

**TOWNSHIP OF RANDOLPH PLANNING BOARD  
MORRIS COUNTY, NEW JERSEY**

**TOWNSHIP OF RANDOLPH  
2016 HOUSING ELEMENT AND  
FAIR SHARE PLAN**

March 14, 2016

PREPARED BY:

A handwritten signature in black ink, appearing to read "Robert A. Michaels", is written over a horizontal line.

Robert A. Michaels, P.P., AICP  
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**2016 HOUSING ELEMENT AND FAIR SHARE PLAN**

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## **Township of Randolph 2016 Housing Element and Fair Share Plan**

### **1.0 Introduction**

This Township of Randolph 2016 Housing Element and Fair Share Plan (HE&FSP) was prepared in accordance with the applicable provisions of (i) the Highlands Water Protection and Planning Act and its rules, regulation and guidance documents (Highlands Act and Regulations), and (ii) the rules, regulations and guidance documents of the applicable portions of the New Jersey Council on Affordable Housing (COAH) and the decision of the New Jersey Supreme Court in their decision of March 9, 2015. The HE&FSP is submitted without prejudice and the Township of Randolph reserves the right to modify, amend or withdraw the same (i) based upon any changes that may be made to the Highlands Act and Regulations, the COAH Regulations, the Fair Housing Act, or any legislation or regulation that may be adopted or promulgated after the date of this plan; or (ii) based upon any judicial determination regarding that legislation or those regulations or municipal affordable housing obligations; or (iii) based upon any other action or event that may, in the Township of Randolph's sole discretion, justify a modification, amendment or withdrawal. By submitting this HE&FSP the Township of Randolph does not intend to waive any right that it may presently have or any right that it may be granted in the future with regard to the subject matter of the submission.

### **2.0 Historical Background**

The Township adopted a Housing Element and Fair Share Plan in January 1987. That was reviewed by COAH and received substantive certification on November 16, 1987 and again on March 3, 1988. That plan was further amended in 1990 and was incorporated into the 1992 Master Plan by reference. Those plans addressed the Township's obligation for low and moderate income housing through the first round of housing obligations for the period from 1987 to 1993.

The 1995 Housing Element and Fair Share Plan initially addressed the second round affordable housing obligation pursuant to the regulations published by COAH in 1994. In response to a request for additional information and a report from COAH, dated November 9, 2000, the Township prepared an amendment to the Housing Plan and submitted it to COAH with other supporting information dated July 24, 2001. The Township further updated its Housing Plan on March 18, 2003 and August 19, 2004. The 2005 Housing Element was prepared pursuant to rules adopted on December 20, 2004. In 2007 the Appellate Division struck down significant portions of the COAH's rules and required COAH to adopt major changes to its rules. Those rule changes were adopted in June 2008 and again amended in September 2008. Additionally, the legislature passed significant changes to the Fair Housing Act in the summer of 2008, which was later signed into law by the Governor.

A further complication that impacts Randolph's housing plans was created by the Highlands Water Protection and Planning Act. Randolph is located in the Highlands, with about ten (10%) percent of the Township in the preservation area and ninety (90%) percent in the planning area. On September 5, 2008 the Governor signed Executive Order #114, which among

other directives ordered the Highlands Council to work with COAH to review the third round growth projections for consistency with the Highlands Regional Master Plan and assist COAH with developing adjusted growth projections within the Highlands region. It also called for the coordination of deadlines for revision of municipal master plans and third round fair share plans to be in conformance with both the Highlands Act and the Fair Housing Act, including a reasonable extension of deadlines. The executive order also included a requirement that the Highlands Council and COAH enter into a joint Memorandum of Understanding (MOU) as soon as practicable but no later than sixty 60 days from the effective date of the Governor’s Executive Order. The MOU was signed at the end of October 2008 and extended the deadline for submission of Housing Plans to COAH initially to December 8, 2009 and further to June 8, 2010 for communities that expressed their nonbinding intent to conform to the Regional Master Plan (RMP). The MOU also established a scarce resource order on all municipalities in the Highlands Region under COAH’s jurisdiction in order to preserve scarce land, water and sewer resources and to dedicate these resources on a priority basis for the production of affordable housing.

