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# Housing Element and Fair Share Plan

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**MOUNT ARLINGTON BOROUGH  
MORRIS COUNTY, NEW JERSEY**

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November 28, 2018

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Prepared by:



**J Caldwell  
& Associates, LLC**  
Community Planning Consultants

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Morris County, New Jersey

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Jessica C. Caldwell, P.E., A.I.C.P., Land Use Board Planner

License No. 5944

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# HOUSING ELEMENT

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## INTRODUCTION

### Community Overview

The Borough of Mount Arlington is located in central Morris County in COAH's Northwest Region 2. The Borough has a land area of 2.172 square miles making it one of the smallest municipalities in Morris County by area. Mount Arlington has a population of 5,251 people, and 2,813 total housing units, according to the 2016 American Community Survey data.

Mount Arlington is located on the eastern shore of Lake Hopatcong, and was originally developed as a seasonal hotel and recreational destination in the second half of the 19<sup>th</sup> century. Interstate 80 and the New Jersey Transit rail line traverse the southern portion of the Borough east to west while Howard Boulevard (County Route 615) connects the Borough from north to south. Land use in the Borough is predominately residential, with commercial uses located along Howard Boulevard, and recreational and open space uses located throughout the Borough.

Mount Arlington is located entirely within the Highlands Region, with 93 percent (1,663 acres) of its land in the Planning Area and 7 percent (132 acres) of its land in the Preservation Area. The Borough has participated in the Regional Master Plan (RMP) Conformance process for the Preservation Area only.

According to the State Development and Redevelopment Plan, most of Mount Arlington is located in the Suburban Planning Area, with smaller portions of the Borough designated as Environmentally-Sensitive Planning Area. Relevant State Plan goals for both of these areas include protecting the character of existing stable communities, protecting natural resources, and revitalizing cities and towns. The Borough is largely built-out, so the majority of new development opportunities in the municipality will be through small-scale redevelopment or rehabilitation of existing developed sites.

### Background

The New Jersey Supreme Court, in Mount Laurel I (1975) and Mount Laurel II (1983) required all New Jersey municipalities to take affirmative actions toward providing their "fair share" of the region's need for affordable housing for low- and moderate-income people. In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act (FHA) in 1985. This act created the Council on Affordable Housing (COAH) to assess the statewide need for affordable housing, allocate that need on a municipal fair share basis, and review and approve municipal housing plans aimed at implementing the local fair share obligation.

Subsequently, the New Jersey Municipal Land Use Law (MLUL) was amended to require a housing element as a mandatory element of the municipal master plan. According to the MLUL, "a

municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing (52: 27D-310).”

On August 19, 1987, the Borough adopted its initial inclusionary zone in accordance with COAH's First Round Rules, via Borough Ordinance No. 87-8, and on April 15, 1998, the Borough Council petitioned COAH for Second Round Substantive Certification, submitting a Housing Element and Fair Share Plan adopted by the Borough Planning Board on March 25, 1998. On September 2, 1998, the Borough of Mount Arlington received Substantive Certification from COAH for Rounds 1 and 2.

COAH adopted its Third Round Rules in December 2004. On January 25, 2007, the Appellate Division issued a decision on an appeal of COAH's Third Round regulations, which required COAH to revise its Third Round Rules and precluded COAH from issuing Third Round Substantive Certifications until the new rules were adopted. Subsequent to the Appellate Division ruling, the Highlands Council adopted the Highlands Regional Master Plan (RMP) on July 17, 2008. The RMP provides the basis to determine the capacity of the Highlands Region to accommodate appropriate economic growth while ensuring the sustainability of the resources in the region.

On September 5, 2008, Governor Corzine issued Executive Order 114, which addressed implementation of the Highlands Regional Master Plan (RMP) and the need for coordination between the Highlands Council and the Council on Affordable Housing (COAH). On November 12, 2008, COAH granted an extension from the December 31, 2008 petition deadline to December 8, 2009 for any Highlands municipality under COAH's jurisdiction, based on certain conditions.

Because Mount Arlington Borough is located entirely within the Highlands Region, it participated in the 2009 Plan Conformance Grant Program. By opting into the Highlands Plan Conformance process at that time, the Borough was permitted to rely on the lower affordable housing obligation generated by the Highlands Build Out analysis, estimating the capacity for growth in the entire municipality based on potential developable lands and existing municipal conditions, including water availability, septic system yield and water and sewer utility capacity. The Highlands Build-Out analysis for Mount Arlington Borough completed in 2010 (updated in 2015) determined that there was 22 acres of developable land in the Borough.

Following the submission, on October 8, 2010, the Appellate Division invalidated COAH's Rules in In re Adoption of N.J.A.C. 5:96 & 5:97 by the New Jersey Council on Affordable Housing, 416 N.J. Super. 462 (App. Div. 2010). The decision stated, among other things, that growth share methodology was invalid, and directed COAH to adopt rules utilizing methodologies similar to those used in the First and Second Round Rules.

On September 26, 2013 the Supreme Court affirmed the Appellate Division's 2010 decision and remanded to COAH to undertake new rulemaking based on COAH's prior round rules and

methodologies. COAH failed to formally adopt amended Third Round Rules. The Supreme Court on March 10, 2015 ordered the following:

- a) The Fair Housing Act's exhaustion of administrative remedies requirements is dissolved and the Courts may resume their role as the forum of first resort for evaluating municipal compliance with Mount Laurel obligations.
- b) The effective date of the Order was June 8, 2015.
- c) Municipalities that were under COAH's administrative review were permitted to file declaratory judgment actions with the Court by July 8, 2015.

The Borough of Mount Arlington has prepared the following Housing Element and Fair Share Plan based on the Round 2 and Round 3 rules as identified by the Supreme Court for submission to the Courts for review and approval. The Borough has based its obligation number on the Fair Share Housing Center report dated May 16, 2016. It identifies the Borough's total obligation to be **180 units**.

### Content of Plan

Municipal Land Use Law and the Fair Housing Act require that the Housing Element and Fair Share Plan including the following:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
- A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

## Purpose and Goals

The purpose of this Housing Element and Fair Share Plan is to provide a realistic opportunity to address the housing needs of Mount Arlington residents across all income levels. This plan proposes multiple opportunities to develop a variety of housing types to meet these needs, which can be integrated into the existing land use pattern and character of the Borough.

This Housing Element and Fair Share Plan supports the goals of the Borough's 2015 Master Plan, specifically the following:

1. Support a diverse mix of housing that offers a wide range of choice in terms of value, type and location.
2. Seek quality housing design that provides adequate light, air, and open space.
3. To the extent feasible, guide new residential development into areas with sufficient capacity to support them and without environmental constraints.
4. Maximize the efficient use of existing infrastructure, through such means as redevelopment, infill and adaptive reuse.
5. Provide a realistic opportunity for the provision of the municipal share of the region's present and prospective needs for housing for low- and moderate-income families.
6. To the extent feasible, incorporate affordable housing units into new residential construction that occurs within the Borough including any mixed use, redevelopment, and/or adaptive reuse projects.
7. Preserve and monitor existing stocks of affordable housing.
8. Reduce long-term housing costs through the implementation of green building and energy efficient technology in the rehabilitation, redevelopment and development of housing.

