

MORRISTOWN HOUSING ELEMENT & FAIR SHARE PLAN



Submitted to:
Morristown Planning Division

Issued by:
Morristown Planning Division
12 September 2011

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MORRISTOWN HOUSING ELEMENT & FAIR SHARE PLAN

What is the Housing Element & Fair Share Plan?

**Morristown Demographics and Affordability
as they pertain to the “Fair Share Obligation” by COAH**

Approval Process & Next Steps...

WHY MAKE A HOUSING PLAN?

1) To protect the town from
“builders remedy” lawsuits

[The town has never submitted one before]



WHY MAKE A HOUSING PLAN?

2) To protect the town's affordable housing trust fund from the state, which by law can take funds from municipalities that don't have a certified plan



WHY MAKE A HOUSING PLAN?

3) To allow us to spend these funds on new units to develop new affordable housing units in Morristown



**WHAT IS THE
HOUSING ELEMENT
& FAIR SHARE PLAN?**



PURPOSE:

To confirm and address
Morristown's "present"
affordable housing
requirements

COAH*

COUNCIL ON AFFORDABLE HOUSING

1987 - 2004

Round Two "Prior Round Obligation"

2004 - 2010

**Round Three "Growth Share Methodology"
(Invalidated October 2010)**

*No longer exists - FHA now governed by the NJ Department of Community Affairs

HOUSING ELEMENT & FAIR SHARE PLAN

guides



**HOUSING
TRUST FUNDS**

to create



**NEW UNITS &
SUBSIDIZED RENT**

and inform

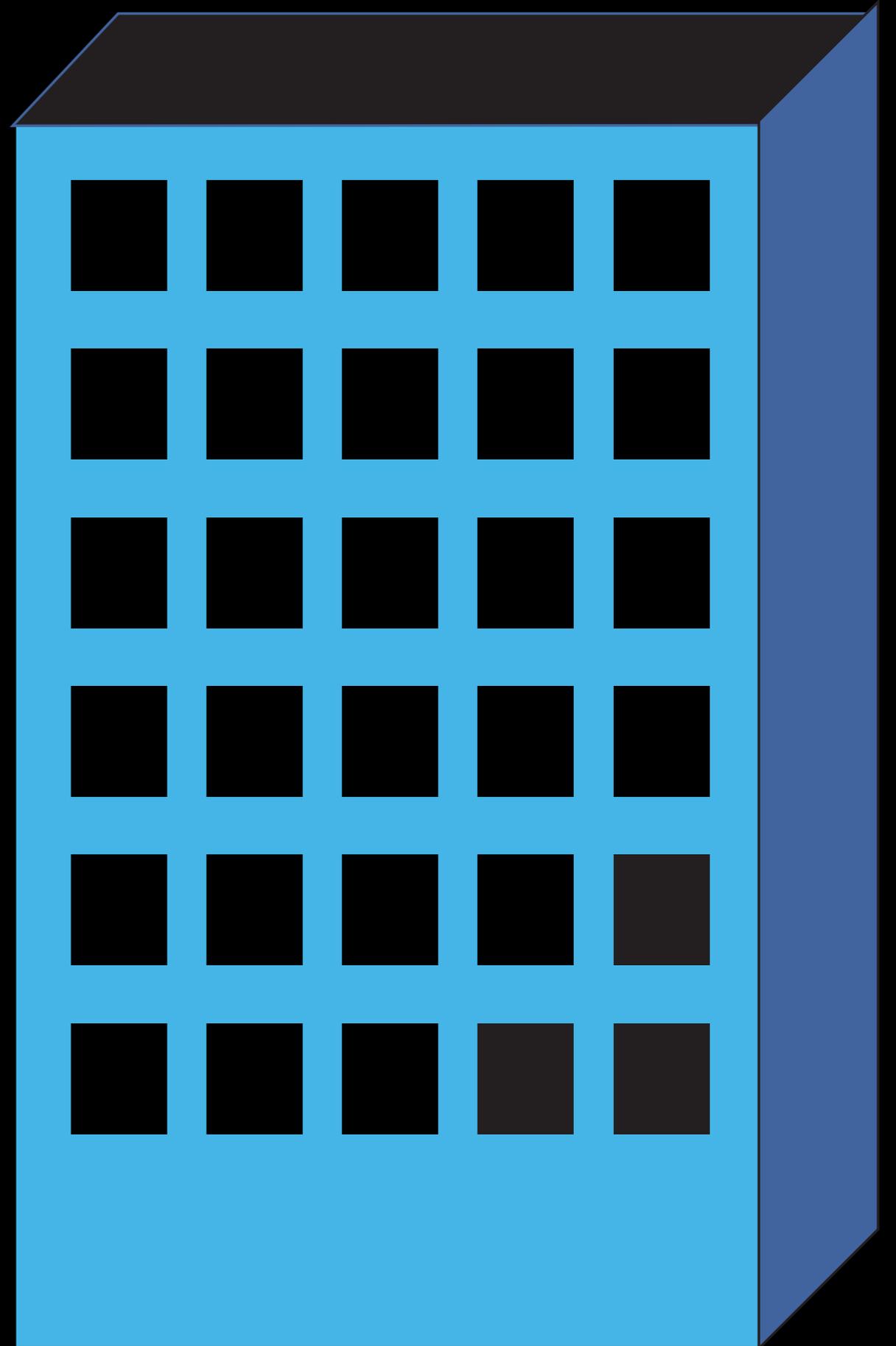


**LAND USE &
TRANSPORTATION
POLICY**

overseen by **ADMINISTRATIVE AGENT**

WHO WE ARE

**Households and Housing in
Morristown**

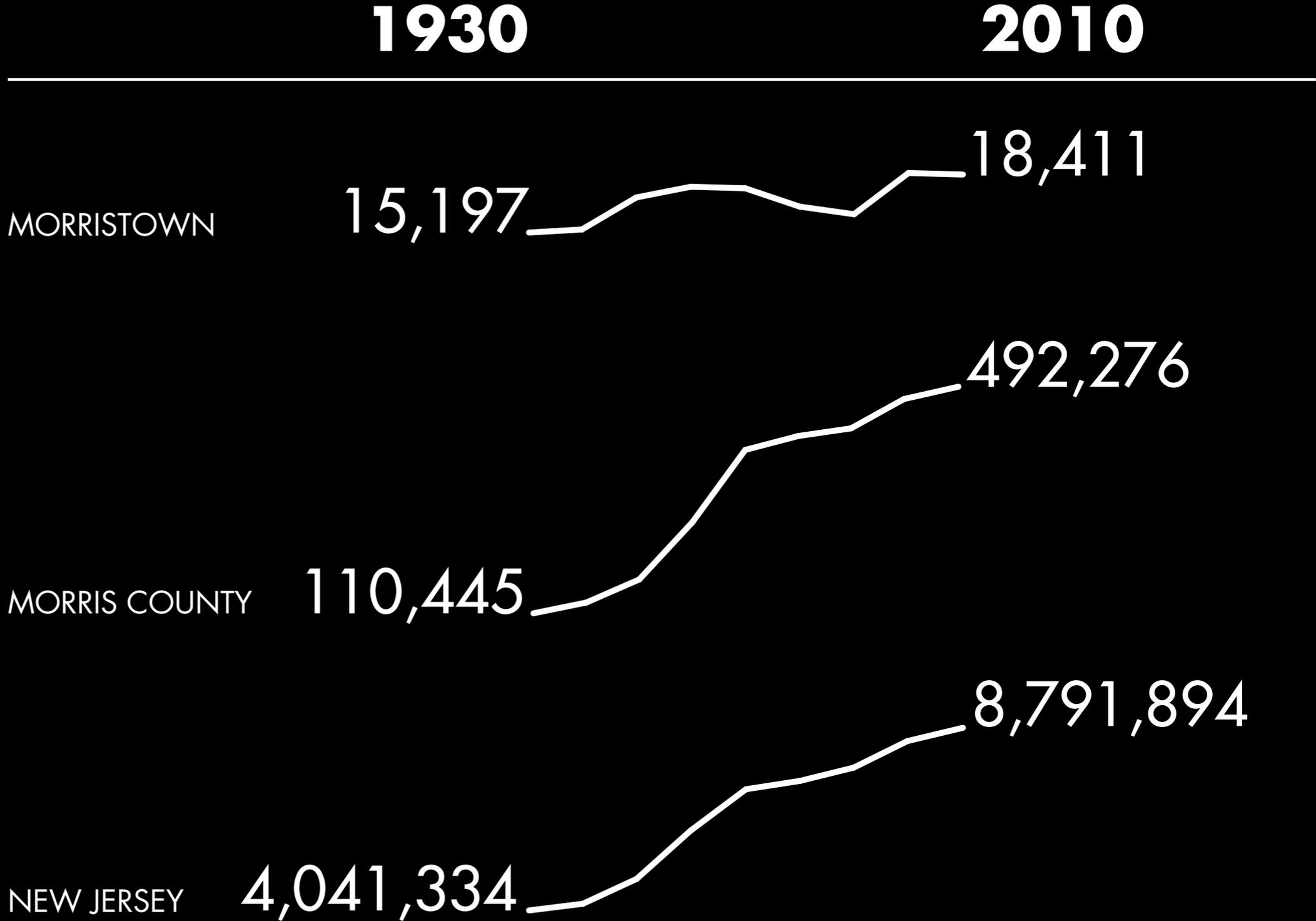


Affordability according to HUD

MAXIMUM GROSS RENT BY BEDROOM SIZE

	0	1	2	3	4	5
30%	461	494	593	685	765	843
40%	616	660	792	914	1020	1125
50%	770	825	990	1143	1275	1406
60%	924	990	1188	1371	1530	1688
80%	1127	1208	1450	1675	1868	2016

