

# Township of Mount Olive

Morris County, New Jersey

## HOUSING ELEMENT & FAIR SHARE PLAN

Adopted  
December 21, 2017

Prepared by the Mount Olive Planning Board

Prepared By:

---

Charles T. McGroarty, PP, AICP  
License No. 4145

The original of this document has been signed and sealed pursuant to N.J.A.C. 13:41-1.3

## Mount Olive Planning Board

Howie Weiss, Chairman

Joseph Fleischner, Vice Chairman

Mayor Robert Greenbaum

Ken Forlenza (Mayor's Designee)

John Mania, Township Council Member

Carl Mase

Brian Schaechter

Dan Nelsen

Kim Mott

Henry Fastert

John Batsch, Alternate I

Joseph Ouimet, Alternate II

Edward Buzak, Esq.

Scott Pringle, Esq.

Eugene Buczynski, P.E., P.P., C.M.E.

Chuck McGroarty, P.P./A.I.C.P.

Mary Strain, Planning Board Secretary

**Table of Contents**

<b>I. INTRODUCTION .....</b>	<b>4</b>
<b>II. HOUSING ELEMENT .....</b>	<b>6</b>
<b>A. INVENTORY OF MUNICIPAL HOUSING UNITS .....</b>	<b>6</b>
<b>B. ANALYSIS OF DEMOGRAPHIC CHARACTERISTICS .....</b>	<b>10</b>
<b>III. FAIR SHARE PLAN.....</b>	<b>14</b>
<b>III. DEVELOPMENT FEE ORDINANCE / SPENDING PLAN .....</b>	<b>18</b>
<b>APPENDIX A.....</b>	<b>19</b>

## **I. INTRODUCTION**

This Housing Plan Element has been prepared in accordance with the Municipal Land Use Law, specifically N.J.S.A. 40:55D-28b(3), to address Mount Olive Township's cumulative housing obligation for the period commencing in 1987 and extending to June 30, 2025. This Plan has also been prepared pursuant to the New Jersey Fair Housing Act (N.J.S.A. 52:27D-310 et seq.) which outlines the mandatory requirements for a Housing Plan Element, including an inventory and projection of the municipal housing stock; an analysis of the demographic characteristics of the Township's residents and a discussion of municipal employment characteristics. As required by the New Jersey Fair Housing Act, municipalities that choose to enact and enforce a zoning ordinance are obligated to prepare a Housing Element as part of the community's Master Plan.

The Mount Olive Planning Board adopted its second round Housing Element and Fair Share Plan on July 18, 1996. As noted in that document, the Plan "*...is an update of the Housing Element and Fair Share Plan last prepared and adopted as a part of the Master Plan in August 1986. That document reflected the fact that the township had reached a settlement with the Public Advocate in its affordable housing litigation and that settlement agreement, approved by the Court, provided the township with a six year period of repose. Repose expired in mid-1991. This document provides a basis for petitioning COAH for substantive certification to cover the period 1987 through 1989.*" [Housing Element and Fair Share Plan, prepared by John J. Lynch, PP/AICP]

Subsequent to adoption of the HE/FSP, the Township was subject to a "builders remedy" lawsuit in 1997 which was dismissed by the Court on February 4, 1999. Later that year, on September 1, 1999 COAH granted substantive certification for Mount Olive's HE/FSP.

The Township adopted its third round HE/FSP on November 10, 2005 addressing the cumulative obligation from 1987 through 2014 and, with authorization from the Township Council, submitted the HE/FSP with a petition for substantive certification to COAH on December 2, 2005. COAH staff issued comprehensive report on the HE/FSP on August 17, 2006 and the Planning Board then revised the Plan in accordance with that

Mount Olive Township  
Housing Element & Fair Share Plan  
December 21, 2017

---

report and adopted an amended third round HE/FSP on October 19, 2006 which, in turn, was resubmitted to COAH on November 9, 2006. COAH's review found the revised HE/FSP satisfactory and scheduled it for the Council's public hearing of February 14, 2007 for approval but, in an unfortunate bit of timing, the Appellate Division decision on January 25, 2007 invalidated key components of N.J.A.C. 5:94 and N.J.A.C. 5:95 thus putting a stay on all pending petitions for substantive certification.

