

Town of Morristown

Housing Element &

Fair Share Plan

Presented to: Morristown Planning Board

Date: August 23, 2018

**TOPO
LOGY**



AGENDA

- 1** Introduction
- 2** Municipal Summary
- 3** Fair Share Obligation + Compliance
- 4** Spending Plan
- 5** Next Steps

1. INTRODUCTION

NJ Affordable Housing Policy: A Brief History

- 1975 – 1985: Mount Laurel Doctrine & the Fair Housing Act
- 1987-1993: COAH “First Round”
- 1993 – 1999: COAH “Second Round”
- 2004 - 2008: COAH “Third Round”
- 2014: Unadopted Third Round (third attempt)
- 2015 – Present: COAH “Moribund” / Court Assumed Control

1. INTRODUCTION

Timeline of Morristown Affordable Housing

- September 2011: Interim Housing Element + Fair Share Plan
- July 2016: Town Filed Declaratory Judgement Action
- August 2017 : Court Settlement Agreement (Fairness Hearing)
- October 2017: Fairness hearing was held
- May 2018: Mandatory Set-Aside Ordinance Adopted
- July 2018: Housing Liaison Appointed
- August 2018: Adoption of new FSHP to effectuate settlement

1. INTRODUCTION

Housing Plan Components (MLUL + FHA)

Municipal Summary:

- **Demographic Analysis** (population and employment trends)
- **Inventory of Housing Stock** (affordability)
- **Inventory of Substandard Housing** (rehabilitation need)
- **Projected of Housing Characteristics**

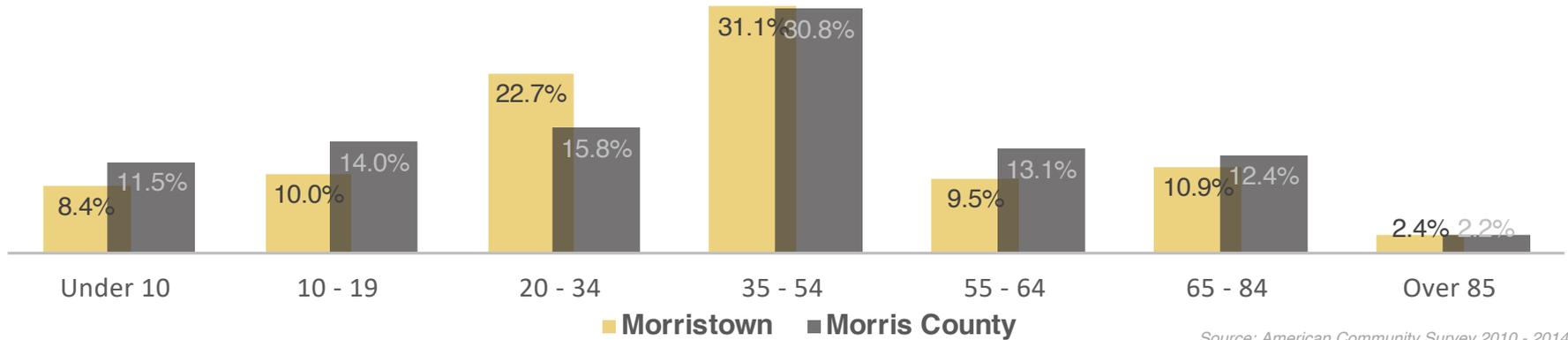
“Fair Share” Compliance

- **Present + Prospective Need** (*how many*)
- **Site Suitability Analysis** (*where to construct*)
- **Compliance Plan** (*demonstrating ability to meet obligation*)

2. MUNICIPAL SUMMARY

Demographic Characteristics

Population by Age



Population by Housing Type | 2005 - 2014

	Morristown			Morris County		
	2005 - 2009	2010 - 2014	% Change	2005 - 2009	2010 - 2014	% Change
Total Households	8,022	7,841	-2.3%	174,940	179,776	2.8%
Total Families	4,122	3,756	-8.9%	127,502	128,869	1.1%
Average Household Size	2.24	2.30	2.7%	2.73	2.71	-0.7%
Average Family Size	3.03	3.07	1.3%	3.25	3.25	0.0%
Families as a % of Households	51.4%	47.9%	-6.8%	72.9%	71.7%	-1.6%
Households with 1 person	41.5%	39.5%	-4.8%	23.0%	23.9%	3.9%
Population in Group Quarters	651	551	-15.4%	8,577	9,042	5.4%

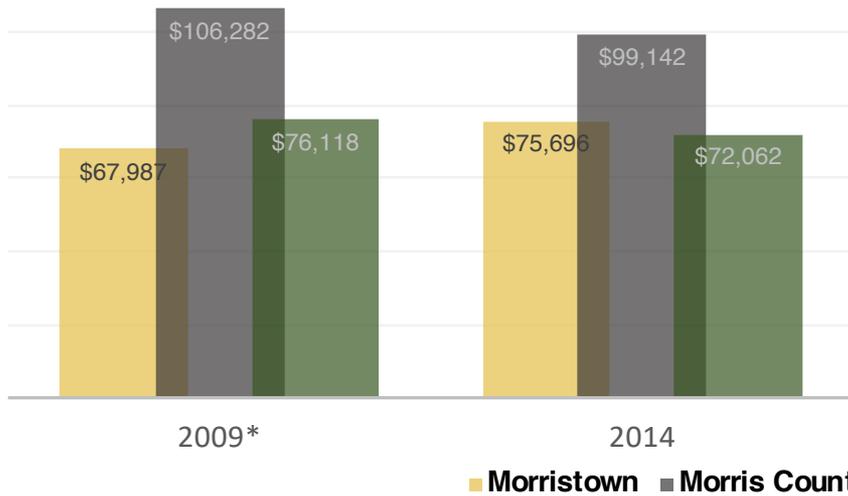
Source: American Community Survey 2005 - 2009, 2010 - 2014

- Morristown is decreasing in households and families.

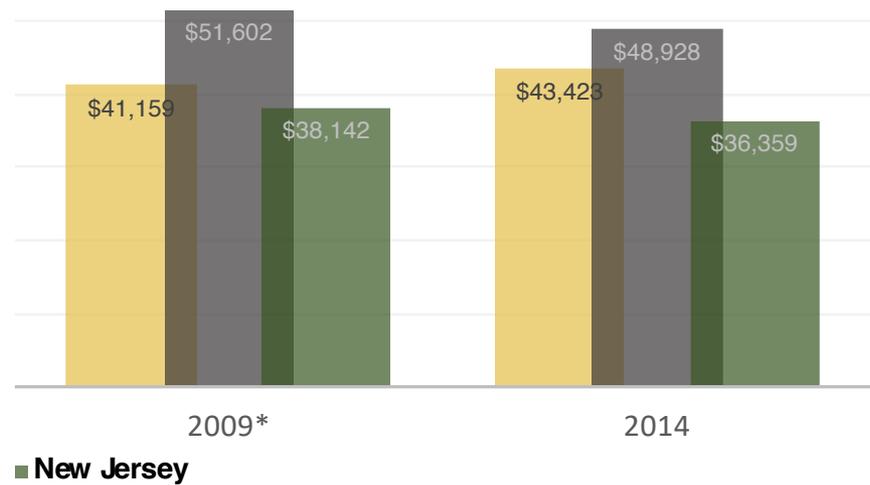
2. MUNICIPAL SUMMARY

Demographic Characteristics

Median Income



Per Capita Income



* Inflation adjustment from 2009 dollars to 2014 dollars Source: American Community Survey 2005 - 2009, 2010 - 2014

Poverty Status | 2005 - 2014

	2005-2009	Percent	2010-2014	Percent	Change
Morristown					
Total Persons	18,021		18,130		
Total Below Poverty	1,350	7.5%	2,201	12.1%	63.0%
Morris County					
Total Persons	478,040		489,250		
Total Below Poverty	16,675	3.5%	22,788	4.7%	36.7%

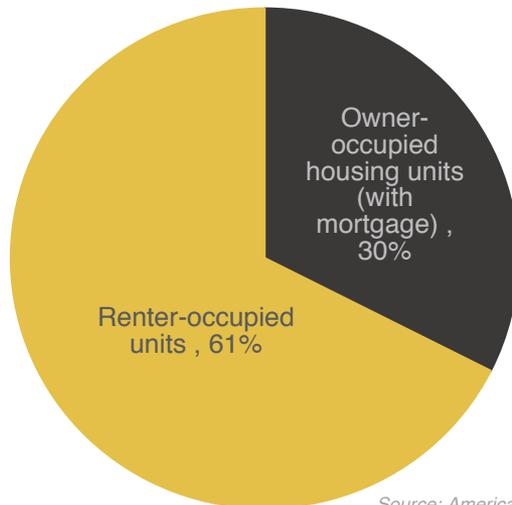
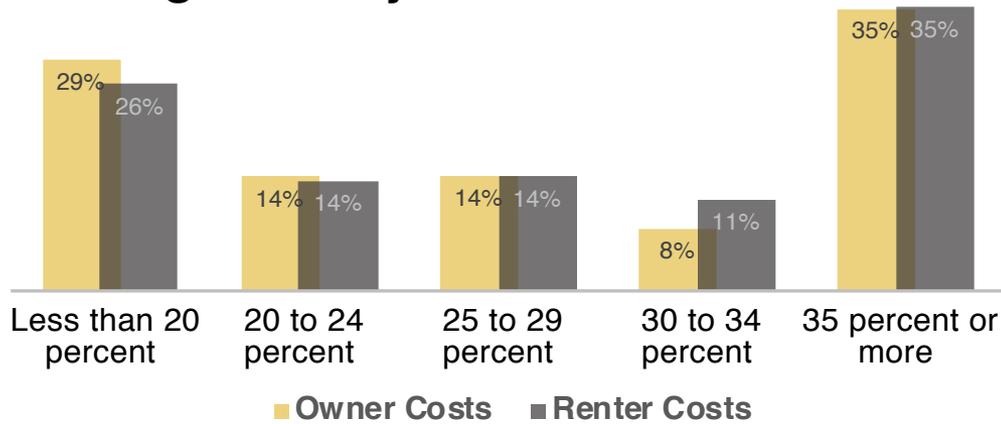
Source: American Community Survey 2005 - 2009, 2010 - 2014

- **Morristown is increasing in income and decreasing in poverty.**

2. MUNICIPAL SUMMARY

Demographic Characteristics

Housing Costs by Household

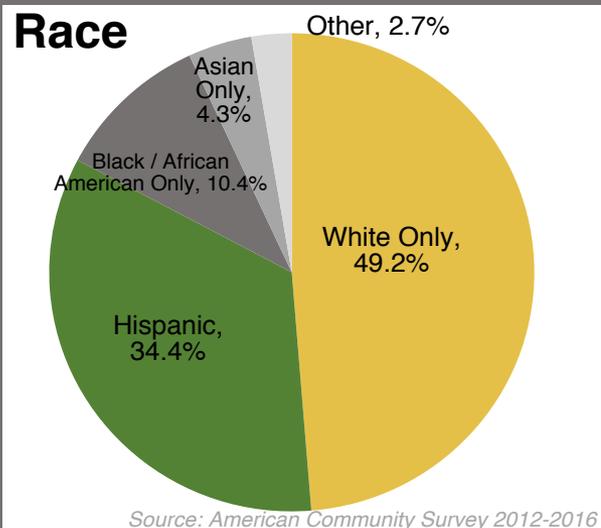


Source: American Community Survey 2010 - 2014

- HUD policy designates households spending 30%+ of their income on housing as “cost burden” and living in unaffordable housing.
- Approximately 43% of owner households and 46% of renter households in Morristown are cost burdened.

2. MUNICIPAL SUMMARY

Demographic Characteristics



- Approximately 45% of Morristown's population are considered Black and/or Hispanic.
- Over 1/3 of its population are foreign born (34%).

Morristown Residents Place of Birth | 2010 - 2014

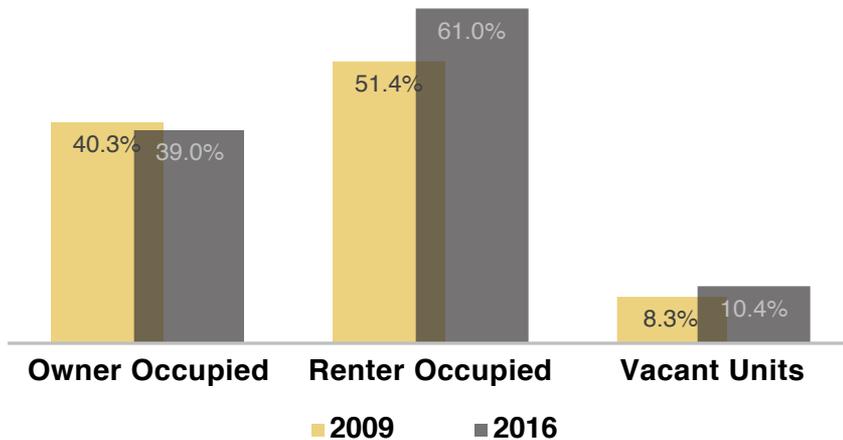
	Morristown		Morris County		New Jersey	
	Count	%	Count	%	Count	%
Total	18,580	100%	497,103	100.0%	8,874,374	100.0%
Born in United States	12,024	64.7%	396,543	79.8%	6,755,131	76.1%
State of Residence	7,814	42.1%	285,575	57.4%	4,649,806	52.4%
Different State	4,210	22.7%	110,968	22.3%	2,105,325	23.7%
Born in Puerto Rico, U.S. Island Areas or born abroad to American parents	245	1.3%	7,427	1.5%	214,838	2.4%
Foreign Born	6,311	34.0%	93,133	18.7%	1,904,405	21.5%
Population in Group Quarters	651	551	-15.4%	8,577	9,042	5.4%