Population Growth

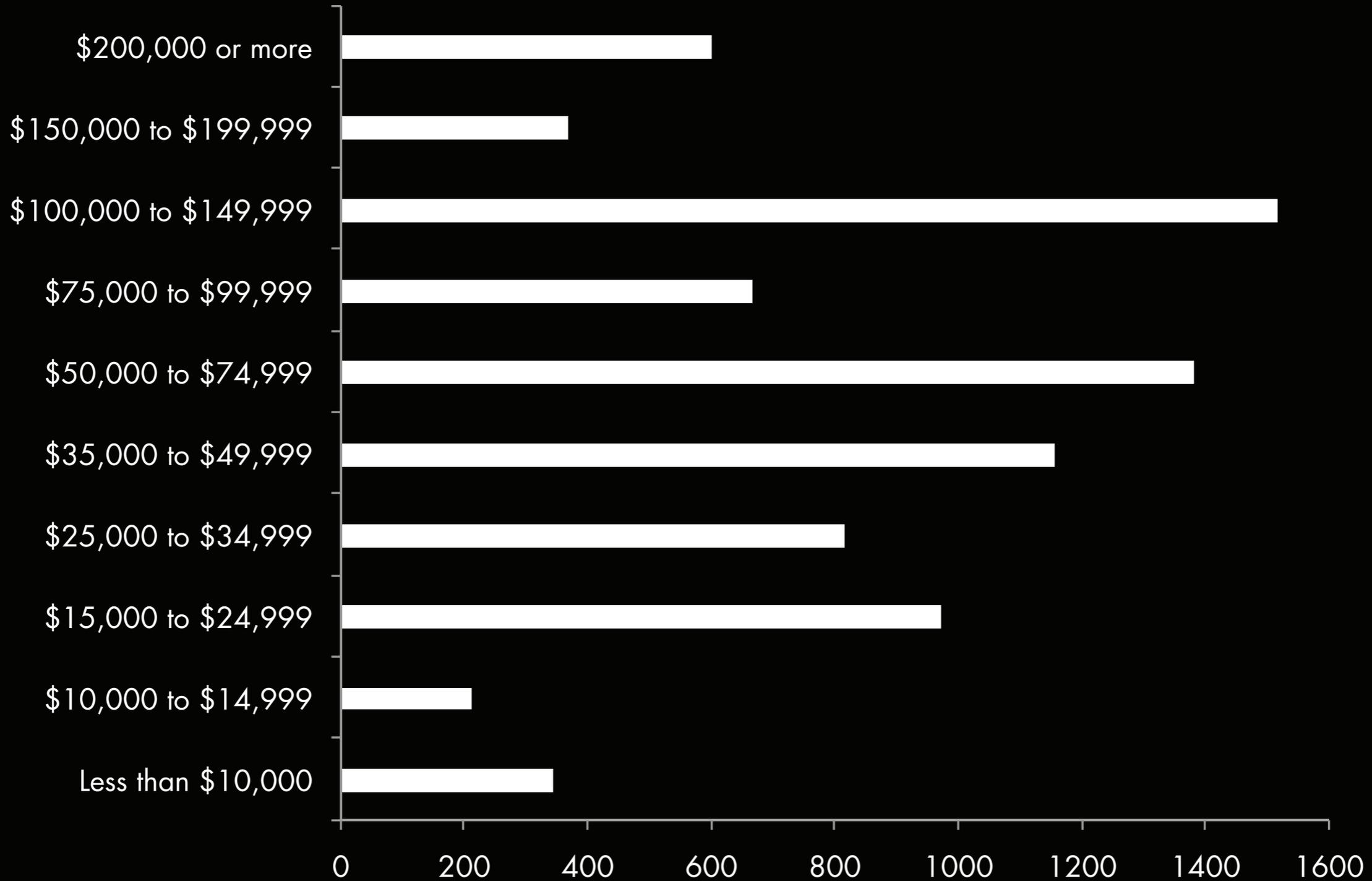


Source: U.S. Census Bureau

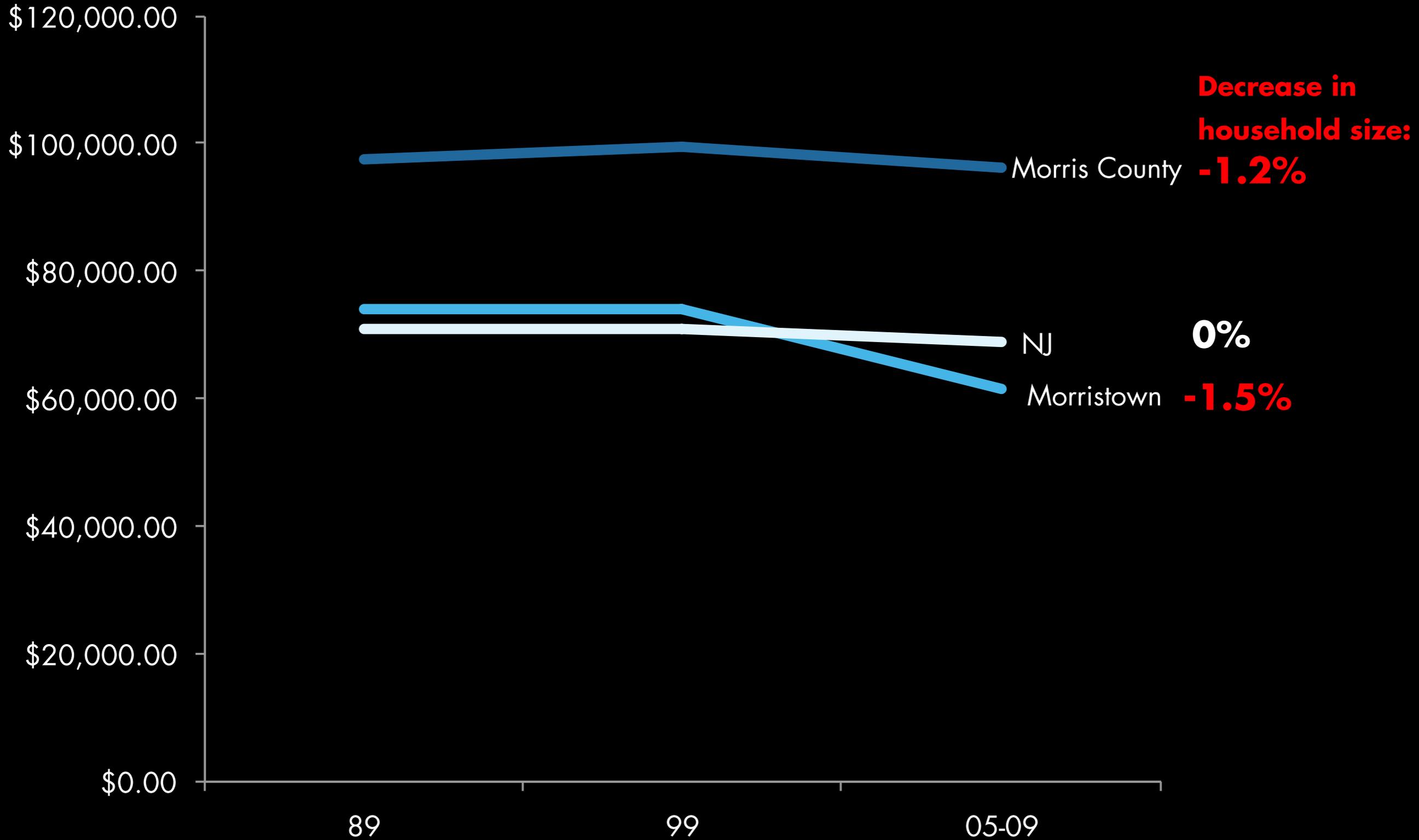
Income Distribution

2005-09

MORRISTOWN



Median Household Income and Size Since 2000



Household Type by Relationship

Morristown

18,411 PEOPLE

7,417 HOUSEHOLDS

3,765 NON-FAMILY HOUSEHOLDS

3,652 FAMILIES

2,875 LIVING ALONE (non family)