Randolph’s Township Council passed nonbinding resolutions to conform the local Master Plan and development regulation to the RMP. Studies were undertaken by the Township to assess the impact of conformance on the community. The last HE&FSP was prepared in 2010 and submitted to COAH for substantive certification. Due to challenges to its regulations COAH did not conduct a substantive review of that plan and no substantive certification was received. That plan sought a vacant land adjustment and a reduction in its third round or growth share obligation pursuant to the Highlands rules, since Randolph is located in both the Planning and Preservation areas.

### 3.0 Housing, Demographic and Employment Data

The population of Randolph Township grew from 24,547 in 2000 to 25,734 in 2010 as is illustrated on Table 1. During that same period the number of housing units increased from 8,903 to 9,343. The percentage increases of both population and housing units were fairly close at almost five (5%) percent over the ten (10) year period.

<b>Table 1</b>				
<b>Township of Randolph</b>				
<b>Population and Housing Units, 2000 and 2010</b>				
	<b>2000</b>	<b>2010</b>	<b>Change</b>	
			Number	Percent
Population	24,547	25,734	1,187	4.84%
Housing Units	8,903	9,343	440	4.94%
Source: U.S. Census 2000 and 2010				

The age distribution of residents within the Township shifted towards the older age cohorts between 2000 and 2010. The median age increased from 36.5 years to 40.1 years during the decade. Persons 65 years and older increased in both numbers and percent, constituting 7.3 percent of the population in 2000 and 9.2 percent in 2010. At the same time the number of

children under the age of five decreased from 1,885 in 2000 to 1,464 in 2010 as is shown on Table 2.

<b>Table 2</b>				
<b>Township of Randolph</b>				
<b>Population By Age, 2000 and 2010</b>				
<b>Age</b>	<b>2000</b>		<b>2010</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Under 5	1,885	7.6%	1,464	5.7%
5-9	2,237	9.0%	2,117	8.2%
10-19	3,688	14.8%	4,187	16.3%
20-24	852	3.4%	1,067	4.1%
25-34	3,097	12.5%	2,293	8.9%
35-44	4,892	19.7%	4,035	15.7%
45-54	4,226	17.0%	4,943	19.2%
55-59	1,369	5.5%	1,771	6.9%
60-64	784	3.2%	1,480	5.8%
65 and Over	1,817	7.3%	2,377	9.2%
<b>Total</b>	<b>24,847</b>	<b>100.0%</b>	<b>25,734</b>	<b>100.0%</b>
Median Age	36.5		40.1	
<b>Source: U.S. Census 2000 and 2010</b>				

<b>Table 3</b>				
<b>Township of Randolph</b>				
<b>Persons per Household, 2000 and 2010</b>				
<b>Household Size</b>	<b>2000</b>		<b>2010</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
1 Person	1,562	18.0	1,609	18.0
2 Persons	2,522	29.1	2,641	29.6
3 Persons	1,611	18.6	1,691	19.0
4 Persons	1,936	22.3	1,954	21.9
5 Persons	780	9.0	756	8.5
6 or More Persons	268	3.1	266	3.0
<b>Total</b>	<b>8,679</b>	<b>100</b>	<b>8,917</b>	<b>100</b>
Average Persons per Household	2.86		2.83	
<b>Source: U.S. Census 2000 and 2010</b>				

As is shown on Table 4, the average number of persons per household has dropped slightly from 2000 to 2010, which is a continuing trend from 1990. It was reported to be 2.86 persons per household in 2000 and 2.83 persons per household in 2010.

<b>Table 4</b>				
<b>Township of Randolph</b>				
<b>Housing Unit Tenure, 2000 and 2010</b>				
	<b>2000</b>		<b>2010</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Owner Occupied	6,446	72.4	6,619	71.6
Renter Occupied	2,233	25.1	2,298	24.9
Vacant	224	2.5	330	3.6
<b>Total</b>	<b>8,903</b>	<b>100</b>	<b>9,247</b>	<b>100</b>
<b>Source: U.S. Census, 2000 and 2010</b>				

Table 4 illustrates the tenure of the housing units in the Township as reported in the 2000 and 2010 Census. There was little change in the percentages of owner occupied and renter occupied housing in Randolph. There was an increase of over one hundred in the number of vacant units in the Township.

