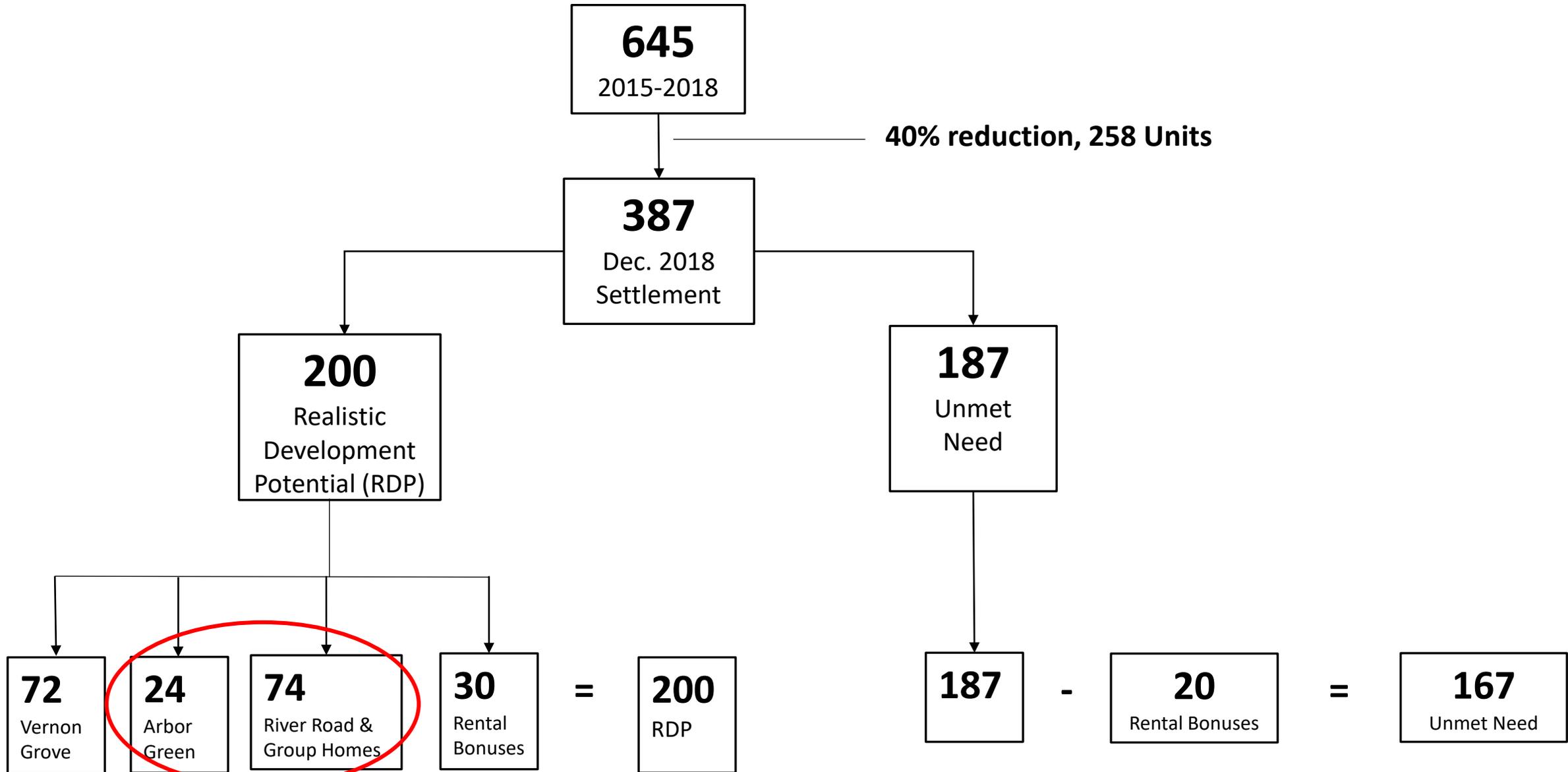


Chatham Township's Affordable Housing Process

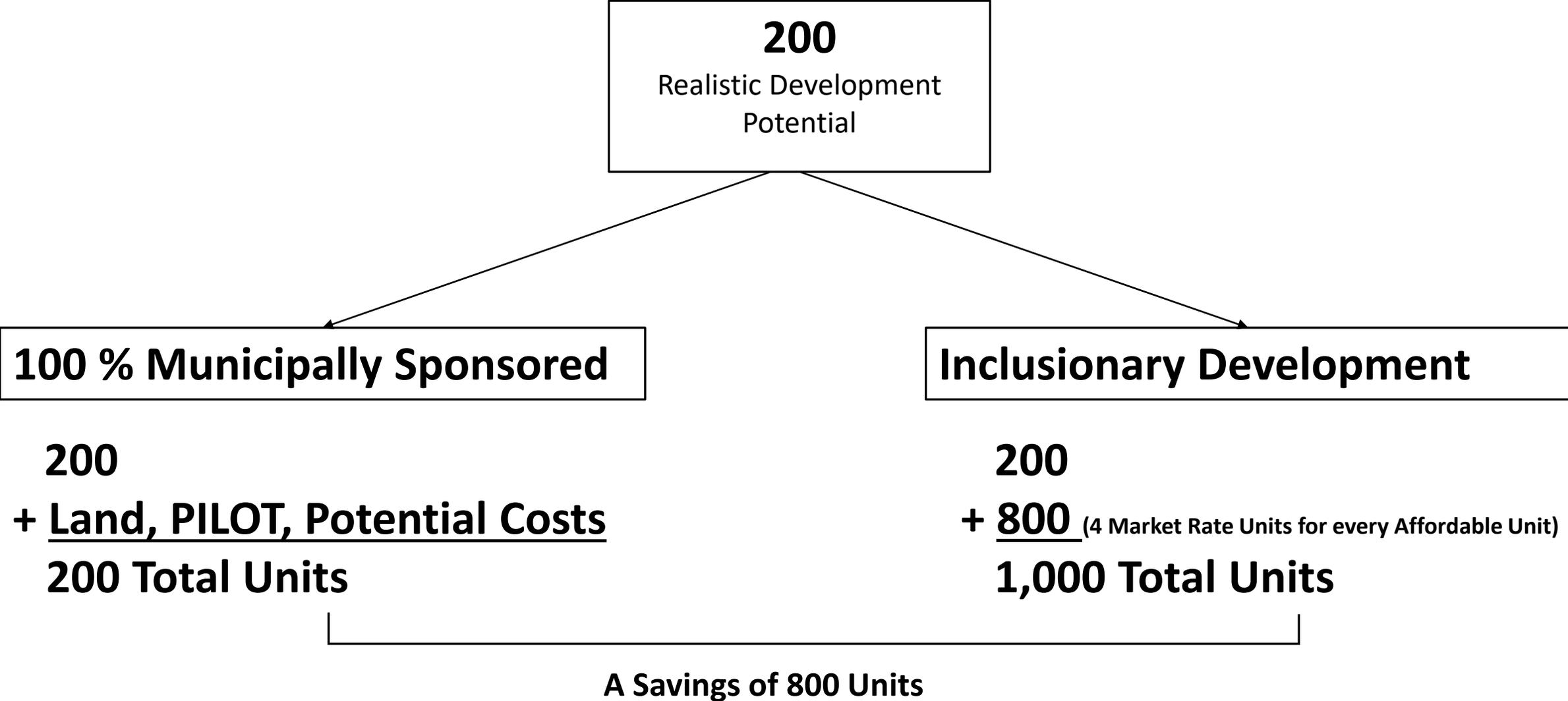
Past, Present, and Future

March 12, 2020

What is Our Affordable Housing Obligation?



How Will We Meet Our Affordable Housing Obligation?



What Happens If We Ask For Another Extension....

....Or Refuse To Comply

At Tomorrow's Court Hearing, the judge will:

- Decide whether to extend the time period for Chatham Township to comply with its amended settlement.
- Decide whether to extend Chatham Township's temporary immunity from builder's remedy lawsuits.
- Schedule a Fairness and Compliance Hearing during the last two weeks of June.
- Consider dismissal of various motions and cross-motions.