This Housing Element and Fair Share Plan also supports the goals of the 2008 Highlands Regional Master Plan (RMP), specifically the Housing and Community Facilities Goal 60: "Market rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social and environmental considerations and constraints."

This Plan has been prepared to meet the requirements of the Municipal Land Use Law (MLUL), Fair Housing Act (FHA), the New Jersey State Development and Redevelopment Plan (SRDP), and the recent Court rulings regarding the substantive rules of the Council on Affordable Housing (COAH).

## DEMOGRAPHIC ANALYSIS

### Population

The Borough of Mount Arlington encompasses a land area of 2.172 square miles and has a population of 5,251 people, according to the 2016 American Community Survey data. This translates to a population density of about 2,418 people per square mile.

Mount Arlington's population increased from 3,627 to 4,633 residents between 1990 and 2000, a gain of more than 1,000 residents, but increased by only 400 residents to 5,050 in 2010 and is currently estimated at 5,200-5,300 residents. This slowing population growth can be attributed to several factors including the economic downturn and the largely built-out nature of the Borough.

Recent population trends experienced in Mount Arlington, Morris County and the State of New Jersey are shown in the tables below using information from the Decennial Census, and the 2015 and 2016 American Community Survey Five-Year Estimates. The table shows the population of the Borough, County and State continuing to grow, but at a slower rate than in the past.

#### Population Change, 1990-2016

(Sources: US Census, American Community Survey 5-Year Estimates)

Population Change	1990	2000	2010	2015 (est.)	2016 (est.)
Mount Arlington	3,627	4,633	5,050	5,187	5,251
Morris County	421,803	470,212	492,276	498,192	498,215
New Jersey	7,763,000	8,414,350	8,791,894	8,904,413	8,915,456

### Sex and Age

The median age of Mount Arlington residents is 51.3 years, according to the 2012-2016 American Community Survey, Five-Year Estimates. This is higher than the median age of both Morris County and the State of New Jersey. The largest group of residents is those ages 45-54 years (15.2 percent) and those in age group 35-44 years (14.3%).

Finally, there is a roughly 15 percent higher female population (57.6 percent) than male (42.4 percent) residents in Mount Arlington. This pattern is noted throughout all the age-groups in the Borough.

Information on sex and age characteristics for Mount Arlington residents based on data from the 2012-2016 American Community Survey Five-Year Estimates is shown in the table below.

Sex and Age	Total	(%)	Male	(%)	Female	(%)
Total Population	5,251		2,227	42.4	3,024	57.6
<b>Age</b>						
Under 5 years	82	1.6	22	1.0	60	2.0
5 to 9 years	320	6.1	152	6.9	168	5.5
10 to 14 years	157	3.0	78	3.5	79	2.6
15 to 19 years	392	7.5	78	3.5	314	10.4
20 to 24 years	140	2.7	74	3.3	66	2.2
25 to 34 years	408	7.8	232	10.4	176	5.9
35 to 44 years	749	14.3	392	17.6	357	11.7
45 to 54 years	800	15.2	336	15.1	464	15.3
55 to 59 years	450	8.6	189	8.5	261	8.6
60 to 64 years	526	10.0	221	9.9	305	10.1
65 to 74 years	580	11.0	178	8.0	402	13.3
75 to 84 years	347	6.6	185	8.3	162	5.5
85 years and over	300	5.7	87	3.9	213	7.0
<b>Selected Age Group</b>						
Residents 18 years and over	4,504	85.8	1,912	85.9	2,592	85.7
Residents 65 years and over	1,227	23.4	448	20.1	779	25.8

## Household Size

The 2016 American Community Survey estimated that there were 2,413 households in Mount Arlington, of which 1,406 or 58.3 percent were “Family” households and 41.7 percent are “Nonfamily” households.

The average household size in Mount Arlington was estimated at 2.17 persons, according to the 2016 American Community Survey. This figure is lower than average household size for Morris County and the State of New Jersey, which were estimated at 2.72 and 2.73 persons per household respectively.

Household Size and Type	Estimate	Percent
Total Households	2,413	
Family Household	1,406	58.3
2-person household	692	49.2
3-person household	345	24.5
4-person household	308	21.9
5-person household	61	4.3
6-person household	0	0
7 or more person household	0	0
Non-Family Household	1,007	41.7
1-person household	972	96.5
2-person household	35	3.5
3-person household	0	0
4-person household	0	0
5-person household	0	0
6-person household	0	0
7 or more person household	0	0
Average household size	2.17	

Source: 2016 American Community Survey

## Income

The median household income in Mount Arlington Borough is \$85,282 and the per-capita income is \$51,682, according to 2016 American Community Survey Five-Year Estimates. This is slightly more than the statewide median household income of \$73,702, but significantly less than the Morris County median household income of \$102,798.

For “Family” households, the median household income is \$85,282, while for “Non-Family” households, median household income declines to \$60,224. The U.S. Census Bureau defines a family or family household as "a householder and one or more other people related to the householder by birth, marriage, or adoption.”

The table below shows median income and per capita income for Mount Arlington Borough based on information from the 2012-2016 American Community Survey, Five-Year Estimates.

Income (in 2016 inflation-adjusted dollars)		
	Estimate	Percent
<b>Total households</b>	2,413	
<b>Less than \$10,000</b>	66	2.7
<b>\$10,000 to \$14,999</b>	0	0.0
<b>\$15,000 to \$24,999</b>	146	6.1
<b>\$25,000 to \$34,999</b>	88	3.6
<b>\$35,000 to \$49,999</b>	352	14.6
<b>\$50,000 to \$74,999</b>	345	14.3
<b>\$75,000 to \$99,999</b>	523	21.7
<b>\$100,000 to \$149,999</b>	405	16.8
<b>\$150,000 to \$199,999</b>	216	9.0
<b>\$200,000 or more</b>	272	11.3
<b>Median household income (dollars)</b>	85,282	
<b>Median family income (dollars)</b>	97,708	
<b>Median nonfamily income (dollars)</b>	60,224	
<b>Per capita income (dollars)</b>	51,682	

Source: 2012-2016 American Community Survey, Five-Year Estimates

## EMPLOYMENT ANALYSIS

In order to determine Mount Arlington’s current and future housing needs, it is important to analyze the Borough’s employment characteristics, including employment status of residents, information on local industries and major employers, and commuting characteristics.

### Workforce Characteristics

Mount Arlington has a working age population of 4,652 persons, according to 2012-2016 American Community Survey, Five-Year Estimates. Of these, 3,029 residents, or approximately 65.1 percent, are in the labor force, 2,802 are employed and 227 are unemployed, for an unemployment rate of 7.5 percent. The unemployment rate for Mount Arlington is slightly lower than the State of New Jersey unemployment rate of 7.9 percent and higher than the Morris County unemployment rate of 5.6 percent.