Source: American Community Survey 2010 - 2014

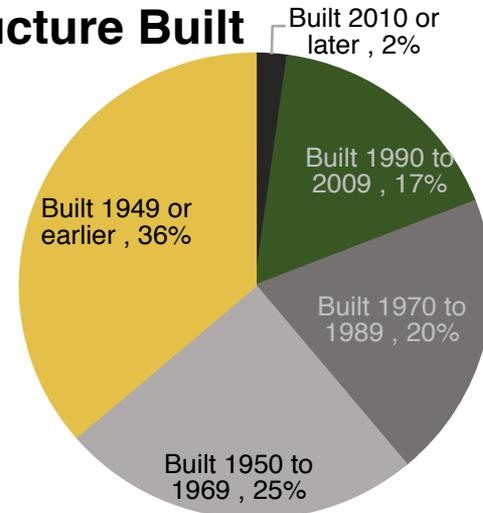
2. MUNICIPAL SUMMARY

Existing Housing Conditions

Housing Tenure + Occupancy



Year Structure Built



Source: American Community Survey 2005 - 2009, 2012 - 2016

Housing Type & Size | 2005-2016

Housing Units	2005-09	%	2012-16	%	% Change
Total:	8,748		8,716		-0.4%
1, detached	2,448	28.0%	2,021	32.0%	-17.4%
1, attached	698	8.0%	764	8.8%	9.5%
2 apartments	1,031	11.8%	1,165	13.4%	13.0%
3 or 4 apartments	1,010	11.5%	900	10.3%	-10.9%
5 to 9 apartments	613	7.0%	520	6.0%	-15.17%
10 to 19 apartments	1,025	11.7%	641	7.4%	-37.5%
20+ apartments	1,923	22.0%	2,705	31%	40.6%

Source: American Community Survey 2005 - 2009 and 2012 - 2016

- **Morristown is increasing in renter and vacant units. It is decreasing in owner units.**
- **The majority of units (61%) are at least ~50-years-old.**
- **High-dense multi-family (20+ units) are increasing at the fastest rate of all types of housing.**

2. MUNICIPAL SUMMARY

Existing Housing Conditions

Housing Conditions in Morristown | 2005-2014

	2005-2009	Percent	2010-2016	Percent
Total	8,022		7,810	
Utility Gas	5,529	68.9%	5,892	75.4%
Electricity	1,435	17.9%	1,388	17.80%
Fuel Oil, kerosene, etc.	842	10.5%	469	6.0%
No fuel used	73	0.9%	44	0.60%
Occupants per Room in Occupied Housing Units				
1.00 or Less	7,613	94.9%	7,601	96.9%
1.01 to 1.50	409	5.1%	140	1.8%
1.51 or more	0	0.0%	100	1.3%
Inadequate Units (Occupied Units)				
Total	8,748			
Lacking complete plumbing facilities	42	0.5%	73	0.9%
Lacking complete kitchen facilities	83	0.9%	36	0.5%

Source: American Community Survey 2005 - 2009 and 2012- 2016

Number of Bedrooms Per Unit, 2012-2016

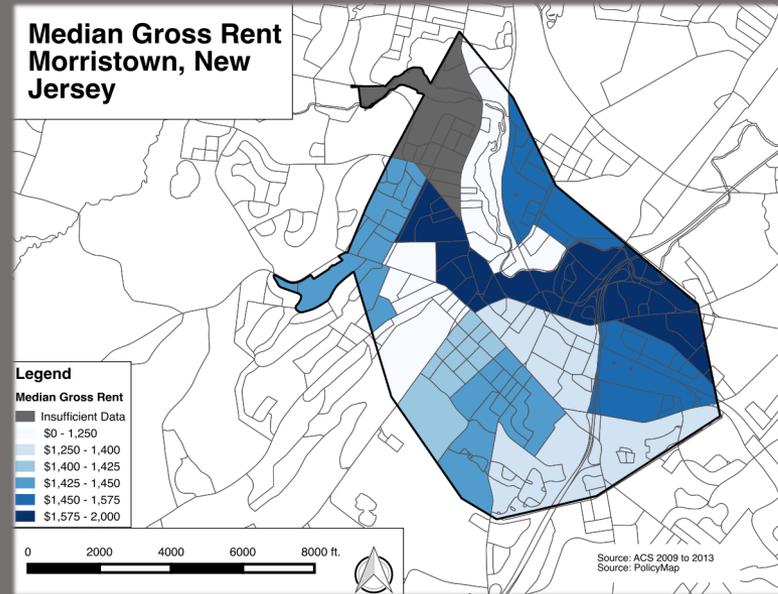
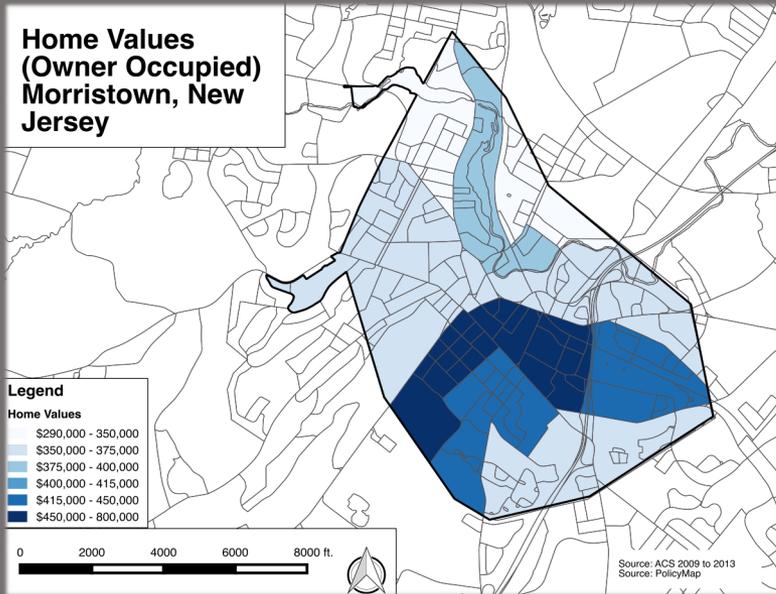
Rooms	Total	Percent
Total	7,810	
No bedroom	256	3.3%
1 bedroom	2,219	28.4%
2 bedrooms	2,520	32.3%
3 bedrooms	1,709	21.9%
4 bedrooms	734	9.4%
5 or more bedrooms	1,268	4.8%

Source: American Community Survey 2012 - 2016

- Housing units are primarily complete with facilities
- Majority of units are 2-bedroom followed by 1-bedroom

2. MUNICIPAL SUMMARY

Existing Housing Conditions



Value for All Owner-Occupied Housing Units, Morristown | 2005-2014

Value	2005-09	Percent	2010-14	Percent	% Change
Total	3,525	100.0%	3,079	100.0%	-12.7%
Less than \$50,000	15	0.4%	56	1.8%	273.3%
\$50,000 to \$99,999	34	1.0%	22	0.7%	-35.3%
\$100,000 to \$149,999	42	1.2%	15	0.5%	-64.3%
\$150,000 to \$199,999	69	2.0%	83	2.7%	20.3%
\$200,000 to \$299,999	693	19.7%	342	11.1%	-50.6%
\$300,000 to \$499,999	1,865	52.9%	1,858	60.3%	-0.4%
\$500,000 +	807	22.9%	703	22.8%	-12.9%

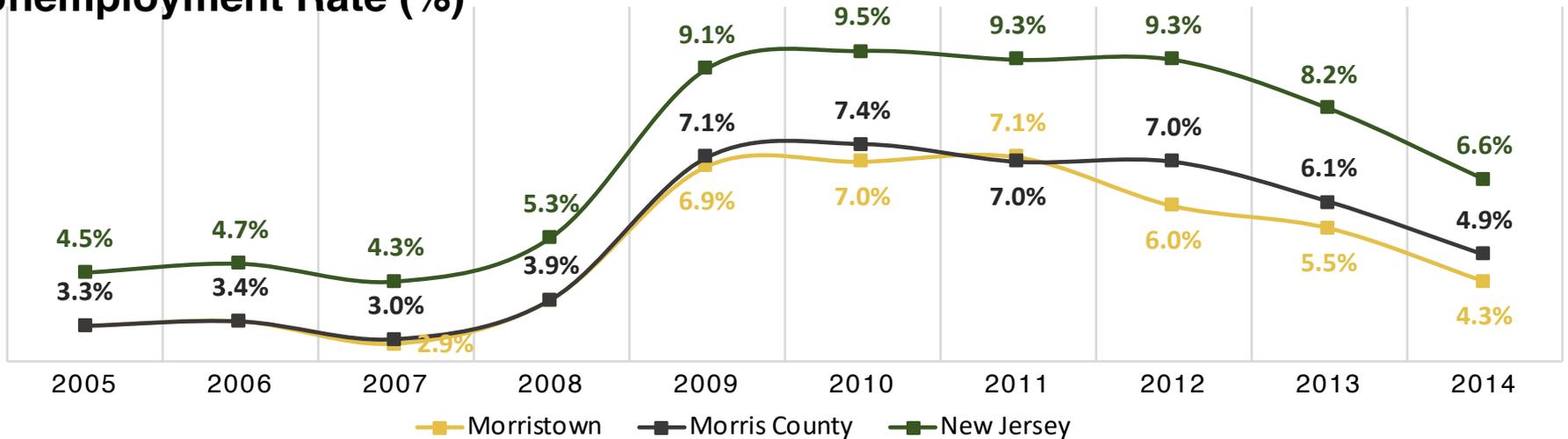
Source: American Community Survey 2005 - 2009 and 2010 - 2014

- Values of owner-occupied units are generally losing value since 2005

2. MUNICIPAL SUMMARY

Employment Data

Unemployment Rate (%)



Worker Occupations in Morristown | 2005-2014

Occupations	2005-09	Percent	2010-14	Percent	Percent Change
Civilian employed population 16 and older	11,249	100.0%	11,176	100.0%	-0.6%
Management, Professional, Related	4,055	36.1%	4,822	43.1%	18.9%
Service	2,717	24.2%	3,057	27.4%	12.5%
Sales, Office	2,681	23.8%	1,944	17.4%	-27.5%
Farming, Fishing, Forestry, Construction, Extraction, Maintenance, Repair	965	8.6%	596	5.3%	-38.2%
Production, Transportation, Material Moving	831	7.4%	757	6.8%	-8.9%

Source: American Community Survey 2005 - 2009, 2010 - 2014

- Morristown unemployment rate has typically been less than the County + State. Management, professional, and service are increasing industries.

2. MUNICIPAL SUMMARY

Employment Data

Class of Worker in Morristown | 2005-2014

	2005-2009	Percent	2010-2014	Percent
Total	11,249	100.0%	11,176	100.0%
Private Wage and Salary worker	9,555	84.9%	9,439	84.5%
Government Worker	901	8.0%	1,040	9.3%
Self-employed worker	780	6.9%	697	6.2%
Unpaid family worker	13	0.1%	0	0.0%

Source: American Community Survey 2005-2009, 2010-2014

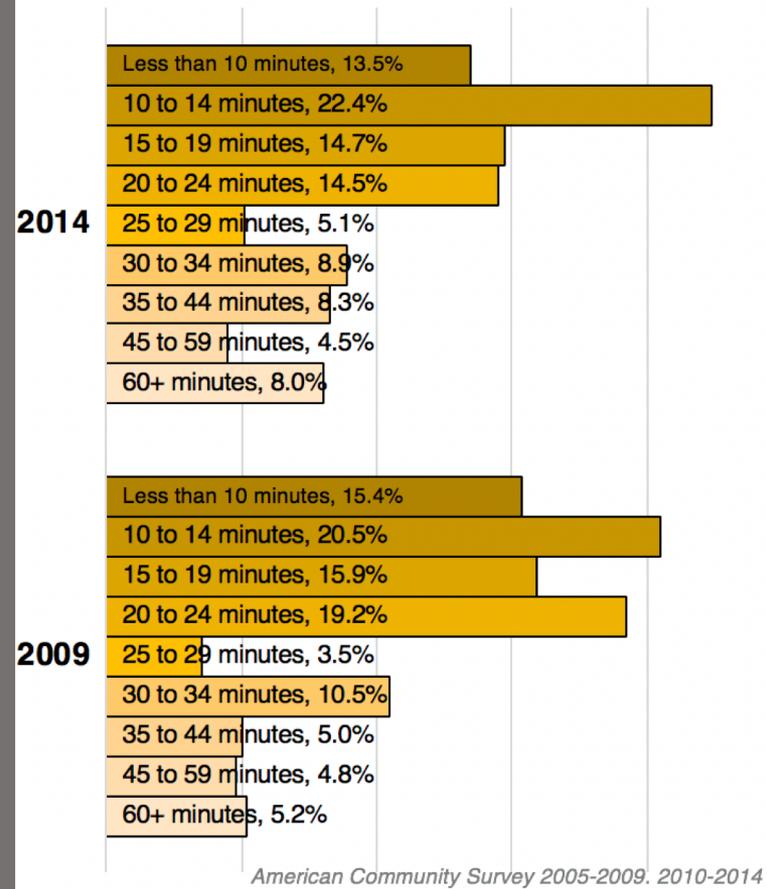
Means of Commute in Morristown | 2005-2014

Means of Commute	2005-09	Percent	2010-14	Percent	% Change
Workers 16+ years	11,034	100.0%	11,118	100.0%	0.8%
Car, Truck, or van	8,312	75.3%	8,761	78.8%	5.4%
Drove Alone	6,735	61.0%	7,272	65.4%	8.0%
Carpooled	1,577	14.3%	1,490	13.4%	-5.5%
Public Transportation	639	5.8%	556	5.0%	-13.0%
Walked	1,237	11.2%	1,057	9.5%	-14.6%
Other Means	435	3.9%	267	2.4%	-38.6%
Worked at home	411	3.7%	467	4.2%	13.6%

Source: American Community Survey 2005 - 2009, 2010 - 2014

- Residents primarily work in private sector.
- Residents have increased in driving alone to work and decreased in public transportation.

Commute Time in Morristown



2. MUNICIPAL SUMMARY

Land Use Analysis

Infrastructure

Sewer

- Do not present development constraint for future development and redevelopment.
- Additional capacity for new connections to the system remains.

