Town of Morristown
Housing Element &
Fair Share Plan

Presented to: Morristown Planning Board
Date: August 23, 2018
1. INTRODUCTION

NJ Affordable Housing Policy: A Brief History

- 1975 – 1985: Mount Laurel Doctrine & the Fair Housing Act
- 1987-1993: COAH “First 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

- Morristown is decreasing in households and families.
2. MUNICIPAL SUMMARY

Demographic Characteristics

Median Income

<table>
<thead>
<tr>
<th>Year</th>
<th>Morristown</th>
<th>Morris County</th>
<th>New Jersey</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009*</td>
<td>$67,987</td>
<td>$76,118</td>
<td>$41,159</td>
</tr>
<tr>
<td>2014</td>
<td>$106,282</td>
<td>$99,142</td>
<td>$51,602</td>
</tr>
<tr>
<td>2014</td>
<td>$75,696</td>
<td>$72,062</td>
<td>$48,928</td>
</tr>
</tbody>
</table>

Per Capita Income

<table>
<thead>
<tr>
<th>Year</th>
<th>Morristown</th>
<th>Morris County</th>
<th>New Jersey</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009*</td>
<td>$72,062</td>
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</tr>
<tr>
<td>2014</td>
<td>$72,062</td>
<td>$75,696</td>
<td>$48,928</td>
</tr>
</tbody>
</table>


Poverty Status | 2005 - 2014

<table>
<thead>
<tr>
<th>Region</th>
<th>Total Persons</th>
<th>Total Below Poverty</th>
<th>Percent</th>
<th>Percent</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Morristown</td>
<td>18,021</td>
<td>1,350</td>
<td>7.5%</td>
<td>2,201</td>
<td>12.1%</td>
</tr>
<tr>
<td>Morris County</td>
<td>478,040</td>
<td>16,675</td>
<td>3.5%</td>
<td>22,788</td>
<td>4.7%</td>
</tr>
</tbody>
</table>


** • Morristown is increasing in income and decreasing in poverty.**
2. MUNICIPAL SUMMARY

Demographic Characteristics

Housing Costs by Household

- HUD policy designates households spending 30%+ of their income on housing as “cost burdened” 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

<table>
<thead>
<tr>
<th></th>
<th>Morristown</th>
<th>Morris County</th>
<th>New Jersey</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td>18,580</td>
<td>497,103</td>
<td>8,874,374</td>
</tr>
<tr>
<td>Born in United States</td>
<td>12,024</td>
<td>396,543</td>
<td>6,755,131</td>
</tr>
<tr>
<td>State of Residence</td>
<td>7,814</td>
<td>285,575</td>
<td>4,649,806</td>
</tr>
<tr>
<td>Different State</td>
<td>4,210</td>
<td>110,968</td>
<td>2,105,325</td>
</tr>
<tr>
<td>Born in Puerto Rico, U.S. Island Areas or born abroad to American parents</td>
<td>245</td>
<td>7,427</td>
<td>214,838</td>
</tr>
<tr>
<td>Foreign Born</td>
<td>6,311</td>
<td>93,133</td>
<td>1,904,405</td>
</tr>
<tr>
<td>Population in Group Quarters</td>
<td>651</td>
<td>-15.4%</td>
<td>8,577</td>
</tr>
</tbody>
</table>

**Source:** American Community Survey 2010 - 2014
2. MUNICIPAL SUMMARY

Existing Housing Conditions

Housing Tenure + Occupancy

- 40.3% Owner Occupied (2009) vs. 39.0% (2016)
- 51.4% Renter Occupied (2009) vs. 61.0% (2016)
- 8.3% Vacant Units (2009) vs. 10.4% (2016)

Year Structure Built

- Built 2010 or later, 2%
- Built 1990 to 2009, 17%
- Built 1970 to 1989, 20%
- Built 1950 to 1969, 25%
- Built 1949 or earlier, 36%