It is important to also consider “discouraged workers” – those workers who have stopped looking for work altogether, and are therefore not counted as part of the total unemployment numbers. The number of these residents who are not in the labor force or not looking for work is 34.9 percent, which is higher than Morris County (31.3%) and slightly higher than that of the State (34.2%).

The data table below illustrates employment characteristics for Mount Arlington residents for the most recent year of data available (2016) as measured by the 2012-2016 American Community Survey, Five-Year Estimates.

Employment Status	Estimate	Percent
<b>Population 16 years and over</b>	4,652	
<b>In labor force</b>	3,029	65.1
<b>Civilian labor force</b>	3,029	65.1
<b>Employed</b>	2,802	60.2
<b>Unemployed</b>	227	4.9
<b>Armed Forces</b>	0	0.0
<b>Not in labor force</b>	1,623	34.9
<b>Civilian labor force</b>	3,029	
<b>Percent Unemployed</b>		7.5

Source: 2012-2016 American Community Survey, Five-Year Estimates

## Industry Data

The largest percentage of Mount Arlington’s employed population works in educational services, health care and social assistance (23.2 percent), followed by professional, scientific, and management, and administrative services (17.5 percent) and finance and insurance (12.7 percent). Information from the 2012-2016 American Community Survey, Five-Year Estimates on employment by industrial sector are provided in the table below.

Employment by Industry	Estimate	Percent
<b>Civilian employed population 16 years and over</b>	2,802	100
<b>Agriculture, forestry, fishing and hunting, and mining</b>	0	0
<b>Construction</b>	153	5.4
<b>Manufacturing</b>	230	8.2
<b>Wholesale trade</b>	106	3.8
<b>Retail trade</b>	173	6.2
<b>Transportation and warehousing, and utilities</b>	175	6.2
<b>Information</b>	175	6.2
<b>Finance and insurance, and real estate and rental and leasing</b>	355	12.7
<b>Professional, scientific, and management, and administrative and waste management services</b>	492	17.5
<b>Educational services, and health care and social assistance</b>	651	23.2
<b>Arts, entertainment, and recreation, and accommodation and food services</b>	142	5.1
<b>Other services, except public administration</b>	32	1.1
<b>Public administration</b>	118	4.2

Source: 2012-2016 American Community Survey, Five-Year Estimates

## Commuting Patterns

The majority of Mount Arlington commuters, approximately 20 percent, have a commute time of 60 or more minutes to work. About 68 percent of workers stayed inside Morris County to work, while 27.3 percent commuted to jobs outside the County and 4.2 percent commuted to jobs outside the state.

The majority of Mount Arlington residents (78.3 percent) drove alone to work, and a small group of residents carpooled (10.7 percent). This is slightly more than the number of residents that carpool to work in the rest of Morris County (7.8 percent) and the State as a whole (8.4 percent). About 0.6 percent of Mount Arlington residents walked to work. A substantial number of Mount Arlington residents worked from home, 10.5 percent.

Almost 71.2 percent of worker households had more than two vehicles, while about 27.5 percent had one vehicle.

The table below shows information from the 2012-2016 American Community Survey Five-Year Estimates regarding commuting patterns for Mount Arlington residents.

<b>Commuting to Work</b>	<b>Estimate</b>
<b>Workers 16 years and over</b>	2,711
<b>MEANS OF TRANSPORTATION TO WORK</b>	
<b>Car, truck, or van</b>	
Drove alone	78.3%
Carpooled	10.7%
<b>Public transportation (excluding taxicab)</b>	0.0%
Walked	0.6%
Other Means	0.0%
Worked at home	10.5%
<b>PLACE OF WORK</b>	
Worked in state of residence	2,596
Worked in county of residence	1,857
Worked outside county of residence	739
Worked outside state of residence	115
<b>TRAVEL TIME TO WORK</b>	
Less than 10 minutes	6.9%
10 to 14 minutes	7.9%
15 to 19 minutes	9.2%
20 to 24 minutes	9.4%
25 to 29 minutes	2.8%
30 to 34 minutes	11.9%
35 to 44 minutes	11.4%
45 to 59 minutes	20.6%
60 or more minutes	19.9%
Mean travel time to work (minutes)	38.2
<b>VEHICLES AVAILABLE</b>	
<b>Workers 16 years and over in households</b>	2,708
No vehicle available	1.3%
1 vehicle available	27.5%
2 vehicles available	43.5%
3 or more vehicles available	27.7%

Source: 2012-2016 American Community Survey, Five-Year Estimates

## INVENTORY OF EXISTING HOUSING STOCK

### History

Mount Arlington is a suburban, residential community located on the shores of Lake Hopatcong in northwest Morris County. While the Borough was originally settled as a seasonal resort community in the late 19<sup>th</sup> century, the completion of Interstate 80 in 1966 and the subsequent reduction in travel time to the New York City metropolitan area has transformed Mount Arlington into a year-round residential community. Mount Arlington's Village Center area was the initial focus of development; however, today, residential development has spread throughout the entire Borough.

### Housing Occupancy and Tenure

According to the 2012-2016 American Community Survey estimates, there were 2,813 housing units in Mount Arlington, of which 2,413 or 85.8 percent were occupied.

The data provides additional information as to the status of the unoccupied homes. The data estimated that of the unoccupied or vacant housing units, 18.5 percent were for seasonal, recreational or other occasional use, another 28 percent were for rent or rented but not yet occupied and about 40% were other vacant properties that are not for rent or sale, seasonal or designated for other occupancy.

**Housing Occupancy and Tenure**  
(Source: 2012-2016 American Community Survey)

Subject	Estimate	Percent
<b>OCCUPANCY STATUS</b>		
Total housing units	2,813	100.0
Occupied housing units	2,413	85.8
Vacant housing units	400	14.2
<b>TENURE</b>		
Occupied housing units	2,413	100.0
Owner occupied	1,741	72.2
Owned with a mortgage or loan	1,314	75.5
Owned free and clear	427	24.5
Renter occupied	672	27.8
<b>VACANCY STATUS</b>		
Vacant housing units	400	100.0
For rent	60	15.0
Rented, not occupied	53	13.3
For sale only	52	13.0
Sold, not occupied	0	0.0
For seasonal, recreational, or occasional use	74	18.5
For migrant workers	0	0.0
Other vacant	161	40.2

## Structural Characteristics

Mount Arlington has a strong diversity of housing types. The Borough is primarily developed with single family detached homes, making up about 42.3 percent of the housing stock. Single family attached homes, or townhomes, comprised another 15.2 percent of the housing stock. Multi-family structures with 20 or more units comprised 22.3 percent of the housing stock, while multi-family structures with 2-19 units make up the remaining 20 percent of the units. No residents surveyed lived in a mobile home, boat, RV or van. This information is shown in the table below.