890 NOT LIVING ALONE (non-family)

Housing Type / Year Built

8,172 UNITS

2,983

34%



pre-
1939

3,110

36%



1940-
1969

2,408

28%



1970-
1999

247

3%



after
2000

Source:
U.S. Census Bureau

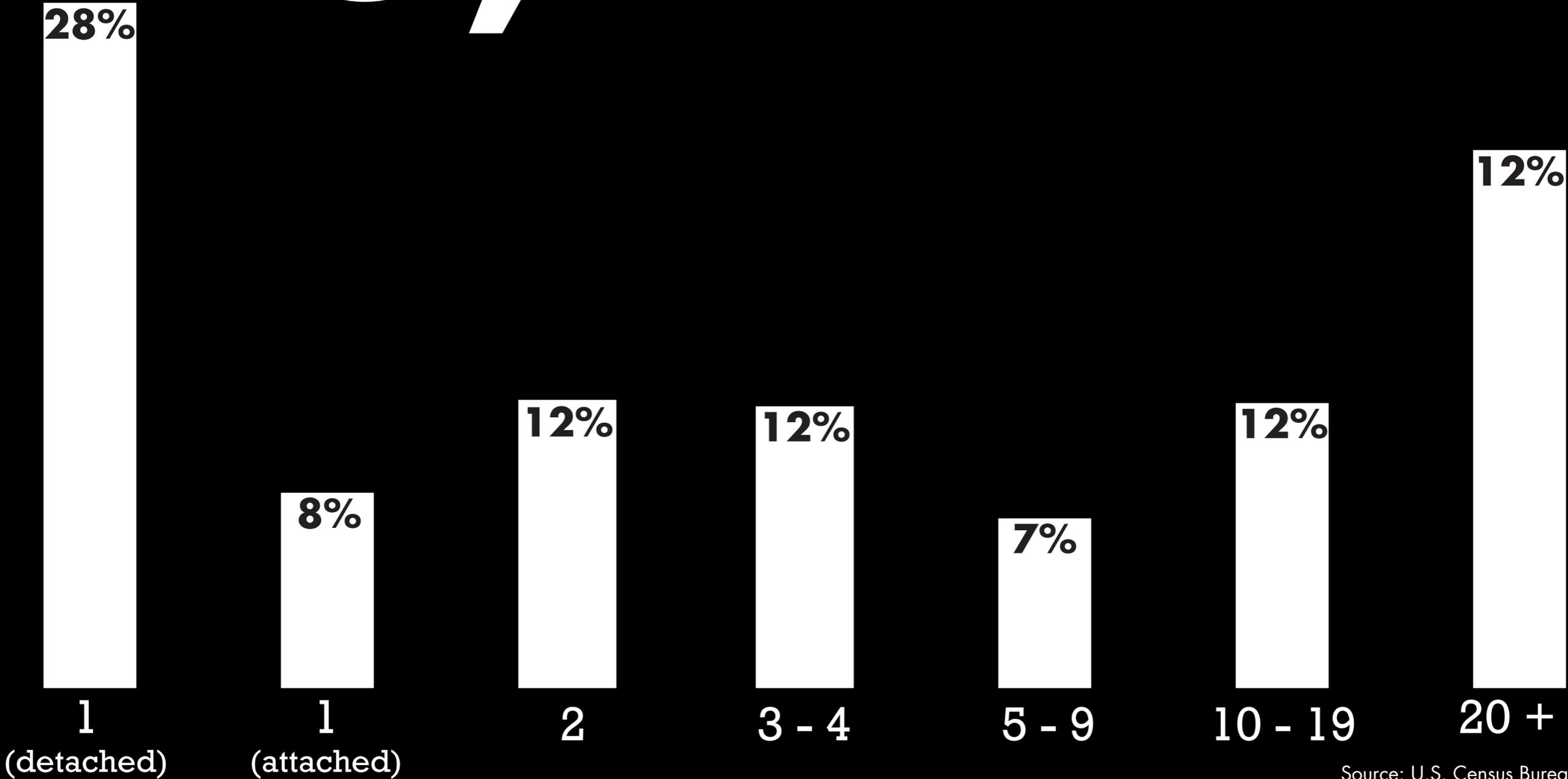
