



V. HOUSING & DEMOGRAPHIC ELEMENT



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1.0 INTRODUCTION

This Housing Element is intended to update the Housing Element and Fair Share Plan dated March 18, 2003, which was amended August 19, 2004. It has been prepared pursuant to the third round substantive rules adopted by the New Jersey Council on Affordable Housing (COAH) on November 22, 2004 and published in the New Jersey Register on December 20, 2004. The last Housing Element prepared by Randolph was adopted by the Planning Board, endorsed by the Township Council and forwarded to COAH for substantive certification. Since the adoption of the new substantive rules COAH will not grant substantive certification under the second round of their rules. The Housing Plan last adopted in August 2004 did not therefore receive substantive certification from COAH. This Housing Element and Fair Share Plan therefore, is intended to be submitted for substantive certification pursuant to the third round rules.

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. As was noted above the Township updated its plan in 2003 and 2004 in response to certain court rulings.

3.0 HOUSING, DEMOGRAPHIC AND EMPLOYMENT DATA

3.1 Population and Economic Characteristics

The population of Randolph Township grew from 19,974 in 1990 to 24, 847 in 2000, as is illustrated in Table V-1. During that same period the number of housing units also increased from 7,240 in 1990 to 8,903 in 2000. The percentage increases of both population and housing units were fairly close over the ten (10) year period. The population grew by over twenty-four (24) percent while the number of housing units increased by twenty-three (23) percent.

Table V-1				
Township of Randolph				
Population and Housing Units, 1990 and 2000				
	1990	2000	Change	
			Number	Percent
Population	19,974	24,847	4,873	24.4
Housing Units	7,240	8,903	1,663	23.0
Source: U.S. Census 1990 and 2000				

The New Jersey Department of Labor publishes municipal population estimates between decennial censuses. Table V-2, which illustrates the estimates for the years 2000 through 2003 show that the Township’s population continues to steadily grow. These estimates are as of July 1st of each year. They are calculated primarily based on building permits issued for new housing and the persons per household data from the previous census.

Table V-2	
Township of Randolph	
Population Estimates, 2000 - 2003	
Year	Population
2000	24,927
2001	25,133
2002	25,458
2003	25,575
Source: New Jersey Department of Labor	
Estimates as of July 1st	

The age distribution of residents within the Township shifted slightly towards the older age cohorts between 1990 and 2000. The number of residents 65 years or older increased from 6.3 percent to 7.3 percent of the total population. While this might not seem like a major change, the actual number of persons in that category expanded from 1,257 to 1,817, or almost by forty-five (45%) percent. On the other end of the spectrum, as is illustrated in Table V-3, the number of children under age five (5)

also dramatically increased from 1,372 to 1,885, or by 37 percent. The Census reported that the median age in the Township increased from 34.2 years in 1990 to 36.5 years in 2000.

As is shown in Table V-4, the average number of persons per household has dropped slightly from 1990 to 2000. In 2000 it was reported to be 2.86 persons per household within the Township. Since the overall population increased and the number of dwelling units also grew, the actual number of households in each size category increased fairly significantly.

Table V-3				
Township of Randolph				
Population By Age, 1990 and 2000				
Age	1990		2000	
	Number	Percent	Number	Percent
Under 5	1,372	6.9	1,885	7.6
5 - 9	1,520	7.6	2,237	9.0
10 - 19	3,344	16.7	3,688	14.8
20 - 24	974	4.9	852	3.4
25 - 34	3,040	15.2	3,097	12.5
35 - 44	4,048	20.3	4,892	19.7
45 - 54	2,887	14.5	4,226	17.0
55 - 59	812	4.1	1,369	5.5
60 - 64	720	3.6	784	3.2
65 and Over	1,257	6.3	1,817	7.3
Total	19,974	100.0	24,847	100.0
Source: U.S. Census 1990 and 2000				

Table V-4				
Township of Randolph				
Persons per Household 1990 and 2000				
Household Size	1990		2000	
	Number	Percent	Number	Percent
1 Person	1,257	18.1	1,562	18.0
2 Person	1,874	27.0	2,522	29.1
3 Person	1,405	20.3	1,611	18.6
4 Person	1,511	21.8	1,936	22.3
5 Person	655	9.5	780	9.0
6 or More Persons	226	3.3	268	3.1
Total	6,928	100.0	8,679	100.0
Average Persons per Household	2.88		2.86	
Source: U.S. Census 1990 and 2000				

Table V-5 illustrates the tenure of the housing units in the Township as reported in the 1990 and 2000 Census. The greater growth in both real numbers and percent was in owner occupied housing, which increased by almost thirty (30%) percent. Rental housing grew by 228 units or 11.3 percent. In 2000, approximately one-quarter of the housing in the Township was renter occupied. The number of vacant units decreased dramatically from 312 in 1990 to 224 in 2000.

Table V-5				
Township of Randolph				
Housing Unit Tenure, 1990 and 2000				
	1990		2000	
	Number	Percent	Number	Percent
Owner Occupied	4,923	68.0	6,446	72.4
Renter Occupied	2,005	27.7	2,233	25.1
Vacant	312	4.3	224	2.5
Total	7,240	100.0	8,903	100.0
Source: U.S. Census 1990 and 2000				

The value of the owner occupied housing in 1990 and 2000 is shown in Table V-6. The median value of that housing increased from \$255,800 in 1990 to \$329,800 in 2000 with 45 percent of the homeowners reporting in 2000 home values between \$300,000 and \$499,999. In 1990, over 42 percent of the owner occupied units were valued between \$200,000 and \$299,999. Housing values have continued to increase as reported by the Garden State Multiple Listing Service. The average sales price of residences in Randolph in 2001 and 2002 respectively was \$441,409 and \$478,991.

Table V-6				
Township of Randolph				
Owner Occupied Housing Values 1990 and 2000				
Value	1990		2000	
	Number	Percent	Number	Percent
Less than \$50,000	8	0.2	6	0.1
\$50,000 to \$99,999	66	1.4	16	0.3
\$100,000 to \$149,999	241	5.3	68	1.1
\$150,000 to \$199,999	795	17.4	591	9.6
\$200,000 to \$299,999	1,925	42.2	1,904	31.0
\$300,000 to \$499,999	1,396	30.6	2,771	45.1
\$500,000 to \$999,999 *	130	2.9	776	12.6
\$1,000,000 or more			18	0.3
Total	4,561	100.0	6,150	100.0
Median Value	\$255,800		\$329,800	
Source: U.S. Census 1990 and 2000				
* In 1990, 130 Dwelling Units were reported with values of \$500,000 or more				

Table V-7 illustrates gross rents paid for renter occupied housing in both 1990 and 2000. The median monthly rents paid were \$676 and \$875 for 1990 and 2000 respectively. In 2000, over 62 percent of rented housing units paid between \$750 and \$999 per month in the Township, while over 64 percent of rental housing units paid between \$500 and \$749 per month in 1990.