### Housing Units and Type

(Source: 2012-2016 American Community Survey)

Units in Structure	Number of Units	Percent of Total Units
<b>Total housing units</b>	2,813	100.0
<b>1-unit, detached</b>	1,191	42.3
<b>1-unit, attached</b>	428	15.2
<b>2 units</b>	37	1.3
<b>3 or 4 units</b>	152	5.4
<b>5 to 9 units</b>	147	5.2
<b>10 to 19 units</b>	230	8.2
<b>20 or more units</b>	628	22.3
<b>Mobile home</b>	0	0.0

## Housing in Need of Rehabilitation

Most housing units in Mount Arlington have complete plumbing facilities; however, the American Community Survey estimated that in 2016, 63 housing units (2.6 percent of all occupied housing units) still lacked complete kitchen facilities. In addition, all housing units had an occupancy rate of 1.0 or less person per room. Information on complete plumbing and kitchen facilities, as well as overcrowding, is significant because these metrics are utilized in order to calculate a municipality's "present need" or rehabilitation share. This will be discussed in more detail in the Fair Share Plan below.

### Housing in Need of Rehabilitation

(Source: 2012-2016, American Community Survey 5-year Estimates)

Selected Characteristics	Estimate	Percent
<b>Occupied Housing Units</b>	2,413	100.0
<b>Lacking complete plumbing facilities</b>	0	0.0
<b>Lacking complete kitchen facilities</b>	63	2.6
<b>No Telephone Service</b>	14	0.6
<b>Occupants Per Room</b>		
<b>1.00 or less occupants per room</b>	2,413	100.0
<b>1.01 to 1.50 occupants per room</b>	0	0.0
<b>1.51 or more occupants per room</b>	0	0.0

## Age of Housing Stock

The chart below details the age of Mount Arlington’s housing stock using American Community Survey five-year estimates from 2012-2016. The Borough’s housing stock is generally newer in construction with over half of all housing units being built after 1980, a major era of residential development for the Borough. Roughly a quarter of all housing units were constructed between 1960 and 1980, and the remaining 22 percent were built before 1960.

At the time of the 2014 American Community Survey estimates, no houses were recorded as being built from the period 2010-2014; however, since 2010, the Borough has supported new construction activity in several developments, information that is reflected in building permit data from the New Jersey Department of Community Affairs (DCA).

Mount Arlington also has approximately 15 housing units constructed in the late 19<sup>th</sup> Century that are on the National Register of Historic Places inventory, and is home to several other historically significant structures that are reflective of the Borough’s origins as a resort community in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

Year Structure Built	Estimate	Percent
<b>Total Housing Units</b>	2,813	100.0
<b>Built 2010 or later</b>	52	1.8
<b>Built 2000-2009</b>	247	8.8
<b>Built 1990-1999</b>	920	32.7
<b>Built 1980-1989</b>	234	8.3
<b>Built 1970-1979</b>	172	6.1
<b>Built 1960-1969</b>	569	20.2
<b>Built 1950-1959</b>	286	10.2
<b>Built 1940-1949</b>	70	2.5
<b>Built 1939 or earlier</b>	263	9.3

(Source: 2012-2016 American Community Survey 5-year Estimates)

## Value of Housing Stock

### *Owner-Occupied Units*

The median value of an owner-occupied dwelling in Mount Arlington was estimated at \$289,300 in 2016. This is less than the state median home value of \$316,400, and significantly less than the Morris County median home value of \$428,900. These figures illustrate how affordable Mount Arlington’s housing inventory is for current and prospective homeowners as compared to other nearby municipalities.

Another indicator of affordability is “selected monthly owner costs” or SMOC. This is defined as the sum of payments for mortgages, real estate taxes, various insurances, utilities, fuel, mobile home costs, and condominium fees. The median SMOC for owner-occupied homes with a mortgage was \$2,309 in 2016. This number was significantly lower for owner-occupied homes with no mortgage whose

owners paid around \$985 per month in housing costs. Detailed information from the 2016 American Community Survey, Five-Year Estimates showing the value of Mount Arlington’s housing stock are shown in the data that follow.

### Cost of Owner-Occupied Units

(Source: 2012-2016, American Community Survey 5-year Estimates)

Subject	Estimate	Percent
<b>HOUSING VALUE</b>		
Owner-occupied units	1,741	100.0
Less than \$50,000	46	2.6
\$50,000 to \$99,999	0	0.0
\$100,000 to \$149,999	47	2.7
\$150,000 to \$199,999	66	3.8
\$200,000 to \$299,999	818	47.0
\$300,000 to \$499,999	543	31.2
\$500,000 to \$999,999	193	11.1
\$1,000,000 or more	28	1.6
Median (dollars)	289,300	(X)
<b>SELECTED MONTHLY OWNER COSTS</b>		
Housing units with a mortgage	1,314	100.0
Less than \$500	0	0.0
\$500 to \$999	40	3.0
\$1,000 to \$1,499	91	6.9
\$1,500 to \$1,999	224	17.0
\$2,000 or more	959	73.0
Median (dollars)	2,309	(X)
Housing units without a mortgage	427	100.0
\$400 to \$599	37	8.7
\$600 to \$799	50	11.7
\$800 to \$999	137	32.1
\$1,000 or more	203	47.5
Median (dollars)	985	(X)

### *Renter-Occupied Units*

Monthly costs of ownership for owner-occupied housing units can be compared to the gross rent for renter-occupied housing units. According to the 2016 American Community Survey, Five-Year Estimates, the median cost for rental units in Mount Arlington was \$1,583 per month, which is more than both the state median of \$1,213 and the County median of \$1,388. Almost all the units had gross rent of \$1,000 or more, with 39.9 percent of all renters paying between \$1,000 and \$1,500 per month and 57.1 percent of all renters paying more than \$1,500 per month.

### Cost of Renter-Occupied Units

(Source: 2012-2016 American Community Survey 5-year estimates)

Subject	Estimate	Percent
<b>GROSS RENT</b>		
<b>Occupied units paying rent</b>	642	100.0
<b>Less than \$500</b>	0	0.0
<b>\$500 to \$999</b>	19	3.0
<b>\$1,000 to \$1,499</b>	256	39.9
<b>\$1,500 or more</b>	367	57.1
<b>Median (dollars)</b>	1,583	(X)
<b>No rent paid</b>	30	(X)

### PROJECTION OF FUTURE HOUSING STOCK

As identified in the Housing Inventory above, Mount Arlington experienced a significant increase in new construction in the 1990s with the addition of over 900 new housing units. However, the rate of new housing construction decreased in the 2000s to just over 400 new units constructed between 2000 and 2010. The certificates of occupancy issued in 2016, however, bounced back to pre-Recession levels.