<b>Table 5</b>				
<b>Township of Randolph</b>				
<b>Owner Occupied Housing Values 2000 and 2010</b>				
Value	<b>2000</b>		<b>2010</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Less than \$50,000	6	0.1	62	0.9
\$50,000 to \$99,999	16	0.3	7	0.1
\$100,000 to \$149,999	68	1.1	37	0.6
\$150,000 to \$199,999	591	9.6	33	0.5
\$200,000 to \$299,999	1,904	31	441	6.6
\$300,000 to \$499,999	2,771	45.1	2,471	36.7
\$500,000 to \$999,999	776	12.6	3,452	51.3
\$1,000,000 or more	18	0.3	224	3.3
<b>Total</b>	<b>6,150</b>	<b>100</b>	<b>6,727</b>	<b>100</b>
<b>Median Value</b>	<b>\$329,800</b>		<b>\$530,800</b>	
<b>Source: U.S. Census 2000 and 2010</b>				

The value of owner occupied housing in 2000 and 2010 is shown in Table 5. The median value of that housing increased from \$329,800 in 2000 to \$530,800 in 2010. Over 51 percent of the housing units reported values from between \$500,000 and \$999,999 in 2010



<b>Table 6</b>				
<b>Township of Randolph</b>				
<b>Gross Rents - Renter Occupied Housing 2000 and 2010</b>				
Gross Monthly Rent	2000		2010	
	Number	Percent	Number	Percent
Less than \$200	21	0.9	0	0.0
\$200 to \$299	68	3.1	48	2.1
\$300 to \$499	39	1.8	50	2.1
\$500 to \$749	73	3.3	94	4.0
\$750 to \$999	1,376	62.1	26	1.1
\$1,000 to \$1,499	493	22.2	1,563	66.9
\$1,500 or more	96	4.3	505	21.6
No cash rent	50	2.3	50	2.1
Totals	2,216	100	2,336	100
Median Rent	\$875		\$1,236	
Source: U.S. Census 2000 and 2010				

Table 6 illustrates gross rents paid for renter occupied housing in both 2000 and 2010. The median monthly rents paid were \$875 and \$1,236 for 2000 and 2010 respectively. In 2010 almost 67 percent of renter occupied households paid between \$1,000 and \$1,499 per month and 21.6 percent paid \$1,500 or more per month.

As would be expected household income of Randolph residents increased from 1999 to 2009. Household incomes for 1999 and 2009 were reported in the 2000 and 2010 Censuses respectively. The growth in those incomes, illustrated in Table 7 is represented by the increase in median household incomes. In Randolph in 1999 the median household income was reported to be \$97,589. By 2009 the median household income increased to \$124,192.

COAH annually publishes income limits for six (6) regions of the state, which are used to determine the rental and sales prices for affordable housing for low and moderate income families. The latest income limits available are from 2014. Randolph is located in Region 2, which is comprised of Essex, Morris, Union and Warren Counties. The moderate income limits are set at 80 percent of the median income for that household size and low income limits at fifty (50%) percent of the median income. As is noted on Table 8, the income limits for 1.5 person, 3 person, and 4.5 person households are used to determine the prices for one, two and three bedroom housing units respectively. Generally, no more than 25 percent of a household's gross monthly rent should be devoted to housing costs and sales and rental prices are generally based on that figure. Other factors come into play for sales prices such as down payments, interest rates and insurance costs. Therefore a slightly higher percentage of gross monthly income may be devoted to the sale of affordable housing.