Water:

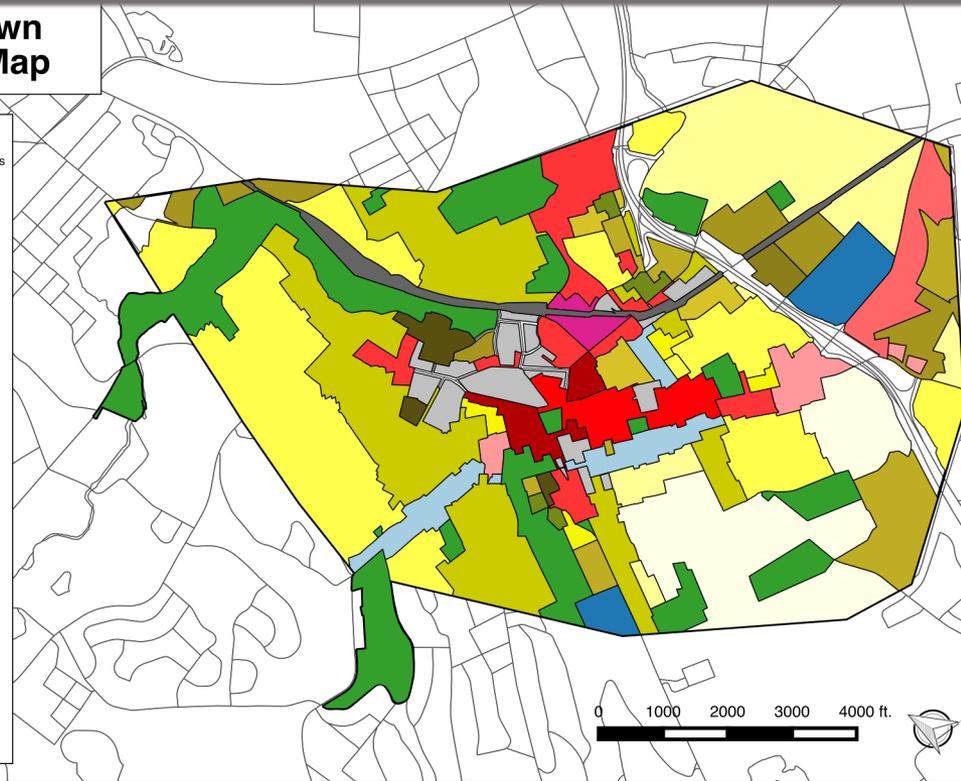
- Supplied through Southeast Morris County Municipal Utilities Authority.
- Sufficient excess capacity to meet need in the short-term.

Morristown Zoning Map

Legend

Morristown's Zoning Districts

- R-1
- R-2
- R-3
- R3-M
- M-1
- RT-1
- RT-2
- RC
- RG
- RG-M
- RG-R
- HOUSE
- H
- H-1
- OB-1
- OB-2
- B
- CBD-1
- CBD-2
- TVC
- ORC
- PP
- PPU
- UR159
- RDZ
- NJTR

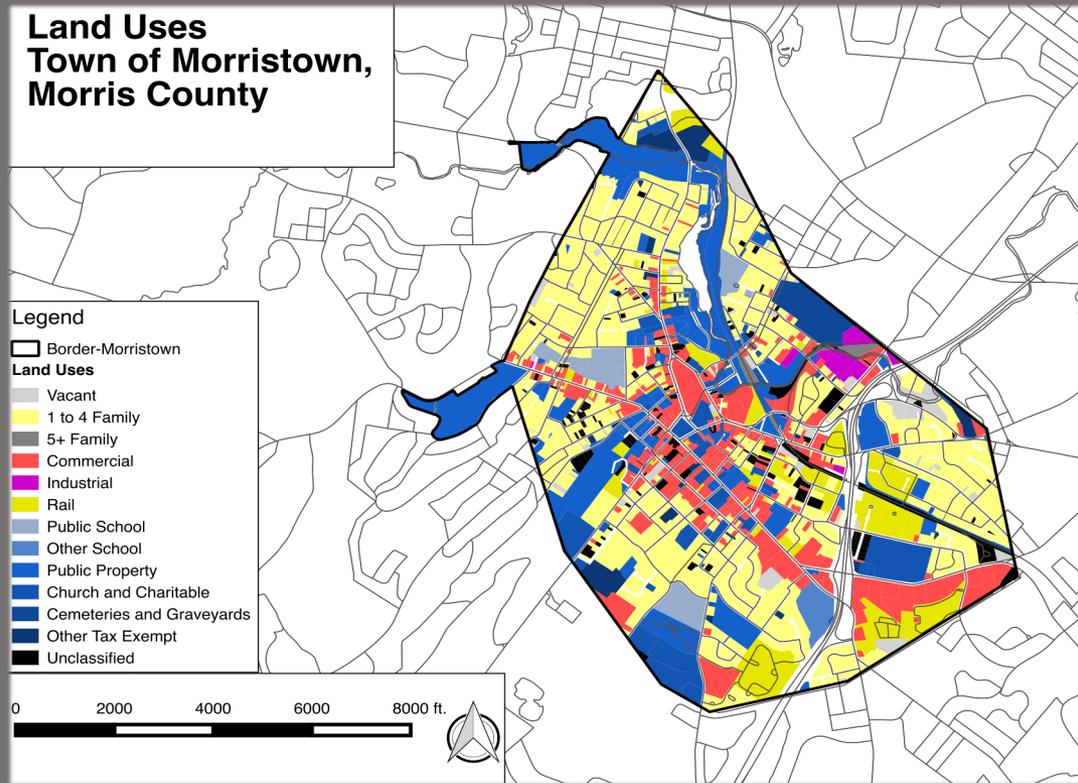


2. MUNICIPAL SUMMARY

Land Use Patterns

Property Class	Acres in Town (%)	Parcels in Town (%)
Residential	45.0%	76.9%
Commercial	13.5%	11.5%
Industrial	3.3%	0.3%
Public / quasi-public <i>(government buildings, houses of worship, public and private schools, clubs, cemeteries, hospitals and other institutional type uses)</i>	28.4%	4.5%
Other non-exempt <i>(vacant, railroad, uncategorized)</i>	9.9%	6.9%

Source: 2018 MOD IV Tax Data



2. MUNICIPAL SUMMARY

Land Use Analysis

Public Housing

- ***Manahan Village:*** 200 apartments for families in 2-story buildings on both sides of Clyde Potts Drive and Flagler Street, near the Whippany River.
- ***Petrone Towers:*** 100 apartments for senior citizens in a high-rise tower at 39 Early Street.
- ***Wetmore Towers:*** 100 apartments for senior citizens in a high-rise tower at 31 Early Street.
- ***Ann Street:*** 70 apartments for senior citizens in a high-rise tower at 29 Ann Street.

3. Fair Share Obligation + Compliance

Three components of municipal housing need:

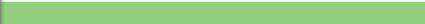
- **Prior Round Obligation:** municipal share of regional housing need determined by COAH from 1987-1999.
- **Present Need:** number of existing housing units as of July 2015 that are deficient and LMI occupied. Estimated by using Census data measures for inadequate kitchens, inadequate plumbing, aging units, and overcrowding.
- **Prospective Need:** municipal share of the projected regional need for housing for LMI residents from 2015 to 2025. Calculated through:
 1. Estimating regional growth in LMI households.
 2. Estimate contribution of each municipality to regional need.
 3. Incorporate “capacity” factors which estimate the ability of each municipality to absorb regional need.

3. Fair Share Obligation + Compliance

Prior Round Obligation: 138 Units (satisfied)

Morristown has already met its Prior Round Obligation through the following units:

Project or Site Name	Implementation Status	Block/Lot	Acres	Density (units / ac)	Total Units	Affordable Uni	Rental Bonus	Tenure	Moderate Income Un	Low Inco Units
77 West Valley View Drive	Complete	Block 1502, Lot 10	0.26	11.5	3	3	3	Rental	0	3
68 Madison Avenue	Complete	Block 7202, lot 17	0.14	35.7	5	5	5	Rental	0	5
Habitat for Humanity: 27 Hazel St	Complete	Block 2402, lot 15.01	0.1	20.0	2	2	0	Sale	0	2
Habitat for Humanity: 29-33 Bellevue Terrace	Complete	Block 5702, lot 34.01, 34.02, 34.03	0.24	12.5	3	3	0	Sale	3	0
Habitat for Humanity: 37 Willow St	Complete	Block 2302, lot 16	0.2	10.0	2	2	0	Sale	0	2
Habitat for Humanity: 4 Rowe St	Complete	Block 2201, lot 37.02	0.11	18.2	2	2	0	Sale	2	0
Habitat for Humanity: 77 Madison St	Complete	Block 7201, lot 17.04. Block 7813.	0.2	20.0	4	4	0	Sale	4	0
Church of God in Christ: 8 George St	Complete	Block 2201, lot 24	0.08	25.0	2	2	2	Rental	2	0
Homeless Solutions Inc: 38-42 Abbett Ave	Complete	Block 2101, Lots 1, 1.01, 1.02	0.5	24.0	12	12	12	Rental	7	5
Homeless Solutions Inc: 34 Abbett Ave	Complete	Block 2101, Lot 3	0.17	11.8	2	2	2	Rental	0	2
Homeless Solutions, Inc: 37 Harrison St	Complete	Block 5601, Lot 7	0.23	17.4	4	4	4	Rental	0	4
The Highlands	Complete	Block 3605, lots 1, 1.01, 1.02, 1.05, 1.06	3.6	59.4	214	4	4	Rental	2	2
Gateway Morristown	Deed Restriction in Place	Block 3601, Lots 1, 2, 3 and 4	0.48	47.9	23	4	4	Rental	2	2
Epstein's Rehabilitation	Complete	Block 6004, lots 1, 8, 8.01, 9, 12, 16	2.49	4.0	10	10	10	Rental	5	5
Speedwell Avenue Redevelopment - Phase 1	Complete	Block 5803; Lots 29, 30, 31, 32 portions of Lots 34 and 37	2.82	95.0	268	26	26	Rental	13	13
Franklin Village # 1	Complete	Block 4301, lots 1-9. Block 4201.01, 1.02, 1.03-10	3.26	5.8	19	19	19	Rental	9	10

Legend	
	100% Affordable
	Inclusionary Zoning
	Market to affordable
	Special Needs/Senior

Affordable Units: 104
 Rental Bonus (Capped): 34
 Total Affordable Credits: 138
 Low Income Units: 55 (53%)
 Moderate Income Units: 49 (47%)

3. Fair Share Obligation + Compliance

Present Need (Rehabilitation Share): 166 Units

Morristown Housing Authority (primary approach)

- Administers 470 units of affordable and public housing and conducts regular repairs.
- Estimate of \$1 million of funds (over 10 years) will directly spent on capital improvements to MHA's housing units between 2016 and 2025.

Local Rehabilitation Program (secondary approach)

- Town's rehabilitation share also satisfied through rehab funds towards repairing deficient units.
- Morristown also intends to participate in Morris County's rehabilitation program.
- As needed, Town will partner with local non-profit, such as Habitat for Humanity, to implement a legally compliant rehabilitation program for qualified households.

3. Fair Share Obligation + Compliance

Realistic Development Opportunity: 142 Units

- Buildable vacant land is capable of accommodating **170 units (gross)**
- Potential inclusionary affordable units from vacant land is **34 units** with a 20% set aside.
- Adding affordable units in the current round projects and anticipated redevelopment, the Town's total RDP for the period ending in 2025 is **142 units.**

3. Fair Share Obligation + Compliance

Unmet Need: 227 Units

- Third Round obligation (369) – RDP (142) = “Unmet Need”
 - Town has satisfied its RDP with valid Third Round credits.
 - Results in a remaining unmet need of 227 units.

3. Fair Share Obligation + Compliance

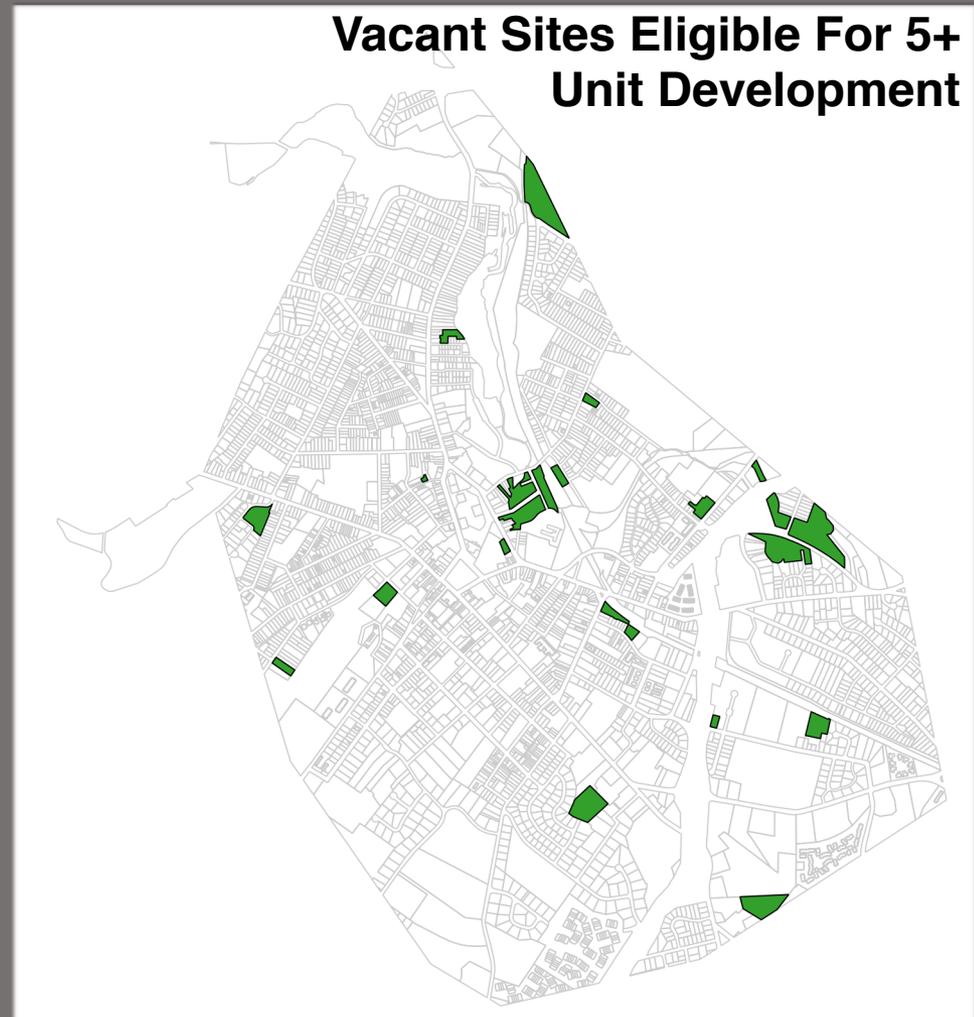
Vacant Land Analysis Tool

- Produced by the Municipality for the Court to review vacant parcels and analyze Realistic Development Potential (RDP) of future projects.
- Other component of Town's RDP are the affordable units (credits) constructed during the current compliance period.
- Remainder of units are considered "unmet need," to be addressed through a market-based approaches. "Active" strategy based on redevelopment areas. With more "passive" strategy to capture non-redevelopment activity, based on 15-20% (rental v. owner) mandatory inclusionary ordinance for all projects larger than five (5) units.