Further delay will result in:

- Loss of immunity from Builder's Remedy lawsuits, allowing developers to build 4 for 1.
- Inability to rely on 100% Affordable Housing developments.
- Halt and likely loss of Dixiedale as a 53 townhouse development.
- Loss of control over site selection, density, height, and zoning regulations.

Many Towns Have Run Out Of Time:

- **Englewood Cliffs:** Loss of Immunity.
- **Saddle River:** 247 total units, 147 Affordable
Zoning for future 495 Units, 99 Affordable, at 5 stories despite 2 story maximum, by April 28.
- **Wayne:** April 21 deadline to reach agreement on plan for 1,237 total units, 251 Affordable.
- **Park Ridge:** Trial date set for March 16, mediation is in progress. Town wants 190 units, FSHC wants 460.



Dixiedale



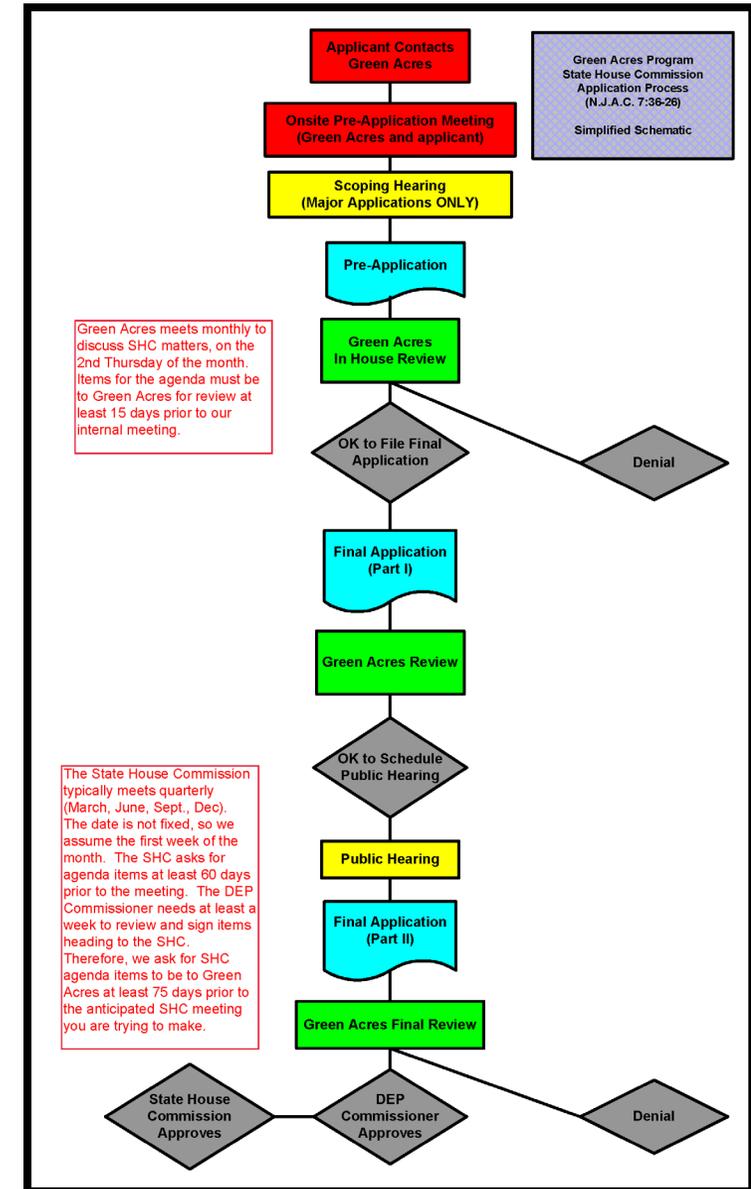
Arbor Green

| | 65-74 Units River Road In June, 2019 | 65-74 Units Municipal Bldg. (3 Stories) | 44 Senior Units Municipal Bldg. (2 Stories) | 24-30 Units Police Dept. | 74 Units Tanglewood | 74 Units Green Acres Diversion | Multi-Site (9 Units on 8 one-acre sites) | Multi-Site (18-24 Units on 4 two-acre sites) |
|----------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Land | \$ 135,000 | \$ 6,000,000 | \$ 6,000,000 | \$ 1,600,000 |  |  | \$ 11,200,000 | \$ 11,200,000 |
| Municipal Contribution | \$ 2,800,000 | \$ 5,000,000 | \$ 3,400,000 | \$ 2,300,000 | | | \$ 18,700,000 | \$ 18,700,000 |
| <u>Additional Costs</u> | | | | | Failed to Meet Site Standards | Not Realistic by DEP Rules | | |
| New Town Hall/PD | | \$ 11,000,000 | \$ 11,000,000 | | | | | |
| Senior Center/ Gym Renovation | | \$ 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | | | | |
| Move PD to Municipal Building | | | | \$ 7,200,000 | | | | |
