



Town of Westfield, NJ Master Plan

Amendment to the 2014 Housing Plan Element & Fair Share Plan

Adopted: May 4, 2015

Prepared By:

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A signed and sealed copy of this Master Plan amendment is on file with the Planning Board Secretary and Town Clerk.

TOWN OF WESTFIELD, NJ
AMENDMENT TO THE 2014
HOUSING PLAN ELEMENT & FAIR SHARE PLAN

Purpose of Amendment

This document represents an amendment to the Town of Westfield's 2014 Housing Plan Element & Fair Share Plan (the 2014 Plan) relating to the New Street Transit-oriented Development zone (NS-AMFH zone). Its purpose is to amend the adopted 2014 Plan in accordance with a Consent Order issued April 1, 2015 by the Superior Court of New Jersey Law Division - Union County, Docket No. UNN-L-135-09 (the Consent Order), modifying the February 6, 2015 Order Amending the 2013 Judgment of Compliance and Repose. The Consent Order includes the following provisions related to development of the NS-AMFH zone:

1. Increase the density of the development to 70 rental housing units with a 13% set-aside (consisting of 61 market rate units and 9 affordable units.)
2. Of the 9 affordable units, 4 will be two bedroom units and 5 will be one bedroom units.
3. Of the 9 affordable units, 5 will be moderate income units and 4 will be low income (3 low and 1 very low) units.

As a result of the Consent Order, it is recommended that existing provisions contained within The Land Use Ordinance for the NS-AMFH zone be amended to allow for the density, set-aside, bedroom distributions, and low/moderate income split as described above.

Background

The 2014 Plan was adopted by the Planning Board on November 3, 2014. The 2014 Plan was prepared with the purpose of identifying how the Town will address its "Third Round" affordable housing obligation. The 2014 Plan consists of two parts. Part 1, the ***Housing Plan Element***, contains information on the Town's housing stock, demographics, employment characteristics, and a determination of the Town's affordable housing obligation. Part 2, the ***Fair Share Plan***, describes how the Town provides a realistic opportunity for the rehabilitation and construction of affordable housing consistent with the Fair Housing Act, state regulations, and sound planning principles.

**Amended 2014 Housing Plan
Element & Fair Share Plan**

The 2014 Housing Plan Element & Fair Share Plan adopted on November 3, 2014 is hereby amended in accordance with the provisions contained within the Consent Order as described in the Purpose of the Amendment section above. All other aspects of the 2014 Plan shall remain in place. The attached tables amend those contained within the

2014 Plan, to show 76 credits toward the Town's future affordable housing obligation as a result of the additional affordable units to be constructed pursuant to the Consent Order. The attached map displays the Town's designated affordable housing sites (not including existing special needs housing).

OVERVIEW OF UNITS AND CREDITS ADDRESSING WESTFIELD'S AFFORDABLE HOUSING OBLIGATIONS			
Type of Project	Units/Credits Addressing Prior Round 139-unit Affordable Housing Obligation		Units/Credits "Banked" for Future Affordable Housing Obligation
	Realistic Development Potential – RDP: 51 Units	Unmet Need: 88 Units	
Special Needs and Permanent Supportive Housing Prior Round Rental Bonus	10 6		10
Regional Contribution Agreement w/ City of Elizabeth	21		
Westfield Senior Citizens (Court-approved first round plan - 130 affordable units) Prior Round Rental Bonus	12 2	88	30
Inclusionary zoning: • Court-approved first round plan inclusionary sites (15 units)			15
• Future Credits Transit-oriented development (17 units) • Sunnyside property (4 units)			21
Subtotal Units/Credits	139		76
TOTAL UNITS/CREDITS	215		

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TOWN OF WESTFIELD AFFORDABLE HOUSING							
Project, Date Established, and Location	No. of Afford. Units	Rental Hsg.	Population Served	Prior Round RDP Credits	Prior Round Rental Bonus	Prior Round Unmet Need	Credits for Future Round
Special Needs and Permanent Supportive Housing (20 units - all housing is occupied)							
ARC - 1982 478 Whittier (Poet's Place)	4 (BR)	Yes	Develop. Disabled	4			
ARC - 1989 56 Mohawk Trail	4 (BR)	Yes	Develop. Disabled	4	4		
Our House - 2001 506 Boulevard	6 (BR)	Yes	Develop. Disabled	2	2		4
Homefirst Interfaith Hsg - 2009 550 Trinity Place	2	Yes	Homeless Disabled				2
Homefirst Interfaith Hsg - 2010 706 Central Avenue	2	Yes	Homeless Disabled				2
Homefirst Interfaith Hsg - 2011 710 Central Avenue	2	Yes	Homeless Disabled				2
Regional Contribution Agreement (Terms Fulfilled by Westfield)							
RCA with the City of Elizabeth - 1993	21		n/a	21			
Senior Citizens Housing (Constructed in 1995 and Occupied)							
Westfield Senior Citizens	130	Yes	Seniors	12	2	88	30
Inclusionary Zoning (Proposed Affordable Housing)							
Court-approved First Round Williams Property: 52 total units/10 affordable)	10	No	Families				10
Court-approved First Round Myrtle Avenue Tract: Zoning permits 34 total units/7 affordable	5	No	Families				5
Credits Granted by Court Order/Judgment of Repose on October 7, 2013				51		88	55
Future Credits: Sunnyside Settlement: 24 total units/4 affordable	4	Yes	Families				4
Future Credits: New Street Transit-oriented Development (TOD): 70 total units/9 affordable	9	Yes	Families				9
Future Credits: North Avenue Transit-oriented Development	8	Option	Families				8
GRAND TOTAL OF UNITS & CREDITS	207			51		88	76