<b>Table 7</b>				
<b>Township of Randolph</b>				
<b>Household Income Distribution 1999 and 2009</b>				
Income	1999		2009	
	Number	Percent	Number	Percent
Less than \$10,000	135	1.6	132	1.5
\$10,000 to \$14,999	114	1.3	96	1.1
\$15,000 to \$24,999	305	3.5	219	2.5
\$25,000 to \$34,999	455	5.2	368	4.2
\$35,000 to \$49,999	800	9.2	526	6
\$50,000 to \$74,999	1,399	16.1	1,166	13.3
\$75,000 to \$99,999	1,245	14.3	956	10.9
\$100,000 to \$149,999	1,798	20.7	1,807	20.6
\$150,000 to \$199,999	1,210	13.9	1,237	14.1
\$200,000 or more	1,230	14.2	2,254	25.7
<b>Total</b>	<b>8,691</b>	<b>100</b>	<b>8,770</b>	<b>100</b>
Median Household Income	\$97,589		\$124,192	

Source: U.S. Census 2000 and 2010  
Totals may not sum due to rounding.

<b>TABLE 8</b>				
<b>2014 COAH's Regional Income Limits for Region 2</b>				
Household Size	Median	Moderate	Low	Very Low
1 Person	\$63,430	\$50,744	\$31,715	\$19,029
1.5 Person *	\$67,961	\$54,369	\$33,980	\$20,388
2 Person	\$72,492	\$57,993	\$36,246	\$21,747
3 Person *	\$81,553	\$65,242	\$40,777	\$24,466
4 Person	\$90,614	\$72,492	\$45,307	\$27,184
4.5 Person *	\$94,239	\$75,391	\$47,120	\$28,272
5 Person	\$97,864	\$78,291	\$48,932	\$29,359
6 Person	\$105,113	\$84,090	\$52,556	\$31,534
7 Person	\$112,362	\$89,890	\$56,181	\$33,709
8 Person	\$119,611	\$95,689	\$59,806	\$35,883

Source: New Jersey Council on Affordable Housing.  
Region 2 includes Essex, Morris, Union and Warren Counties.  
\* These rows are for calculating the pricing for one, two and three bedroom sales and rental units as per N.J.A.C.5:80-26.6(b) and N.J.A.C. 5:8026.12(a).

## Housing Stock Characteristics

The age of the housing stock in Randolph Township is examined in two ways. Table 9, which is taken from the U.S. Census, identifies the year residential structures were built in the Township. Table 10 shows building permit activity and certificates of occupancy for new residences from 2010 to the end of 2014. These are good indicators of the number of new dwellings constructed on an annual basis.

Year	Number	Percent
2010 or later	0	0
2000 to 2009	651	7
1990 to 1999	1,625	17.4
1980 to 1989	1,778	19.1
1970 to 1979	2,418	26
1960 to 1969	1,166	12.5
1950 to 1959	988	10.6
1940 to 1949	336	3.6
1939 or earlier	353	3.8
Total	9,315	100
Source: 2009-2013 American Community Survey		

The Township's housing stock is fairly young with over forty (40%) percent constructed since 1980. Twenty-six (26%) percent of the housing in the Township was built in the 1970's. The data in Table 9 are estimates from the Census Bureau. Table 10 should be the source for accounting for the building permits and certificates of occupancy for new dwellings from 2010 to 2014.

In the five year period from 2010 to 2014 there were permits for 116 new dwelling issued and C.O.'s for 47 units. The difference is attributed to construction of dwellings spanning over two or more calendar years. Construction activity has generally increased over the years examined with a high of 71 permits issued in 2014.

The Census data does not provide a direct assessment of the number of dwelling units within a community that are deteriorated and in need of repair. There also is no indication whether those deteriorated units are occupied by low or moderate income families. The Census does report some physical characteristics that are surrogates for determining the amount of housing that is substandard. The three (3) characteristics often used, which are illustrated in Table 11, are units lacking complete plumbing facilities, units lacking complete kitchen facilities and units with more than 1.01 persons per room. The latter standard is a sign of overcrowding,

which is often associated with deterioration and lack of financial resources. Often a dwelling unit will have more than one of these characteristics. As is shown in Table 11, there are not many dwellings in the Township that suffer from substandard conditions.