| River Road Sewers | \$ 1,400,000 | | | | | | | |
| Additional Units To Reach 74 Units | \$ 250,000 | \$ 250,000 | \$ 10,100,000 | \$ 14,800,000 | | | | |
| TOTAL | \$ 4,585,000 | \$ 23,250,000 | \$ 31,500,000 | \$ 26,900,000 | | | \$ 29,900,000 | \$ 29,900,000 |
| <u>Future Costs</u> | | | | | | | | |
| Renovate Municipal And Police Bldgs | \$ 7,200,000 | | | | | | \$ 7,200,000 | \$ 7,200,000 |
| TOTAL | \$ 11,785,000 | | | | | | \$ 37,100,000 | \$ 37,100,000 |
| |  |  |  |  | | |  |  |
| | 5 Story Building Not Acceptable | Impossible Under Court Deadlines | Senior Option Not Approved | Impossible Under Court Deadlines | | | Sites Not Available | Sites Not Available |

What Steps Are Required To Divert Green Acres Land?

Green Acres Diversion Process

- If Land Swap: Replace every 1 acre with 4 acres.
- If Monetary Compensation: Pay Green Acres \$10 for every \$1 of land value.
- Diversion Process Takes 9-12 Months.
 - Then must be approved by DEP Commissioner.
 - Then must be approved by State House Commission, which meets 4x annually.
 - Then must be approved by Morris County Open Space Program.
 - Then must be approved by Freeholders.
 - If wetlands are involved, then must be approved by NJDEP.



Why Was The Municipal Building Site Rejected?

- Schedule negotiated during mediation with the Fair Share Housing Center made any use of municipal building impossible.
- Senior Citizen Housing Option was rejected by the Fair Share Housing Center.
- Cost of addressing Affordable Housing/Municipal Building/Police Building was too much, too soon.
- Allows time for community discussion of the Municipal Building's future use.

Why Is The River Road Site Back On The Table?