Table V-7				
Township of Randolph				
Gross Rents - Renter Occupied Housing 1990 and 2000				
Gross Monthly Rent	1990		2000	
	Number	Percent	Number	Percent
Less than \$200	86	4.3	21	0.9
\$200 to \$299	42	2.1	68	3.1
\$300 to \$499	133	6.7	39	1.8
\$500 to \$749	1,272	64.2	73	3.3
\$750 to \$999	272	13.7	1,376	62.1
\$1,000 to \$1,499 *	138	7.0	493	22.2
\$1,500 or more			96	4.3
No Cash Rent	39	2.0	50	2.3
Totals	1,982	100.0	2,216	100.0
Median Rent	\$676		\$875	
Source: U.S. Census 1990 and 2000				
* In 1990, 138 Dwelling Units were reported with rents of \$1,000 or more.				

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, illustrated on Table V-8. These are generally updated in April of each year, so the current figures, illustrated on Table V-9, are from April 2004. Randolph is located in Region 2, which is comprised of Essex, Morris, Union and Warren Counties. The moderate income limits are set at eighty (80) percent of the median income for that household size and low income limits are set at fifty (50%) percent of the median income. No more than twenty-five (25%) percent of a household’s gross monthly income 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 for owner occupied affordable housing.

Table V-8				
Township of Randolph				
Household Income Distribution 1989 and 1999				
Income	1989		1999	
	Number	Percent	Number	Percent
Less than \$10,000	276	4.0	135	1.6
\$10,000 to \$14,999	171	2.5	114	1.3
\$15,000 to \$24,999	421	6.1	305	3.5
\$25,000 to \$34,999	553	8.0	455	5.2
\$35,000 to \$49,999	997	14.5	800	9.2
\$50,000 to \$74,999	1,636	23.8	1,399	16.1
\$75,000 to \$99,999	1,170	17.0	1,245	14.3
\$100,000 to \$149,999	1,169	17.0	1,798	20.7
\$150,000 to \$199,999	491	7.1	1,210	13.9
\$200,000 or more			1,230	14.2
Total	6,884	100.0	8,691	100.0
Median Household Income	\$64,403		\$97,589	
Source: U.S. Census 1990 and 2000				
* In 1989, 491 Household reported incomes of \$150,000 or more.				

Table V-9			
2004 COAH's Regional Income Limits for Region 2			
Household Size	Median	Moderate	Low
1 Person	\$56,210	\$44,968	\$28,105
1.5 Person *	\$60,225	\$48,180	\$30,113
2 Person	\$64,240	\$51,392	\$32,120
3 Person *	\$72,270	\$57,816	\$36,135
4 Person	\$80,300	\$64,240	\$40,150
4.5 Person *	\$83,512	\$66,810	\$41,756
5 Person	\$86,724	\$69,379	\$43,362
6 Person	\$93,148	\$74,518	\$46,574
7 Person	\$99,572	\$79,658	\$49,786
8 Person	\$105,996	\$84,797	\$52,998
Source: New Jersey COAH			
Region 2 includes Essex, Morris, Union and Warren Counties.			
* These rows are for calculating the pricing for one, two and three bedroom sale and rental units per N.J.A.C. 5:93-7.4			

3.2 Housing Stock Characteristics

The age of the housing stock in Randolph Township is examined in two ways. Table V-10, which is taken from the 2000 Census, identifies the year residential structures were built for both the Township and Morris County. Table V-11 shows building permit activity since 1990, which is a good indicator of the number of new dwelling units constructed on an annual basis.

The Township's housing stock is fairly young with almost forty (40%) percent constructed since 1980. For the same time period 25.9 percent of the housing stock within the County was constructed. Just over 25 percent of the housing in the Township was built during the 1970's, compared to over fifteen (15%) percent for the County. Only 4.8 percent of the housing within Randolph Township was built prior to 1939, while over fifteen (15%) of the County's housing was constructed during that time period.

Table V-10				
Township of Randolph and Morris County				
Year Structure Built				
Year	Randolph Township		Morris County	
	Number	Percent	Number	Percent
1999 to March 2000	457	5.1	2,245	1.3
1995 to 1998	613	6.9	9,705	5.7
1990 to 1994	826	9.3	10,762	6.3
1980 to 1989	1,650	18.5	21,460	12.6
1970 to 1979	2,260	25.4	26,106	15.4
1960 to 1969	1,300	14.6	31,576	18.6
1940 to 1959	1,366	15.3	41,973	24.7
1939 or earlier	431	4.8	25,884	15.3
Total	8,903	100.0	169,711	100.0
Source: U.S. Census 2000				

Table V-11 should be examined for a more current picture of housing construction activity within the Township. This table reflects building permits issued for new dwelling construction. Most permits issued result in new homes within a year. The number of permits issued in 1999 was significantly higher than any other year since 1990. About half of the permits issued for that year were for multi-family structures and reflect the construction of a major project. The only other year with a significantly higher number of permits was 1993. Since 2001 the number of residential building permits issued has steadily declined, with 28 and 19 being issued in 2003 and 2004 respectively. The Department of Labor and Workforce Development reports that from January 2005 through July 2005 and additional 21 residential permits have been issued. If this pace of residential construction continues through this decade, significantly fewer residential dwellings will be added to the housing stock than in the last decade

Table V-11			
Township of Randolph			
Residential Building Permits, 1990 - 2004			
Year	Total Permits	Single-family	Multi-family
1990	80	80	0
1991	108	108	0
1992	100	100	0
1993	235	229	6
1994	196	196	0
1995	91	91	0
1996	126	107	19
1997	134	134	0
1998	117	117	0
1999	340	172	168
Sub-Total	1,527	1,334	193
2000	161	121	40
2001	105	105	0
2002	50	50	0
2003	28	28	0
2004	19	19	0
Grand Total	1,890	1,657	233
Source: New Jersey Department of Labor			

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 are some physical characteristics that are reported in the Census that are surrogates for determining the amount of housing that is substandard. The three (3) characteristics often used, illustrated in Table V-12, 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. Although it cannot be determined from the Census, often a dwelling unit will have more than one these characteristics.

