Housing Element
Fair Share Plan

Maplewood Township, Essex County

Volume I

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1. EXECUTIVE SUMMARY AND BACKGROUND

EXECUTIVE SUMMARY

Maplewood Township is located within the southern section of Essex County and is bordered by Union Township to the south, Milburn Township to the west, South Orange to the north, and Newark and Irvington to the east. One of twenty-two municipalities in Essex County, the Township of Maplewood, contains 3.85 square miles and is a mature suburban community with a traditional downtown. See Figure 1.

The Township of Maplewood is a vibrant residential community that prizes its diversity. Located between urban municipalities to the east and affluent suburban communities to the west, Maplewood has uniquely evolved as one of the most integrated communities in the state. Maplewood has been listed as one of the best places to live in Essex County, due to its easy train commute to New York City, a variety of distinctive neighborhoods, and a lively downtown. The growing popularity of Maplewood, on the other hand, has also escalated the Township's real estate value. Maplewood's average housing sale price increased from $421,000 at the end of 2010 to $575,000, by the middle of 2017 – a 36.6% increase in the seven-year period.

Maplewood, however, has always actively addressed affordable housing issues. The Township received a First Round Judgment of Compliance and Repose on July 9, 1993. In 1999, the Township established the Affordable Housing Board to implement its Fair Housing program. Maplewood received Second Round Substantive Certification from the Council on Affordable Housing (COAH) on June 6, 2001. In response to COAH adopting Third Round regulations in 2004, Maplewood Township adopted its first Third Round Housing Element and Fair Share Plan on May 8, 2007, and also adopted a Growth Share ordinance to mandate on-site construction of affordable housing. This plan was submitted to COAH along with a petition for substantive certification. COAH's regulations however, were the subject of litigation. As a result, significant changes were made to the regulations, and revised Third Round regulations were adopted by COAH in September of 2008. In response, the Township prepared an Amended Housing Element and Fair Share Plan that addressed COAH's revised regulations. This plan was submitted to COAH for approval on December 23, 2008, and Maplewood Township received Third Round Substantive Certification on June 10, 2009. However, COAH's revised Third Round rules were challenged again and invalidated by the Appellate Division on October 8, 2010. The New Jersey Supreme Court upheld the appellate Court decision on September 26, 2013 and ordered COAH to adopt new rules, which it failed to do.

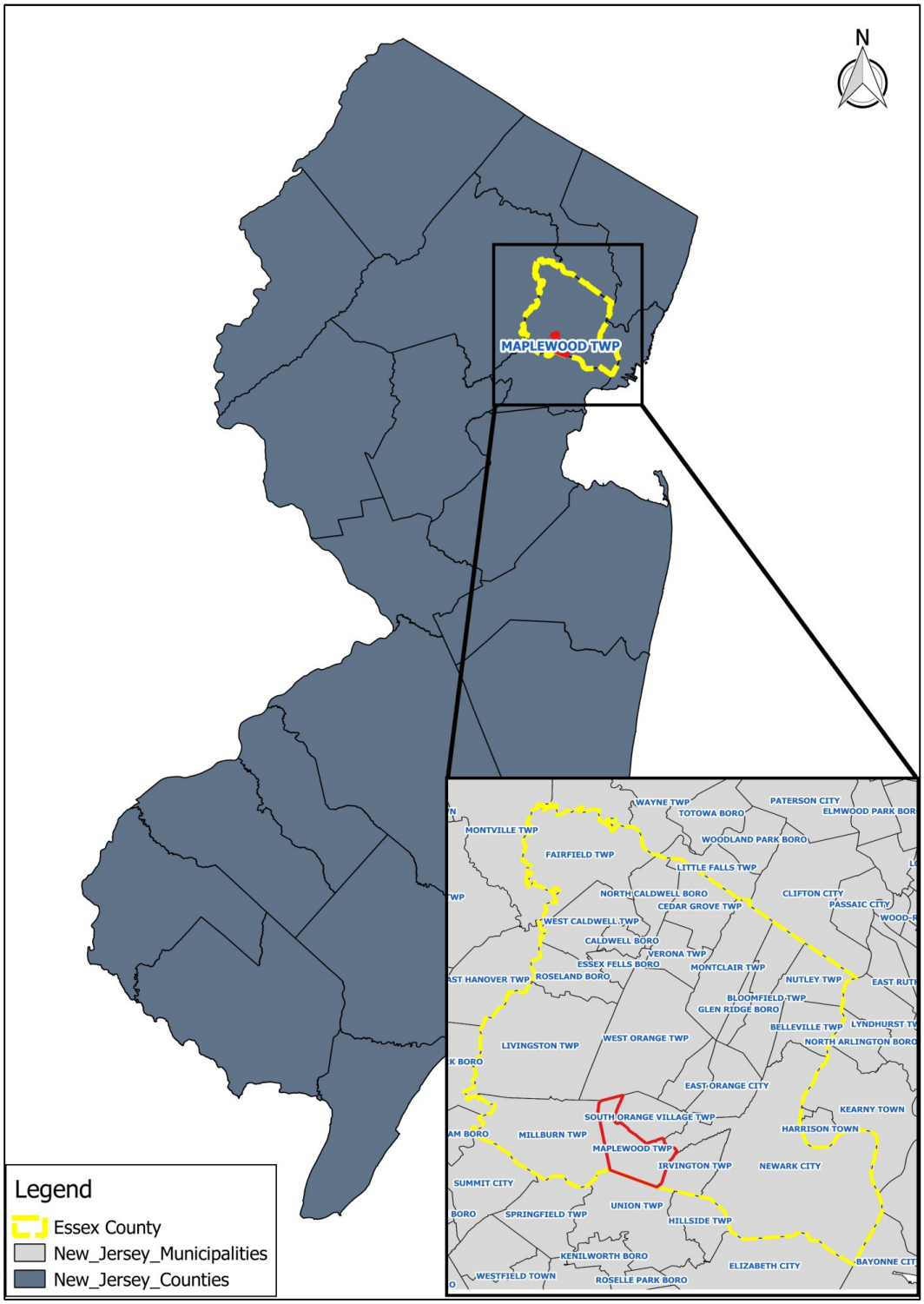
On March 10, 2015, the Supreme Court decided In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing, 221 N.J. 1 (2015) ("Mount Laurel IV"). In this decision, the Supreme Court held that since COAH was no longer functioning, trial courts were to resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations, and also established a process for municipalities to seek a Judgment of Compliance and Repose ("JOR") in lieu of Substantive Certification from COAH.