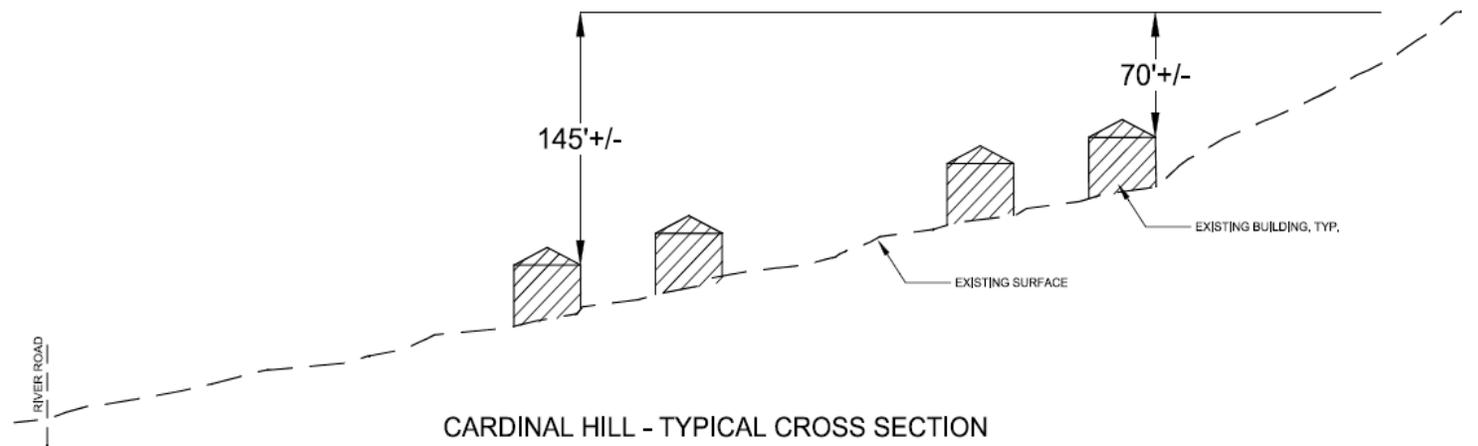
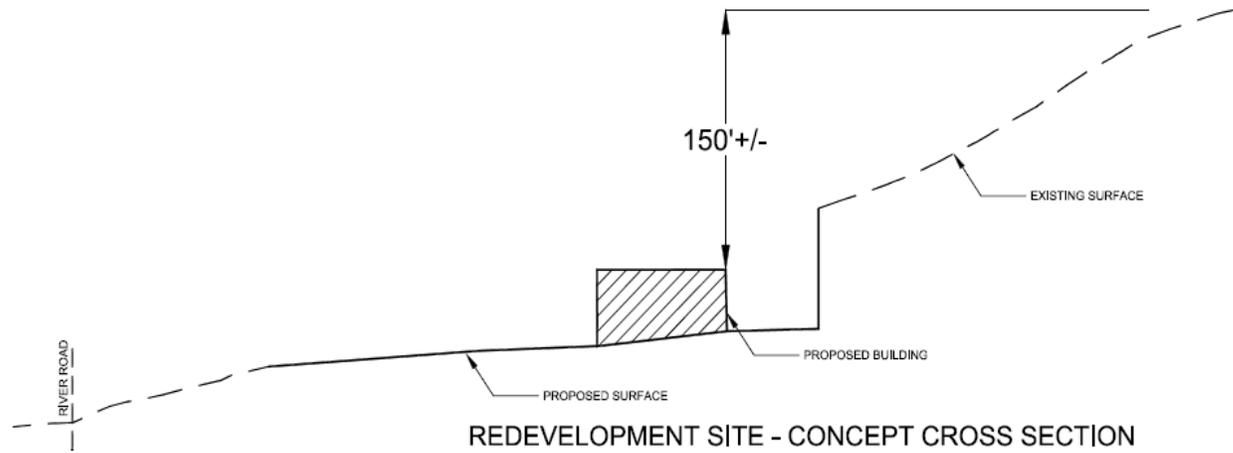
- Township Committee promised back in December 2019 to reconsider all sites.
- Developed option to solve the \$1,400,000 sewer line problem with \$400,000 sewer easement.
- Two buildings will decrease building height from 5 stories to 3 stories.
- Cost of River Road site is \$ 9,000,000 less than the cost of the Municipal Building site.
- River Road site should qualify for more private financing than Municipal Building.
- Fair Share Housing Center agreed to a preference for military veterans and 3 group homes.