Over 99 percent of the occupied housing in the Township has complete plumbing facilities and complete kitchen facilities. Over 97 percent of the occupied housing can be considered not overcrowded. Nevertheless in 2000, nineteen (19) dwellings were identified as lacking complete plumbing facilities and nine (9) as lacking complete kitchen facilities. Those numbers were changed only slightly from 1990. The number of dwellings that would be considered overcrowded dramatically increased from 58 units to 220 units between 1990 and 2000.

Table V-12		
Township of Randolph		
Housing Deficiency Surrogates 1990 and 2000		
	1990	2000
Units Lacking Complete Plumbing Facilities	17	19
Units Lacking Complete Kitchen Facilities	12	9
Units with more than 1.01 persons per room	58	220
Source: U.S. Census 1990 and 2000		

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.

3.3 Employment

Historical employment data and trends for Randolph Township are illustrated in Tables V-13 and V-14. Covered employment, which are jobs both in the private and public sectors that are covered by unemployment insurance, is reported by the New Jersey Department of Labor on a quarterly basis. These are jobs found within the Township and should not be confused with data for employed individuals residing in Randolph.

Table V-13 shows the number of covered jobs in the Township by major industry group, by quarter and averaged for the year 1999. This was the last full year with municipal level data available. The largest employment sector within the Township was government, which includes local, county, state and federal government agencies. Over 27 percent of the 7,465 covered jobs were identified in the government sector. The next largest category of employment was services, which covers a wide range of jobs including medical, educational, professional and management. Over 24 percent of the covered jobs within the Township were in this category. Retail trade was the third largest employment sector, followed by manufacturing with 16.2 and 10.1 percent of the annual average jobs respectively.

Table V-14 illustrates the trends in covered employment in the Township starting in 1988, as was reported in the 1992 Master Plan and updated to 1997 through 1999. Between 1988 and 1997 the number of covered jobs in the Township increased by 1,797 or 34 percent. That increase over the nine (9) year period averaged a 3.7 percent growth rate per year. The increase from 1997 to 1998 was 5.2 percent and the rate of growth decreased from 1998 to 1999 to just 0.3 percent.

Table V-13						
Township of Randolph						
Covered Employment 1999						
Industry	March	June	September	December	Annual Average	
					Number	Percent
Agriculture, Forestry, Fishing, Mining	68	109	99	86	95	1.3
Construction	361	432	461	470	419	5.6
Manufacturing	727	753	771	787	754	10.1
Transportation, Communications and Utilities	179	161	164	166	167	2.2
Wholesale Trade	585	577	565	545	563	7.5
Retail Trade	1,135	1,243	1,221	1,219	1,210	16.2
Finance, Insurance and Real Estate	365	371	356	369	364	4.9
Services	1,827	1,796	1,739	1,725	1,818	24.4
Government	2,085	1,979	1,908	2,523	2,075	27.8
Total	7,332	7,421	7,284	7,890	7,465	100
Source: New Jersey Department of Labor						

Table V-14			
Township of Randolph			
Covered Employment Trends 1988 - 1999			
Year	Number of Jobs	Change	
		Number	Percent
1988	5,283		
1997	7,080	1,797	34.0
1998	7,446	366	5.2
1999	7,465	19	0.3
Source: New Jersey Department of Labor			

The New Jersey Department of Labor and Workforce Development projected in 1998 that employment would grow in Morris County at a rate of approximately one (1%) percent per year. The North Jersey Transportation Planning Authority has projected employment on a municipal level for five (5) year intervals to 2025. They are reported for Randolph on Table V-15. It is noted that the employment data for 2000 and 2005 are projections and not existing data. The projections reflect a steady increase in employment in the community at a growth rate over eight (8%) to almost ten (10%) percent.

Table V-15	
Township of Randolph	
Employment Projections	
Year	Employment
2000	8,853
2005	9,715
2010	10,668
2015	11,597
2020	12,683
2025	13,350
Source: North Jersey Transportation Planning Authority	
February 24, 2003, Note: 2000 and 2005 employment are projections.	

The source of the projected employment is not identified and whether it is the result of new construction or an intensified use of existing facilities within the Township. It also does not reflect any land use changes that may be proposed by this Master Plan. Further future employment analyses are reported in the following sections in regard to the growth share calculations for this plan.

4.0 LOW AND MODERATE INCOME HOUSING NEEDS

The calculation of the municipality’s low and moderate income housing obligation is a combination of three components per COAH’s regulations. They are:

- Deficient housing units occupied by low and moderate income households within the community, also known as rehabilitation share.
- The remaining prior round (1987 – 1999) obligation assigned to the Township by COAH for the period 1987 to 1999.
- The share of affordable housing need generated by the Township’s actual growth from 2004 – 2014 based on the number of new housing units constructed and the and the number of new jobs created as a result of non-residential construction.

Included in the recently adopted regulations by COAH is data based on the 2000 Census that recalculate municipalities’ rehabilitation share and prior round obligations. These numbers are used below to establish Randolph’s obligation.

4.1 Rehabilitation Need

The rehabilitation share is calculated by COAH using Census data that indicates old, crowded, deficient housing occupied by low and moderate income households. This is determined through the following steps:

1. Provide the number of units constructed in 1939 or earlier with 1.01 or more persons per room, yet having complete plumbing. This measures the crowding-deteriorated housing.
2. Add the number of units that lack complete plumbing facilities but are not overcrowded.

3. Add 54.7 percent of the number of units that lack complete kitchen facilities. This percentage (54.7%) is the share of units lacking kitchen facilities which are neither overcrowded nor lacking complete plumbing.
4. The total of 1-3 above is then multiplied by the regional income/deterioration percentage (0.714 for the Northwest Region) to represent the number of low and moderate income households in deteriorated units of the above types.
5. From this amount, for Randolph’s calculation, spontaneous rehabilitation activity must be subtracted from the results to determine the rehabilitation share.