In response to modified third round rules (N.J.A.C. 5:96 and N.J.A.C. 5:97) adopted by COAH in June 2008, the Mount Olive Planning Board adopted a Housing Element and Fair Share Plan on September 17, 2009. Authorization was then granted by the Mount Olive Township Council for submittal to COAH, again with a petition for Substantive Certification on November 5, 2009. Receipt of the Township's petition was acknowledged by COAH on January 8, 2010.

In a decision issued on October 8, 2010 the Appellate Division invalidated a number of provisions in N.J.A.C. 5:97 including its central component, the "growth share" methodology; a decision later upheld by the New Jersey Supreme Court on September 26, 2013. COAH again drafted revised third round rules (N.J.A.C. 5:98 Procedural and N.J.A.C. 5:99 Substantive) which were to apply to a period commencing on November 17, 2014, however; COAH deadlocked on a vote to officially adopt the most recent version of the third round rules at their October 20, 2014 meeting, which resulted in the March 15, 2015 decision by the N.J. Supreme Court [In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing] to remove COAH from the process and placing jurisdiction back with the courts.

Mount Olive has agreed to terms with the Fair Share Housing Center [FSHC] as reflected in the Settlement Agreement scheduled for a Final Judgment of Compliance hearing on January 12, 2018. This Settlement Agreement which is dated July 20, 2017 and attached hereto as Appendix A, requires the acceptance of the present and prospective affordable housing obligation numbers as calculated by FSHC's expert, David Kinsey, PhD. While the Township does not endorse the methodology nor conclusions of Dr. Kinsey's report, Mount Olive nonetheless agrees to the present and prospective need obligation as set forth therein in order to resolve this matter. Mount Olive has continuously worked to provide opportunities to address its low and moderate income housing obligation and finds

Mount Olive Township  
Housing Element & Fair Share Plan  
December 21, 2017

the Settlement Agreement in accordance with this objective. Accordingly, the new Fair Share Plan for Mount Olive Township addresses the following affordable housing obligation:

Prior Round (1987-1999)	45
Prospective Need (2014-2024)	634
<u>Present Need (Rehabilitation)</u>	<u>139</u>
Total Obligation	818

## II. HOUSING ELEMENT

The Municipal Land Use Law, at N.J.S.A. 40:55d-28(D)3 requires a housing plan element to be prepared “...pursuant to section 10 of P.L. 1985, c. 222 (C.52:27D-310), [New Jersey Fair Housing Act] including, but not limited to, residential standards and proposals for the construction and improvement of housing”

This first part of this HE/FSP will address the Township’s housing stock and demographic characteristics. This is followed by the Fair Share Plan which sets forth the inventory of affordable housing units and available credits to address the prior obligation and the prospective need. The Fair Share Plan also addresses Township’s rehabilitation obligation (Present Need) and the status of the Township’s Spending Plan and the Affordable Housing Trust Fund.

### A. INVENTORY OF MUNICIPAL HOUSING UNITS

As of the 2010 Census<sup>1</sup>, Mount Olive Township had a total of 11,195 housing units of which 10,607 (94.7%) were occupied. The Township has a well

<b>Table 1</b>		
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>11,195</b>	<b>100%</b>
Occupied housing units	10,607	94.7%
Vacant housing units	588	5.3%
Homeowner vacancy rate	1.4	--
Rental vacancy rate	5.9	--
<b>UNITS IN STRUCTURE</b>		
<b>Total housing units</b>	<b>11,195</b>	<b>100%</b>
1-unit, detached	6,367	56.9%
1-unit, attached	96	0.9%
2 units	112	1.0%
3 or 4 units	605	5.4%
5 to 9 units	782	7.0%
10 to 19 units	2,411	21.5%
20 or more units	822	7.3%
Mobile home	0	0.0%

<sup>1</sup> Selected Housing Characteristics 2006-2010 American Community Survey 5-Year Estimates DP04