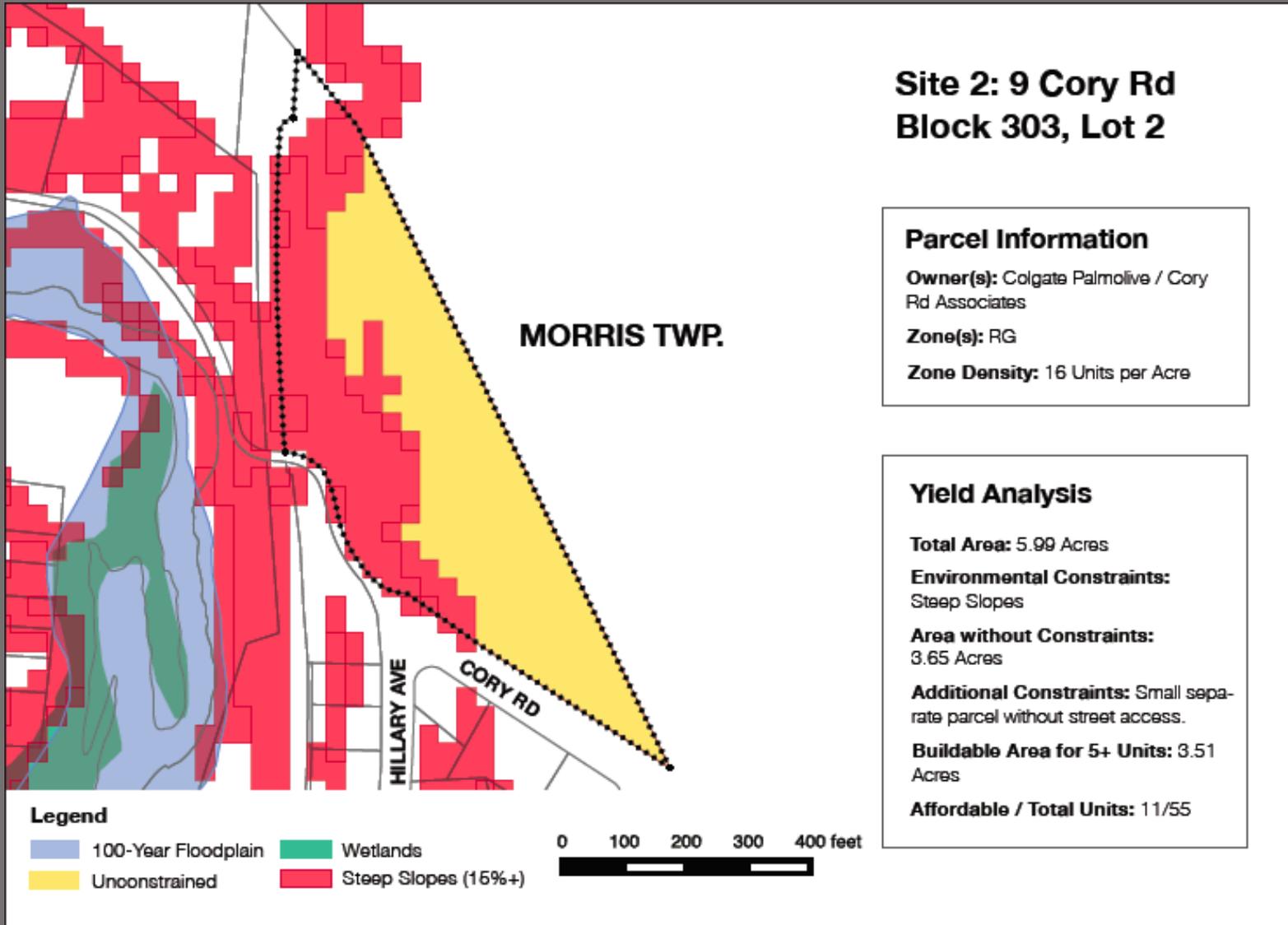
3. Fair Share Obligation + Compliance

VLA Methodology

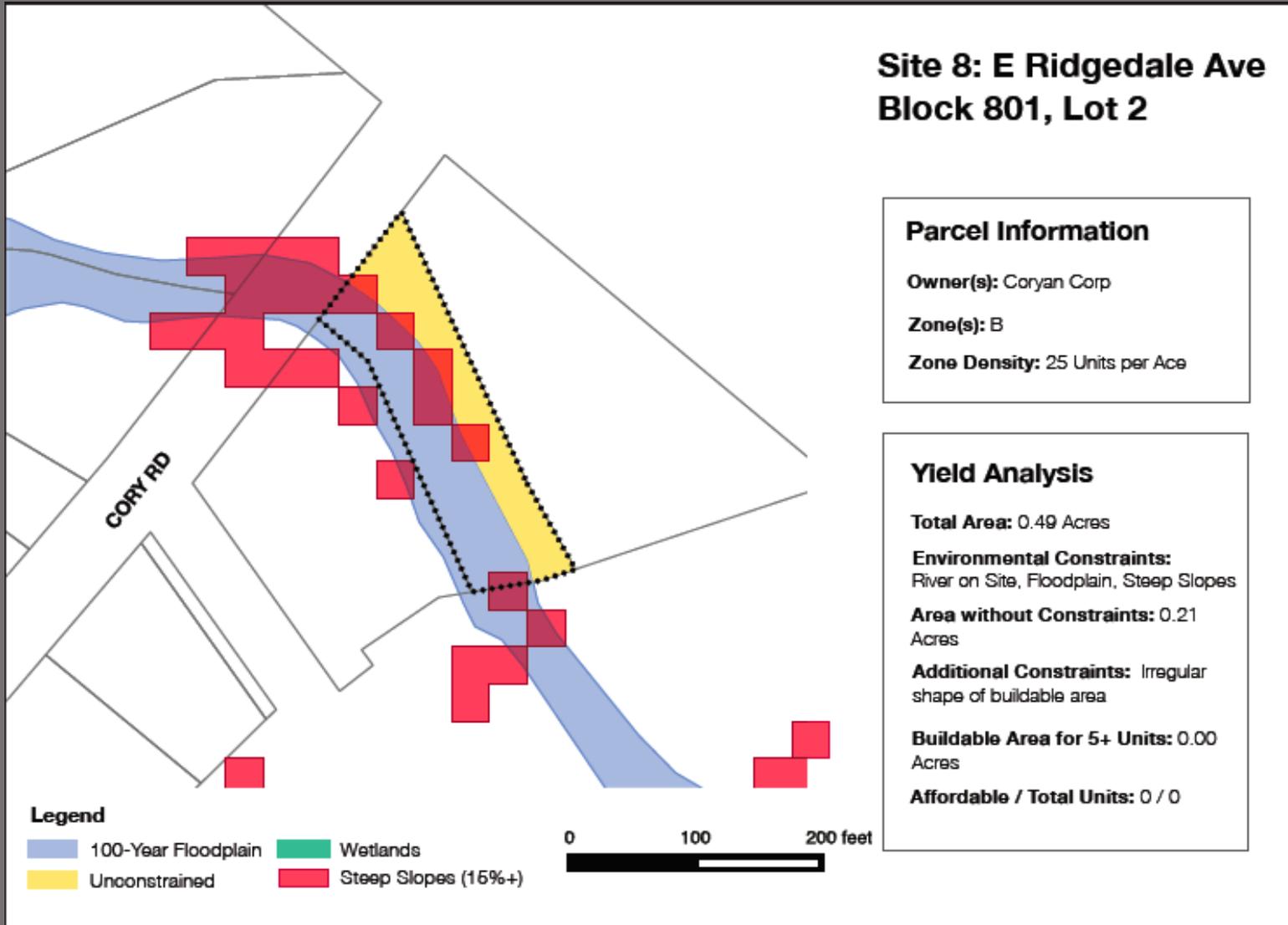
- Analyzed vacant parcels capable of 5+ units multi-family development. Environmental constraints removed from inventory:
 - *Wetlands*
 - *Floodplains*
 - *Steep Slopes*
 - *Critical Habitats:*
 - *Contaminated Sites*
- Each site analyzed for existing zoning, redevelopment density average, or COAH's presumptive density of 6 un/ac.



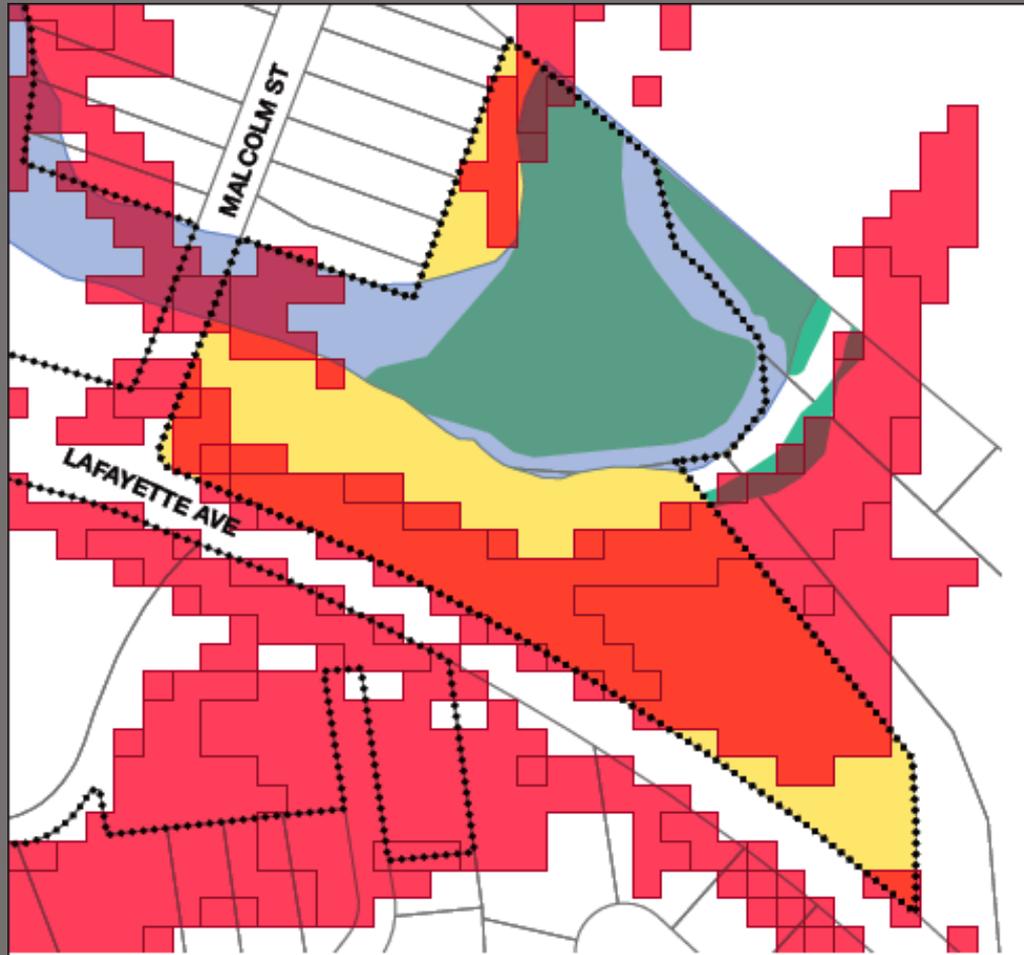
3. Fair Share Obligation + Compliance



3. Fair Share Obligation + Compliance



3. Fair Share Obligation + Compliance



Site 9: Lafatette/Malcolm, Block 901, Lots 1-2, Block 1001, Lot 7

Parcel Information

Owner(s): Coryan Corp / Ahto, Salem Vincent

Zone(s): R-3

Zone Density: 6 Units per Acre

Yield Analysis

Total Area: 6.50 Acres

Environmental Constraints:

Bisected by River, Wetlands, Steep Slopes, Floodplain

Area without Constraints:

1.14 Acres

Additional Constraints: Irregular shape and limited access

Buildable Area for 5+ Units: 0.0 Acres

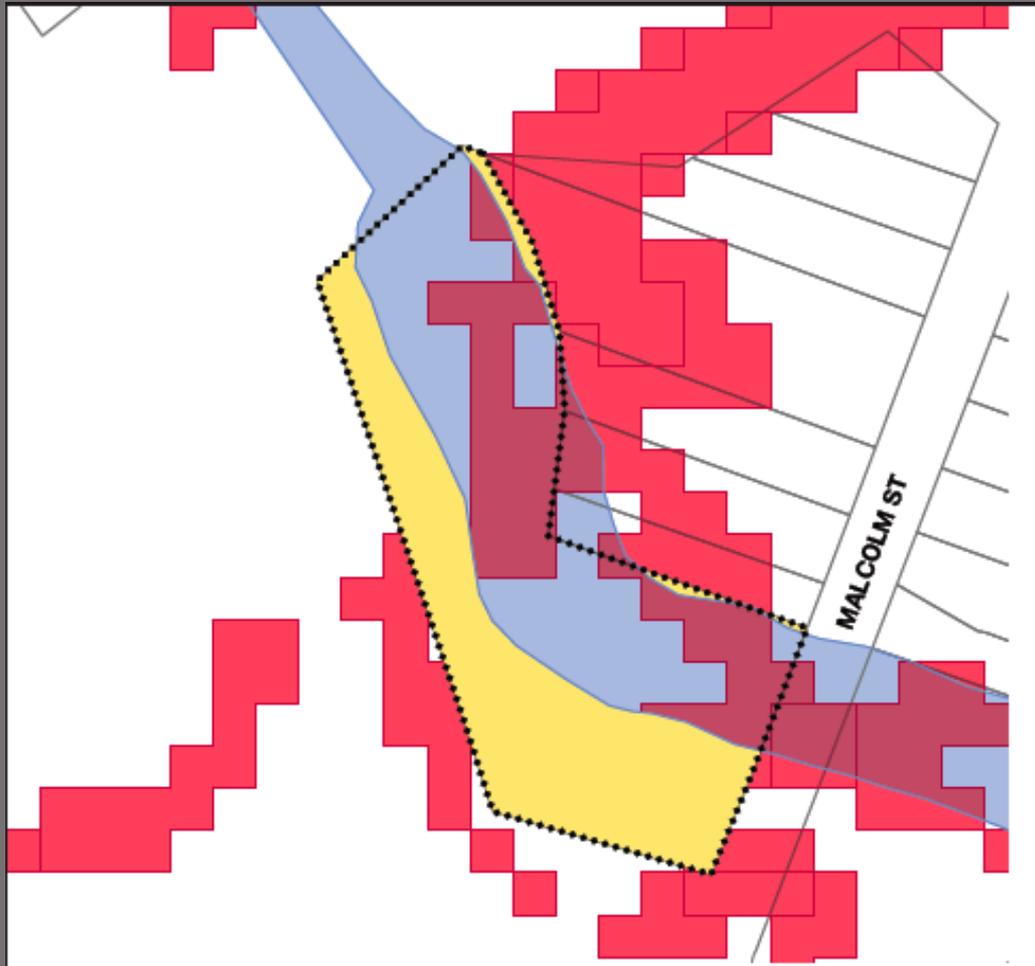
Affordable / Total Units: 0 / 0

Legend

- 100-Year Floodplain
- Wetlands
- Unconstrained
- Steep Slopes (16%+)



3. Fair Share Obligation + Compliance



Site 10: Malcom St, Block 902, Lot 8

Parcel Information

Owner(s): Coryan Corp

Zone(s): R-3

Zone Density: 6 Units per Acre

Yield Analysis

Total Area: 1.77 Acres

Environmental Constraints:
Bisected by River, Wetlands,
Steep Slopes

Area without Constraints:
0.65 Acres

Additional Constraints: Small and
irregularly shaped unconstrained area

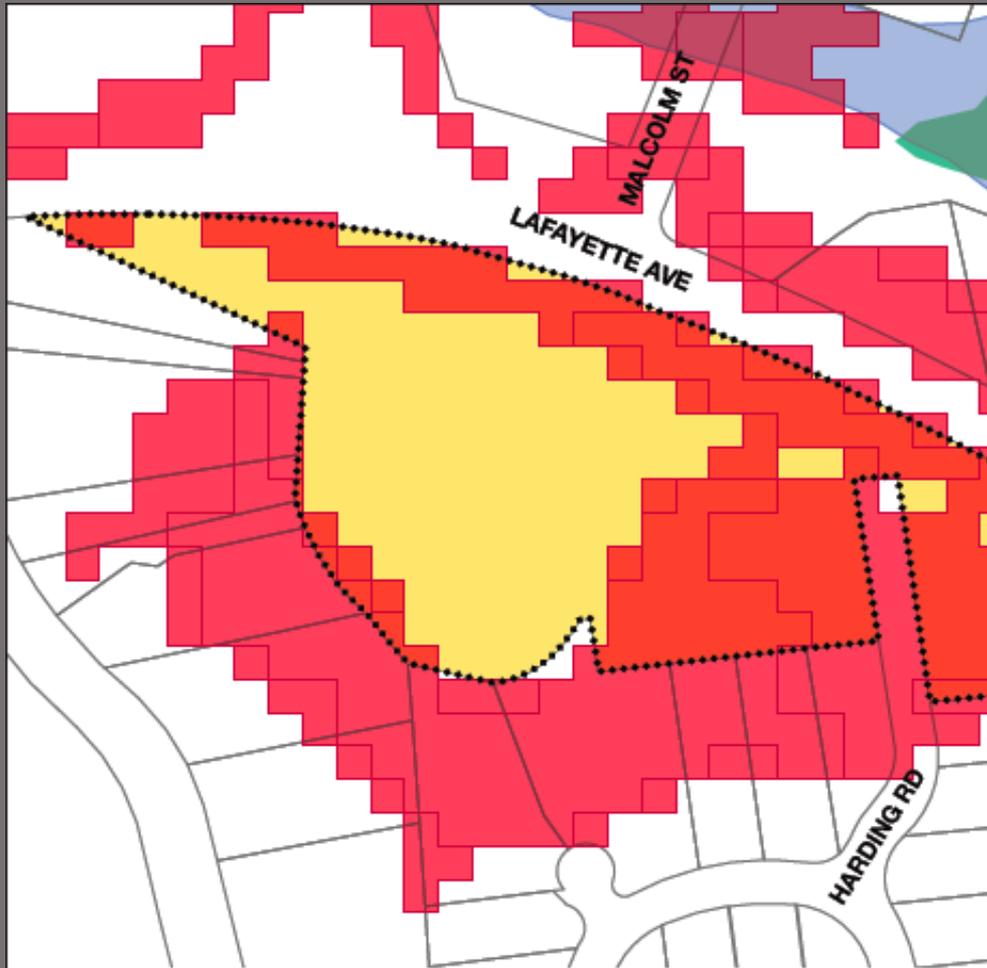
Buildable Area for 5+ Units: 0.0
Acres

Affordable / Total Units: 0 / 0

Legend

- 100-Year Floodplain
- Wetlands
- Unconstrained
- Steep Slopes (15%+)

3. Fair Share Obligation + Compliance



Legend

- 100-Year Floodplain
- Wetlands
- Unconstrained
- Steep Slopes (16%+)

0 100 200 300 feet

Site 19: Lafayette / Harding Block 1701, Lots 1-2

Parcel Information

Owner(s): Coryan Corp / Russo,
Richard & Coleen

Zone(s): R-3

Zone Density: 6 Units per Acre

Yield Analysis

Total Area: 4.55 Acres

Environmental Constraints:
Steep Slopes

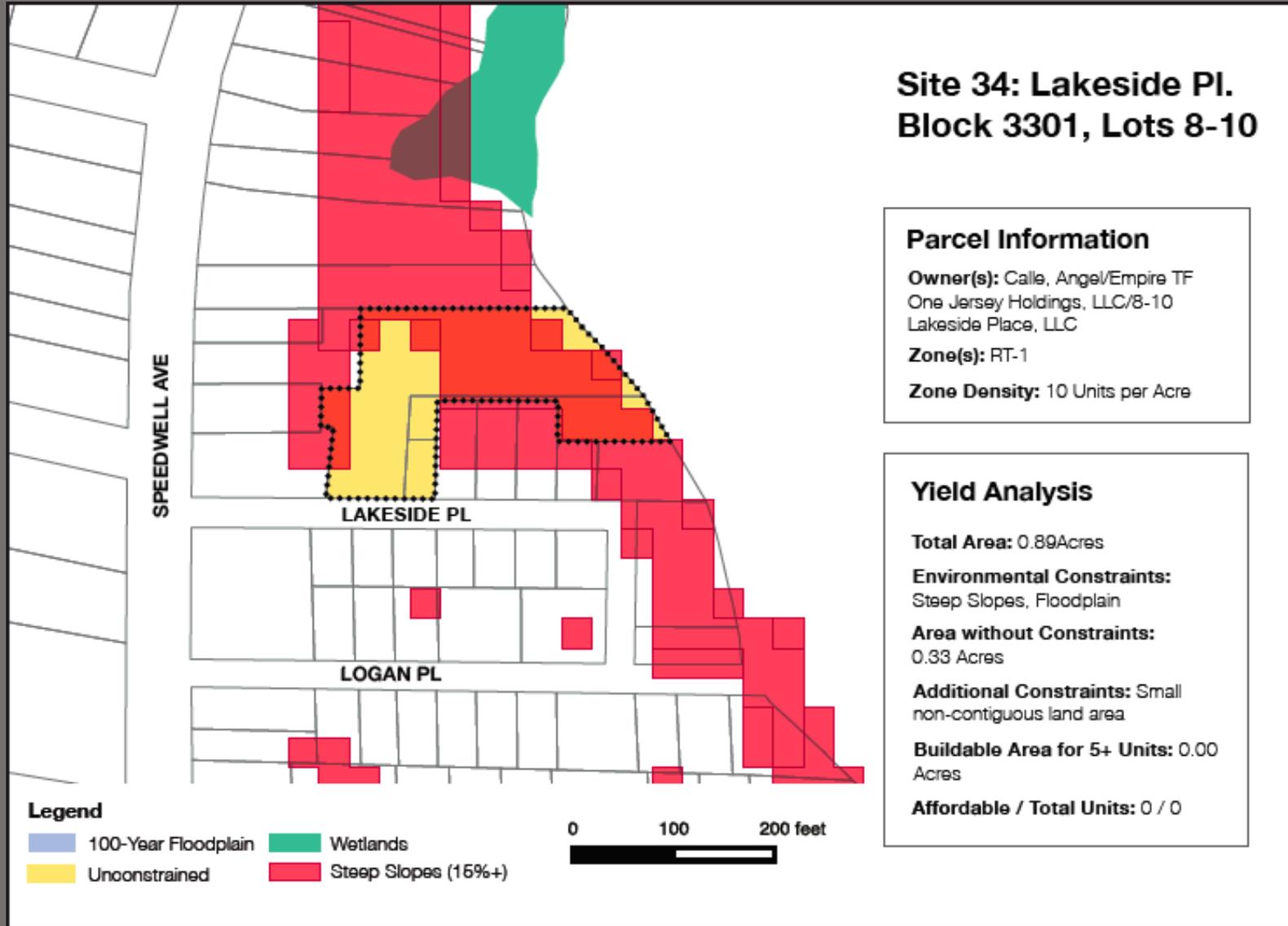
Area without Constraints:
2.22 Acres

Additional Constraints: Steep
slopes prevent access and
obstruct visibility on adjacent arterial
and on-ramps.