Tenure

8,172 UNITS



Units In Structure

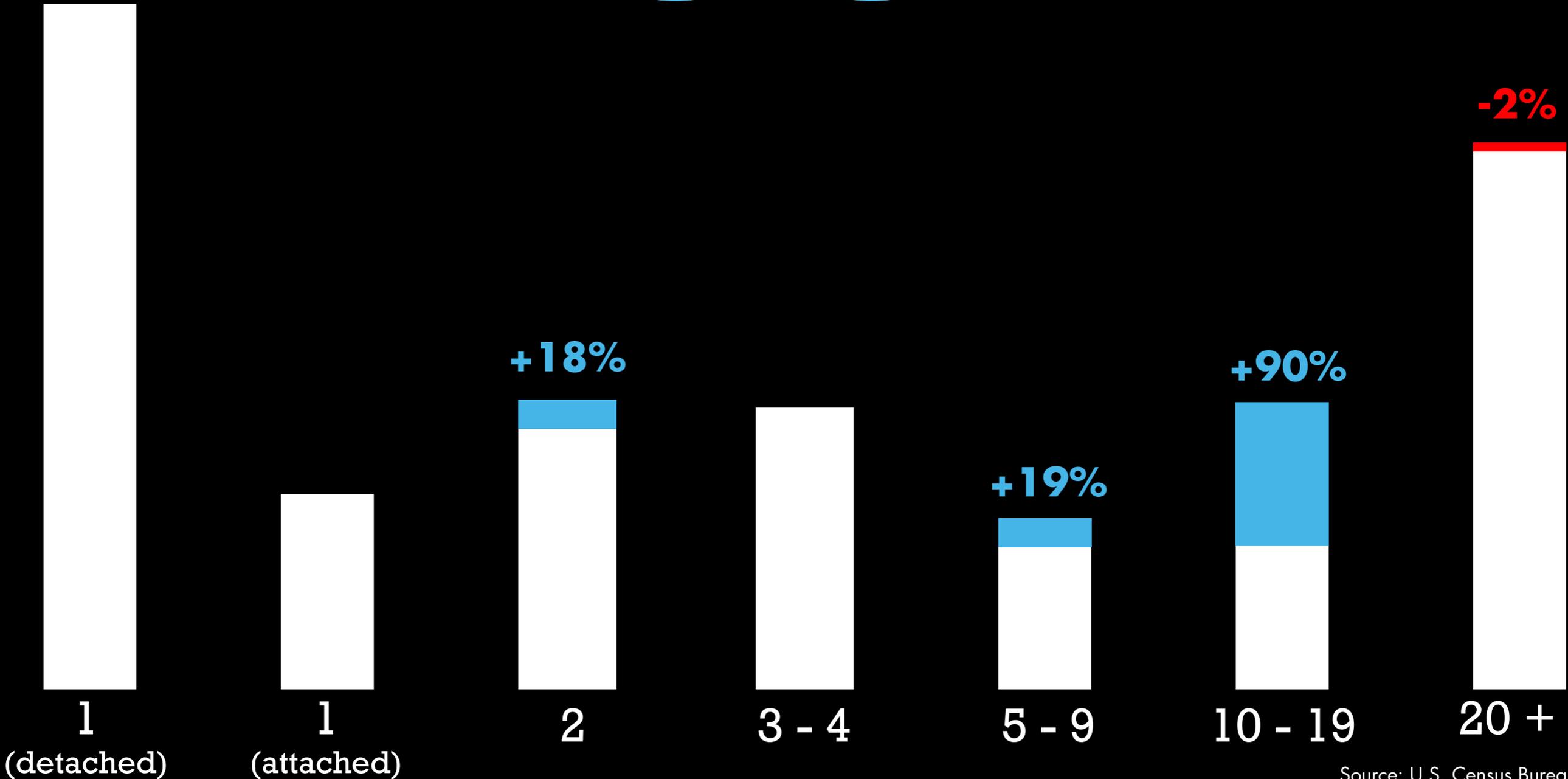
8,172 UNITS



Source: U.S. Census Bureau

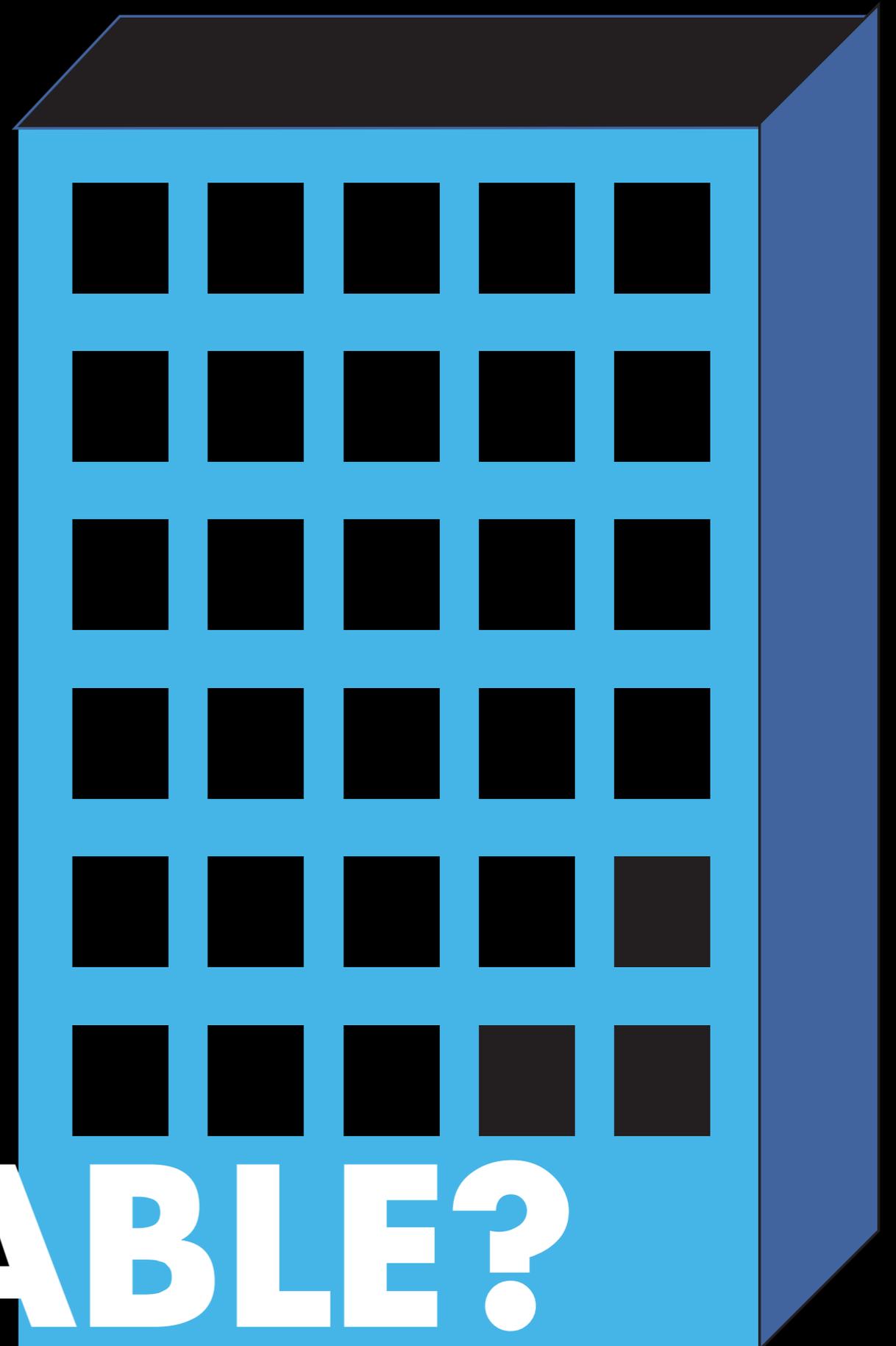
Units In Structure Change Since 2000

+557 NEW UNITS



Source: U.S. Census Bureau

