington Township	Court	440	Plan Not Yet Reviewed						

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					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other	Bonus Credits
Gloucester	Wenonah Borough		17	No Plan Submitted						
Gloucester	West Deptford Township		408	No Plan Submitted						
Gloucester	Westville Borough		31	No Plan Submitted						
Gloucester	Woodbury City	COAH	8	8	0	5	37	0	0	0
Gloucester	Woodbury Heights Borough		31	No Plan Submitted						
Gloucester	Woolwich Township		332	Plan Under Development						
Hudson	Bayonne City	COAH	303	304	0	190	39	0	0	75
Hudson	East Newark Borough		2	No Plan Submitted						
Hudson	Guttenberg Town		5	No Plan Submitted						
Hudson	Harrison Town	COAH	98	176	63	92		0	0	21
Hudson	Hoboken City		250	No Plan Submitted						
Hudson	Jersey City		2315	No Plan Submitted						
Hudson	Kearny Town	COAH	221	254	175		10	0	14	55
Hudson	North Bergen Township		225	No Plan Submitted						
Hudson	Secaucus Town	COAH	290	253	185			0	5	63
Hudson	Union City		229	No Plan Submitted						
Hudson	Weehawken Township		172	No Plan Submitted						
Hudson	West New York Town		152	No Plan Submitted						
Hunterdon	Alexandria Township		68	Extension - Highlands						
Hunterdon	Bethlehem Township		42	Extension - Highlands						
Hunterdon	Bloomsbury Borough		4	No Plan Submitted						
Hunterdon	Califon Borough		7	Extension - Highlands						
Hunterdon	Clinton Town		109	Extension - Highlands						
Hunterdon	Clinton Township		247	Extension - Highlands						
Hunterdon	Delaware Township	COAH	54	54	6	15	7	6	0	13
Hunterdon	East Amwell Township	COAH	55	55	0	26	15	0	14	0
Hunterdon	Flemington Borough	COAH	39	23	3	2	6	7	0	5
Hunterdon	Franklin Township	COAH	65	66	35		10	0	5	16
Hunterdon	Frenchtown Borough	COAH	8	9	6			1	0	2
Hunterdon	Glen Gardner Borough		8	Extension - Highlands						
Hunterdon	Hampton Borough		24	Extension - Highlands						

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Hunterdon	High Bridge Borough	COAH	30	7	4			2	0	1
Hunterdon	Holland Township		41	Extension - Highlands						
Hunterdon	Kingwood Township	COAH	65	105	60	19	16	0	10	0
Hunterdon	Lambertville City	COAH	108	33	0	24	4	0	0	5
Hunterdon	Lebanon Borough		19	No Plan Submitted						
Hunterdon	Lebanon Township		35	Extension - Highlands						
Hunterdon	Milford Borough	COAH	6	6	4			0	0	2
Hunterdon	Raritan Township	COAH	515	502	50	211	17	96	0	128
Hunterdon	Readington Township	COAH	192	203	28	84	33	20	0	38
Hunterdon	Stockton Borough	COAH	6	8	0		4	0	4	0
Hunterdon	Tewksbury Township		102	Extension - Highlands						
Hunterdon	Union Township		48	Extension - Highlands						
Hunterdon	West Amwell Township	COAH	52	53	0		14	16	15	8
Mercer	East Windsor Township	COAH	395	378	3	180	21	37	43	94
Mercer	Ewing Township	COAH	422	437	98	98	55	14	0	172
Mercer	Hamilton Township	COAH	852	852	64	273	8	294	0	213
Mercer	Hightstown Borough	COAH	57	31	6		3	0	13	9
Mercer	Hopewell Borough	COAH	24	5	0			0	5	0
Mercer	Hopewell Township	COAH	549	536	120	260	82	64	10	0
Mercer	Lawrence Township	COAH	671	537	309	83		101	0	44
Mercer	Pennington Borough	COAH	35	7	0		6	0	0	1
Mercer	Princeton Borough	COAH	178	178	98	57		0	0	23
Mercer	Princeton Township	COAH	167	168	47	97		0	5	19
Mercer	Robbinsville Township	COAH	317	317	67		77	136	0	37
Mercer	Trenton City		666	No Plan Submitted						
Mercer	West Windsor Township	COAH	861	595	276		5	99	0	215
Middlesex	Carteret Borough		174	No Plan Submitted						
Middlesex	Cranbury Township	COAH	269	269	0	170	5	27	0	67
Middlesex	Dunellen Borough		0	No Plan Submitted						
Middlesex	East Brunswick Township	COAH	497	410	24	40	11	232	0	103
Middlesex	Edison Township	COAH	1105	1018	0	120	53	591	0	254