The calculation for Randolph’s Rehabilitation Share is as follows:

$$(Overcrowded Units) 12 + (Lacking Complete Plumbing) 19 + (Lacking Kitchens) (9 \times 0.5470 \text{ or } 5) = (Deteriorated Housing) 36 \times 0.714 \text{ (Regional low-moderate deterioration share)} = 26 - (Spontaneous Rehabilitation) 26 = 0 \text{ (Rehabilitation Share)}$$

Therefore, Randolph’s Rehabilitation Share of low and moderate income households is zero (0).

4.2 Prior Rounds Obligation

The prior round obligations have been recalculated based upon the 2000 Census data. It is the combination of the recalculated and readjusted prospective need from Round 1, the recalculated and readjusted prospective need from Round 2 and the Reallocated Present Need from Round 2. These are reported in the appendices with the new rules in N.J.A.C. 5:94 and are as follows for Randolph Township:

Prospective Need Round 1 (Adjusted)	=	108
Prospective Need Round 2 (Adjusted)	=	10
Reallocated Present Need Round 2 (Adjusted)	=	<u>40</u>
Prior Round (1987 – 1999) Obligation	=	158

It should be noted that this prior round obligation is significantly less than that calculated pursuant to the previous regulations in N.J.A.C. 5:93.1 et. seq., which was a pre-credited need of 327 units.

4.3 Housing Reductions and Credits

The Council on Affordable Housing offers credits, reductions and adjustments that may be subtracted from the prior rounds obligation. Housing credits represent units that have been built, created or rehabilitated. Reductions represent units that have been included in previous plans that have been zoned for low and moderate income housing. Adjustments reflect the application of COAH regulations that reduce the community’s affordable housing obligation. The credits and reductions taken for construction of low and moderate income housing are summarized in Table V-16. The location of each housing development is indicated on Figure V-1, *Housing Projects Location Map*. All of the projects listed have been completed and certificates of occupancy issued with the exception

of the Habitat for Humanity houses pending on Block 134, Lot 3.02. The details of all of the developments which result in credits and reductions for the municipality are identified below by category.

Alternative Living Arrangements

COAH grants credits for alternative living arrangements on the basis of one bedroom equals one unit of credit. Per N.J.A.C. 5:94-4.8 (b):

Alternative living arrangements include, but are not limited to: transitional facilities for the homeless; residential health care facilities as regulated by the New Jersey Department of Health and Senior Services; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; and congregate living arrangements. Long term health care facilities, including nursing homes, and Class A, B, C, D and E boarding homes do not qualify as alternative living arrangements.

The following are alternative living arrangements located within the Township. They are all considered rental housing.

- Peer Group Housing (Map #5). This is a four-bedroom group home owned and administered by United Cerebral Palsy of Morris / Somerset, Inc. It is located at 7 Main Street (Block 17, Lot 18) and was established in 1990. The building is licensed as a group home by the Division of Developmental Disabilities (DDD) of has four (4) credits for this housing.
- Much Dignity House (Map #9). This is a six-bedroom house owned and administered by ARC / Morris County. It was established in 1995 and is located on 4 Academy Street (Block 176, Lot 82). This facility is also licensed by DDD of DHS. The Township has six (6) credits for this housing from COAH.

HOUSING & DEMOGRAPHICS

Table V-16

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 Palsy 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	Under Construction
16	Habitat House	134/9	Morris Habitat	N/A	N/A	1	0	1	1	0	Completed
Totals						860	155	142	445	415	

- Skylands Group Home (Map #10). The Skylands Center Offering Autism Programs Inc., owns and administers this four-bedroom group home located at 140 Combs Hollow Road (Block 50, Lot 6). This facility was established in 1997 and is also licensed by DDD of DHS. Randolph Township has four (4) credits for this housing.
- High Avenue House (Map #11). ARC / Morris County also owns and operates this group home consisting of four (4) bedrooms located at 45 High Avenue (Block 53, Lot 44). It is licensed by DDD of DHS, and was established in 1998. The Township has four (4) credits for this housing from COAH.
- School House Group Home (Map #13). This is a five-bedroom group home located at 40 School House Lane (Block 82, Lot 30). It is owned and administered by the Development Resources Corporation and was established in 1991. It is licensed by DDD of DHS as a group home. The Township has five (5) credits for this housing from COAH.

In total the Township has 23 credits for the above alternative living facilities. All of those credits are for rental units.

New Construction

The following are developments that have been constructed within the Township that provide housing affordable to low and moderate income households. Most of these developments include market-rate units with a low and moderate income set-aside. The remainder were developed by non-profit agencies and provide one hundred (100%) percent affordable housing.

- Canfield Mews (Map #1) (Block 42, Lots 1 and 1.01). This is an inclusionary development of 192 dwelling units of which 38 non-age-restricted low and moderate income rental units are provided. The development was completed in 1999 and the affordable units are administered by the New Jersey Department of Community Affairs' Housing Affordability Service (HAS). These 38 units meet COAH's criteria.
- Arrowgate Village (Map #2) (Block 42, Lots 122.01). Arrowgate Village is an inclusionary project that received its first certificate of occupancy in 1999. The total development consists of 164 units with 27 set aside as rentals for low and moderate income households. The affordable units are administered by HAS. The 27 units meet COAH's criteria.
- Boulder Ridge (Map #3) (Block 184, Lots 1 and 1.02). This is a development with 98 units of which 17 units are set aside for low and moderate income households. The affordable units are administered by HAS. The 17 units meet COAH's criteria for affordable housing.

- Bennett Avenue Family Housing (Map#4) (Block 195, Lots 3 and 4, Block 191, Lots 7, 8, 11, 12 and 13). This development, which consists of 32 units was constructed by Morris County Housing Authority and is owned and administered by the Authority. The development was completed in 1987 and all of the 32 units meet COAH's criteria.
- India Brook Senior Housing (Map #6) (Block 93, Lot 56.01). India Brook Senior Housing was completed and occupied on December 6, 1986 and is owned and administered by the Morris County Housing Authority. It consists of one hundred (100) units of senior citizen housing. The 100 units meet COAH's criteria for affordable housing and prior cycle credits.
- Woodmont (Map #7) (Block 119, Lot 109.11). This is a project of a total of 201 units of which forty (40) units are set aside for low and moderate income households. The project was completed in July 1995 and the affordable units are administered by HAS. The forty (40) units meet COAH's criteria.
- Brookside Village Apartments (Map #8) (Block 224, Lot 79.01). This project, completed in 1998 consists of a total of forty (40) rental units of which ten (10) are available to low and moderate income households. The affordable units are administered by HAS. The ten (10) units meet COAH's criteria for affordable housing.
- Morris County Affordable Housing Corp. (Map #12) (Block 191, Lots 14 & 15). This is a six (6) unit project developed and administered by the Morris County Affordable Housing Corporation. This project was completed in 2000. The six (6) units meet COAH's criteria.
- Habitat for Humanity Homes (Map # 14 & 16) (Block 59, Lot 15 and Block 134, Lot 9). These are single-family dwellings sponsored by Morris County Habitat for Humanity. Block 59, Lot 15 was completed in the summer of 2003 and Lot 9 was completed in 2004. They each meet COAH's criteria for affordable housing and represent two (2) credits.