Mount Olive Township  
Housing Element & Fair Share Plan  
December 21, 2017

balanced distribution of housing choices with 6,357 units (56.9%) in the one- family detached housing category and a total of 4,620 units (41.2%) with three or more units per building. (**Table 1**) About one-third of the total housing units, 3,649 units (32.6%) predate 1970, and one-third, 3,717 (33.2%) were constructed within the decade of 1970-1979. (**Table 2**)

Dwellings with three or less rooms constituted 1,601 units (14.3%). The median number of rooms was 5.8. (**Table 3**) Units with one or no separate bedroom totaled 3,291 units (29.4%) while units with 4 bedrooms numbered 3,210 (28.7%). (**Table 4**)

<b>Table 3</b>		
<b>ROOMS</b>		
<b>Total housing units</b>	<b>11,195</b>	<b>100%</b>
1 room	34	0.3%
2 rooms	223	2.0%
3 rooms	1,344	12.0%
4 rooms	2,372	21.2%
5 rooms	1,296	11.6%
6 rooms	963	8.6%
7 rooms	1,144	10.2%
8 rooms	1,958	17.5%
9 rooms or more	1,861	16.6%
Median rooms	5.8	--

<b>Table 2</b>		
<b>YEAR STRUCTURE BUILT</b>		
<b>Total housing units</b>	<b>11,195</b>	<b>100%</b>
Built 2005 or later	297	2.7%
Built 2000 to 2004	824	7.4%
Built 1990 to 1999	1,303	11.6%
Built 1980 to 1989	1,405	12.6%
<b>Built 1970 to 1979</b>	<b>3,717</b>	<b>33.2%</b>
Built 1960 to 1969	1,728	15.4%
Built 1950 to 1959	718	6.4%
Built 1940 to 1949	500	4.5%
Built 1939 or earlier	703	6.3%

<b>Table 4</b>		
<b>BEDROOMS</b>		
<b>Total housing units</b>	<b>11,195</b>	<b>100%</b>
No bedroom	34	0.3%
1 bedroom	3,257	29.1%
2 bedrooms	1,910	17.1%
3 bedrooms	2,228	19.9%
4 bedrooms	3,210	28.7%
5 or more bedrooms	556	5.0%

As noted, the Township's housing stock is well balanced between owner and renter-occupied dwellings. The average household size of owner-occupied housing is 3.23 persons in contrast to 1.78 persons per renter-occupied unit. (**Table 5**) A total of 8,883 households

Mount Olive Township  
Housing Element & Fair Share Plan  
December 21, 2017

(83.7%) have moved into their present dwelling over the past 25 years and 3,778 (35.6%) are as recent as 2005 or later. (Table 6)

Indicators of deficient housing are the lack of complete plumbing and kitchen facilities, and overcrowding which is measured by 1.01 persons or more per room. Only 102 households (1%) lack complete kitchen facilities which is defined as the shared use of a kitchen or the absence of a sink with piped water, a stove, or a refrigerator. Less than one percent of households lack complete plumbing facilities defined as the lack of exclusive use of plumbing or incomplete plumbing facilities. (Table 7) There are virtually no conditions of overcrowding in the Township's housing stock with less than one percent of the units in this category. (Table 8)

<b>Table 5</b> HOUSING TENURE		
<b>Occupied housing units</b>	<b>10,607</b>	<b>100%</b>
Owner-occupied	5,925	55.9%
Renter-occupied	4,682	44.1%
Average household size of owner-occupied unit	3.23	
Average household size of renter-occupied unit	1.78	

<b>Table 6</b> YEAR HOUSEHOLDER MOVED INTO UNIT		
<b>Occupied housing units</b>	<b>10,607</b>	<b>100%</b>
Moved in 2005 or later	3,778	35.6%
Moved in 2000 to 2004	2,625	24.7%
Moved in 1990 to 1999	2,480	23.4%
Moved in 1980 to 1989	871	8.2%
Moved in 1970 to 1979	593	5.6%
Moved in 1969 or earlier	260	2.5%

<b>Table 7</b> SELECTED CHARACTERISTICS		
<b>Occupied housing units</b>	<b>10,607</b>	<b>100%</b>
Lacking complete plumbing facilities	81	0.8%
Lacking complete kitchen facilities	102	1.0%