Housing Type & Size I 2005-2016

- Total: 8,748 units in 2005-2009, 8,716 units in 2012-2016, -0.4% change
- 1, detached: 2,448 units in 2005-2009, 2,021 units in 2012-2016, -17.4% change
- 1, attached: 698 units in 2005-2009, 764 units in 2012-2016, 9.5% change
- 2 apartments: 1,031 units in 2005-2009, 1,165 units in 2012-2016, 13.0% change
- 3 or 4 apartments: 1,010 units in 2005-2009, 900 units in 2012-2016, -10.9% change
- 5 to 9 apartments: 613 units in 2005-2009, 520 units in 2012-2016, -15.17% change
- 10 to 19 apartments: 1,025 units in 2005-2009, 641 units in 2012-2016, -37.5% change
- 20+ apartments: 1,923 units in 2005-2009, 2,705 units in 2012-2016, 40.6% change

- 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

<table>
<thead>
<tr>
<th>Housing Conditions in Morristown</th>
<th>2005-2014</th>
<th>Percent</th>
<th>2010-2016</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>8,022</td>
<td></td>
<td>7,810</td>
<td></td>
</tr>
<tr>
<td>Utility Gas</td>
<td>5,529</td>
<td>68.9%</td>
<td>5,892</td>
<td>75.4%</td>
</tr>
<tr>
<td>Electricity</td>
<td>1,435</td>
<td>17.9%</td>
<td>1,388</td>
<td>17.80%</td>
</tr>
<tr>
<td>Fuel Oil, kerosene, etc.</td>
<td>842</td>
<td>10.5%</td>
<td>469</td>
<td>6.0%</td>
</tr>
<tr>
<td>No fuel used</td>
<td>73</td>
<td>0.9%</td>
<td>44</td>
<td>0.60%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Occupants per Room in Occupied Housing Units</th>
<th>2005-2009</th>
<th>2010-2016</th>
<th>Percent</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.00 or Less</td>
<td>7,613</td>
<td>7,601</td>
<td>94.9%</td>
<td>96.9%</td>
</tr>
<tr>
<td>1.01 to 1.50</td>
<td>409</td>
<td>140</td>
<td>5.1%</td>
<td>1.8%</td>
</tr>
<tr>
<td>1.51 or more</td>
<td>0</td>
<td>100</td>
<td>0.0%</td>
<td>1.3%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Inadequate Units (Occupied Units)</th>
<th>2005-2014</th>
<th>2010-2016</th>
<th>Percent</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>8,748</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lacking complete plumbing facilities</td>
<td>42</td>
<td>73</td>
<td>0.5%</td>
<td>0.9%</td>
</tr>
<tr>
<td>Lacking complete kitchen facilities</td>
<td>83</td>
<td>36</td>
<td>0.9%</td>
<td>0.5%</td>
</tr>
</tbody>
</table>

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

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

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 (%)**

<table>
<thead>
<tr>
<th>Year</th>
<th>Morristown</th>
<th>Morris County</th>
<th>New Jersey</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
<td>4.5%</td>
<td>3.3%</td>
<td>4.5%</td>
</tr>
<tr>
<td>2006</td>
<td>4.7%</td>
<td>3.4%</td>
<td>4.7%</td>
</tr>
<tr>
<td>2007</td>
<td>4.3%</td>
<td>3.0%</td>
<td>5.3%</td>
</tr>
<tr>
<td>2008</td>
<td>2.9%</td>
<td>3.9%</td>
<td>6.9%</td>
</tr>
<tr>
<td>2009</td>
<td>7.1%</td>
<td>6.9%</td>
<td>7.1%</td>
</tr>
<tr>
<td>2010</td>
<td>9.1%</td>
<td>7.4%</td>
<td>7.4%</td>
</tr>
<tr>
<td>2011</td>
<td>9.5%</td>
<td>7.1%</td>
<td>7.1%</td>
</tr>
<tr>
<td>2012</td>
<td>9.3%</td>
<td>7.0%</td>
<td>7.0%</td>
</tr>
<tr>
<td>2013</td>
<td>9.3%</td>
<td>6.0%</td>
<td>6.0%</td>
</tr>
<tr>
<td>2014</td>
<td>8.2%</td>
<td>5.5%</td>
<td>5.5%</td>
</tr>
</tbody>
</table>