All of the above units identified as new construction have been completed and they all meet COAH's criteria for affordable housing. The total number of units identified above is 272 of which 207 are offered for rent and 65 for sale. The total number of affordable rental units in the Township is 230 (207 + 23 alternative living units.) The number of rental units more than exceeds the Township's rental obligation for rounds one and two, which was forty (40) units (158 x 0.25). Additionally, as was shown on Table V-16, there are two (2) additional units of housing sponsored by Habitat for Humanity that are pending before the Zoning Board of Adjustment. These are not included in this inventory at this time, but are anticipated to be available in the near future.

4.4 Housing Rehabilitation

As was shown in the calculations provided above, Randolph no longer has an obligation under the rehabilitation component. In previous calculations pursuant to the rules published in 1994 there was a rehabilitation obligation. The Township participated in a rehabilitation program and received credits from COAH. In fact, in a November 9, 2000 report, COAH agreed that the Township was eligible for 62 credits due to rehabilitation activity. Randolph Township contracted the Morris County Department of Planning and Development, Division of Community Development to administer the housing rehabilitation program for the Township. The Division of Community Development adopted the requisite rehabilitation manuals and is certified to administer rehabilitation programs. The rehabilitation activity met COAH's criteria since the units were raised to code standards, has six (6) year affordability controls, and averaged more than \$8,000 per unit in hard costs.

Rehabilitation activity has continued since the preparation of the 1995 housing plan. A report of the rehabilitation projects conducted in the Township since 1995 was included in the background analysis for this plan. That report states that from January 1, 1995 through December 31, 2004, \$434,792.53 was spent on housing rehabilitation for 55 separate dwellings in Randolph. That sum includes Community Development funds, Randolph Township funds and homeowner funds, although all projects were administered through Morris County Department of Community Development.

Communities are permitted to receive credit for rehabilitation activity only if they have a rehabilitation obligation and then the activity can only be credited towards the rehabilitation component of the obligation. Additionally, a minimum of \$8,000 must be spent on rehab activity for credit to be obtained. Since Randolph has no rehabilitation obligation, no credit for the above described activity is available at this time.

4.5 Rental Bonuses

The 1994 regulations and the recently adopted regulations both required that every municipality provide for a rental obligation of twenty-five (25%) of their total obligation. In rounds one and two, municipalities were afforded a bonus for providing rental bonuses up to the amount of their obligation. As was noted above Randolph's rental obligation was calculated as:

$$0.25 \times 158 \text{ (Rounds 1 and 2 obligation)} = 40 \text{ units}$$

Therefore, the available rental bonus to Randolph is 40, since 224 rental units have been provided.

4.6 Growth Share

Pursuant to the regulations in N.J.A.C. 5:94 municipalities’ calculations of future low and moderate income housing needs are based on projections of new housing construction and new nonresidential construction. The community’s affordable housing obligation shall be based on these growth projections from January 1, 2004 through January 1, 2014. The amount of low and moderate income housing required is based on the ratio of one (1) affordable unit for every eight (8) new market-rate residential units projected, plus one affordable unit for every twenty-five (25) new jobs created as a result of new nonresidential construction. The regulations include ratios of new jobs per square foot of floor area for various types of nonresidential construction, such as retail, office and industrial uses.

Residential Growth Projections

Projections to 2025 were provided by the Township to Morris County as part of the cross acceptance process for the State Development and Redevelopment Plan. Those projections were developed from an analysis of data from a number of sources. They included a review of building permits issued, Planning and Zoning Board approvals, build-out projections of vacant residentially-zoned land, and a review of the projections published by the North Jersey Transportation Planning Authority (NJTPA). The various factors that were analyzed were as follows:

Housing units reported in 2000 Census =	8,903
Housing units estimated in 2004 =	9,300
Households reported in 2000 Census =	8,679
Households projected by NJTPA in 2005 =	8,930
Households projected by NJTPA in 2015 =	9,325
Households projected by NJTPA in 2025 =	10,028
Randolph’s projection of Housing units in 2025 =	10,075

Households include only occupied housing units, and as shown in Table V-5, in 2000, 2.5 percent of the housing units in Randolph were vacant. Therefore, if 2.5 percent of the projected 10,075 housing units in 2025 were vacant, there would be 9,823 households in the Township. After factoring available vacant land and the rate of construction in the community, the Township lowered the housing projection of NJTPA from 10,028 households to 9,823 households.

The projections used for determining growth share include historical data for 2004, since the period started on January 1, 2004. As was illustrated on Table V-11, there were 19 permits issued in 2004 for new single-family dwellings. Table V-17 shows that there were 28 certificates of occupancy issued in 2004 for new dwellings. It also reports that in 2004 there were sixteen (16) residential demolitions for a net of twelve (12) dwellings. It is also important to note that the rate of residential

development has dramatically slowed since 2002. That decline has continued into 2005. The Department of Community affairs has reported for the months January through April 2005 there have been six (6) C.O.'s issued for housing units and two (2) housing units demolished for a net gain of four (4) units. Projected for a full year that will result in twelve (12) new dwelling units within the Township as shown in Table V-18.

Table V-17		
Township of Randolph		
Residential Certificates of Occupancy and Demolitions		
1996 - 2004		
Year	C.O.'s	Demolitions
1996	121	1
1997	115	5
1998	143	10
1999	178	9
2000	221	3
2001	142	4
2002	86	6
2003	22	3
2004	28	16
Total	1056	57
Source: New Jersey Department of Community Affairs, Division of Codes and Standards		

As noted in the Land Use Plan, the following developments have received approval and either have begun construction or may begin. They are as follows:

- The Preserve. This is a sixteen (16) lot subdivision in the northeast portion of the Township that is currently under construction. This development included the dedication of 86 acres of open space.
- Trout Brook is a seven (7) lot subdivision in the Combs Hollow / Doby Road neighborhood. It is currently under construction.
- Heritage Village 55. This development will consist of 31 age-restricted attached units on Calais Road when completed. The site work has commenced and the developer has permits for nine (9) units. The remaining units await further approval for waste disposal from NJDEP.