<b>Table 10</b> <b>Township of Randolph</b> <b>Residential Building Permits and</b> <b>Certificates of Occupancy</b> <b>2010 - 2014</b>		
Year	Permits Issued	C.O.'s Issued
2010	2	5
2011	5	5
2012	20	8
2013	18	18
2014	71	11
Totals	116	47
Source: N.J. Department of Community Affairs		

Over 99 percent of the occupied housing in the Township has complete plumbing facilities and complete kitchen facilities. Over 99 percent of the occupied housing can be considered not overcrowded. Nevertheless in 2010, 44 dwellings were identified as lacking complete kitchen facilities. No units were lacking complete plumbing facilities.

<b>Table 11</b> <b>Township of Randolph</b> <b>Housing Deficiency Surrogates 2000 and 2010</b>		
	2000	2010
Units Lacking Complete Plumbing Facilities	19	0
Units Lacking Complete Kitchen Facilities	9	44
Units with more than 1.01 persons per room	220	86
Source: U.S. Census 2000 and 2010		

As was noted in the 1995 Housing Plan, the Census information does not indicate any substantial housing deterioration in the community. In 1993, a visual survey was conducted of the Township in conjunction with the Township's Community Development application request. The intent of the survey was to identify any concentrations of housing deterioration. Two areas were noted as having some identifiable structural deterioration, although, for the most part, neighborhoods within the Township were found to be maintained and in sound condition. The ongoing participation of the Township in rehabilitation programs has helped to keep the community's neighborhoods well maintained.

Employment

Historical employment data and trends for Randolph Township are illustrated in Table 12. Covered employment, which is jobs in both the private and public sectors that are covered by unemployment insurance, is reported by the New Jersey Department of Labor and Workforce Development on a quarterly basis. These are jobs found within the Township and should not be confused with data for employed individuals residing in Randolph.

<b>Table 12</b>						
<b>Township of Randolph</b>						
<b>Covered Employment Summary, 2014</b>						
Sector	March	June	September	December	Annual Average	
					Number	Percent
Federal	4	4	4	4	4	0.0
State	32	31	29	29	30	0.4
Local	2,080	1,722	2,199	1,614	1,739	21.6
Private	6,099	6,587	6,220	6,237	6,263	77.9
<b>Total</b>	<b>8,215</b>	<b>8,344</b>	<b>8,452</b>	<b>7,884</b>	<b>8,036</b>	<b>100</b>
Source: New Jersey Department of Labor and Workforce Development						

Table 12 illustrates covered employment by general sector for 2014. The annual average number of covered jobs in Randolph for that year was 8,036. Almost 78 percent of those jobs were in the private sector and 21.6 percent of the covered employment was within the local government. That number included educational employment.

**4.0 Low and Moderate Income Housing Obligations**

The total affordable housing obligation for the Township is calculated with the combination of three components. They consist of the rehabilitation need, the prior rounds obligation and the prospective need. COAH calculated the obligations for municipalities for Rounds 1 and 2, which was the basis for the Township’s earlier housing plans. The third round obligation was to begin in 1999 and cover at least a fifteen year period. We are now fifteen (15) years beyond the beginning of that period and need to plan for affordable housing obligations to 2025. The gap period since 1999 is included within the Township’s present need requirement.

The Township has contracted Econsult Solutions to calculate the components of the need for the Township and other municipalities. The methodology used to calculate the present need from 1999 to 2015 and the prospective need from 2015 to 2025 is incorporated here by reference to their December 30, 2015 report. The components of the obligation are as follows:

Rehabilitation (Present) Need:	30 Units
Prior Rounds (1987-1999):	261 units
Fair Share of Projected Need (2015-2025):	<u>139 units</u>
Total Need:	400 new units 30 rehab units

### Housing Reductions and Credits

In order to determine the number of new low and moderate income dwelling units the Township is required to provide the opportunity for, credit for existing affordable development must be calculated. The Township has a history of providing affordable housing and is permitted to apply credits for affordable housing activity that has occurred as a result of the first and second rounds. Credits are for units actually constructed and bonuses allotted per COAH's regulations.