<b>Table 8</b> OCCUPANTS PER ROOM		
<b>Occupied housing units</b>	<b>10,607</b>	<b>100%</b>
1.00 or less	10,556	99.5%
1.01 to 1.50	51	0.5%
1.51 or more	0	0.0%

Fifty-one percent of the owner-occupied units in the Township are in the \$300,000 to \$499,999 value range with the next largest concentration (25.7%) in the next highest range of \$500,000 to \$999,999. The median home value is \$409,000. (Table 9) Of the 4,654 owner-occupied housing units with a mortgage, 2,206 (47.4%) have monthly household expense to income ratio of 30 percent or more (Table 10) Of the 1,254 owner occupied housing units



Mount Olive Township  
Housing Element & Fair Share Plan  
December 21, 2017

without a mortgage, there were 176 (14%) with a household expense to income ratio of 30 percent or greater. (**Table 11**)

<b>Table 9</b>		
VALUE		
<b>Owner-occupied units</b>	<b>5,925</b>	<b>100%</b>
Less than \$50,000	12	0.2%
\$50,000 to \$99,999	42	0.7%
\$100,000 to \$149,999	80	1.4%
\$150,000 to \$199,999	169	2.9%
\$200,000 to \$299,999	663	11.2%
\$300,000 to \$499,999	3,382	57.1%
\$500,000 to \$999,999	1,525	25.7%
\$1,000,000 or more	52	0.9%
<b>Median (dollars)</b>	<b>409,000</b>	--

<b>Table 10</b>		
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME		
	<b>4,654</b>	<b>100%</b>
Less than 20.0 percent	1,142	24.5%
20.0 to 24.9 percent	677	14.5%
25.0 to 29.9 percent	629	13.5%
30.0 to 34.9 percent	770	16.5%
35.0 percent or more	1,436	30.9%
Not computed	17	

<b>Table 11</b>		
Housing unit without a mortgage <b>1,254 1,254</b>		
Less than 10.0 percent	283	22.6%
10.0 to 14.9 percent	318	25.4%
15.0 to 19.9 percent	206	16.4%
20.0 to 24.9 percent	170	13.6%
25.0 to 29.9 percent	101	8.1%
30.0 to 34.9 percent	34	2.7%
35.0 percent or more	142	11.3%
Not computed	0	(X)

Of the 4,601 occupied units paying rent slightly more than half, 2,586 (56.2%) pay between \$1,000-to-\$1,499 per month. Median monthly rent is \$1,090. (**Table 12**) Renters with a gross rent as a percentage of household income of 30 percent or more number 1,816 (40%) of the total. (**Table 13**)

Mount Olive Township  
Housing Element & Fair Share Plan  
December 21, 2017

<b>Table 12</b>		
GROSS RENT		
<b>Occupied units paying rent</b>	<b>4,601</b>	<b>100%</b>
Less than \$200	28	0.6%
\$200 to \$299	38	0.8%
\$300 to \$499	32	0.7%
\$500 to \$749	136	3.0%
\$750 to \$999	1,388	30.2%
\$1,000 to \$1,499	2,586	56.2%
\$1,500 or more	393	8.5%
Median (dollars)	1,090	--
No rent paid	81	--

<b>Table 13</b>		
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME		
<b>Occupied units paying rent*</b>	<b>4,548</b>	<b>100%</b>
Less than 15.0 percent	526	11.6%
15.0 to 19.9 percent	897	19.7%
20.0 to 24.9 percent	951	20.9%
25.0 to 29.9 percent	358	7.9%
30.0 to 34.9 percent	603	13.3%
35.0 percent or more	1,213	26.7%
Not computed	134	--
* excluding units where GRAP cannot be computed		

B. ANALYSIS OF DEMOGRAPHIC CHARACTERISTICS

Distribution of the Township's population is generally evenly distributed although the three age cohorts between 40 and 54 years of age account for 26.7 percent of the total population. (Table 14) The median age is 37.8.