- Tucker Avenue. Development on the five (5) lot residential subdivision has not started. It is located on Morris Turnpike between Calais Road and Sussex Turnpike.
- Waterfall Estates. Site work has commenced on this eight (8) lot residential subdivision located in the Combs Hollow section near the Mendham border. Twenty-four (24) acres of open space dedication is associated with this development.
- Heritage Village 17. This seven (7) lot residential subdivision was recently completed in the Mount Fern neighborhood.
- Ardsley. This six (6) lot subdivision located off of Carrell Road in the vicinity of Millbrook Avenue is currently under construction.
- Equinet. Construction was recently completed on this three (3) lot subdivision located in the Mill Brook valley.
- Kensington Square. This project in the Mount Freedom neighborhood was approved for 116 dwelling units. Construction has not commenced due to sewer moratorium issues with Morris Township.

Table V-18			
Township of Randolph			
Projected Net Increase in New Dwellings			
2004 Through 2013			
Year	C.O.'s	Demolitions	Net Increase
2004	28	16	12
2005	21	6	15
2006	45	6	39
2007	45	6	39
2008	45	6	39
2009	45	6	39
2010	45	6	39
2011	45	6	39
2012	45	6	39
2013	45	6	39
Total	409	70	339
Note: 2004 figures are historical and 2005 projection is based on extended data through 7/05.			

The above developments account for 199 units. As of this date certificates of occupancy have been issued for approximately twenty (20) of the units, leaving 179 units to be constructed. Additionally, an application has been filed for 25 single-family units off of Piersons Hill Road. These developments are factored into the projections.

For the purpose of calculating growth share, the housing unit projection submitted to Morris County as part of the cross acceptance process is used as modified here. That projection was an additional 775 housing units to be provided between 2004 and 2025. That projection amounts to approximately 39 units per year for the twenty (20) year period. Table V-18 illustrates the projection by year to January 1, 2014. The figure for 2004 (12 unit net gain) is historical and the projection for 2005 is based on the number of C.O.'s and building permits already issued. The remaining years of the projection period use a net gain of 39 dwellings per year. This results in a total projection of 339 dwelling units. This number is divided by nine (9) based on the ratio of one affordable dwelling for every eight (8) market-rate dwellings. It is assumed that the affordable units are included in the projection. Therefore the residentially based growth share need is 38 units (339/9).

Nonresidential Growth Projections

The report to Morris County for the cross acceptance process also included projections for nonresidential development. That projection was developed through a build-out analysis of vacant land using current floor area ratio limitations per zone. The overall build-out was modified to limit it to an assessment of the amount of development anticipated within twenty (20) years to 2025. The total build-out was calculated to be 2,182,000 square feet. It was estimated, given current approvals of commercial/industrial applications that approximately 25,000 square feet of new nonresidential development will occur annually. Therefore an additional 500,000 square feet of nonresidential development was projected to 2025. It should be noted that 29,881 square feet of commercial development was approved in 2004 by the Planning Board.

The following nonresidential projects were approved either by the Planning Board or Zoning Board of Adjustment and are either under construction or anticipated to start construction.

- CVS Pharmacy. This pharmacy was approved for a site on Route 10 at the intersection with Dover-Chester Road
- A – Squared. The Planning Board approved an office building of approximately 12,500 square feet on Sussex Turnpike in the Mount Freedom section.
- Heritage Plaza. This shopping center in Mount Freedom is currently under construction. It will be approximately 14,000 square feet on one floor.

- Heritage Marketplace. Construction has started on this renovation and expansion of a gasoline service station at the corner of Calais Road and Sussex Turnpike. It will have a convenience store, gasoline sales and a car wash.
- Heritage North. Site work started on this small group of retail stores for property on the eastbound side of Route 10 near the Denville border.
- Randolph Business Campus. Construction of phase 3 of this office / warehouse building has not commenced. It is located on eastbound Route 10 across from the Arrowgate Complex.
- Farkas. This is an office / warehouse approved on Middlebury Boulevard.
- Randolph Oil. A gasoline station was approved on westbound Route 10 west of South Morris Street.
- Cicero. An office building of approximately 10,000 square feet is currently under construction on Sussex Turnpike on the western end of Mount Freedom.
- CWS. The Zoning Board approved a retail showroom / storage facility on the westbound side of Route 10 between Canfield Avenue and Aspen Road.
- NJDG Aspen. Two (2) storage warehouses with associated offices were approved by the Planning Board and the Zoning Board. One is approximately 32,000 square feet and the other approximately 55,000 square feet.
- Sunrise Assisted Living. This 76-unit assisted living project, located on Route 10 is currently under construction and is approximately 60,000 square feet.

Table V-19 illustrates the non-residential certificates of occupancy issued in the Township from 1996 through 2004.

Table V-19						
Township of Randolph						
Non-Residential Certificates of Occupancy						
In Square Feet, 1996 - 2004						
Year	Office	Retail	Restaurant	Education	Storage	Institutional
1996	378		8,890			
1997	1,998	5,949				
1998	29,564					
1999	8,844	36,700	1,080	34,862		
2000	130,320	61,713	8,761	7,038		
2001	5,695		450			7,500
2002	2,700	47,016	708			
2003	100,000					
2004	34,968		79,885	10,000	135,865	
Total	314,467	151,378	99,774	51,900	135,865	7,500

Source: N.J. Department of Community Affairs, Div. of Codes and Standards

During that nine (9) year period, there was an average of 84,542 square feet of non-residential space that was added annually. The annual average increase of non-residential space by category was as follows:

- Office - 34,940 S.F.
- Retail - 16,820 S.F.
- Restaurant - 11,086 S.F.
- Education - 5,767 S.F.
- Storage - 135,865 S.F.
- Institutional - 7,500 S.F.

It does not appear that the pace of non-residential development that occurred since 1996 will continue, based upon the amount and size of the applications recently presented before the Planning and Zoning Boards of the Township. The projection of non-residential development is illustrated on Table V-20. The gross square footage projected is approximately 860,000 square feet, which exceeds the 500,000 square feet previously projected to the year 2025.

