Plans, Master Plans and Amendments
Report to the Board July 12th through September 8th 2016

Municipality	**Town of Dover**
Document	Housing Element and Fair Share Plan
Public Hearing	August 24, 2016
Summary	Housing Element and Fair Share Plan prepared in response to the NJ Supreme Court 2015 decision.

- Dover originally adopted a Third Round Housing Plan in December 2008. COAH found the petition for substantive certification complete in March of 2009 but substantive certification was never granted. The Plan currently being submitted is in response to the March 2015 Supreme Court decision authorizing the Courts to hear and decide actions addressing compliance with Mount Laurel obligations, previously the jurisdiction of COAH.

- The Town of Dover joined with approximately 220 other municipalities and retained Econsult to determine its affordable housing obligation. Based on the Econsult report entitled "New Jersey Affordable Housing Need and Obligations," Dover's affordable housing obligation was identified as follows:

    - Prior Round obligation for 1987 – 1999 — 6 units
    - Prospective Need obligation for 2015 – 2025 — 0 units
    - Present Need / rehabilitation obligation — 139 units

- A plan reflecting these obligation figures was submitted to the Court in January. In the interim, the Fair Share Housing Center released its proposed obligation figures, which calculated the Town's obligation as follows

    - Prior Round obligation for 1987 – 1999 — 6 units
    - Prospective Need obligation for 2015 – 2025 — 254 units
    - Present Need / rehabilitation obligation — 312 units

- At the direction of the Court, the Town met for negotiations with the Fair Share Housing Center to determine a mutually acceptable obligation figure. Based on the results of this negotiation and agreement to develop a new Housing Element and Fair Share Plan incorporating this agreement, the court granted Substantive Certification and Judgement of Compliance and Repose to Dover.

- Dover subsequently developed a new draft Housing Element and Fair Share Plan which has been revised to reflect the settlement agreement between Dover and the Fair Share Housing Center in which the obligation has been identified as follows:

    - Prior Round obligation for 1987 – 1999 — 6 units
    - Prospective Need obligation for 2015 – 2025 — 178 units
    - Present Need / rehabilitation obligation — 312 units

- Dover plans to meet its 178 prospective need through a combination of existing built units and planned inclusionary development. Based on existing rehabilitation credits, anticipated rehabilitation, and other surplus credits, the Town has calculated that it has 139 rehabilitation credits, leaving them with a remaining deficit of 173 units. The Plan indicates that this deficit will be eliminated through the completion of anticipated new affordable housing construction.