

# **SWIGER CONSULTING, INC.**

---

---

## **AFFORDABLE HOUSING PLANS**

### **NEW JERSEY COUNCIL ON AFFORDABLE HOUSING FAIR SHARE HOUSING PLANS**

New Jersey is the only state whose constitution has been interpreted by its Supreme Court as requiring every municipality to provide its fair share of affordable housing. Further, if a municipality is in a growth area, that municipality must also provide for its regional need for low- and moderate-income housing. New Jersey has recognized the nexus between jobs, economic growth and housing needs, and has defined this relationship through extensive research and the development of growth share obligation formulae. This set of standards correlates job growth and housing needs and establishes standards for the number of affordable housing units that are needed in light of growth.

**SWIGER CONSULTING, INC.** has been called upon to provide the extensive research and analysis required to develop plans and programs to meet these requirements. This work entails revising the Housing Element of a municipality's Master Plan, calculating the municipality's Fair Share obligation based



upon its prior obligation, its rehabilitation programs, and the community's Growth Share projection. Using the range of programs and mechanisms available, we work with the municipal planner, housing experts and the Planning Board and Council to develop a program that will meet the obligation in a timely and financially responsible manner. **SWIGER CONSULTING** assists in the drafting of implementing ordinances, the development of the required Spending Plan, and the Marketing Plan.

**SWIGER CONSULTING** prepared Fair Share Plans for the highly urbanized and rapidly growing Township of Union (Union County) and the rural, more slowly developing, Township of Sandyston (Sussex County). Both plans were reviewed and accepted by their respective Planning Boards and Township Councils and filed with the Council on Affordable Housing.