Table V-20						
Township of Randolph						
Projected Non-Residential Certificates of Occupancy						
In Square Feet, 2004 - 2014						
Year	Office	Retail	Restaurant	Education	Storage	Institutional
2004	34,968		79,885	10,000	135,865	
2005	14,000	34,000				60,000
2006	40,000				60,000	
2007	30,000	16,000	5,000	5,000		
2008	35,000				20,000	
2009	35,000	15,000	5,000	5,000		
2010	30,000				15,000	
2011	35,000	5,000	5,000			
2012	40,000	10,000			10,000	
2013	35,000	10,000	5,000	5,000	15,000	
Totals	328,968	90,000	99,885	25,000	255,865	60,000

Note: The 2004 projections are historical numbers. The 2005 projections are based on permits issued from approvals granted by the Boards. The 60,000 S.F. of Institutional use reflects Sunrise Assisted Living. The 2006 projections also factor approvals granted by the Boards. The remaining years projections are modified from historical trends.

The data available concerning the square footage of demolitions of nonresidential properties within the Township is not comprehensive. The square footage of demolished nonresidential structures prior to 2004 is not available. The following demolitions received permits in 2004:

- Heritage Marketplace – Calais Road and Sussex Turnpike – 1,300 S.F. gasoline service station.
- Board of Education, Center Grove School – 4,000 S.F. temporary offices.
- West Hanover Ave. and Radtke Road – 1,500 S.F. storage warehouse.

Per Appendix E of COAH’s regulations the number of jobs generated by retail use is one per 1,000 square feet, offices generate three (3) jobs per 1,000 square feet, restaurants three (3) jobs per 1,000 square feet, schools one (1) job per 1,000 square feet, storage and warehousing 0.2 jobs per 1,000 square fee, institutional uses two (2) jobs per 1,000 square feet and hotel/motes 0.8 jobs per 1,000 square feet. Applying the above percentages results in the following projected commercial square footage and resulting employment:

Office	-	328,968 S.F. / 1,000 x 3 =	987 jobs
Retail	-	90,000 S.F. / 1,000 x 1 =	90 jobs
Restaurants	-	99,885 S.F. / 1,000 x 3 =	300 jobs
Education	-	25,000 S.F. / 1,000 x 1 =	25 jobs
Storage/warehouse	-	255,865 S.F. / 1,000 x 0.2 =	51 jobs
Institutional	-	60,000 S.F. / 1,000 x 2 =	<u>120 jobs</u>

Total Projected Employment = 1,573 jobs

The demolitions in 2004 represent a loss of employment that is deducted from the above projections. The demolitions reported account for a loss of 14 jobs that results in a net projection of 1,559 jobs.

These 1,559 projected jobs are less than the 1,882 projected by the NJTPA as calculated from the numbers provided in Table V-15 above (11,597 jobs projected in 2015 minus 9,715 jobs in 2005). As was noted the NJTPA projections were not segregated into jobs created from new construction and those added within existing buildings.

Growth share is calculated on the basis of one affordable unit for every 25 new jobs created from new construction. Therefore based on the above calculations 1,559 new jobs will result in the need for 62 affordable housing units.

The total growth share projection generated from both new residential and nonresidential development for Randolph Township is 100 (38 + 62) low and moderate income units through 2014.

4.7 Third Round Rental Bonuses

N.J.A.C. 5:94-4.20(a) requires that following:

...at least 25 percent of a municipality’s affordable housing obligation shall be addressed with rental housing. This rental obligation shall be provided in proportion to the growth share obligation generated by the actual growth as monitored at the third, fifth and eighth year anniversary...

Additionally, N.J.A.C. 5:94-4.20(d) states:

A municipality shall receive two units of credit for each affordable rental unit provided in the municipality and available to the general public in excess of the rental obligation pursuant to (a) above. No rental bonuses shall be granted for rental units that address the municipality's rental obligation.

Therefore, the Township's rental obligation for the growth share portion of the total obligation is 25 units (100 x 0.25). As was noted above, there were 224 rental units provided within the Township and 40 bonus credits were taken pursuant to Rounds 1 and 2. Additional rental unit bonuses are available to the Township pursuant to the third Round regulations. As is shown in Table V-21, the Township has provided a surplus of affordable housing units and there are 190 rental units provided after deduction of the forty (40) units already accounted for a bonus. After subtracting the 25 rental units required for the third Round, and not applying the senior rental units provided towards the bonus, Randolph is entitled to 87 third Round bonus credits.

5.0 FAIR SHARE PLAN

Randolph Township has exceeded its obligation to provide for low and moderate income housing. The summary of the obligations, credits and bonuses are illustrated in Table V-21. The Township has actually effected the construction of the affordable housing units it is obligated to provide. Additionally, there is another site that was identified on

Table V-16 that should also be considered in the Housing Plan. This is the site (Block 134, Lot 3.02) currently pending variance approval from the Zoning Board of Adjustment and owned by the Morris Chapter of Habitat for Humanity. This project represents two (2) additional dwelling units, one of which will be sales and the other rental. Monies from the Township's housing trust fund have been used towards this and other Habitat for Humanity projects.

5.1 Housing Rehabilitation and Developer's Fees

The Township will continue to participate in the Morris County Community Development Housing Rehabilitation program. Although there currently is no rehabilitation obligation, future rehabilitation activity will continue and be recorded. In the event that there becomes a rehabilitation obligation in the future, these credits will be applied to those obligations. Funding for these projects will continue to be from Community Development and the Township's Housing Trust Fund.

The Township collects development fees and has a spending plan that was approved by COAH on August 2, 1995. That plan projected that the housing trust fund would contain at least \$800,000 by the end of the housing cycle in 1999. The expenditure plan included that ten (10%) percent would be devoted to administrative costs, forty (40%) percent would be used to render units more affordable and fifty (50%) percent would be used for land acquisition, improvements and construction. The Township has devoted \$20,000 towards development of Block 59, Lot 15, and \$30,000 for Block 134, Lot 3.02 for dwellings sponsored by Habitat for Humanity. The details of the spending have been documented in reports to COAH.