**WHAT IS
AFFORDABLE?**



3,560

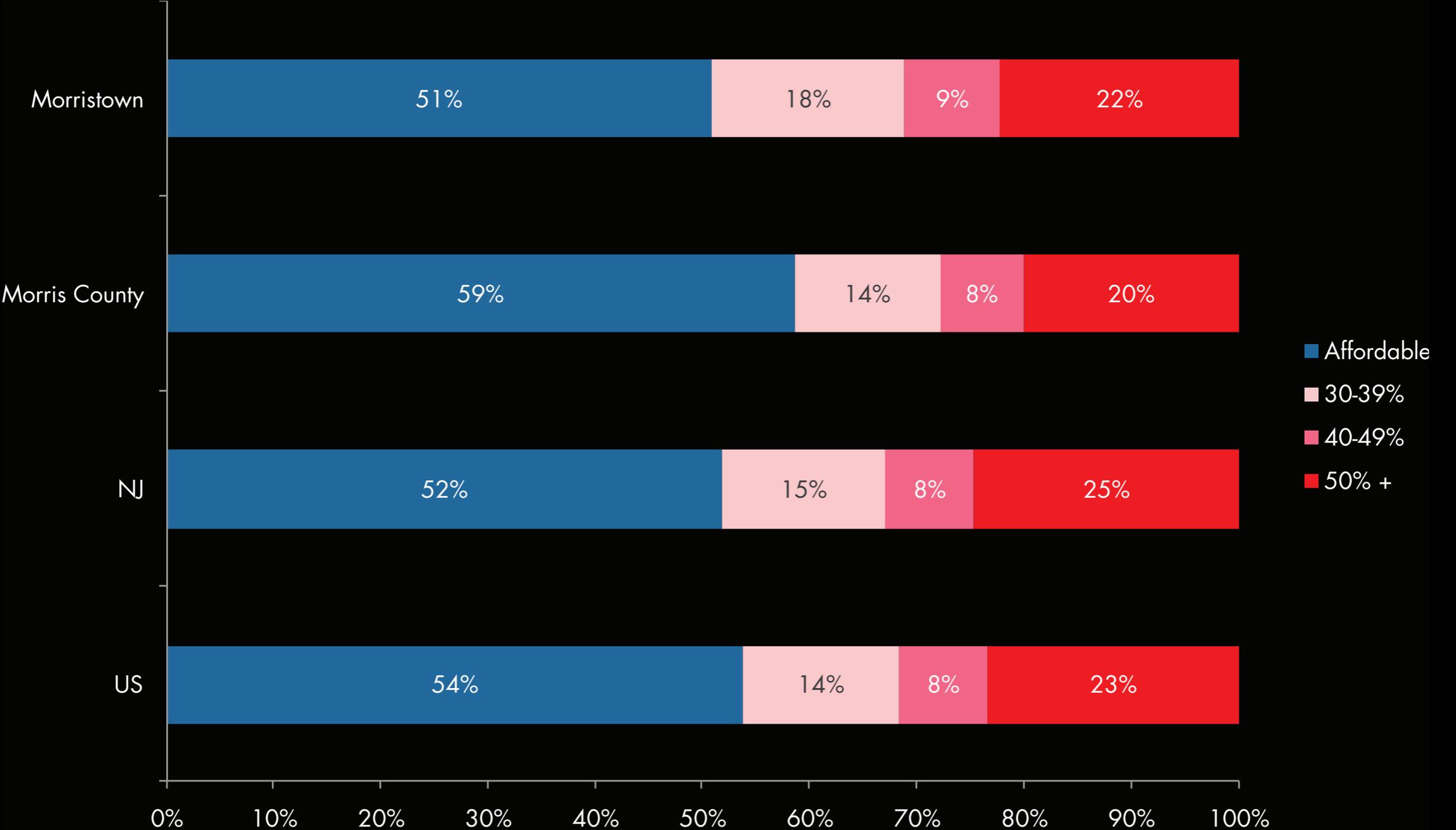
households (48%) spend more than 30% of their income on housing in Morristown.

-  **unaffordable units rented**
-  **unaffordable units owned**
-  **affordable units**