Certificates of Occupancy issued				
Year	1-2 Family	Multi-family	Mixed use	Total
2005	4	223	0	227
2006	14	83	0	97
2007	10	1	0	11
2008	10	4	0	14
2009	3	2	0	5
2010	2	6	0	8
2011	4	25	0	9
2012	9	0	0	9
2013	7	3	1	11
2014	8	25	0	33
2015	8	0	0	8
2016	21	222	0	243

Source: State of New Jersey Department of Community Affairs

## **LANDS AVAILABLE FOR NEW CONSTRUCTION AND REDEVELOPMENT**

The 2015 update of the Mount Arlington Master Plan defined Mount Arlington as “an essentially fully developed community”. The potential for large-scale new development in the Borough is restricted by a lack of vacant land, environmental regulations on the remaining vacant land and the inclusion of portions of the Borough in the Highlands Preservation Area. Lack of available open space for development suggests that new housing construction following the two previously identified large-scale projects will be significantly less extensive and will contribute fewer new housing units per development than in the past 20 years.

Therefore, due to Mount Arlington’s largely built-out nature, Borough efforts should be focused on identifying key opportunity sites for new infill development, redevelopment and rehabilitation. The Borough has worked to guide development to the Village Center area and future affordable housing construction should focus on redevelopment opportunities in this area, while preserving environmentally sensitive areas around the lake and on steep slopes.

The municipality should also continue support the rehabilitation of the existing housing stock for affordable housing opportunities by continuing its participation in the Morris County Housing Rehabilitation Program.

Looking at historic trends combined with the limited availability of developable land in the Borough, it is unlikely that there will be any large increases in the number of new housing units within the Borough, and the majority of new housing units will be created through infill and redevelopment of existing sites.

# FAIR SHARE PLAN

## INTRODUCTION

This plan uses the methodology for determining a municipality's affordable housing obligation identified in the Second Round and Third Round Rules as determined by the Supreme Court and relies on the most recent housing and socioeconomic data available.

## PLAN PURPOSE AND GOALS

This Fair Share Plan will describe specific projects, programs, strategies and funding sources to meet the Borough's affordable housing obligation, while also complying with COAH's Second Round Rules for substantive certification and the Fair Housing Act. The overriding goal of this Fair Share Plan is to provide a framework for the Borough to take affirmative steps towards providing a realistic opportunity to achieve its fair share of the present and prospective regional need for low- and moderate-income housing.

## DETERMINATION OF HOUSING NEED

The Borough of Mount Arlington proposed a municipal fair share obligation of 242 units. This number is derived from the Fair Share Housing report dated May 16, 2016. In the Borough's settlement with Fair Share Housing Center, its prospective need was reduced by 30 percent to **147 units**, for a total summary obligation of **180 units**. The affordable housing obligations by category for Mount Arlington are as follows:

Prior Round	17 units
Present Need	16 units
Prospective Need	147 units
<b>Total Summary Obligation</b>	<b>180 units</b>

## LANDS AVAILABLE FOR NEW CONSTRUCTION AND REDEVELOPMENT

The Municipal Land Use Law requires that a Housing Element include consideration of the lands that are most appropriate for construction of low- and moderate-income housing.

### New Construction

The development of future housing stock is influenced by many factors, including availability of necessary infrastructure, such as sewer and water, zoning regulations, and environmental resource restraints. The availability of vacant land is also a critical component, and this is examined in greater detail here.

Mount Arlington is located entirely within the Highlands Region, with the majority of its area inside the Planning Area and a small portion of land in the far northeastern end of the Township in the Preservation Area.

Similarly, the New Jersey State Development and Redevelopment Plan identifies most of the Borough in PA-2 Suburban Planning Area and some along the south and the north of the Borough is in the PA5 Environmentally Sensitive Planning Area. Due to the suburban nature of the Borough most of the parcels within the PA-2 areas are mostly built due to the availability of infrastructure such as sewer and water. Whereas, most of the parcels that are vacant are located within the Environmentally Sensitive area and lack access to sewer and water.

Several of these parcels are small and isolated to attract a large-scale development. There is however a cluster of vacant parcels north of Lake Rogerene, which creates approximately 17.87 acres of vacant land. However, this area is not serviced by public sewer and water. Further, there are several constraints associated with this site, including steep slopes, critical wildlife habitat, as well as forest resource areas. The potential for large-scale new development on this parcel is severely restricted.

## **DISTRIBUTION OF OBLIGATION**

The Second Round Rules contained within N.J.A.C. 5:93 contain regulations regarding how these units should be distributed. Per the rules, a maximum of 25 percent may be senior or age restricted units and a minimum of 50 percent of the units must be family housing. At least 25 percent of the affordable units created in Mount Arlington must be rental units, and, of those, at least 50 percent must be family housing. In terms of affordability, at least 50 percent of the total number of affordable units must be low income (50 percent or less of the median) and at least 13 percent must be for very low income (30 percent or less of median income). The remaining units may be for moderate income (80 percent or less of the median). The table below illustrates these requirements for the prospective need obligation.

### **Fair Share Obligation by Unit Type for Senior, Family & Rental, Mount Arlington Borough**

<b>Requirement</b>	<b>Number of Units</b>
<b>Maximum 25% Senior Units</b>	36
<b>Minimum 50% Family Housing</b>	73
<b>Minimum 25% rental (Min. 50% Family Rental)</b>	36 (18 Family Rental Units)
<b>Minimum 13% for Very Low Income</b>	19
<b>Total Obligation</b>	147

## BONUS CREDITS

The Courts have approved the allowance of bonus credits towards the satisfaction of a municipality's affordable housing obligations. In *Re Adoption of N.J.A.C. 5:94 & 5:95*, the Appellate Division affirmed the awarding of bonus credit for the construction of new rental units (one and one-third credits per senior rental unit; two credits per family rental unit), for the extension of expiring controls and for each unit that is affordable to a very poor household earning less than 30 percent of median income. In *Re Adoption of N.J.A.C. 5:96 & 5:97*, the Appellate Division approved Smart Growth and Redevelopment bonuses of 1.33 per unit credit for each affordable housing unit that was included in Transit Oriented Development in a Planning Area 1,2 or a designated Center or in a designated redevelopment area pursuant to the Local Redevelopment and Housing Law (N.J.A.C. 5:97-3.18-19). Additionally, in upholding the Round 2 Rules, the Courts have acknowledged the validity of those rules which permitted a rental bonus of one unit for every rental created. Those bonuses are presumed to apply as well.

Because Mount Arlington is located partially within Planning Area 2, affordable housing units created within the Borough may be eligible for a 1.33 per unit bonus. Rental units proposed will also be eligible for bonuses as noted.

## PROPOSED MECHANISMS

In order for Mount Arlington to address its affordable housing obligation, the Borough will focus on opportunities for inclusionary zoning, redevelopment, and infill development within a largely built-out municipality. All available opportunities are being considered and utilized, for example, the Borough has already extended affordability controls for 14 units in the Seasons Glen Planned Unit Development (PUD). In addition, the Borough is pursuing the redevelopment of existing historic structures in the Village Center to address a critical need for affordable housing for disabled adults and veterans. These are described in more detail in the "Third Round" subsection below.