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

**Worker Occupations in Morristown | 2005-2014**

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

2. MUNICIPAL SUMMARY

Employment Data

### Class of Worker in Morristown | 2005-2014

<table>
<thead>
<tr>
<th>Class of Worker in Morristown</th>
<th>2005-2009</th>
<th>Percent</th>
<th>2010-2014</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>11,249</td>
<td>100.0%</td>
<td>11,176</td>
<td>100.0%</td>
</tr>
<tr>
<td>Private Wage and Salary worker</td>
<td>9,555</td>
<td>84.9%</td>
<td>9,439</td>
<td>84.5%</td>
</tr>
<tr>
<td>Government Worker</td>
<td>901</td>
<td>8.0%</td>
<td>1,040</td>
<td>9.3%</td>
</tr>
<tr>
<td>Self-employed worker</td>
<td>780</td>
<td>6.9%</td>
<td>697</td>
<td>6.2%</td>
</tr>
<tr>
<td>Unpaid family worker</td>
<td>13</td>
<td>0.1%</td>
<td>0</td>
<td>0.0%</td>
</tr>
</tbody>
</table>


### Means of Commute in Morristown | 2005-2014

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


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

### Land Use Patterns

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

Source: 2018 MOD IV Tax Data
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:
  
  
  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:

<table>
<thead>
<tr>
<th>Project or Site Name</th>
<th>Implementation Status</th>
<th>Block/Lot</th>
<th>Acres</th>
<th>Density (units / ac)</th>
<th>Total Units</th>
<th>Affordable Units</th>
<th>Rental Bonus</th>
<th>Tenure</th>
<th>Moderate Income Un</th>
<th>Low Income Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>77 West Valley View Drive</td>
<td>Complete</td>
<td>Block 1502, Lot 10</td>
<td>0.26</td>
<td>11.5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>Rental</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>88 Madison Avenue</td>
<td>Complete</td>
<td>Block 7202, Lot 17</td>
<td>0.14</td>
<td>35.7</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>Rental</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>Habitat for Humanity: 27 Hazel St</td>
<td>Complete</td>
<td>Block 2402, Lot 15.01</td>
<td>0.1</td>
<td>20.0</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>Sale</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Habitat for Humanity: 29-33 Bellevue Terrace</td>
<td>Complete</td>
<td>Block 5702, lot 34.01, 34.02, 34.03</td>
<td>0.24</td>
<td>12.5</td>
<td>3</td>
<td>3</td>
<td>0</td>
<td>Sale</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
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<td>Block 3603; Lots 29, 30, 31, 32 and portions of Lots 34 and 37</td>
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<td>Block 4301, lots 1-9, Block 4201-1.01, 1.02, 1.03-10</td>
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</tbody>
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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

Prospective Need: 369 Units

Credits
Morristown has 148 credits (with bonuses) which have been completed, approved, or planned to meet its realistic development potential:

| Affordable Units Toward RDP: | 112 |
| Total Rental Bonus (25% Capped): | 36 |
| Total with Capped Bonus: | 148 |
| Realistic Development Potential: | 142 |

<table>
<thead>
<tr>
<th>Project or Site Name</th>
<th>Acres</th>
<th>Density (units/acre)</th>
<th>Total Units</th>
<th>Affordable Units</th>
<th>Rental Bonus</th>
<th>Tenure</th>
<th>Moderate Income Units</th>
<th>Low Income Units</th>
<th>Very Low Income Units</th>
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</tbody>
</table>

*38-42 Abbott Ave (Prior Round) VLI unit carries
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

Site 2: 9 Cory Rd
Block 303, Lot 2

Parcel Information

Owner(s): Colgate Palmolive / Cory Rd Associates
Zone(s): RG
Zone Density: 16 Units per Acre

Yield Analysis

Total Area: 5.99 Acres
Environmental Constraints:
Steep Slopes
Area without Constraints: 3.65 Acres
Additional Constraints: Small separate parcel without street access.
Buildable Area for 5+ Units: 3.51 Acres
Affordable / Total Units: 11/55

Legend
- 100-Year Floodplain
- Wetlands
- Unconstrained
- Steep Slopes (15%+)
3. Fair Share Obligation + Compliance