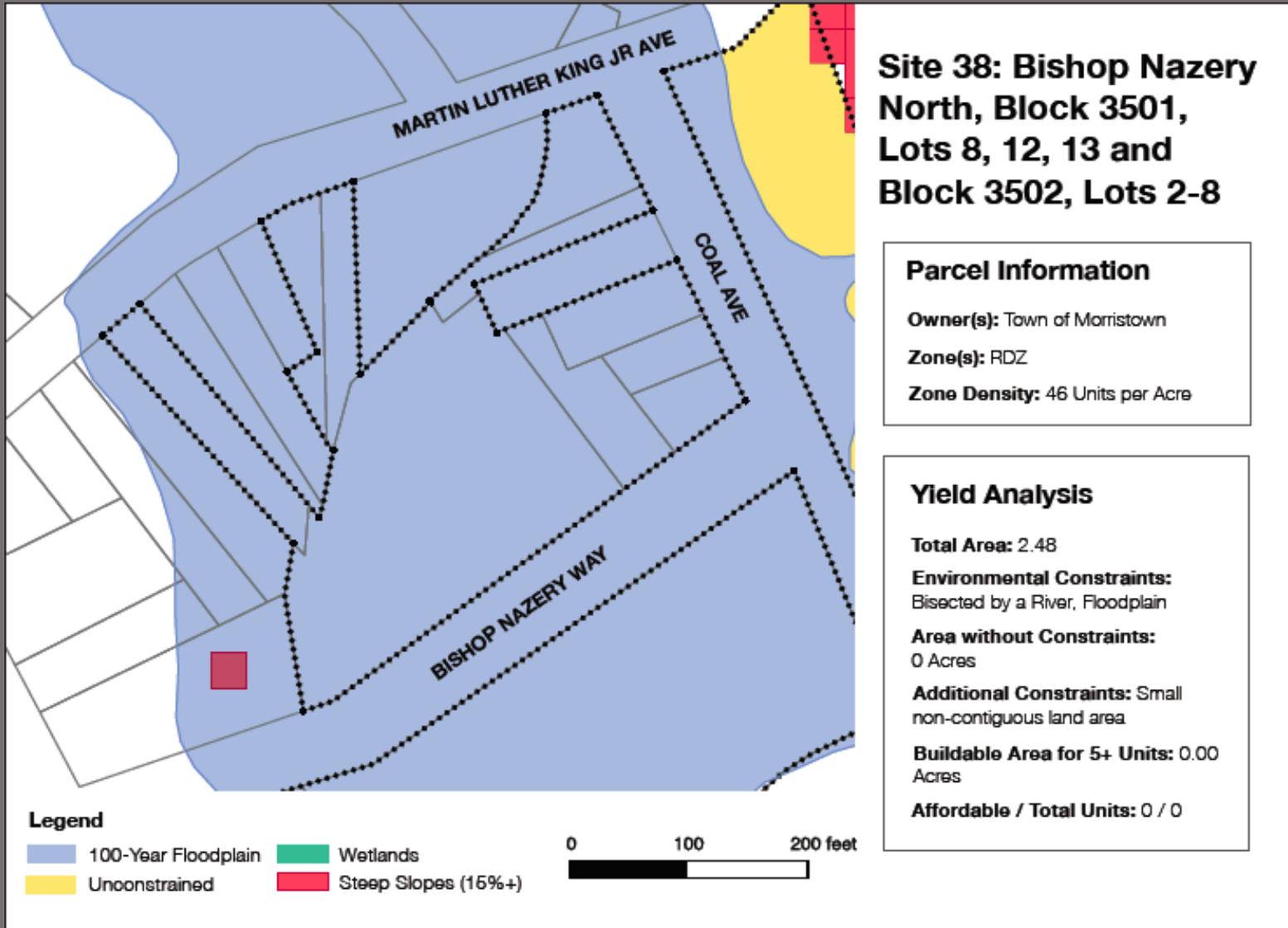
Buildable Area: 2.16

Affordable / Total Units: 0 / 0

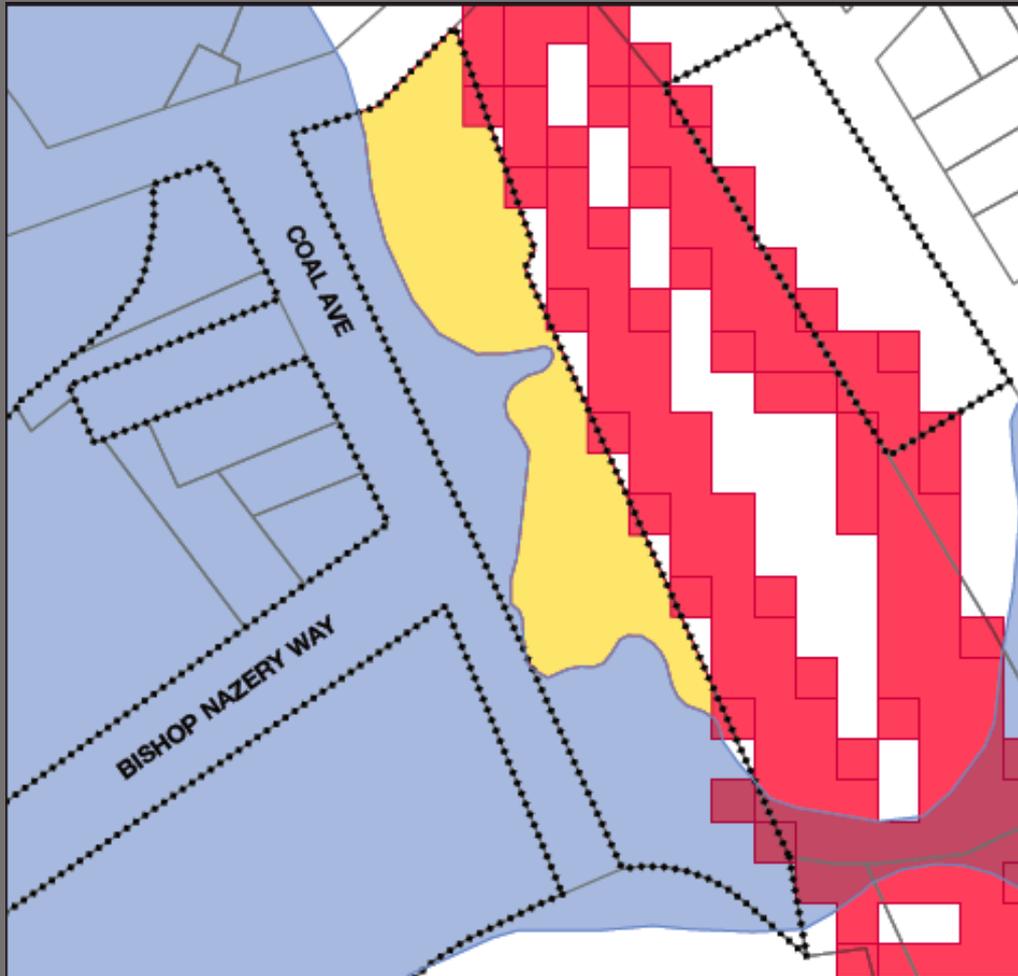
3. Fair Share Obligation + Compliance



3. Fair Share Obligation + Compliance



3. Fair Share Obligation + Compliance



Site 39: 14 Coal Ave, Block 3503, Lot 1

Parcel Information

Owner(s): Town of Morristown

Zone(s): RDZ

Zone Density: 46 Units per Acre

Yield Analysis

Total Area: 1.73 Acres

Environmental Constraints:

Bisected by River, Floodplain,
Steep Slopes

Area without Constraints:

0.87

Additional Constraints: Entire
property flooded in Hurricane Irene

Buildable Area for 5+ Units: 0.00
Acres

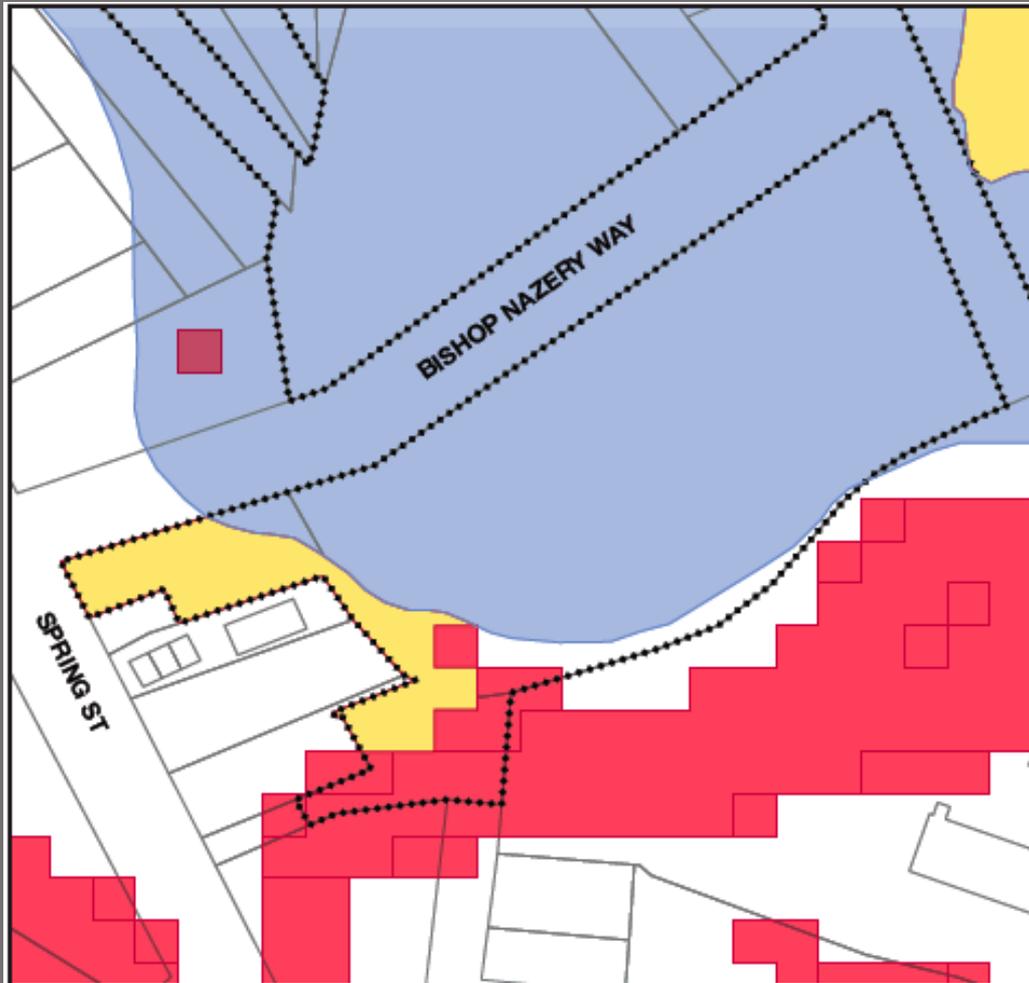
Affordable / Total Units: 0 / 0

Legend

- 100-Year Floodplain
- Unconstrained
- Wetlands
- Steep Slopes (15%+)



3. Fair Share Obligation + Compliance



Legend

- 100-Year Floodplain
- Wetlands
- Unconstrained
- Steep Slopes (15%+)

Site 40: Bishop Nazery South, Block 3404, Lot 1 and Block 3506, Lots 9, 16

Parcel Information

Owner(s): Town of Morristown

Notes: Subject to Spring St. Redevelopment Plan - development only feasible as part of larger program