### Determination of Housing Need

In order to determine its share of the regional present and prospective need for affordable housing in the Third Round, Mount Arlington Borough has utilized the methodology provided in the May 16, 2016 report "New Jersey Low and Moderate-Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology," prepared by David N. Kinsey, PhD, FACIP, PP for the Fair Share Housing Center (hereafter, the "Kinsey Report"). This is divided into three categories as shown below:

Prior Round Obligation	17
Third Round Rehabilitation Share	16
Third Round Obligation (includes gap and prospective need)	147*

\*The Third Round Obligation is reduced by 30 percent under the settlement agreement with FSHC. The Kinsey calculation of the Third Round Obligation is 209 units.

## Prior Round

On August 19, 1987, the Borough adopted its initial inclusionary zone in accordance with COAH's First Round Rules, via Borough Ordinance No. 87-8, and on April 15, 1998, the Borough Council petitioned the Council on Affordable Housing for Second Round Substantive Certification, submitting a Housing Element and Fair Share Plan adopted by the Borough Planning Board on March 25, 1998.

On September 2, 1998, the Borough of Mount Arlington received Substantive Certification from COAH for Rounds 1 and 2, collectively known as the "Prior Round." The Borough satisfied its Prior Round obligation of 18 new construction units through the Seasons Glen Inclusionary Development (15 units) and the Springside Assisted Living Facility (3 units).

**Project Name: Seasons Glen**

**Mechanism: Inclusionary Development**

**Location: Crestview Lane, Maple Lane, Spruce Terrace and Brookside Lane**

The Borough of Mount Arlington provided 15 units of affordable housing through the Seasons Glen Inclusionary Planned Unit Development, which contained a total of 577 units at the time of certification (the development now has 591 units.) These 15 units were family, for-sale units with 20- or 30-year deed restrictions on affordability that were signed between the purchaser and the New Jersey Department of Community Affairs. Requirements of the deed restrictions included that the property be sold only to a verified, income-eligible purchaser, and for a price not to exceed the established base price. The Seasons Glen Inclusionary Development meets all other requirements for an Inclusionary Development as provided for in N.J.A.C. 5:93-7.1 et. al.

**Project Name: Springside Assisted Living Facility**

**Mechanism: Assisted Living Residences**

**Location: 2 Hillside Drive (Block 61, Lot 23.13)**

The Borough of Mount Arlington provided three (3) units of affordable housing through the Springside Assisted Living Facility. This facility is now called Mount Arlington Senior Living, and is a facility licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing, congregate dining, and assisted living services. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance. These three (3) units are age-restricted rental units located within the development's assisted living facility and have a 30-year deed restriction to serve low-income individuals or residents receiving a Medicaid waiver. The Springside Assisted Living facility meets all other requirements for an Assisted Living Facility as provided for in N.J.A.C. 5:93-5.16.

## Third Round

**Project Name: Seasons Glen**  
**Mechanism: Extension of Expiring Controls**  
**Location: Multiple, see description below**

Mount Arlington proposes to meet part of its Third-Round fair share obligation through the extension of affordability controls as described below.

In 2014, the Borough of Mount Arlington extended affordability controls on 14 condominium units in the Seasons Glen Inclusionary Development. These 14 units were family, for-sale units with 20 or 30-year expiring affordable controls. The Mayor and Borough Council authorized a new 30-year deed restriction, beginning on the date the original controls were set to expire on all 14 low- and moderate-income units through Resolution 2014-42. Locations of the units receiving an extension of expiring affordability controls are as follows:

Block	Lot	Unit	Street Address
61	23.09	C1836	58 Crestview Lane
61	23.09	C1838	60 Crestview Lane
61	23.09	C1839	61 Crestview Lane
61	23.10	C2412	59 Maple Lane
61	23.10	C2414	63 Maple Lane
61	23.10	C2415	65 Maple Lane
61	23.10	C2422	69 Maple Lane
61	23.10	C2424	73 Maple Lane
61	23.10	C2425	75 Maple Lane
61	23.10	C4831	36 Spruce Terrace
61	23.10	C4833	40 Spruce Terrace
61	23.12	C8526	20 Brookside Lane
61	23.12	C8528	24 Brookside Lane
61	23.12	C8529	34 Brookside Lane

In *Re Adoption of N.J.A.C. 5:94 & 5:95*, the Appellate Division affirmed the extension of expiring controls by stating that, “extending affordability controls on existing housing prevents the loss of much needed affordable housing.”

### Photos: Houses in the Seasons Glen Inclusionary Development



**Project Name: Mount Arlington Veteran's Housing**

**Mechanism: Alternative Living Arrangements**

**Location: 404 Howard Boulevard**

The Borough of Mount Arlington proposes to partner with a non-profit organization to convert the former Borough Hall/Police Station into a group residence for disabled veterans. The site should be able to accommodate up to eight (8) residents, with one (1) unit of credit per bedroom, which would total eight (8) credits. The Borough proposes to subsidize this project by providing the land and building to the non-profit at little or no cost.

The project is not being proposed for crediting against the Third Round Obligation as outside funding is uncertain and the Borough is not in a position to bond to cover the cost of this undertaking should an interested provider and outside funding prove unavailable. Nevertheless, the Borough considers this project to be an important part of its plan for affordable housing. The project will be funded when funds are available.

**Project Name: Transitional Housing**

**Mechanism: Alternative Living Arrangements**

**Location: Existing**

The Borough of Mount Arlington has an existing transitional housing project that qualifies for five (5) credits based on five (5) family units. The Borough will seek an agreement with the provider to let the Borough know each year that it remains in operation, so that the Borough can claim credits for this use for as long as it exists and provides housing for low income families and will further agree to inform Fair Share Housing Center if and when this project ceases to operate, at which time the Borough will find another mechanism to replace these five (5) units in its plan.

**Project Name: 181 Howard Boulevard Inclusionary Zone**  
**Mechanism: Inclusionary Zone**  
**Location: 181 Howard Boulevard, Block 61.02, Lot 23.08**

The parcel located at 181 Howard Boulevard contains an existing strip mall with a variety of retail and service business located on a 7.61-acre parcel. The inclusionary zone would permit residential development over retail and service uses similar to those that exist today. The maximum density permitted would be 15 units per acre with a 15% set aside for rentals and 20% set aside for owner-occupied units. Maximum height is proposed at four (4) stories/ 50 feet. Presuming this site would generate rentals, the project generates 17 affordable units.