The Revised River Road Site



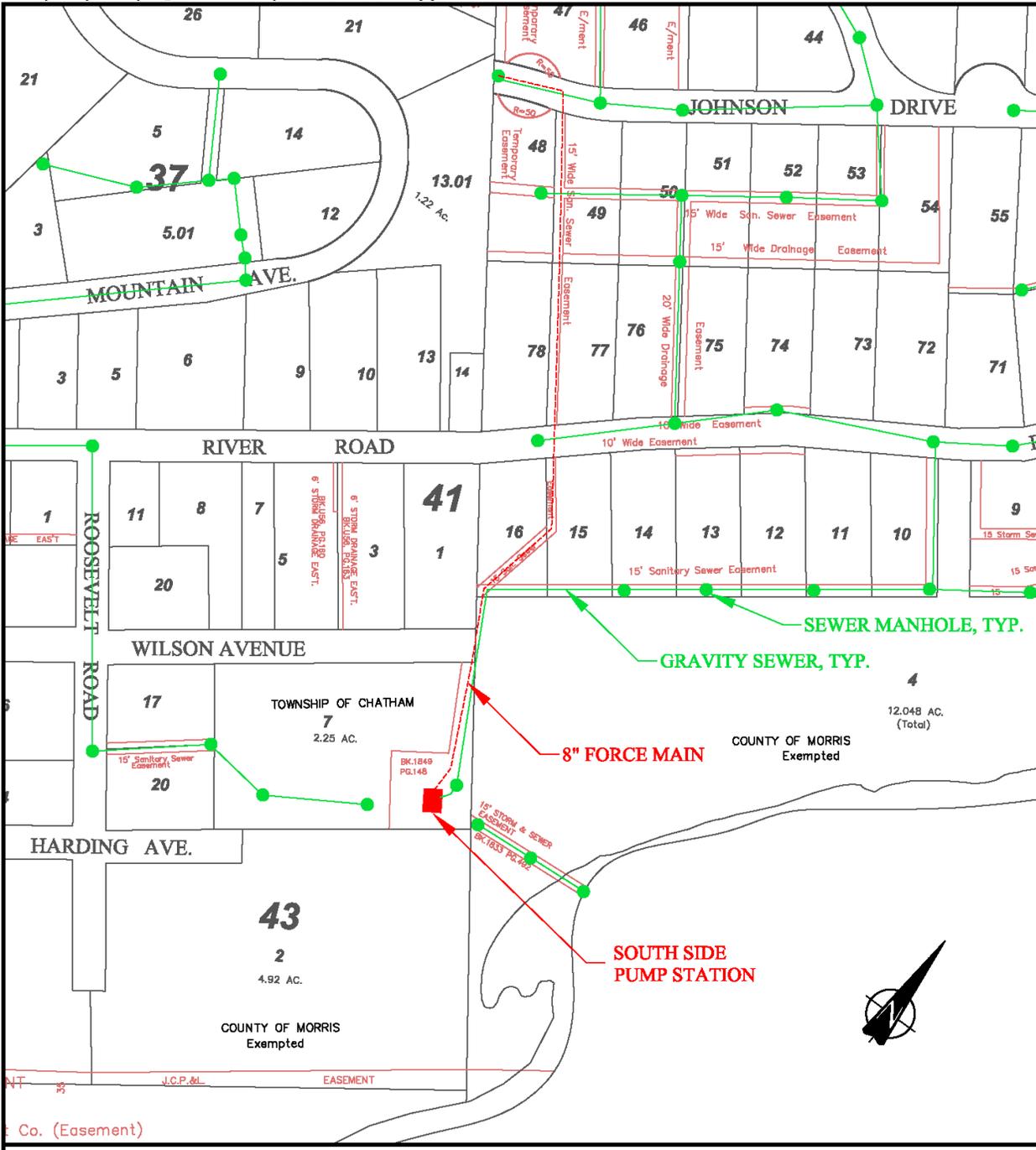
Revised River Road Site

| | 62 Units River Road | 12 Beds In 3 Group Homes |
|-------------------------------------------------------|------------------------|-----------------------------|
| Land | \$ 2,000,000 | \$ 2,100,000 |
| Municipal Contribution | \$ 2,800,000 | |
| Additional Costs | | |
| New Town Hall/PD Senior Center/ Gym Renovation | | |
| Move PD to Municipal Building | | |
| River Road Sewers | \$ 400,000 | |
| Additional Units To Reach 74 Units | | |
| TOTAL | \$ 5,200,000 | \$ 2,100,000 |
| Future Costs | | |
| Renovate Municipal And Police Bldgs | \$ 7,200,000 | |
| TOTAL | \$ 12,400,000 | \$ 2,100,000 |
| COMBINED TOTAL | \$ 14,500,000 | |



How Unusual Are Sewer Pumps, and Sewer Easements?

The South Side Pump Station is one of four pump stations in Chatham Township. It is served by numerous easements across private property, including easements for an 8-inch force main. This one block area shows 32 properties with easements.



**Round 4 of the Affordable Housing Process
starts in July, 2025**