There have been significant affordable housing activities undertaken in the Township over many years. The completed projects are summarized in Table 13, with the number of low and moderate income units and whether they are rentals or sales units. The Round 2 COAH regulations required that twenty-five (25%) percent of a municipality's obligation to be accommodated with rental housing. The regulations also allowed municipalities bonus credits for rental housing up to 25 percent of their obligation. The affordable housing units provided and bonuses and credits accruing to the Township are subtracted from the above requirements to determine the remaining affordable housing obligation for the Township.

There have been a total of 300 affordable housing units constructed in the Township. Of these one hundred (100) units received prior cycle credits (India Brook Senior Housing), 134 were rental housing (including alternative housing projects) and 66 units of affordable sales housing.

The amount of rental bonuses allowed to be credited to the prior round obligation is based on 25 percent of the prior round obligation minus the 100 units of prior cycle credits  $((261-100) \times 0.25)$ , which is 40 bonus credits. The prior round obligation of 261 is satisfied as follows:

India Brook Senior Housing (Prior Cycle Credit)	100 Units
Rental Construction	55 Units
Sales Construction	66 Units
Rental Bonuses	<u>40 Units</u>
Total	261

There remain 79 units of rental housing that has been constructed that can be applied to the Township's Third Round obligation. In addition there are credits that are available to the

**Table 13  
Fair Share Housing Summary, Randolph Township, New Jersey**

Map #	Property	Block / Lot	Owner	Acres	Density / Acre	Total New Units	Total Affordable Units			Units for Sale or Rent		Status
							Low	Moderate	Sale	Rent		
1	Canfield Mews	42/1 & 1.01	Canfield Mews Assoc., LLC	45.7	4.2	192	19	19	0	192	Completed	
2	Arrowgate	42/122.01	Jackson Brook Assoc.	33.38	4.9	164	14	13	137	27	Completed	
3	Boulder Ridge	184/1 & 1.20	Baker Residential LTD Partnership	12.38	6.9	98	8	9	98	0	Completed	
4	Bennet Ave. Family Housing	195/3 & 4, 191/7,8,1,12 & 13	MCHA	2.92	10.9	32	16	16	0	32	Completed	
5	Peer Group Housing	17/18	United Cerebral Palsey Morris/Somerset MCHA	N/A	N/A	4	2	2	0	4	Completed	
6	India Brook Senior Housing	93/56.01	MCHA	12.7	12.7	100	50	50	0	100	Completed	
7	Woodmont	119/109.11	Segal & Morel	28.7	7	201	20	20	201	0	Completed	
8	Brookside Village Apts.	224/79.01	M. Barria	10.9	3.6	40	5	5	0	40	Completed	
9	Much Dignity House	176/82	ARC	N/A	N/A	6	6	0	0	6	Completed	
10	Skylands Group Home	50/6	Skylands Center Offering Autism Programs, Inc.	N/A	N/A	4	4	0	0	4	Completed	
11	High Ave. House	53/44	ARC	N/A	N/A	4	4	0	0	4	Completed	
12	Morris County Affordable Housing Corp.	191/14 & 15	MCAHC	0.6	10	6	0	6	6	0	Completed	
13	School House Group Home	82/30	Development Resources Corp.	N/A	N/A	5	5	0	0	5	Completed	
14	Habitat House	59/15	Morris Habitat	N/A	N/A	1	1	0	1	0	Completed	
15	Habitat House	134/3.02	Morris Habitat	N/A	N/A	2	1	1	1	1	Completed	
16	Habitat House	134/9	Morris Habitat	N/A	N/A	1	0	1	1	0	Completed	
17	Our House	35/28	Our House	N/A	N/A	3	3	0	0	3	Completed	
<b>Totals</b>						<b>863</b>	<b>158</b>	<b>142</b>	<b>445</b>	<b>418</b>		

Township for housing that has been approved by the Township Boards, but has not yet been constructed. Also the Township has extended the controls for affordability for the forty (40) units within the Woodmont development, which can be applied to Randolph’s obligation. Additionally, rental bonuses are available for up to 25 percent of the prospective need obligation, which is 35 (139 x 0.25).