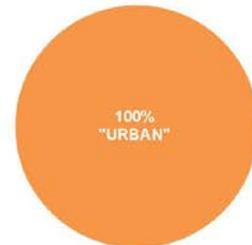


## 181 Howard Boulevard Zone

Mt. Arlington Borough  
 Morris County, New Jersey

**Total Area = 7.6 acres**

2012 Land Use-Land Cover



- Majority of Site within 1/2 mile of Train Station
- Currently Zoned Planned Unit Development (PUD)
- Within Wastewater Management Area

**J Caldwell & ASSOCIATES LLC**  
 PLANNING CONSULTING SERVICES

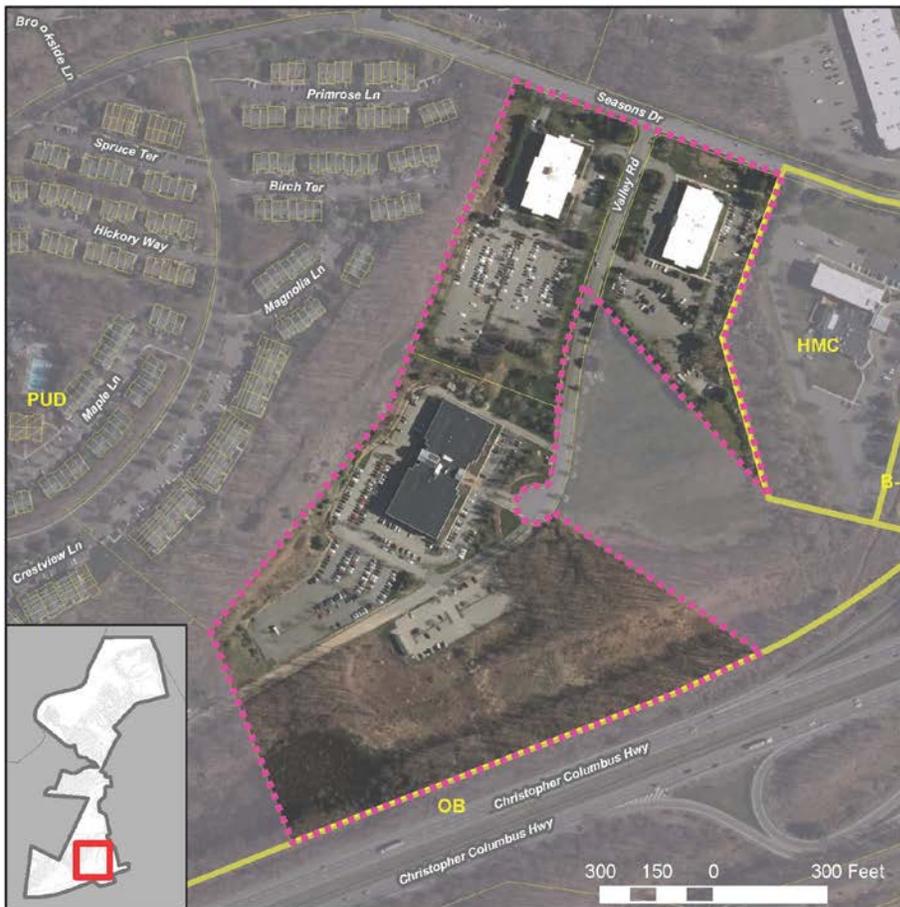
Date: May 1, 2018  
 Source: NJACTB Tax Records, NJDEP

**Project Name: Valley Road PUD Inclusionary Zone**

**Mechanism: Inclusionary Zone**

**Location: 100, 200 and 400 Valley Road, Block 61, Lots 23.03, 23.05 and 23.06**

The parcels located at 100, 200 and 400 Valley Road contain corporate office park developments within the PUD Zone in the Borough along Valley Road. The sites contain a total of approximately 39.1 acres. The zone is proposed to be utilized for an inclusionary zone that would permit residential development over retail, service and office uses, which are currently allowed, or, for sites not directly fronting on Howard Boulevard, as a stand-alone use in a town center style development. The maximum density permitted would be 13 units per acre for rental apartments with a minimum 15% set aside for affordable rental units and 9.75 units per acre for townhouses or owner-occupied condominium units with a minimum 20% set-aside for affordable owner-occupied units. Either scenario would generate a total of 76 affordable units. The zoning would permit a maximum of four (4) stories/50 feet in height. Presuming that at least 36 rental affordable units are generated by this zone, the Borough would be entitled to 36 rental bonuses, as well.

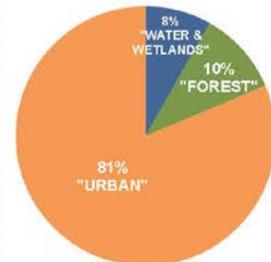


**Valley Road PUD Zone**

Mt. Arlington Borough  
Morris County, New Jersey

Total Area = 39.1 acres

2012 Land Use-Land Cover



- Entire Site within 1/2 mile of Train Station
- Currently Zoned Planned Unit Development (PUD)
- Within Wastewater Management Area



Date: May 1, 2018  
Source: NJACTB Tax Records, NJDEP

### **Rehabilitation Share**

The Borough proposes to address its 16-unit rehabilitation obligation through continued participation in the Morris County Housing Rehabilitation program. This program brings substandard housing units up to code. A minimum of \$10,000 will be allocated per unit to cover the cost of rehabilitation and administration, and the unit must be occupied by an income-eligible low- or moderate-income household. The Morris County Department of Community Development will coordinate administration and implementation of the rehabilitation program.

### **Other Ordinances**

The Borough will also propose a mandatory affordable housing set-aside ordinance that would require any property in the Borough of Mount Arlington that is currently zoned for nonresidential uses and subsequently receives a zoning change or use variance or approval of a redevelopment plan or amendment to a redevelopment plan to permit multi-family residential development, or that is currently zoned for residential uses and receives a zoning change or density variance or approval of a redevelopment plan or amendment to a redevelopment plan to permit multi-family residential development, which multi-family residential development will be constructed at a density of 6 or more units per acre and yield five (5) or more new dwelling units over and above the underlying or immediately preceding zoning, shall provide an affordable housing set-aside of 15 percent if the affordable units will be for rent and 20 percent if the affordable units will be for sale. This provision does not affect residential development on sites that are zoned for inclusionary residential development as part of the Borough's Housing Element and Fair Share Plan, which are subject to the affordable housing set-aside requirements set forth in the applicable zoning. This requirement does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation on the part of the Borough of Mount Arlington to grant such rezoning, variance or other relief. A property shall not be permitted to be subdivided so as to avoid compliance with this requirement. All affordable units created pursuant to this paragraph shall be governed by the provisions of the Borough's Affordable Housing Ordinance.