6.0 SUMMARY

After calculating the Township's obligations from all three rounds of affordable housing obligations and subtracting the credits and bonuses afforded the community from previous housing activity, Randolph will have an affordable housing surplus of 164 units as shown in Table V-21. The components of this surplus are generated from the following factors:

- The Township's revised calculated need from rounds one and two is 158 Units.
- There have been 295 affordable units provided in the Township.
- The Township is entitled to 127 rental bonus credits from the first two rounds and round three per COAH's regulations.
- The projected growth share obligation is 100 units, of which 38 units are generated from projected residential development and 62 units generated from projected nonresidential development.
- By the end of the study period (January 1, 2014), Randolph is projected to have a surplus of 164 affordable units.

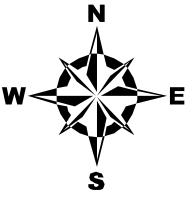
As is required by the regulations, the growth share projections will be reexamined at the third, fifth and eighth anniversaries of the date of this plan's initial filing. Any necessary adjustments will be made at those times.

Table V-21					
Township of Randolph					
Summary of Housing Needs and Credits					
Category	Project	Block	Lot	Units	Certificates of Occupancy
Rounds 1 & 2 Need				158	
Alternative Housing Credits	Peer Group Housing	17	14	-4	4
	Much Dignity House	176	82	-6	6
	Skylands Group Home	50	6	-4	4
	High Avenue House	53	44	-4	4
	School House Group Home	82	30	-5	5
Sub-Total				-23	
New Construction Credits	India Brook Senior Housing	93	56.01	-100	100
	Canfield Mews	42	1 & 1.01	-38	38
	Arrowgate	42	122.1	-27	27
	Boulder Ridge	184	1 & 1.02	-17	17
	Bennet Ave. Family Housing	195 & 191	3 & 4 / 7,8,11,12 & 13	-32	32
	Woodmont	119	109.11	-40	40
	Brookside Village	224	79.01	-10	10
	Morris County Affordable Housing	191	14 & 15	-6	6
	Habitat for Humanity	59	15	-1	1
	Habitat for Humanity	134	9	-1	1
Sub-Total				-272	
Rounds 1 & 2 Rental Bonuses				-40	
Round 3 Growth Share Need				100	
Round 3 Rental Bonus				-87	
Net Fair Share Requirement				0	
Surplus				164	

HOUSING PROJECTS LOCATION MAP

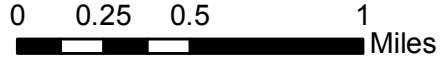
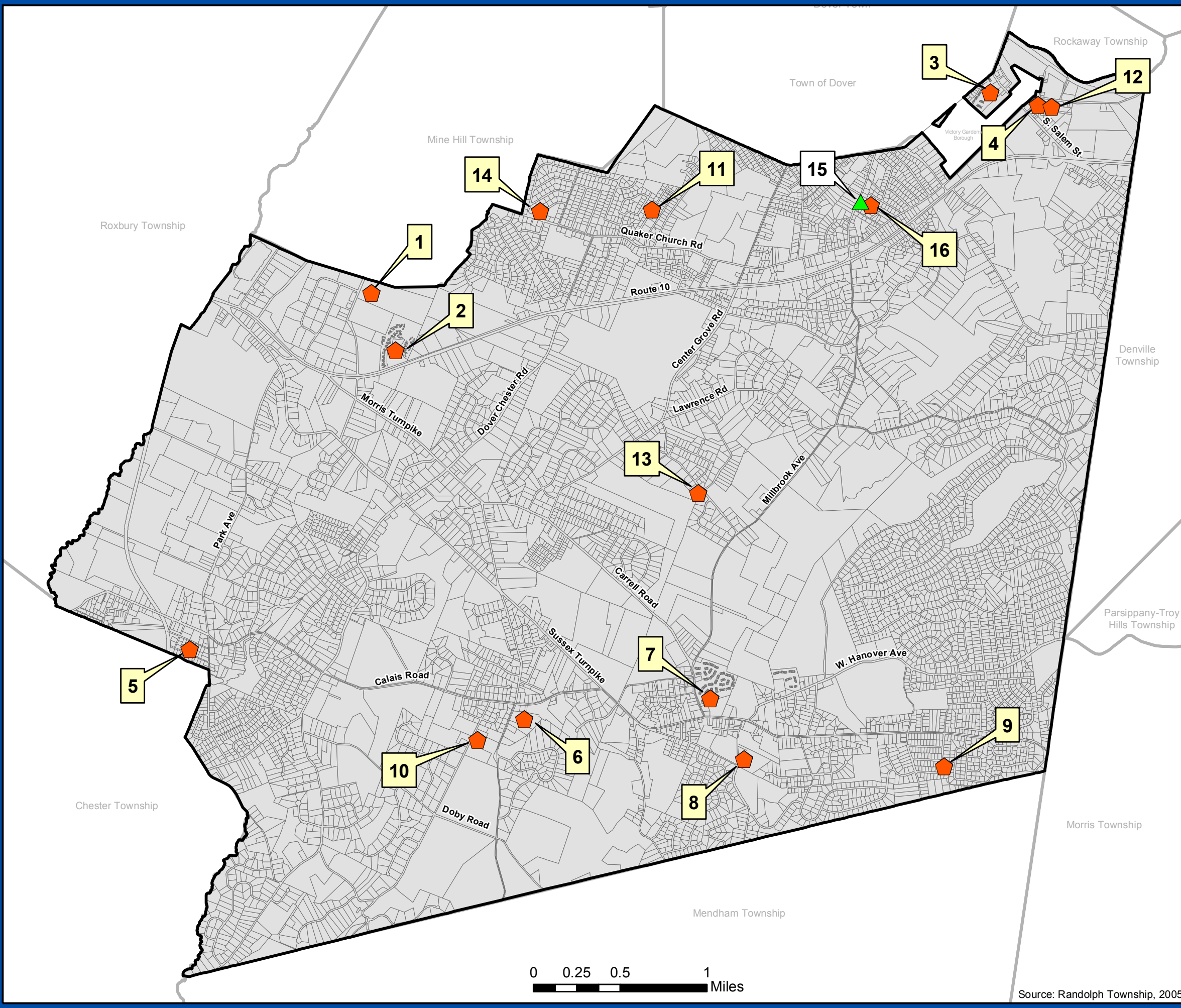
Randolph Master Plan

Randolph Township, New Jersey



Legend

- Township Boundary
- Parcels
- Housing Projects**
- Completed Project
- Affordable Housing Site



Source: Randolph Township, 2005

FIGURE V-1



ROBERT
MICHAELS
& ASSOCIATES