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					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other	Bonus Credits
Middlesex	Helmetta Borough		15	No Plan Submitted						
Middlesex	Highland Park Borough		100	No Plan Submitted						
Middlesex	Jamesburg Borough		23	No Plan Submitted						
Middlesex	Metuchen Borough	COAH	120	117	26		8	57	0	26
Middlesex	Middlesex Borough		63	No Plan Submitted						
Middlesex	Milltown Borough		26	No Plan Submitted						
Middlesex	Monroe Township	COAH	1505	885	480	403		2	0	295
Middlesex	New Brunswick City		301	No Plan Submitted						
Middlesex	North Brunswick Township	COAH	729	549	56		28	362	20	83
Middlesex	Old Bridge Township	COAH	711	428	0	194		147	0	87
Middlesex	Perth Amboy City		196	No Plan Submitted						
Middlesex	Piscataway Township	COAH	457	417	121		10	100	0	186
Middlesex	Plainsboro Township	COAH	445	386	95	216	12	68	14	71
Middlesex	Sayreville Borough		468	No Plan Submitted						
Middlesex	South Amboy City	COAH	72	72	0			72	0	0
Middlesex	South Brunswick Township	COAH	948	948	61	352	112	186	0	237
Middlesex	South Plainfield Borough	COAH	299	328	253			0	0	75
Middlesex	South River Borough		162	No Plan Submitted						
Middlesex	Spotswood Borough		49	No Plan Submitted						
Middlesex	Woodbridge Township	Court	831	Plan Not Yet Reviewed						
Monmouth	Aberdeen Township	COAH	170	512	317	68	17	0	0	0
Monmouth	Allenhurst Borough		0	No Plan Submitted						
Monmouth	Allentown Borough	COAH	7	0	0			0	0	0
Monmouth	Asbury Park City		109	No Plan Submitted						
Monmouth	Atlantic Highlands Borough	COAH	54	14	5		9	0	0	0
Monmouth	Avon-By-The-Sea Borough		4	No Plan Submitted						
Monmouth	Belmar Borough	COAH	15	18	15			0	0	3
Monmouth	Bradley Beach Borough		12	No Plan Submitted						

County	Municipality	Plan Submitted to COAH or Court?	Total Credits Needed According to COAH	Total Credits Proposed By Town	Types of Credits Proposed					
					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other	Bonus Credits
Monmouth	Brielle Borough		26	No Plan Submitted						
Monmouth	Colts Neck Township	COAH	66	67	33			4	30	0
Monmouth	Deal Borough		4	No Plan Submitted						
Monmouth	Eatontown Borough	Court	490	240	97	59	8	24	30	22
Monmouth	Englishtown Borough	COAH	43	18	14			0	2	2
Monmouth	Fair Haven Borough		3	No Plan Submitted						
Monmouth	Farmingdale Borough	Court	53	12	0			1	8	3
Monmouth	Freehold Borough	Court	37	Plan Not Yet Reviewed						
Monmouth	Freehold Township	Court	561	561	20	177		276	0	88
Monmouth	Hazlet Township		131	No Plan Submitted						
Monmouth	Highlands Borough		42	No Plan Submitted						
Monmouth	Holmdel Township	COAH	218	218	0	105		81	0	32
Monmouth	Howell Township	COAH	847	862	191	228	10	157	88	212
Monmouth	Interlaken Borough		2	No Plan Submitted						
Monmouth	Keansburg Borough		9	No Plan Submitted						
Monmouth	Keyport Borough		55	No Plan Submitted						
Monmouth	Lake Como Borough		1	No Plan Submitted						
Monmouth	Little Silver Borough	COAH	13	0	0			0	0	0
Monmouth	Loch Arbour Village		0	No Plan Submitted						
Monmouth	Long Branch City		254	No Plan Submitted						
Monmouth	Manalapan Township	COAH	437	277	0	173	35	0	0	69
Monmouth	Manasquan Borough	COAH	5	10	0			0	10	0
Monmouth	Marlboro Township	COAH	654	442	0	257	79	0	12	94
Monmouth	Matawan Borough		32	No Plan Submitted						
Monmouth	Middletown Township	COAH	463	408	159	147	10	10	35	47
Monmouth	Millstone Township	COAH	172	169	85	24	14	0	4	42
Monmouth	Monmouth Beach Borough	Court	5	5	0			5	0	0
Monmouth	Neptune City Borough	COAH	33	20	15			0	0	5
Monmouth	Neptune Township		309	No Plan Submitted						
Monmouth	Ocean Township		333	No Plan Submitted						
Monmouth	Oceanport Borough	Court	53	41	9	12		0	0	9