Some 80 percent of the Township's population is classified as "White" followed by "Asian" with 8.2 percent and "Black or African American" with 5.7 percent. (Table 15) "Hispanic or Latino (of any race)" account for 11.5 percent of the Township's population. (Table 16)

<b>Table 14</b>		
Total population	<b>28,117</b>	<b>100.0</b>
Under 5 years	1,802	6.4
5 to 9 years	2,165	7.7
10 to 14 years	2,129	7.6
15 to 19 years	1,843	6.6
20 to 24 years	1,482	5.3
25 to 29 years	1,780	6.3
30 to 34 years	1,803	6.4
35 to 39 years	2,096	7.5
40 to 44 years	2,645	9.4
45 to 49 years	2,625	9.3
50 to 54 years	2,248	8.0
55 to 59 years	1,634	5.8
60 to 64 years	1,334	4.7
65 to 69 years	927	3.3
70 to 74 years	581	2.1
75 to 79 years	426	1.5
80 to 84 years	292	1.0
85 to 89 years	189	0.7
90 years and over	116	0.4

Mount Olive Township  
Housing Element & Fair Share Plan  
December 21, 2017

<b>Table 15</b>		
RACE		
<b>Total population</b>	<b>28,117</b>	<b>100.0</b>
One race	27,480	97.7
White	22,679	80.7
Black or African American	1,614	5.7
American Indian and Alaska Native	55	0.2
American Indian, specified	29	0.1
Alaska Native, specified	1	0.0
Both American Indian and Alaska Native, specified	0	0.0
American Indian or Alaska Native, not specified	25	0.1
Asian	2,315	8.2
Native Hawaiian and Other Pacific Islander	12	0.0
Some Other Race	805	2.9
Two or More Races	637	2.3
Two races with Some Other Race	197	0.7
Two races without Some Other Race	400	1.4
Three or more races with Some Other Race	15	0.1
Three or more races without Some Other Race	25	0.1

<b>Table 16</b>		
HISPANIC OR LATINO		
<b>Total population</b>	<b>28,117</b>	<b>100.0</b>
Hispanic or Latino (of any race)	3,237	11.5
Mexican	212	0.8
Puerto Rican	967	3.4
Cuban	164	0.6
Other Hispanic or Latino [2]	1,894	6.7
Not Hispanic or Latino	24,880	88.5

Of the total 10,690 households, 7,325 (68.5%) are family households and 3,365 (31.5%) classified as nonfamily households (**Table 17**) which are defined as follows:

"Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family household category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

Mount Olive Township  
Housing Element & Fair Share Plan  
December 21, 2017

The average household size is 2.63 persons; the average family size is slightly larger at 3.22 persons. (Table 18) The majority of the civilian labor force for persons 16 years of age and older are employed in the Management, business, science, and arts occupations (49.2%), (Table 19)

<b>Table 17</b>		
HOUSEHOLD TYPE		
<b>Total households</b>	<b>10,690</b>	<b>100.0</b>
Family households	7,325	68.5
Male householder	5,456	51.0
Female householder	1,869	17.5
Nonfamily households	3,365	31.5
Male householder	1,655	15.5
Living alone	1,315	12.3
Female householder	1,710	16.0
Living alone	1,447	13.5

<b>Table 18</b>		
HOUSEHOLD SIZE		
<b>Total households</b>	<b>10,690</b>	<b>100.0</b>
1-person household	2,762	25.8
2-person household	3,022	28.3
3-person household	1,862	17.4
4-person household	1,955	18.3
5-person household	779	7.3
6-person household	226	2.1
7-or-more-person household	84	0.8
Average household size	2.63	--
Average family size	3.22	--

<b>Table 19</b>		
OCCUPATION		
<b>Civilian employed population 16 years and over</b>	<b>15,229</b>	<b>100%</b>
Management, business, science, and arts occupations	7,017	46.1%
Service occupations	1,817	11.9%
Sales and office occupations	4,158	27.3%
Natural resources, construction, and maintenance occupations	900	5.9%
Production, transportation, and material moving occupations	1,337	8.8%

The majority of households had incomes in the \$75,000 to \$99,999 range (16.8%); \$100,000 to \$149,999 range (24.9%); and in the \$150,000 to \$199,999 range (17.6%). (Table 20) Median household income is \$77,243.