Site 8: E Ridgedale Ave
Block 801, Lot 2

Parcel Information
Owner(s): Coryan Corp
Zone(s): B
Zone Density: 25 Units per Acre

Yield Analysis
Total Area: 0.49 Acres
Environmental Constraints: River on Site, Floodplain, Steep Slopes
Area without Constraints: 0.21 Acres
Additional Constraints: Irregular shape of buildable area
Buildable Area for 5+ Units: 0.00 Acres
Affordable / Total Units: 0 / 0
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 (15%+)
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

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

Site 34: Lakeside Pl. Block 3301, Lots 8-10

Parcel Information
Owner(s): Calle, Angel/Empire TF One Jersey Holdings, LLC/8-10 Lakeside Place, LLC
Zone(s): RT-1
Zone Density: 10 Units per Acre

Yield Analysis
Total Area: 0.89 Acres
Environmental Constraints: Steep Slopes, Floodplain
Area without Constraints: 0.33 Acres
Additional Constraints: Small non-contiguous land area
Buildable Area for 5+ Units: 0.00 Acres
Affordable / Total Units: 0 / 0

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

0 100 200 feet
3. Fair Share Obligation + Compliance

Site 38: Bishop Nazery North, Block 3501, Lots 8, 12, 13 and Block 3502, Lots 2-8

Parcel Information
Owner(s): Town of Morristown
Zone(s): RDZ
Zone Density: 46 Units per Acre

Yield Analysis
Total Area: 2.48
Environmental Constraints:
Bisected by a River, Floodplain
Area without Constraints:
0 Acres
Additional Constraints: Small non-contiguous land area
Buildable Area for 5+ Units: 0.00 Acres
Affordable / Total Units: 0 / 0

Legend
- 100-Year Floodplain
- Wetlands
- Unconstrained
- Steep Slopes (16%+)
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
- Blue: 100-Year Floodplain
- Teal: Wetlands
- Yellow: Unconstrained
- Red: Steep Slopes (15%+)
3. Fair Share Obligation + Compliance

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

Legend
- 100-Year Floodplain
- Wetlands
- Unconstrained
- Steep Slopes (16%+)
3. Fair Share Obligation + Compliance

Site 44: Lumberyard, Block 3702, Lots 8-9, 18

Parcel Information
Owner(s): Old Lumberyard Associates
Zone(s): RDZ
Zone Density: 46 Units per Acre

Yield Analysis
Total Area: 1.45 Acres
Environmental Constraints:
Steep Slopes
Area without Constraints:
1.08 Acres
Additional Constraints: Non-contiguous property with obstructed access
Buildable Area for 5+ Units: 0.76 Acres
Affordable / Total Units: 7 / 35

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

0 100 200 feet
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
3. Fair Share Obligation + Compliance

Site 59: 17 Clinton Pl, Block 5803, Lot 6

Parcel Information
- Owner(s): Speedwell Associates No 3
- Zone(s): RDZ
- Zone Density: 46 Units per Acre

Yield Analysis
- Total Area: 0.13 Acres
- Environmental Constraints: Steep Slopes
- Area without Constraints: 0.00 Acres
- Additional Constraints: Should be considered with Phase 3 of Speedwell Redevelopment
- Buildable Area for 5+ Units: 0.00 Acres
- Affordable / Total Units: 0 / 0

Legend
- 100-Year Floodplain
- Wetlands
- Unconstrained
- Steep Slopes (15%+)
3. Fair Share Obligation + Compliance

Site 61: Edgewood Rd, Block 6301, Lot 12

Parcel Information
Owner(s): Edgewood Compound / R.Hunt
Zone(s): R-3
Zone Density: 6 Units per Acre

Yield Analysis
Total Area: 3.60 Acres
Environmental Constraints: Wetlands, Steep Slopes
Area without Constraints: 1.31
Additional Constraints: Wetlands block access to buildable area
Buildable Area for 5+ Units: 0.00 Acres
Affordable / Total Units: 0 / 0
3. Fair Share Obligation + Compliance

Site 62: 86 Degan Lane
Block 6801, Lot 5

Parcel Information
Owner(s): Town of Morristown
Zone(s): R-2
Zone Density: 6 Units per Acre