 = 100 households

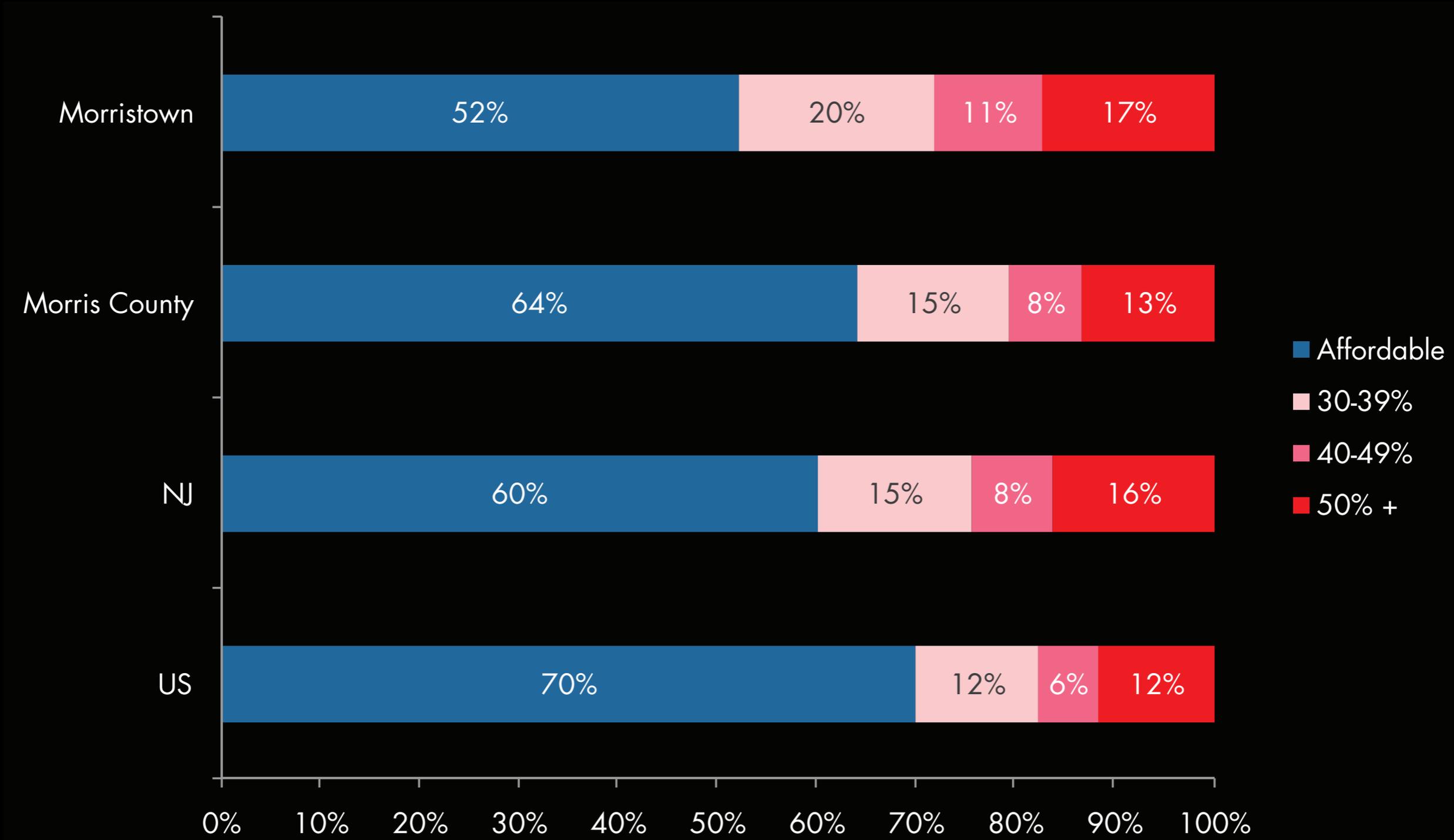


49% of renters spend more than 30% of their income on rent



Source: U.S. Census Bureau

48% of homeowners spend more than 30% of their income to own and live in their homes



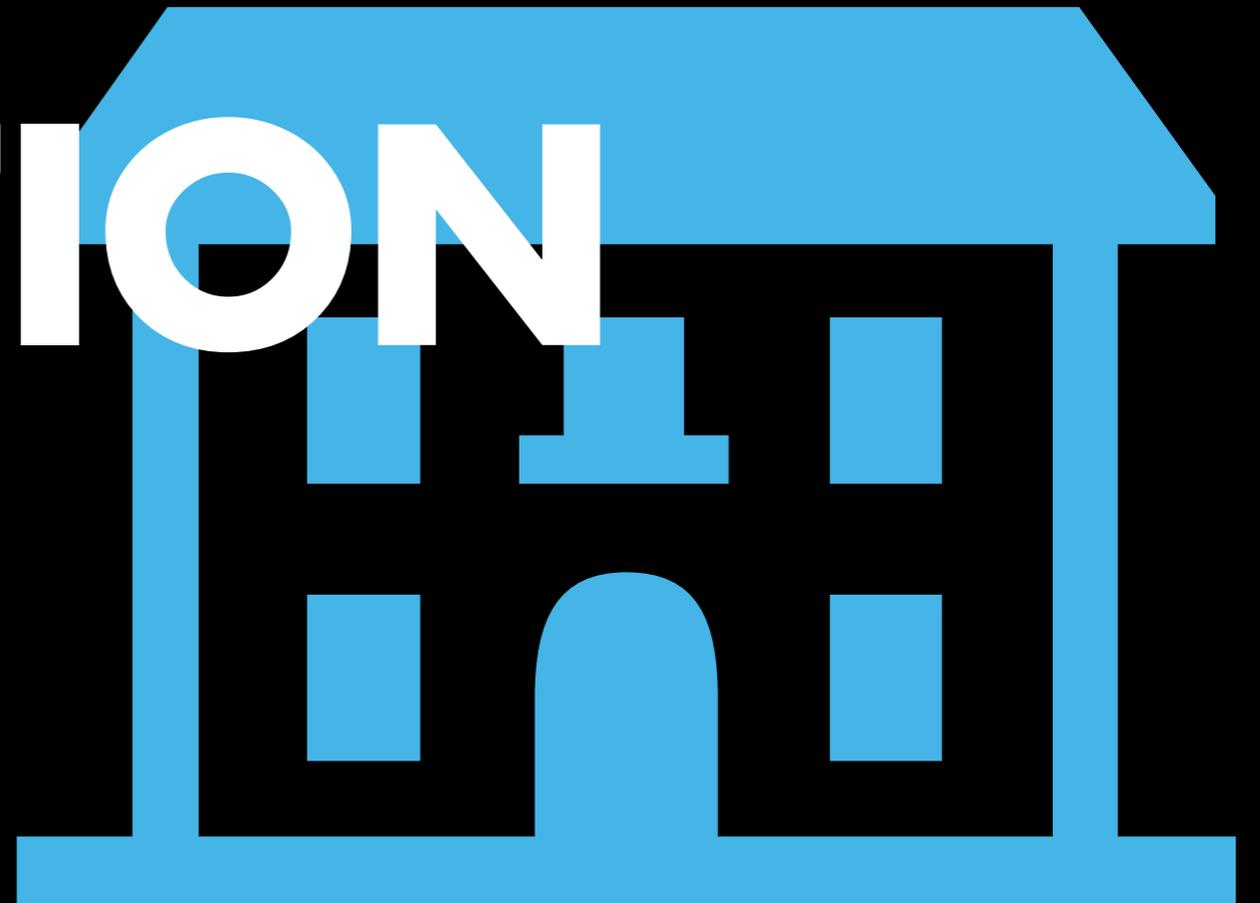
Source: U.S. Census Bureau

Demographic Summary

- 1 There is little disparity between renting and owning in terms of affordability**
- 2 Half of Morristown's existing housing units are affordable (less than 30% of income)**
- 3 New development is trending towards more, smaller units occupied by single people**