Mount Olive Township  
Housing Element & Fair Share Plan  
December 21, 2017

---

<b>Table 20</b>	
Household Income (Percent of Households)	
<b>Total</b>	<b>10,607</b>
Less than \$10,000	3.3%
\$10,000 to \$14,999	2.2%
\$15,000 to \$24,999	4.7%
\$25,000 to \$34,999	4.7%
\$35,000 to \$49,999	12.8%
\$50,000 to \$74,999	20.5%
\$75,000 to \$99,999	14.5%
\$100,000 to \$149,999	18.9%
\$150,000 to \$199,999	12.1%
\$200,000 or more	6.3%

### **III. FAIR SHARE PLAN**

The Township of Mount Olive has entered into a Settlement Agreement with the Fair Share Housing Center (attached in Appendix A). This Fair Share Plan addresses the prospective need obligation established by the Fair Share Housing Center and their expert although the Township of Mount Olive does not endorse nor necessarily agree with the methodology or the results of FSHC's expert David Kinsey, PhD.

The Kinsey report of July 2016 established Mount Olive Township's prospective need obligation to be 905. As part of the Settlement Agreement negotiations, this number was reduced by 30 percent to 634. The present need also known as the rehabilitation obligation is 139. The prior round obligation is 45.

#### **1. PRIOR ROUND OBLIGATION**

Prior round obligation for Mount Olive is 45 units including a mandatory rental obligation which equates to 25 units. Rental bonus credits for the prior round cannot exceed the actual number of required rental units hence the maximum rental bonus credits eligible for the prior round are capped at 25. Mount Olive will apply 34 credits for units and bedrooms and 11 rental bonus credits to provide the required obligation of 45 as detailed below.

Note: In the absence of defined rules at this point, this Fair Share Plan utilizes the formulas for rental obligation and age-restricted units established in N.J.A.C. 5:97-1 et seq.

#### **Rental Unit Obligation: 12 rental units required**

The rental obligation for the prior round is calculated in accordance with N.J.A.C. 5:97-3.10(b)1 as follows:

- Rental requirement = 25 percent (prior round obligation[45] – prior cycle credits[0] – impact of 20 percent cap[0] – impact of the 1,000 unit limitation[0])
- $0.25(45 - 0 - 0 - 0) = 11.25$  rounded up to 12 units

---

Age-Restricted Units

The maximum number of age restricted units eligible for credit in the prior round is calculated in accordance with N.J.A.C. 5:97-3.10(c)1 as follows:

Age-restricted maximum = 25 percent (prior round obligation [45] + rehabilitation share [139] – prior cycle credits [0] – rehabilitation credits [0] – impact of 20 percent cap [0] – impact of the 1,000 unit limitation [0] – transferred or proposed RCA units addressing the prior round obligation [0])

- $0.25(45 + 139 - 0 - 0 - 0 - 0 - 0)$
- $0.25(184)$
- $.25(184) = 46$

Notwithstanding the result of the above-based formula, the Township agrees as part of the Settlement Agreement to limit the number of age-restricted units in the prior round to 25 percent of the total obligation thus, with a total prior round obligation of 45 units, no more than 11 units may be age-restricted.

Rental Bonuses: maximum number of rental bonus credits: 12

The Township is eligible for one bonus credit per unit/bedroom of units available to the general public in accordance with N.J.A.C. 5:93-5.15(d)1. The maximum amount of rental bonus credits is capped at the number of the Township's prior round rental obligation which is 12. The Township claims 11 rental bonus credits for the prior round.

Units & Credits to Address 1987-1999 Obligation

Affordable Units	Units / Bedrooms / Credits
17 Glenside (rental)	Bedrooms: 4
Rose House: Building #1 (rental)	Bedrooms: 4
Rose House: Building #2 (rental)	Bedrooms: 4
Woodfield (family rental)	Units: 11
Abiding Peace (senior: age-restricted) (rental)	Units: 11
Rental bonus credits	11
Total units and credits	45

## 2. PROSPECTIVE NEED

Mount Olive Township's prospective need obligation for the Third Round period of 1999-2025 is 634 as adjusted per Settlement Agreement with FSHC.