Yield Analysis

Total Area: 2.79

Environmental Constraints: Bisected by River, Floodplain, Steep Slopes

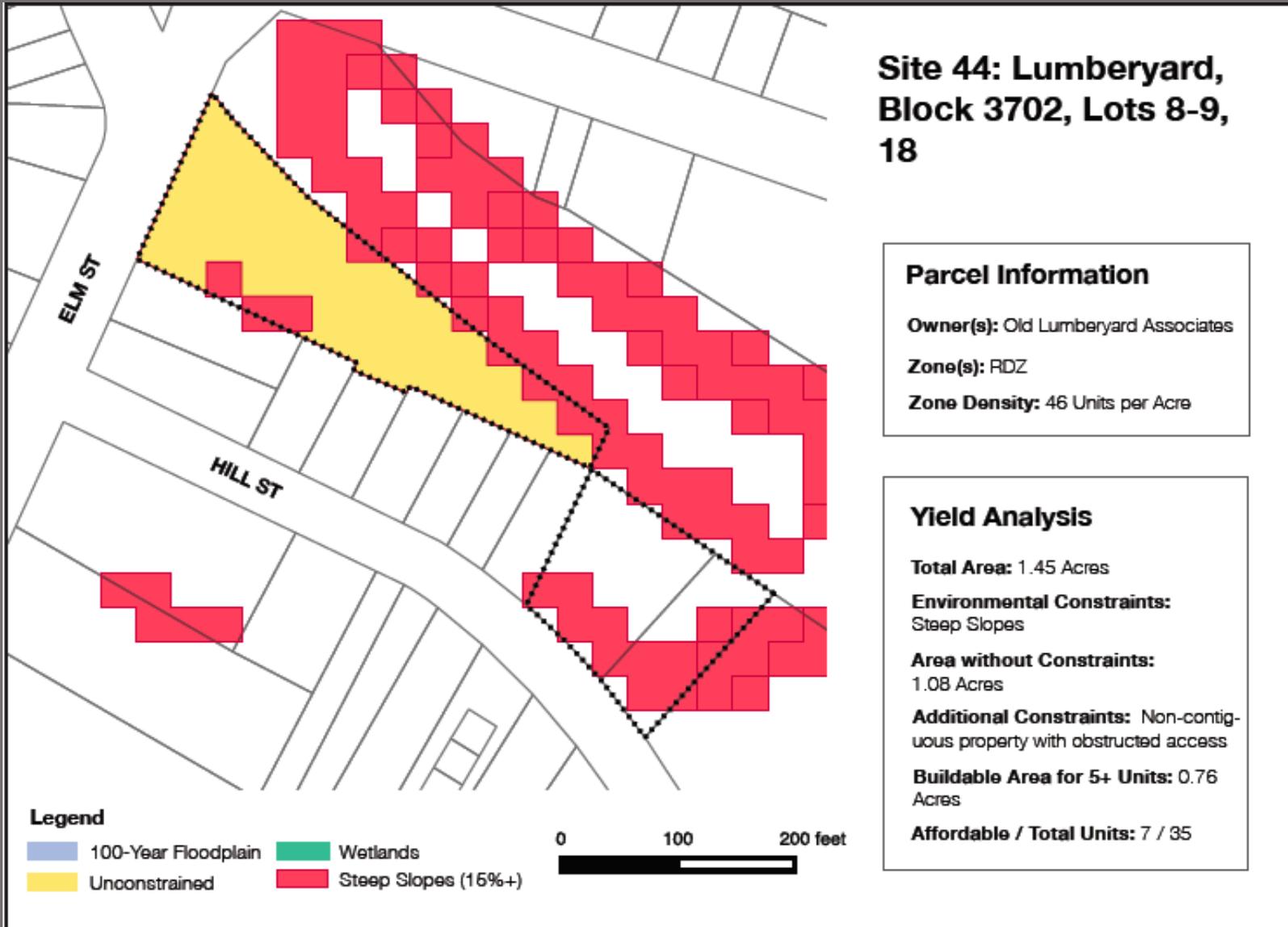
Area without Constraints: .44 Acres

Additional Constraints: Small non-contiguous land area

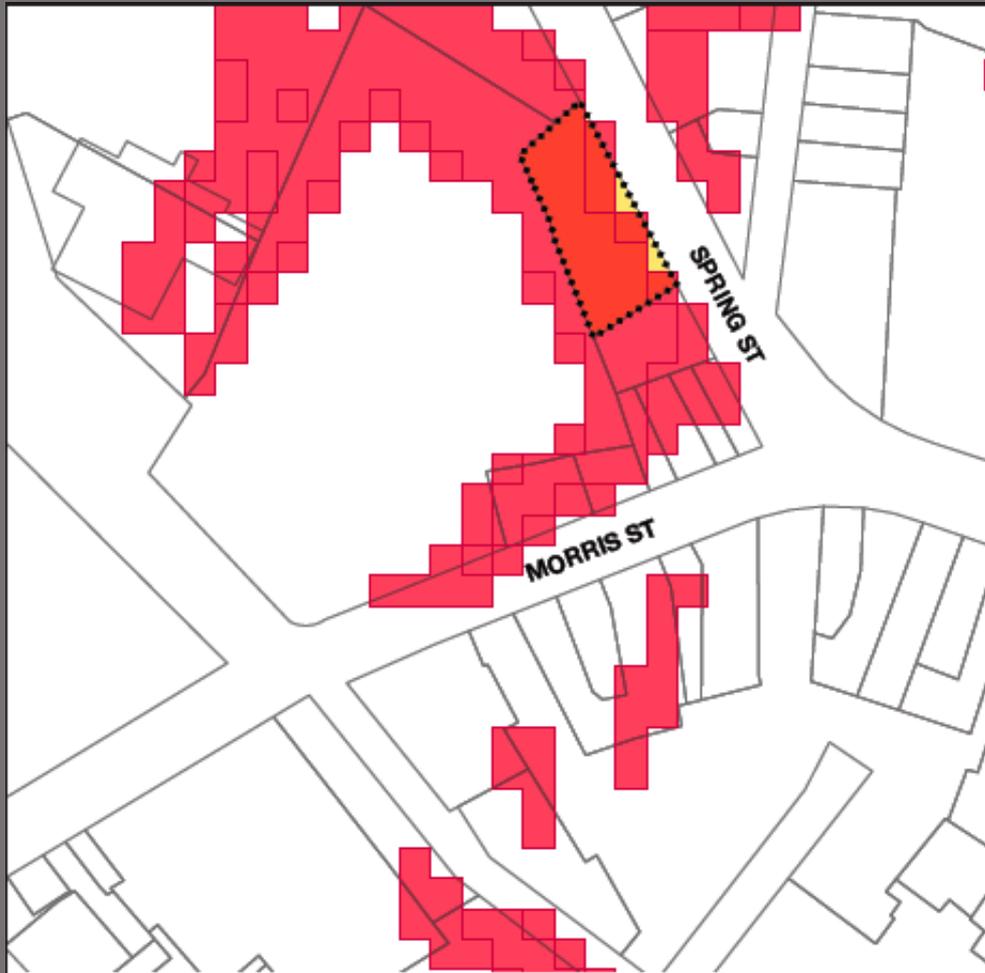
Buildable Area: 0.22 Acres

Affordable / Total Units: 0 (Excluded)
Part of Entitled Redevelopment Analysis

3. Fair Share Obligation + Compliance



3. Fair Share Obligation + Compliance



Site 53: 30-34 Spring St Block 4901, Lots 3-5

Parcel Information

Owner(s): CMB Group / Spring St LLC

Zone(s): RDZ

Zone Density: 46 Units per Acre

Yield Analysis

Total Area: 0.39 Acres

Environmental Constraints:
River on Site, Floodplain, Steep Slopes

Area without Constraints: 0.01
Acres

Additional Constraints: Small
unconstrained land area

Buildable Area for 5+ Units: 0.00
Acres

Affordable / Total Units: 0 / 0

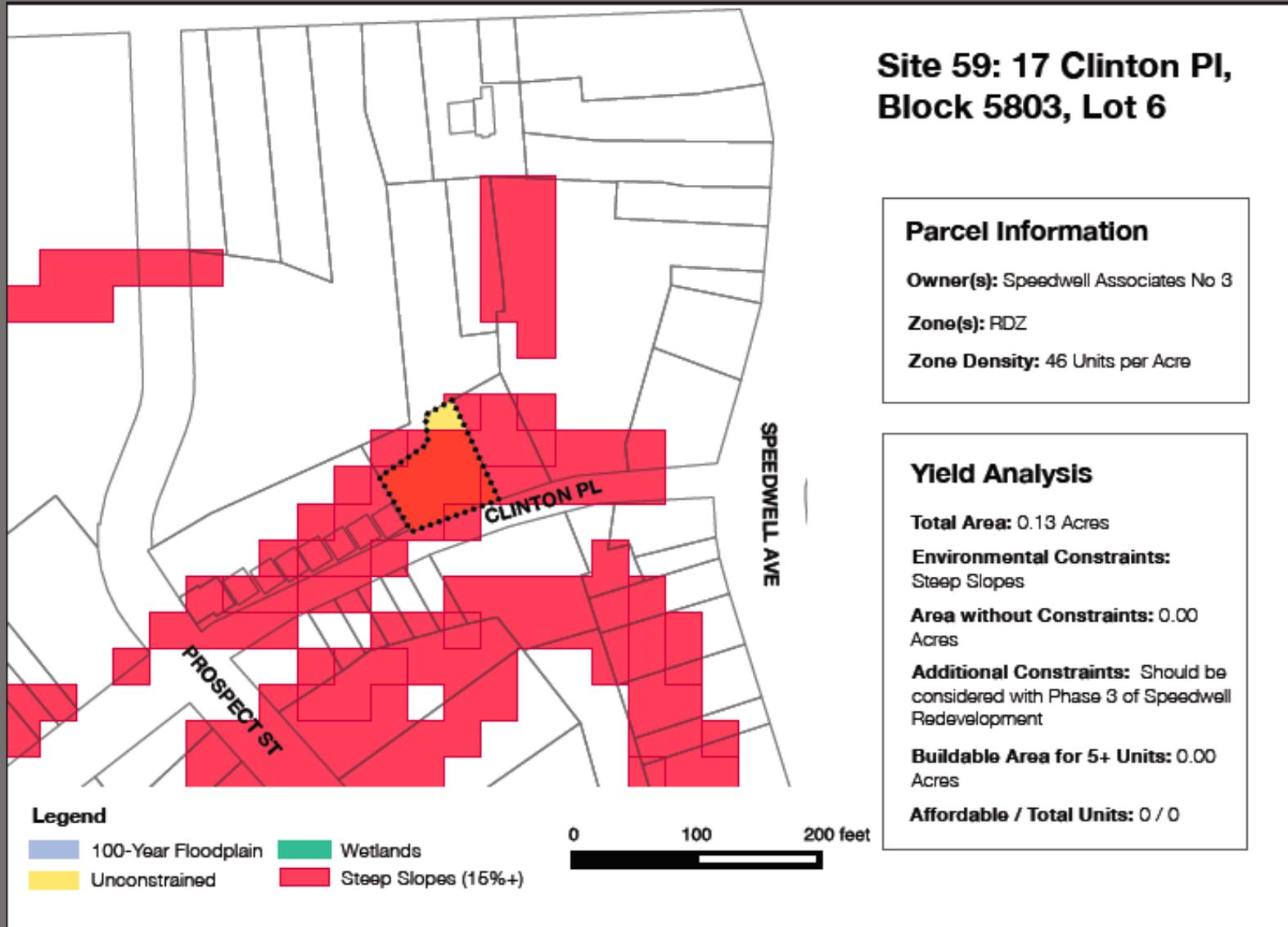
Legend

- 100-Year Floodplain
- Wetlands
- Unconstrained
- Steep Slopes (15%+)