**SUMMARY OF THIRD ROUND FAIR SHARE PLAN**

Borough of Mount Arlington Morris County	Est. Oblig.	Completed Units	Proposed Units	Low	Mod	Very Low	Total Units
<b>Rehabilitation Share</b>	16	0	16				16
Rehabilitation Credits	0	0	0				0
Rehabilitation Program	0	0	16				16
<b>Remaining Rehabilitation Share</b>	16	0	16				16
<b>Prior Round Obligation</b>	17	18	0				18
Mechanisms							
<i>Inclusionary Zoning</i>		15	0	15			
<i>Assisted Living</i>		3	0	3			
<b>Total Prior Round Credits</b>	18	18	0				18
<b>Third Round Obligation</b>	147						148
Mechanisms							
<i>Transitional Housing</i>		0	5			5	5
<i>Extended Affordability Controls</i>		14	0	7	7		14
<i>Inclusionary Zoning – PUD Zone</i>		0	76	38	28	10	76
<i>Inclusionary Zoning – Howard Blvd.</i>		0	17	8	4	5	17
<b>Bonus Credits (max. 25% of total)</b>			36				36
<b>Total Third Round Credits</b>	147	14	134	53	39	20	148

Distribution Requirement	#	% of Total
<b>Very Low (13% min.)</b>	20	13.6
<b>Bonus Credits (25% max.)</b>	36	24.5
<b>Age-restricted (25% max.)</b>	0	0.0
<b>Family (50% min.)</b>	112	76.2
<b>Rental (25% min.)</b>	58	39.5
<b>Family Rental (50% min. of Rental)</b>	58	100.0

## FAIR SHARE PLAN APPENDIX

### DETERMINATION OF HOUSING NEED

The Borough of Mount Arlington proposed a municipal fair share obligation of 242 units. This number is derived from the Fair Share Housing report dated May 16, 2016. In the Borough's settlement with Fair Share Housing Center, its prospective need was reduced by 30 percent to **147 units**, for a total summary obligation of **180 units**. The affordable housing obligations by category for Mount Arlington are as follows:

Prior Round	17 units
Present Need	16 units
Prospective Need	147 units
<b>Total Summary Obligation</b>	<b>180 units</b>

#### Prior Round Distribution of Obligation

##### Fair Share Obligation by Unit Type for Senior, Family & Rental, Mount Arlington Borough

Requirement	Number of Units Required	Number of Units Provided
<b>Maximum 25% Senior Units</b>	4	3
<b>Minimum 50% Family Housing</b>	9	14
<b>Minimum 25% rental (Min. 50% Family Rental)</b>	5 (3 Family Rental Units)	3 (0 family rentals)
<b>Minimum 13% for Very Low Income</b>	3	3
<b>Total Obligation</b>	17	17

The Borough was certified by COAH for the Prior Round with 17 units. The current units which apply to the Prior Round are 14 for sale family units from Seasons Glen and 3 assisted living residences from Springside Assisted Living Facility. The Borough provided the 3 assisted living units as rentals, available to very low incomes. The Borough met its family unit obligation with 14 family units and only had 3 senior units. The Borough received a waiver from COAH for providing the full 5 rental units and 3 family rental units required.

#### Third Round Distribution of Obligation

##### Fair Share Obligation by Unit Type for Senior, Family & Rental, Mount Arlington Borough

Requirement	Number of Units Proposed	Number of Units Proposed
<b>Maximum 25% Senior Units</b>	36	Max. 36
<b>Minimum 50% Family Housing</b>	73	111
<b>Minimum 25% rental (Min. 50% Family Rental)</b>	37 (19 Family Rental Units)	134 (111 family rental)
<b>Minimum 13% for Very Low Income</b>	19	19
<b>Total Obligation</b>	147	147

## SUMMARY OF THIRD ROUND FAIR SHARE PLAN

Borough of Mount Arlington Morris County	Est. Oblig.	Completed Units	Proposed Units	Low	Mod	Very Low	Total Units
<b>Rehabilitation Share</b>	16	0	16				16
Rehabilitation Credits	0	0	0				0
Rehabilitation Program	0	0	16				16
<b>Remaining Rehabilitation Share</b>	16	0	16				16
<b>Prior Round Obligation</b>	17	17	0				17
Mechanisms							
<i>Inclusionary Zoning</i>		14	0	14			
<i>Assisted Living</i>		3	0	3			
<b>Total Prior Round Credits</b>	17	17	0				17
<b>Third Round Obligation</b>	147						148
Mechanisms							
<i>Transitional Housing</i>		0	5			5	5
<i>Extended Affordability Controls</i>		14	0	7	7		14
<i>Inclusionary Zoning – PUD Zone</i>		0	76	38	28	10	76
<i>Inclusionary Zoning – Howard Blvd.</i>		0	17	8	4	5	17
<b>Bonus Credits (max. 25% of total)</b>			36				36
<b>Total Third Round Credits</b>	147	14	134	53	39	20	148

The Borough is proposing Transitional Housing, Extended Affordability Controls, and inclusionary zoning to meet its obligation. The Transitional Housing is family rental housing. The inclusionary zoning was also established to incentivize rental housing and is not proposed to be senior restricted. Every development will be required to provide a minimum of 50 percent low income units and 50 percent moderate income units. Within the 50 percent low income units, at least 13 percent of the units must be set-aside for very low -income individuals or families depending on the unit type.

Additionally, the Borough is working on a Veteran’s Housing proposal that would provide between 50-55 Veteran’s preference, senior affordable housing units. While the number of senior units would exceed the Borough’s maximum allowable number of senior units for the Third Round, up to 36 units could apply and the remainder could be carried to the next round.

Additionally, the Borough’s Assisted Living Facility that provided 3 credits to the prior round contains 77 beds. Under state regulations, the facility would need to provide at least 10 percent of those beds as Medicaid beds. This would provide a total of 7 units from this facility where only 3 have been counted, potentially netting another 4-5 units for the Borough. These would be very low-income units.

The Borough is part of the Morris County Rehabilitation program. This program is automatic and the program has been working on units in Mount Arlington.

**Seasons Glen Units, CO Date, Control Periods and Bedroom Count**

<b>Block</b>	<b>Lot</b>	<b>Address</b>	<b>CO date</b>	<b>Original Control Period</b>	<b>Controls Extended?</b>	<b>Income (v, l, m)</b>	<b>Bedroom (1, 2, 3)</b>
61	23.09	58 Crestview Lane	9/22/1994	30	yes		3
61	23.09	60 Crestview Lane	11/29/1994	30	yes		1
61	23.09	61 Crestview Lane	10/7/1994	20	yes		2
61	23.10	59 Maple Lane	8/30/1996	20	yes		3
61	23.10	63 Maple Lane	9/18/1996	20	yes		1
61	23.10	65 Maple Lane	7/1/1996	20	yes		2
61	23.10	69 Maple Lane	8/30/1996	30	yes		3
61	23.10	73 Maple Lane	9/12/1996	30	yes		1
61	23.10	75 Maple Lane	9/12/1996	20	yes		2
61	23.10	36 Spruce Terrace	11/13/1998	20	yes		3
61	23.10	40 Spruce Terrace	11/20/1998	20	yes		1
61	23.12	20 Brookside Lane	12/17/1992	30	yes		3
61	23.12	24 Brookside Lane	11/24/1992	20	yes		1
61	23.12	34 Brookside Lane	10/23/1992	20	yes		2