### Rental Unit Obligation: 159 rental units required

Because the rental unit obligation provisions in N.J.A.C. 5:97-3.4 were predicated on the "growth share" methodology, this Fair Share Plan assumes a 25 percent rental obligation of the total prospective need. Thus, the rental unit obligation is:  $0.25(634) = 158.5$  rounded up to 159 units.

### Age-Restricted Units: maximum 158 age-restricted units eligible for credit

The maximum number of age restricted units eligible for credit for the prospective need is calculated in accordance with N.J.A.C. 5:97-3.10(c)2 (modified to replace "growth share" with prospective need) as follows:

Age-restricted maximum = 25 percent (prospective need [634] – transferred or proposed RCA units addressing the prospective need)

Note: RCA option is no longer available

➤  $0.25(634) = 158.5$  rounded down to 158 units.

### Rental Bonus Credits

The same procedure is used to determine the maximum number of rental bonus credits as was done for the prior round for the reasons stated above, that is, the absence of an approved third round formula. Thus, with a 158 unit rental obligation, the maximum number of rental bonus credits (for non age-restricted units) equals 158 credits.



Mount Olive Township  
Housing Element & Fair Share Plan  
December 21, 2017

---

PROJECT NAME / UNIT TYPE	Units / Bedrooms / Credits
<b>Family Rental</b>	
Woodfield	61
Regency at Flanders (Marveland Crescent)	57
Mount Olive Mews (under construction)	54
Cobblestone (projected)	*10
FTZ-4 (as modified by Township Ordinance #24-2017)	150
<b>Age Restricted</b>	
Abiding Peace (rental)	49
Mount Olive Manor (rental)	50
Paragon Village (independent living) (rental)	14
Paragon Village (assisted living) (rental)	15
<b>Supportive &amp; Special Needs</b>	
1 Locust Street	4
6 River Road	11
122 Pleasant Hill Road	5
44 Gold Mine Road	3
27 Mt. Olive Road	2
Ringenbach Lane	2
<b>Family Owner-Occupied</b>	
Morris Habitat for Humanity (Wallman Way)	2
Morris Habitat for Humanity (Lozier Road)	1
Morris Habitat for Humanity (Hatakawanna)	1
Dorlan (B. 8500, L. 19)	1
<i>Subtotal</i>	<i>492</i>
<b>Rental Bonus Credit</b>	<b>158</b>
<b>Total</b>	<b>650</b>

\* estimated based on preliminary site analysis

### 3. PRESENT NEED (Rehabilitation Obligation)

Mount Olive has a rehabilitation obligation of 137 units for the third round. To date 45 units have been funded through the Morris County Department of Community Development program and, if necessary, will provide supplemental funding through the Township's Affordable Housing Trust Fund. The Township will disseminate information about the County program through the Township's website, mailings with property tax bills, and notices and/or news articles in local circulation newspapers such as the Mount Olive Chronicle.

### **III. DEVELOPMENT FEE ORDINANCE / SPENDING PLAN**

Mount Olive Township's development fee ordinance was approved by COAH on May 28, 1999 and adopted by the Township Council in August 1999. The Ordinance was subsequently amended several times (February 2005; June 2007; and April 2009). To date, the Township's Affordable Housing Trust Fund has a balance of \$1,288,352.72.

Mount Olive Township adopted a Spending Plan on September 29, 2009 and revised same on January 27, 2010 and submitted the Plan to COAH for review and approval. The Spending Plan was further amended in April 2012 pursuant to the provisions set forth in N.J.A.C. 5:97-8.11 and in consultation with COAH staff in order to provide funding for several affordable housing projects that were not in place in 2010. COAH approved that Spending Plan on June 13, 2012.

The revised Spending Plan included four separate sites (Township-owned land dedicated to Morris Habitat for Humanity), that were funded \$50,000 per site to assist in the development of moderate-income, family-owned housing. The Township also committed \$750,000 to the 100 percent municipally-sponsored project for moderate, low, and very low income households on a site the Township has acquired through condemnation. The site consists of two parcels (Lots 21 and 28 in Block 3203) and comprises 1.47 acres. Mount Olive is partnering with Homeless Solutions who will build and manage the new units.

## **APPENDIX A**