County	Municipality	Plan Submitted to COAH or Court?	Total Credits Needed According to COAH	Total Credits Proposed By Town	Types of Credits Proposed					
					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other	Bonus Credits
Monmouth	Red Bank Borough	COAH	159	0	0			0	0	0
Monmouth	Roosevelt Borough		4	No Plan Submitted						
Monmouth	Rumson Borough	COAH	22	22	5	4		0	10	3
Monmouth	Sea Bright Borough		4	No Plan Submitted						
Monmouth	Sea Girt Borough		11	No Plan Submitted						
Monmouth	Shrewsbury Borough	Court	31	Plan Not Yet Reviewed						
Monmouth	Shrewsbury Township		2	No Plan Submitted						
Monmouth	Spring Lake Borough	COAH	3	Plan Not Yet Reviewed						
Monmouth	Spring Lake Heights Borough	Court	23	Plan Not Yet Reviewed						
Monmouth	Tinton Falls Borough	COAH	494	699	335	131	18	103	0	112
Monmouth	Union Beach Borough		26	No Plan Submitted						
Monmouth	Upper Freehold Township	COAH	142	160	0		120	0	0	40
Monmouth	Wall Township	Court	667	1022	0	908		69	8	37
Monmouth	West Long Branch Borough		27	No Plan Submitted						
Morris	Boonton Town	COAH	51	46	18		18	0	4	6
Morris	Boonton Township		79	No Plan Submitted						
Morris	Butler Borough		63	No Plan Submitted						
Morris	Chatham Borough	COAH	36	9	7			0	0	2
Morris	Chatham Township	COAH	110	110	75		7	5	23	0
Morris	Chester Borough		50	Extension - Highlands						
Morris	Chester Township		66	Extension - Highlands						
Morris	Denville Township		289	Extension - Highlands						
Morris	Dover Town	COAH	137	221	157	1	7	0	34	22
Morris	East Hanover Township	COAH	254	130	0		71	0	42	25
Morris	Florham Park Borough	COAH	558	558	238		36	180	0	104
Morris	Hanover Township		310	Extension - Highlands						
Morris	Harding Township	COAH	40	36	0	5	11	0	12	8
Morris	Jefferson Township		222	Extension - Highlands						
Morris	Kinnelon Borough		59	Extension - Highlands						

