

Plans, Master Plans and Amendments Report to the Board January 10, 2019 through February 14, 2019

Municipality	Borough of Riverdale
Document	Housing Element and Fair Share Plan
Public Hearing	2/7/2019
Summary	Update to the December 7, 2015 Housing Element and Fair Share Plan incorporating revised obligations.

- This Housing Element and Fair Share Plan (Plan) updates the Plan adopted on December 7, 2015. This Plan is structured pursuant to the requirement of the New Jersey Municipal Land Use Law and COAH’s substantive rules that have not been reversed by Court decisions.
- Riverdale reports that competing methodologies concerning affordable housing obligations have been litigated since the 2015 Supreme Court decision. Although Riverdale has not been party to this litigation, the Plan uses the obligation developed by the Fair Share Housing Center, as modified by an agreement with the Borough, in determination of its affordable housing obligation figures, which are as follows:
 - Present Need Obligation: 2
 - Prior Round Obligation: 58
 - Third Round Prospective Need: 243
- The Borough has undertaken a vacant land analysis calculating that the reasonable development potential for the Borough (RDP) is between 13 and 25 RDP, depending on assumed permissible densities. The difference between the agreed Third Round obligation of 243 units and the 25 RDP is 218 units, which is the unmet need.
- Present (Rehabilitation) Need - Concerning the two-unit rehabilitation obligation, the Borough intends to continue participation with the Morris County Department of Community Affairs Program for rehabilitation of dwellings of low and moderating income families.
- The Borough will meet its Prior Round obligation through application of credits for various completed projects, including rental bonus credits.
- Of the Prospective Need, 25 units will be satisfied utilizing existing affordable housing projects (from the Riverwalk project and the Pio Costa project). The remainder of the Third Round obligation (218) is unmet need. This will be addressed by a number of mechanisms including;
 - Application of 21 affordable units remaining at the Riverwalk project.
 - Creation of 30 affordable units in cooperation with Habitat with Humanity on a 2.67 acre Borough-owned site on the Newark-Pompton Turnpike.
 - Adoption of overlay zoning in the Community Redevelopment District allowing residential uses up to 12 du/ac on second and third floors with a 15%-20% affordable housing setback
 - Adoption of an ordinance requiring a 15%-20% setback for all new multi-family residential developments of five units or more.

Plans, Master Plans and Amendments

Report to the Board January 10, 2019 through February 14, 2019

Municipality	Township of Mine Hill
Document	Housing Element and Fair Share Plan
Public Hearing	2/11/2019
Summary	Housing Element and Fair Share Plan developed in accordance with a the March 10, 2015 Supreme Court Order

- Pursuant to the 2015 Supreme Court Order, Mine Hill filed a motion seeking a Declaratory Judgement that it had fulfilled its obligation to provide affordable housing on July 7, 2015. On September 18, 2018, the Township entered into a Settlement Agreement with the Fair Share Housing Center (FSHC) with regard to the Township’s affordable housing obligation. Based on the settlement, Mine Hill and the FSHC agreed on the following affordable housing obligation:
 - Present Need Obligation (Rehabilitation): 1
 - Prior Round Obligation: 61
 - Third Round Prospective Need: 136
- The combined new construction obligation is 197 units; however, the Township undertook a vacant land analysis and received a durational adjustment due to a lack of sewer availability. Based on this analysis, Mine Hill’s reasonable development potential (RDP) is 111, with an unmet need of 86 units.
- The proposed Fair Share Plan identifies the following proposed credits and bonuses equaling 124 total credits:
 - Existing Credits: Six credits are identified in association with two approved projects. These are the Slavatore Milelli Mixed-Use project on Route 46 (2 credits) and the Habitat for Humanity project on Randall Avenue (4 credits)
 - Proposed Credits: 118 credits are identified from two proposed projects. The first involves two lots located along Canfield Ave. near the border with Randolph Twp. and identified as “Tarzan, Inc.” A draft redevelopment plan has been prepared which would permit up to 390 multi-family homes with a 20% setaside that would yield 78 credits and 28 rental bonus credits. The remaining affordable units will result from a rezoning of the “Benkendorf” property located off Scrub Oak Rd. to be zoned to allow up to 60 multi-family units with a 20% setaside, yielding 12 affordable units.
- The unmet need of 86 units will be addressed through surplus credits, the rezoning of three sites to include inclusionary housing and the adoption of an ordinance requiring a mandatory affordable housing set-aside of between 15 and 20 percent for all new multi-family developments greater than five units.
- Concerning the one-unit rehabilitation obligation, the Township intends to encourage residents to utilize the Morris County Housing Rehabilitation Program. Despite marketing the program to residents in the past, Mine Hill has yet to have any participants in the program.