Yield Analysis
Total Area: 3.25 Acres
Environmental Constraints: Wetlands, Steep Slopes
Area without Constraints: 1.51 Acres
Additional Constraints: Irregular shape of buildable area, no public street access
Buildable Area for 5+ Units: 0.00 Acres
Affordable / Total Units: 0 / 0

Legend
- 100-Year Floodplain
- Wetlands
- Unconstrained
- Steep Slopes (15%+)
3. Fair Share Obligation + Compliance

Site 83: 86 Chestnut St
Block 8501, Lot 11

Parcel Information
Owner(s): Town of Morristown
Zone(s): RT-1
Zone Density: 10 Units per Acre

Yield Analysis
Total Area: 0.78 Acres
Environmental Constraints:
Steep Slopes
Area without Constraints: 0.05 Acres
Additional Constraints: Small unconstrained area
Buildable Area for 5+ Units: 0.00 Acres
Affordable / Total Units: 0 / 0

Legend
- 100-Year Floodplain
- Wetlands
- Unconstrained
- Steep Slopes (15%+)
3. Fair Share Obligation + Compliance

Site 85: James St
South, Block 8901, Lot 3.01

Parcel Information
Owner(s): Loyola House of Retreats
Zone(s): R-1
Zone Density: 6 Units per Acre

Yield Analysis
Total Area: 3.16 Acres
Environmental Constraints:
None
Area without Constraints: 3.16 Acres
Additional Constraints: None
Buildable Area for 5+ Units: 3.16 Acres
Affordable / Total Units: 4 / 19

Legend
- 100-Year Floodplain
- Wetlands
- Unconstrained
- Steep Slopes (15%+)
3. Fair Share Obligation + Compliance

Site 86: James St North, Block 8901, Lot 3.02

Parcel Information
- Owner(s): Loyola House of Retreats
- Zone(s): R-1
- Zone Density: 6 Units per Acre

Yield Analysis
- Total Area: 10.25 Acres
- Environmental Constraints: Steep Slopes
- Area without Constraints: 10.16 Acres
- Additional Constraints: None
- Buildable Area for 5+ Units: 10.16 Acres
- Affordable / Total Units: 12/61

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

<table>
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<tr>
<th>REVENUES</th>
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<tbody>
<tr>
<td>Current Cash on Hand as of January 2018</td>
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<td>Total Realized Revenues</td>
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<td>Projected Fee Revenue (2018-2025)</td>
<td>+ $597,597</td>
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<td>Projected Revenues</td>
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<table>
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<th>EXPENDITURES</th>
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<td>Funds used for Rehabilitation</td>
<td>- $685,061.00</td>
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<tr>
<td>Funds used for New Construction</td>
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<tr>
<td>1. 88-90 MLK Avenue</td>
<td>- $270,000</td>
</tr>
<tr>
<td>2. 10 Willow Street</td>
<td>- $100,000</td>
</tr>
<tr>
<td>3. 1 Mt Kemble Avenue</td>
<td>- $210,000</td>
</tr>
<tr>
<td>4. 17 Orchard Street</td>
<td>- $100,000</td>
</tr>
<tr>
<td>Minimum Affordability Assistance (Projected)</td>
<td>- $292,236.60</td>
</tr>
<tr>
<td>1. For Very Low Income Households</td>
<td>- $97,412.20</td>
</tr>
<tr>
<td>2. Other Affordability Assistance</td>
<td>- $194,824.40</td>
</tr>
<tr>
<td>Total Administration (Projected 20%)</td>
<td>- $356,824.40</td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Timeline</th>
<th>Action Item</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AUGUST 23</strong></td>
<td>Public Hearing of Fair Share Housing Plan at the Planning Board.</td>
</tr>
<tr>
<td><strong>SEPTEMBER 11</strong></td>
<td>Town Council adopts resolution endorsing Fair Share Housing Plan submission to the court.</td>
</tr>
<tr>
<td><strong>OCTOBER 19</strong></td>
<td>Final Hearing with &quot;Special Master&quot; to formally approve Fair Share Housing Plan.</td>
</tr>
</tbody>
</table>