County	Municipality	Plan Submitted to COAH or Court?	Total Credits Needed According to COAH	Total Credits Proposed By Town	Types of Credits Proposed					
					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other	Bonus Credits
Morris	Lincoln Park Borough	COAH	85	121	21		10	75	0	0
Morris	Long Hill Township	COAH	132	134	35	12	5	77	5	0
Morris	Madison Borough	COAH	306	232	16	129		10	0	77
Morris	Mendham Borough		125	Extension - Highlands						
Morris	Mendham Township		76	Extension - Highlands						
Morris	Mine Hill Township		63	Extension - Highlands						
Morris	Montville Township		316	Extension - Highlands						
Morris	Morris Plains Borough	Court	151	Plan Not Yet Reviewed						
Morris	Morris Township	COAH	224	181	46		30	105	0	0
Morris	Morristown Town		62	No Plan Submitted						
Morris	Mount Arlington Borough		92	No Plan Submitted						
Morris	Mount Olive Township		505	Extension - Highlands						
Morris	Mountain Lakes Borough		96	Extension - Highlands						
Morris	Netcong Borough	COAH	26	28	26			0	2	0
Morris	Parsippany-Troy Hills Township		1744	Extension - Highlands						
Morris	Pequannock Township		205	Extension - Highlands						
Morris	Randolph Township		371	Extension - Highlands						
Morris	Riverdale Borough		146	Extension - Highlands						
Morris	Rockaway Borough	COAH	86	4	0		4	0	0	0
Morris	Rockaway Township		531	Extension - Highlands						
Morris	Roxbury Township	COAH	349	307	154	48	13	19	0	73
Morris	Victory Gardens Borough		9	No Plan Submitted						
Morris	Washington Township		201	No Plan Submitted						
Morris	Wharton Borough		133	Extension - Highlands						
Ocean	Barnegat Light Borough		0	No Plan Submitted						
Ocean	Barnegat Township	COAH	340	401	155	46	6	73	21	100
Ocean	Bay Head Borough		1	No Plan Submitted						
Ocean	Beach Haven Borough		9	No Plan Submitted						
Ocean	Beachwood Borough		52	No Plan Submitted						

County	Municipality	Plan Submitted to COAH or Court?	Total Credits Needed According to COAH	Total Credits Proposed By Town	Types of Credits Proposed					
					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other s	Bonus Credit
Ocean	Berkeley Township	COAH	557	265	59	29	28	119	0	30
Ocean	Brick Township	Court	1038	577	117	35	81	149	30	165
Ocean	Eagleswood Township	Court	109	47	26			10	10	1
Ocean	Harvey Cedars Borough		0	No Plan Submitted						
Ocean	Island Heights Borough		9	No Plan Submitted						
Ocean	Jackson Township		1358	Plan Under Development						
Ocean	Lacey Township	COAH	507	507	260	20	74	0	119	34
Ocean	Lakehurst Borough		18	No Plan Submitted						
Ocean	Lakewood Township		1396	Plan Under Development						
Ocean	Lavallette Borough		5	No Plan Submitted						
Ocean	Little Egg Harbor Township	COAH	342	342	0	178		0	44	120
Ocean	Long Beach Township		5	No Plan Submitted						
Ocean	Manchester Township		1237	Plan Under Development						
Ocean	Mantoloking Borough	COAH	0	0	0			0	0	0
Ocean	Ocean Gate Borough		3	No Plan Submitted						
Ocean	Ocean Township	COAH	138	139	71	34		0	0	34
Ocean	Pine Beach Borough	COAH	26	7	0	2	5	0	0	0
Ocean	Plumsted Township		167	No Plan Submitted						
Ocean	Point Pleasant Beach Borough	COAH	7	Plan Not Yet Reviewed						
Ocean	Point Pleasant Borough	Court	11	18	0			18	0	0
Ocean	Seaside Heights Borough		18	No Plan Submitted						
Ocean	Seaside Park Borough		5	No Plan Submitted						
Ocean	Ship Bottom Borough		6	No Plan Submitted						
Ocean	South Toms River Borough		43	No Plan Submitted						
Ocean	Stafford Township	COAH	530	519	209	171	6	0	5	128
Ocean	Surf City Borough		9	No Plan Submitted						
Ocean	Toms River Township	Court	2231	1104	259	195	170	114	0	308
Ocean	Tuckerton Borough	COAH	81	74	30	28		0	0	16