PLANNING FOR MORRISTOWN'S FAIR SHARE OBLIGATION

**Determining the obligation
and present need**



REHABILITATION SHARE



“present”



**PRIOR ROUND
OBLIGATION**

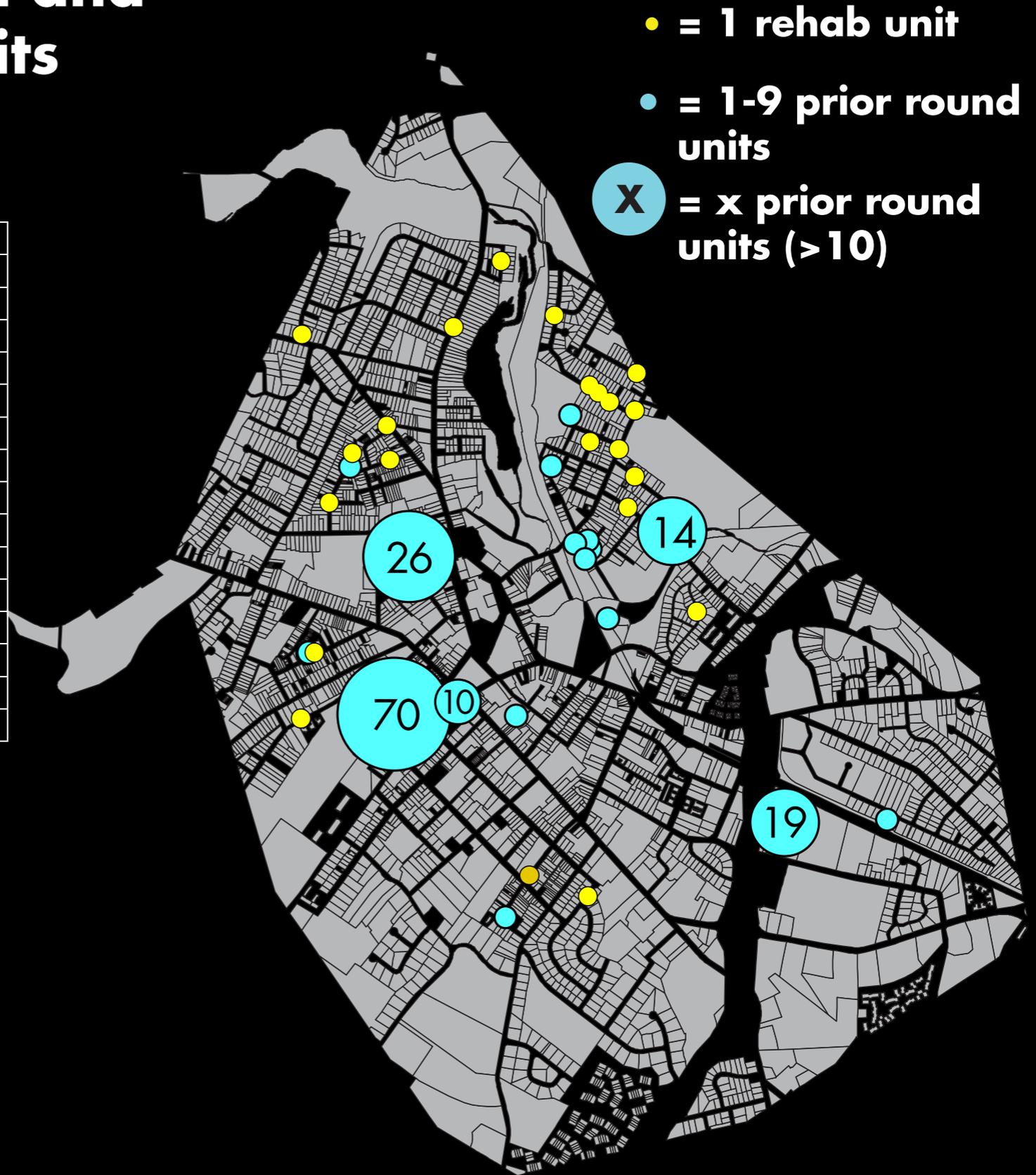


PROSPECTIVE OBLIGATION [TBD]

Allocation of Rehabilitation and Prior Round Obligation Units

SUMMARY

Morristown Obligation	
Adjusted Rehabilitation Share	9
Inter-local Agreement with Morris County (proposed)	9
Remaining Rehab Share	0
Prior Round Obligation	227
COAH downward adjustment	<83>
29 Ann Street	<70>
77 West Valley Drive	<3>
68 Madison Avenue	<5>
Habitat for Humanity	<13>
Church of God in Christ	<2>
The Highlands	<4>
Homeless Solutions, Inc.	<18>
Epstein's Rehabilitation	<10>
Franklin Village	<19>
Remaining Prior Round Obligation	0



Affordable Housing Spending Plan

Housing Trust Funds

Revenues

Source: Residential and non-residential development fees

Current balance - \$810,000

Projected revenues by 2013 \approx \$1.35 million

Expenditures

30% towards affordability assistance;

20% administrative costs / gap subsidy

Neighborhood Revitalization

Public-private partnerships with qualified developers (for and non-profit) to transform vacant parcels

Next Steps

Planning Board – Adoption and Incorporation into the Master Plan as the Housing Element and Fair Share Plan, by resolution.

Governing Body – Endorsement and recommendation for Housing Element to be submitted to COAH for substantive certification, by resolution. Note: COAH will only review applicable components so the plan will be amended when prospective obligation methodology is resolved.

COAH – Town will prepare a petition and assemble all the necessary documents. Then COAH/DCA will review for substantive certification and approval of spending plan.

Implementation – retain administrative agent to manage Morristown's housing program.

For More Info Contact:

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