COURT APPROVED AFFORDABLE HOUSING ADDRESSING THIRD ROUND AFFORDABLE HOUSING OBLIGATION			
Affordable Housing, Year Established, and Location	Affordable Units	Rental Housing	Population Served
Special Needs and Permanent Supportive Housing			
Our House - 2001 (6 BR total - 2 BRs were allocated to the prior round) 506 Boulevard	4 (BR)	Yes	Develop. Disabled
Homefirst Interfaith Housing - 2009 550 Trinity Place	2	Yes	Homeless Disabled
Homefirst Interfaith Housing - 2010 706 Central Avenue	2	Yes	Homeless Disabled
Homefirst Interfaith Housing - 2011 710 Central Avenue	2	Yes	Homeless Disabled
Senior Citizens Housing			
Westfield Senior Citizens Housing - 1995 (100 units allocated to prior round & unmet need)	30	Yes	Seniors
Inclusionary Zoning			
Court-approved First Round Inclusionary Zoning: Williams property	10	No	Families
Court-approved First Round Inclusionary Zoning: Myrtle Avenue	5	No	Families
Inclusionary Zoning for North Avenue Transit-oriented Development	8	Optional	Families
Inclusionary Zoning for New Street Transit-oriented Development	9	Yes	Families
Inclusionary Zoning for Sunnyside (Settlement) Property	4	Yes	Families
TOTAL UNITS AVAILABLE TO SATISFY ANY FUTURE HOUSING OBLIGATION	76		

TRANSIT-ORIENTED DEVELOPMENT (TOD) SITES					
TOD AREA, CURRENT ZONING, SITE SIZE			TOD "FOR SALE" HOUSING DEVELOPMENT OPTION		
Name/Location Block/Lot	Current Zoning	Size: Acres	Density "For Sale" Units	Total Units in TOD	Affordable Units
<u>New Street</u> Block 3208 Lots 1.02 and Block 3207 Lots 1 and 4	NS- AMFH	1.52	46.1	70	9 (13%)
<u>North Avenue</u> Block 3305 Lots 4, 5	C	2.6	15	39	8 (20%)
<u>W. Broad Street</u> Block 3001 Lots 1, 6	GB-1	0.479	64.7	31	5 (16.12%)
			TOTAL	140	22

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**TOWN OF WESTFIELD
AFFORDABLE HOUSING**

Project, Date Established and Location	No. of Affordable Units	Rental Housing	Population Served	Court-Approved Future Credits	Proposed Third Round Credits
Special Needs and Permanent Supportive Housing (10 Units – All Housing is Occupied)					
Our House - 2001 506 Boulevard	4 (BR)	Yes	Devel. Disabled	4	
Home First Interfaith Hsg-2009 550 Trinity Pl	2	Yes	Homeless Disabled	2	
Home First Interfaith Hsg-2010 706 Central Ave	2	Yes	Homeless Disabled	2	
Home First Interfaith Hsg-2011 710 Central Ave	2	Yes	Homeless Disabled	2	
Proposed Special Needs/Supportive Housing (6 Units Town-Owned Land)					
Town-Owned Lands–Myrtle Ave Lot 1, Block 4006 Lot 13, Block 4007	6	Yes	Devel./ Homeless Disabled	2	4
Senior Citizen Housing (Constructed 1995 and Occupied)					
Westfield Senior Citizens	30	Yes	Senior Citizens	30	
Inclusionary Zoning (Proposed Affordable Housing)					
Williams Property Court-Approved First Round (8 units/ acre 20% set-aside)	10	No	Families	10	
Proposed Third Round (16 units w/acre 20% set-aside)	10	No	Families		10
Myrtle Ave Tract Court-Approved 2013 Plan	5*	No	Families	3	
Approved Dev App (16 units w/3 affordable Lots 2,3 Block 4006)	3				
339 W. Broad St Future TOD Zoning (31 units/5 affordable)	5	Yes	Individuals/ Families		5
New Street Future Credits Zoned TOD(70 units/9 aff.)	9	Yes	Individuals/ Families	6	3
North Ave Future Credits Zoned TOD	8	No	Families	8	
Sunnyside Settlement Future Credits (24 units/4 aff.)	4	Yes	Families	4	
Grand Total: Number of Affordable Units Approved Credits Proposed Credits	95			73	22