The following credits can be applied to the Township’s Third Round Obligation:

Remaining Rental Units Constructed	79 Units
Rental Bonuses	35 Units
Grecco Realty (Approved Inclusionary Development)	5 Units
Rose of Sharon (Approved Inclusionary Development)	1 Unit
Woodmont (Extension of Controls)	40 Units
Sunrise Assisted Living (Medicaid Certificates)	8 Units
Brightview Gardens (Medicaid Certificates)	<u>6</u> Units
 Total Units, Credits and Bonuses	 174

Therefore the Township has a surplus of 35 units for the prospective need in the Third Round (174 credits minus a 139 unit obligation).

**5.0 Affordable Housing Plan**

**5.1 Rehabilitation**

The Township’s rehabilitation obligation is 30 units as identified by Econsult Solutions. The Township participates in the Morris County Department of Community Affairs program for rehabilitation of dwellings of low and moderate income families. This plan proposes to continue participation with that program. If at the time of review of this plan, an insufficient number of dwellings have undergone rehabilitation under this program it will be reevaluated to determine whether municipal Housing Trust Funds are needed. The Borough does not propose to conduct its own municipal program to avoid duplication of efforts and for costs savings.

**5.2 Round 3**

As is noted above the affordable housing activity within the Township has satisfied its prospective need to 2025 and there is a surplus of 35 dwelling units. There are certain affordable housing projects identified below that have been ongoing and are included in this plan. The units provided in these efforts will add to the Township’s surplus and should be able to be applied to future obligations beyond 2025.



E.A. Porter Site – Habitat for Humanity, Block 195, Lot 10, Sponsored Housing

This is a 2.5 acre tract that was a former industrial site that is owned by the Township. The Township has entered into an agreement with Habitat for Humanity to donate the property for the construction of twenty-five (25) homes for sale to low and moderate income families. This will be a one hundred (100%) percent affordable project (Agreement Attached). The Township is conducting a clean-up of the site funded by the Housing Trust Fund.

Randolph Mountain, Appio Drive, Block 199, Lots 6 & 9, Court Mandated Inclusionary Development

The Randolph Mountain Site has been the subject of litigation for many years. Per the Court's decision, the site is required to be included in the Township's Housing Plan. The site is approximately 24.5 acres in area and is to be developed pursuant to the parameters of the R-2 zone with a twenty (20%) percent set-aside for low and moderate income housing. Given these parameters it is estimated that the site can be developed with 34 dwelling units, of which seven (7) would be available to low and moderated income households.

Morris County Housing Authority 172 Franklin Road, Block 191, Lot 11

The Morris County Housing Authority (MCHA) currently owns the above referenced property and it is located in the Residential – Government Assisted Housing Zone (R-GAH). They are currently seeking a grant to assist in the construction of two (2) affordable units on the property. The parcel is 7,500 square feet in area. It is in proximity to other affordable housing sponsored by MCHA. There is water and sanitary sewer service available for the development proposed.

Gateway Apartments, Block 77, Lots 30 and 31, Dover-Chester Road

This is an existing rental multi-family development located in the R-4 Zone District in which multi-family development is permitted. The owner has expressed an interest in constructing additional dwellings on the site and would be willing to provide a set-aside for additional low and moderate income units and some very low income units. The new units would be provided as market rate and fifteen (15%) percent of that number would be affordable dwellings. The developer could provide the affordable from the existing inventory of apartments. These would be rental units that would be eligible for a rental bonus. It is anticipated that 78 new units would be provided and twelve (12) affordable units would be created.

This Housing Plan will provide an additional 46 low and moderate income units to be added to the surplus of 35 units. Therefore there will be a total of 220 units (174 + 46) to be applied to the Township's Third Round obligation of 139 units. This leaves the Township with a surplus of 81 units to be applied to any future obligation. The Housing Plan summary is illustrated in Table 14.

**TABLE 14  
TOWNSHIP OF RANDOLPH  
HOUSING PLAN SUMMARY**

Project	Block	Lots	Acreage	Total Units	Affordable Units
Habitat for Humanity	195	10	2.5	25	25
Randolph Mountain	199	6 & 9	24.5	34	7
MCHA	191	11	0.17	2	2
Gateway Apartments	77	30 & 31	43	78	12
<b>Total Units</b>				<b>139</b>	<b>46</b>