County	Municipality	Plan Submitted to COAH or Court?	Total Credits Needed According to COAH	Total Credits Proposed By Town	Types of Credits Proposed					
					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other s	Bonus Credit
Passaic	Bloomington Borough		76	No Plan Submitted						
Passaic	Clifton City	COAH	1048	0	0			0	0	0
Passaic	Haledon Borough		89	No Plan Submitted						
Passaic	Hawthorne Borough		230	No Plan Submitted						
Passaic	Little Falls Township	COAH	129	85	68			0	0	17
Passaic	North Haledon Borough	COAH	112	34	19		8	0	0	7
Passaic	Passaic City		380	No Plan Submitted						
Passaic	Paterson City		620	No Plan Submitted						
Passaic	Pompton Lakes Borough		69	No Plan Submitted						
Passaic	Prospect Park Borough	COAH	19	6	0		6	0	0	0
Passaic	Ringwood Borough		38	Extension - Highlands						
Passaic	Totowa Borough		274	No Plan Submitted						
Passaic	Wanaque Borough		137	Extension - Highlands						
Passaic	Wayne Twp	COAH	1029	80	0			80	0	80
Passaic	West Milford Township		98	Extension - Highlands						
Passaic	West Paterson Borough	COAH	316	20	0			20	0	92
Salem	Alloway Township		37	No Plan Submitted						
Salem	Carneys Point Township	COAH	145	144	0	82		0	16	0
Salem	Elmer Borough		5	No Plan Submitted						
Salem	Elsinboro Township		2	No Plan Submitted						
Salem	Lower Alloways Creek Township		16	No Plan Submitted						
Salem	Mannington Township		8	Plan Under Development						
Salem	Oldmans Township	Court	13	29	0	22		0	0	7
Salem	Penns Grove Borough		8	No Plan Submitted						
Salem	Pennsville Township	COAH	72	50	46	4		0	0	0
Salem	Pilesgrove Township	Court	81	Plan Not Yet Reviewed						
Salem	Pittsgrove Township	Court	141	141	0	59	4	43	10	35
Salem	Quinton Township	COAH	20	23	13	5		0	5	0
Salem	Salem City		19	No Plan Submitted						
Salem	Upper Pittsgrove Township	COAH	40	40	2		11	12	8	7

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					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other s	Bonus Credit
Salem	Woodstown Borough		31	No Plan Submitted						
Somerset	Bedminster Township	COAH	249	591	566	12		0	0	13
Somerset	Bernards Township	COAH	368	389	0	59	69	205	0	56
Somerset	Bernardsville Borough		120	Extension - Highlands						
Somerset	Bound Brook Borough		17	No Plan Submitted						
Somerset	Branchburg Township	COAH	347	352	34	180	47	8	0	83
Somerset	Bridgewater Township	COAH	891	766	26	100	26	592	0	22
Somerset	Far Hills Borough		23	Extension - Highlands						
Somerset	Franklin Township	COAH	1145	1244	505	286	27	199	0	227
Somerset	Green Brook Township		107	No Plan Submitted						
Somerset	Hillsborough Township		650	No Plan Submitted						
Somerset	Manville Borough		45	No Plan Submitted						
Somerset	Millstone Borough	COAH	4	4	3			0	0	1
Somerset	Montgomery Township	COAH	501	501	153	121	52	75	0	106
Somerset	North Plainfield Borough	COAH	36	68	45	6	4	13	0	0
Somerset	Peapack-Gladstone Borough	COAH	37	37	0	20	8	0	0	9
Somerset	Raritan Borough	COAH	203	86	42		12	0	0	32
Somerset	Rocky Hill Borough	COAH	11	11	0		1	0	10	0
Somerset	Somerville Borough		121	No Plan Submitted						
Somerset	South Bound Brook Borough		25	No Plan Submitted						
Somerset	Warren Township	COAH	407	404	161		23	177	6	42
Somerset	Watchung Borough	COAH	73	48	0	31		0	5	12
Sussex	Andover Borough	COAH	49	11	4		4	3	0	0
Sussex	Andover Township	COAH	137	52	4	34		10	0	4
Sussex	Branchville Borough	COAH	13	13	9			0	1	3
Sussex	Byram Township	COAH	81	57	28		8	0	10	11
Sussex	Frankford Township	COAH	97	97	52	9	10	0	0	26
Sussex	Franklin Borough		77	Extension - Highlands						
Sussex	Fredon Township	Court	56	63	29			8	10	16
Sussex	Green Township	COAH	59	59	5	12		20	9	13