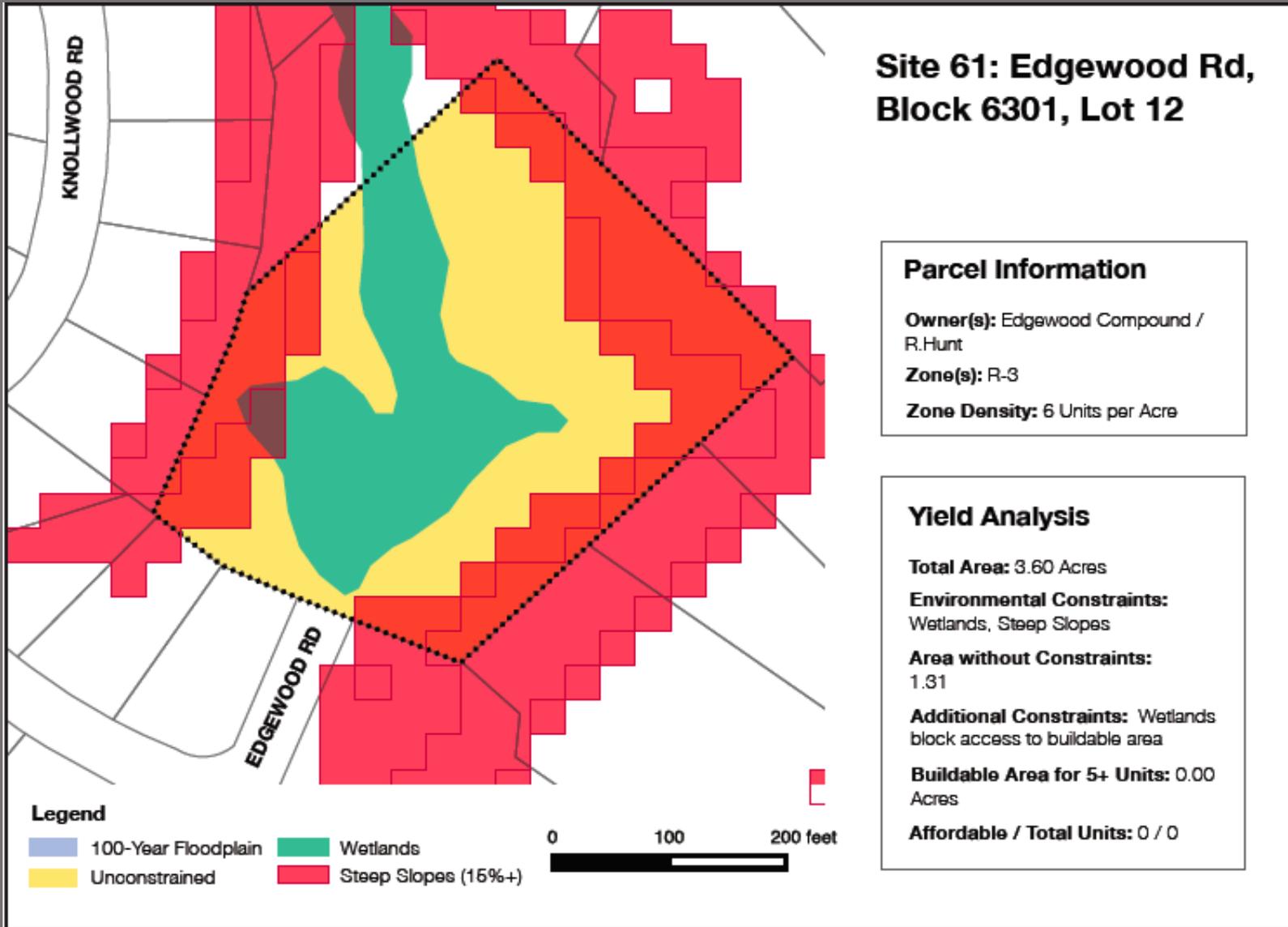
0 100 200 feet



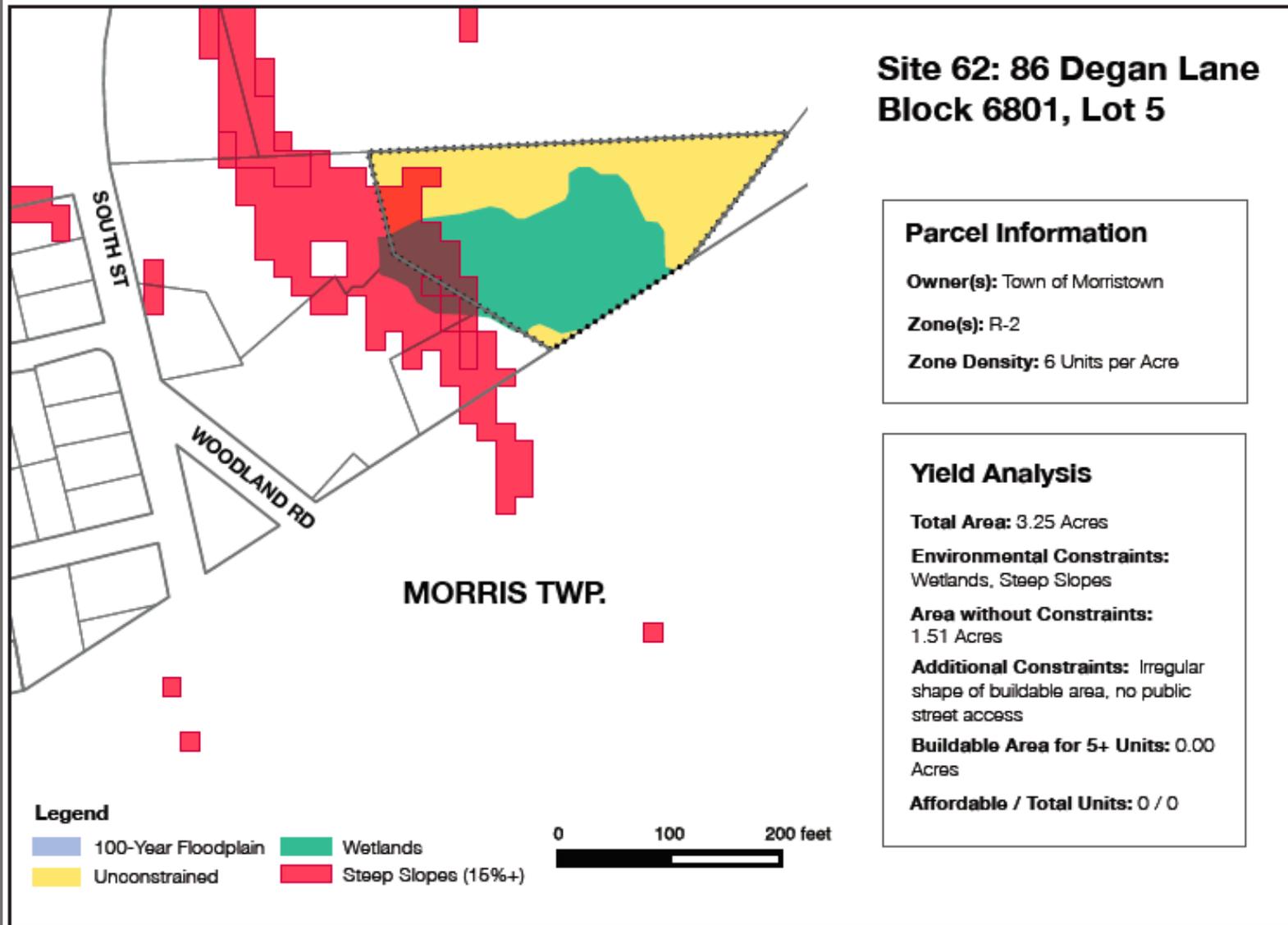
3. Fair Share Obligation + Compliance



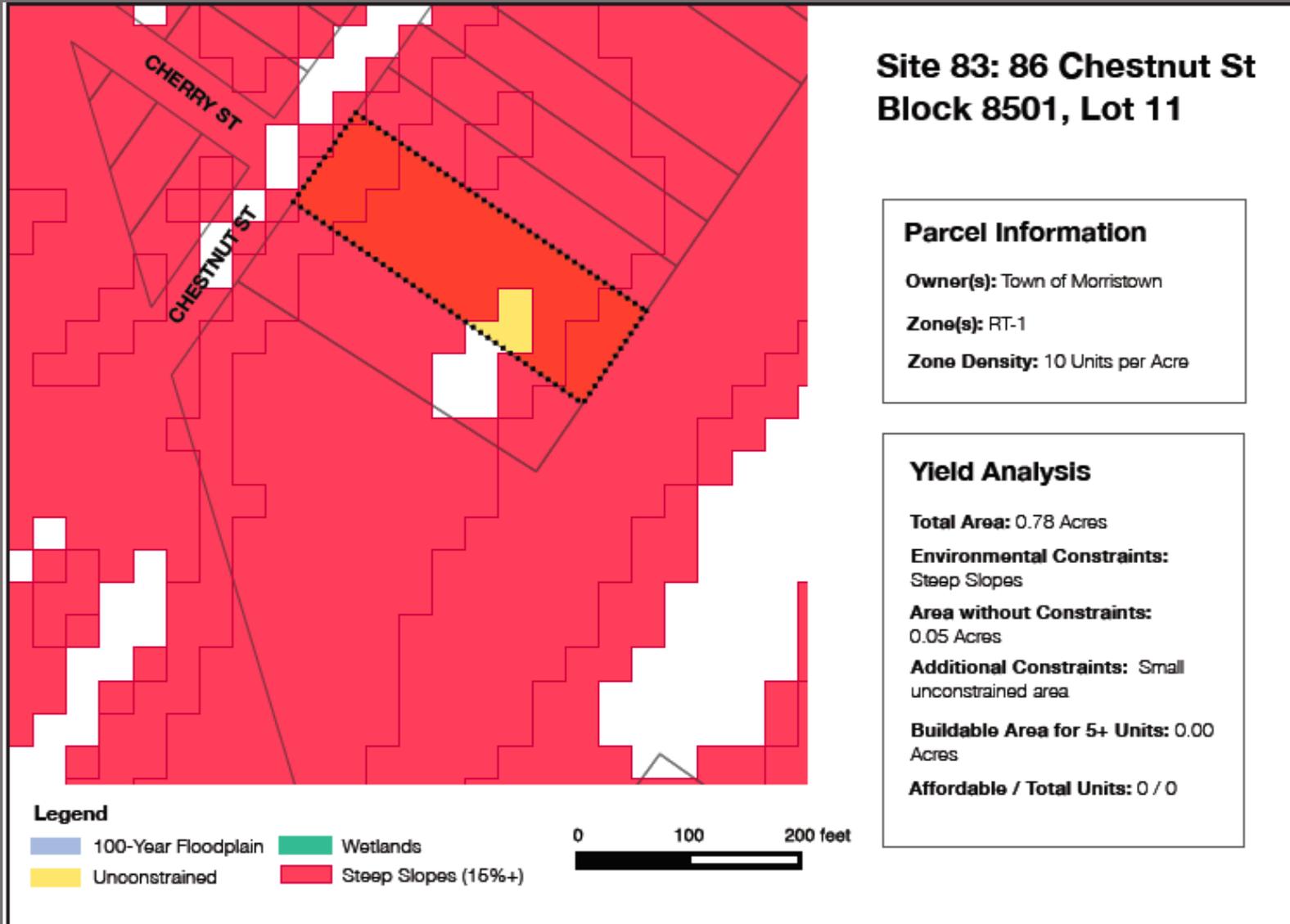
3. Fair Share Obligation + Compliance



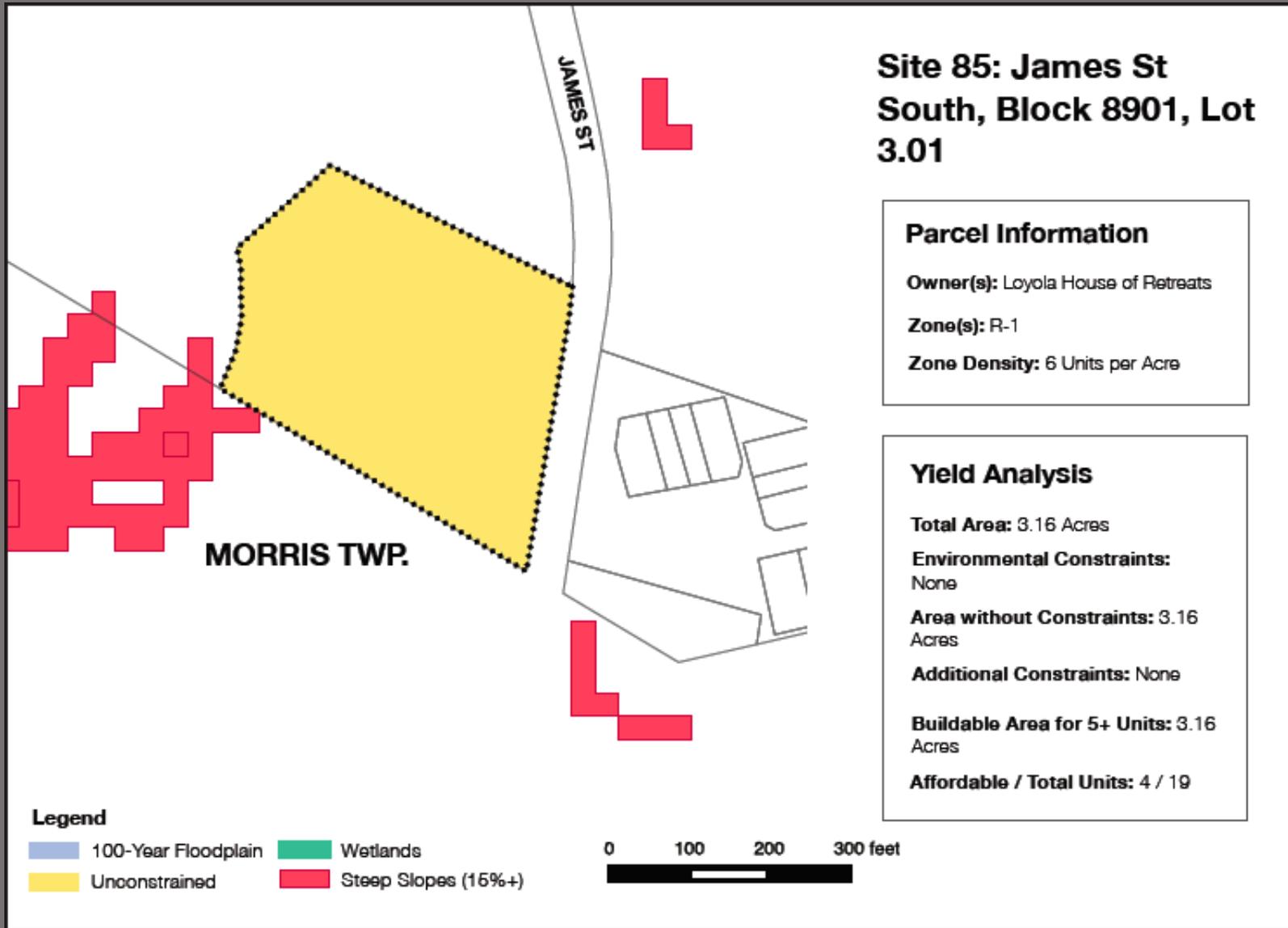
3. Fair Share Obligation + Compliance



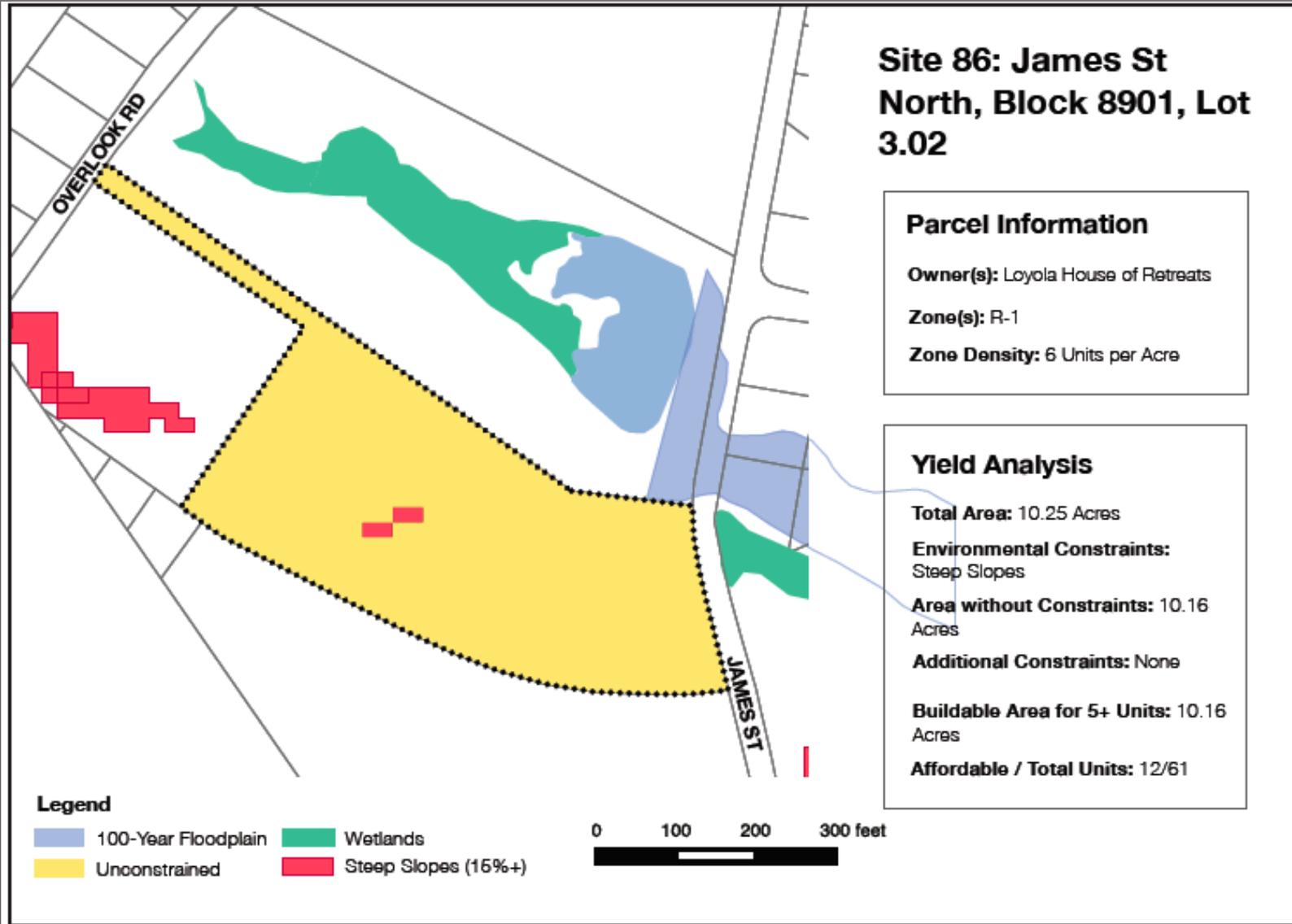
3. Fair Share Obligation + Compliance



3. Fair Share Obligation + Compliance



3. Fair Share Obligation + Compliance



3. Fair Share Obligation + Compliance

Summary

- **Third Round obligation (369) – RDP (142) = “Unmet Need” (227)**
 - Town has satisfied its RDP with valid Third Round credits.
 - Results in a remaining “unmet need” of 227 units.
- **Address additional opportunity to satisfy remaining unmet need through:**
 - Adopting an affordable set-aside ordinance mandating a minimum 15% set-aside on multi-family rental residential projects (5+ units) and a 20% set-aside on fee-simple projects of 5+ units.
 - Future redevelopment of Morris Street, Speedwell Phase III + IV, Train Station and Spring Street.

4. Spending Plan

Spending Plan Summary of Revenues and Expenditures

REVENUES

Current Cash on Hand as of January 2018		\$1,467,525
Total Realized Revenues	=	\$1,467,525
Projected Fee Revenue (2018-2025)	+	\$597,597
Projected Revenues	=	\$2,014,122

EXPENDITURES

Funds used for Rehabilitation	-	\$685,061.00
Funds used for New Construction		\$680,000.00
1. 88-90 MLK Avenue	-	\$270,000
2. 10 Willow Street	-	\$100,000
3. 1 Mt Kemble Avenue		\$210,000
4. 17 Orchard Street		\$100,000
Minimum Affordability Assistance (Projected)	-	\$292,236.60
1. For Very Low Income Households	-	\$97,412.20
2. Other Affordability Assistance	-	\$194,824.40
Total Administration (Projected 20%)	-	\$356,824.40
TOTAL PROJECTED EXPENDITURES	=	\$2,014,122
REMAINING BALANCE	=	\$0.00

Note: Of Current balance, \$1,060,000 is from PIL, while the remaining \$301,131 is from developer fees/interest which has already been collected. Affordability assistance is calculated from this and projected fees.

5. NEXT STEPS

TIMELINE	ACTION ITEM
AUGUST 23	Public Hearing of Fair Share Housing Plan at the Planning Board.
SEPTEMBER 11	Town Council adopts resolution endorsing Fair Share Housing Plan submission to the court.
OCTOBER 19	Final Hearing with “Special Master” to formally approve Fair Share Housing Plan.