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March 20, 2017

**Re: Preliminary Review  
West Orange 2017 Draft Housing Element and Fair Share Plan (Valley Road  
Residential LLC site)**

Dear Ms. Bishop,

I have reviewed West Orange's draft 2017 Amendment to the Adopted Fair Share Plan (hereafter the "Plan") and offer the following preliminary review.

It is my understanding this Plan amends the Township's previous Housing Element and Fair Share Plan to include the 100-unit Valley Road site, located at 22-24 Central Avenue, as an inclusionary housing site with a 55% affordable housing set-aside. Furthermore, the Township is proposing to subsidize 40 of the 55 affordable units with \$3 million for a per-unit subsidy of \$75,000. The Plan states the subsidy will be provided by existing development fees and payments in lieu of construction. Given this, review of the Plan indicates it advances construction of low and moderate income housing in a manner consistent with COAH's substantive rules, *N.J.A.C. 5:93*.

Note that this review does not provide indication of how the affordable units may be used to satisfy the Township's affordable housing obligation (i.e. no discussion of rental bonus credits has been provided or reviewed) as this will be determined at the time the municipality submits its third round housing element and fair share plan.

Please feel free to contact me to discuss the questions and comments you may have.

Sincerely,

Elizabeth McManus, PP, AICP, LEED AP

C. Richard Trenk, Esq.  
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