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					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other s	Bonus Credit
Sussex	Hamburg Borough		48	Extension - Highlands						
Sussex	Hampton Township	COAH	86	120	83		5	0	22	10
Sussex	Hardyston Township	COAH	213	213	125		14	21	0	53
Sussex	Hopatcong Borough		103	Extension - Highlands						
Sussex	Lafayette Township	COAH	96	94	70		15	0	9	0
Sussex	Montague Township	COAH	111	2	0			2	0	0
Sussex	Newton Town	COAH	214	375	115			222	0	32
Sussex	Ogdensburg Borough		6	No Plan Submitted						
Sussex	Sandyston Township	COAH	36	36	0	15	9	0	3	9
Sussex	Sparta Township	COAH	207	170	31		29	66	1	43
Sussex	Stanhope Borough		56	Extension - Highlands						
Sussex	Stillwater Township	COAH	90	14	4	3	4	0	3	0
Sussex	Sussex Borough		20	No Plan Submitted						
Sussex	Vernon Township		389	Extension - Highlands						
Sussex	Walpack Township		0	No Plan Submitted						
Sussex	Wantage Township	COAH	219	149	64		40	0	0	45
Union	Berkeley Heights Township	COAH	294	297	47	125	11	83	0	31
Union	Clark Township		144	No Plan Submitted						
Union	Cranford Township	Court	328	Plan Not Yet Reviewed						
Union	Elizabeth City		1526	No Plan Submitted						
Union	Fanwood Borough	COAH	26	31	10		17	0	0	4
Union	Garwood Borough		10	No Plan Submitted						
Union	Hillside Township		157	No Plan Submitted						
Union	Kenilworth Borough		122	No Plan Submitted						
Union	Linden City	COAH	446	23	0	23		0	0	0
Union	Mountainside Borough		46	Plan Under Development						
Union	New Providence Borough	COAH	187	39	0			39	0	0
Union	Plainfield City		156	No Plan Submitted						
Union	Rahway City		485	No Plan Submitted						
Union	Roselle Borough		67	No Plan Submitted						

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					Private Sector Development & Re-development	100% Affordable	Supportive and Special Needs Housing	Preserving/Renovating Existing Housing	Other s	Bonus Credit
Union	Roselle Park Borough		36	No Plan Submitted						
Union	Scotch Plains Township	COAH	174	175	72	4	15	84	0	0
Union	Springfield Township	COAH	298	239	194			30	0	15
Union	Summit City	Court	209	44	24	10		5	0	5
Union	Union Township		827	No Plan Submitted						
Union	Westfield Town		180	No Plan Submitted						
Union	Winfield Township		11	No Plan Submitted						
Warren	Allamuchy Township		57	Extension - Highlands						
Warren	Alpha Borough		33	Extension - Highlands						
Warren	Belvidere Town		24	No Plan Submitted						
Warren	Blairstown Township	COAH	118	118	2	52	16	10	10	28
Warren	Franklin Township		100	Extension - Highlands						
Warren	Frelinghuysen Township	COAH	32	35	0	10	19	0	0	6
Warren	Greenwich Township		128	Extension - Highlands						
Warren	Hackettstown Town		132	Extension - Highlands						
Warren	Hardwick Township	COAH	36	36	0		13	13	10	0
Warren	Harmony Township		26	Extension - Highlands						
Warren	Hope Township	COAH	29	29	0	9		14	4	2
Warren	Independence Township		52	Extension - Highlands						
Warren	Knowlton Township	COAH	60	61	0		14	10	20	15
Warren	Liberty Township		37	Extension - Highlands						
Warren	Lopatcong Township		95	Extension - Highlands						
Warren	Mansfield Township		121	Extension - Highlands						
Warren	Oxford Township		42	Extension - Highlands						
Warren	Phillipsburg Town		303	No Plan Submitted						
Warren	Pohatcong Township		87	No Plan Submitted						
Warren	Washington Borough		51	Extension - Highlands						
Warren	Washington Township		59	No Plan Submitted						
Warren	White Township		98	No Plan Submitted						
	<b>New Jersey</b>		<b>103908</b>	<b>48760</b>	<b>14471</b>	<b>11537</b>	<b>3165</b>	<b>8369</b>	<b>1723</b>	<b>0</b>