In response to Mount Laurel IV, Maplewood Township filed a Declaratory Judgment Action on July 2, 2015 to seek approval of its Housing Element and Fair Share Plan, and simultaneously brought a motion to extend immunity from all Mount Laurel exclusionary lawsuits, including builder's remedy

lawsuits. The Essex County Trial Court granted the Township's motion for immunity and said immunity is still in full force and effect.

Under the supervision of the court-appointed Special Master, the Township and Fair Share Housing Center ("FSHC") entered into a global Settlement Agreement in September of 2017, which established agreed upon rehabilitation, Prior Round (1987-1999), Gap (1999-2015) and Prospective Need (2015-2025) obligations, and laid out how the Township would comply with the same. A properly noticed Fairness Hearing was held on December 1, 2017, and the Court entered an order approving the Settlement Agreement on January 3, 2018. A copy of the Settlement Agreement, the resolution authorizing the Mayor of Maplewood Township to execute the Settlement Agreement, and the January 3, 2018 Court Order approving the Settlement Agreement, are attached hereto as Appendix 1.

FIGURE 1 - LOCATION MAP



This plan addresses the four components of the Township's affordable housing obligation: The Rehabilitation Share, the Prior Round Obligation (1987-1999), the Gap Obligation (1999-2015) and the Prospective Need Obligation (2015-2025). As Table 1 shows, the Settlement Agreement with the Fair Share Housing Center established Maplewood's Rehabilitation Obligation to be 114 units, the Prior Round Obligation to be 51 units, and Maplewood's Gap + Prospective Need Obligations combine to total 444 units. Included in the Settlement Agreement is Maplewood's Vacant Land Adjustment which establishes a Realistic Development Potential (or "RDP") of 82 units and a remaining Unmet Need of 362. Tables 2 and 3 detail how Maplewood complies with its Prior Round and Gap + Prospective Need obligations. Maplewood will address its Unmet Need through new assisted living units, a new inclusionary overlay inclusionary zoning over the Maplewood Country Club site, a Township-wide affordable housing set-aside requirement for any new multi-family construction, modifications to the Township's Redevelopment Plans to include a mandatory set-aside component, and program to create affordable homeownership opportunities

TABLE 1 – SUMMARY OF GAP + PROSPECTIVE NEED OBLIGATION

Component	Number of Units
Rehabilitation Obligation	114
Prior Round Obligation	51
Gap + Prospective Need Obligation **Realistic Development Potential (RDP)** **Unmet Need**	 82 362
Total	**527**

TABLE 2 – COMPLIANCE MECHANISMS FOR PRIOR ROUND OBLIGATION 1987-1999

Compliance Mechanisms	Credits	Bonuses	Total
51 Unit Prior Round Obligation (1987-1999)			
Senior Rentals – completed			
Maplewood Senior Citizen Housing	12		12
Supportive Special Needs Housing – completed			
ARC of Essex County – 27 Meadowbrook Place	1		1
ARC of Essex County - 49 Meadowbrook Place	2		2
ARC of Essex County - 130 Boyden	2		2
Community Options – 49 Union	5		5
Project Live, 5	3		3
Project Live, 6	3		3
Our House	6		6
Jewish Services for the Developmentally Disabled	4		4
Bonus Credits for Group Homes		13	13
Total	**38**	**13**	**51**
	Required		Provided
Maximum Senior - 25% of obligation	12		12
Min. Total Rental - 25% of obligation	13		38
Senior maximum bonus	0		0
Rental bonus maximum – not to exceed rental minimum	13		13

TABLE 3 – COMPLIANCE MECHANISMS FOR GAP + PROSPECTIVE NEED OBLIGATION 1999-2025

Compliance Mechanisms	VL Units	VL Units	Credits	Bonuses	Total
82 Unit RDP Gap + Prospective Need (1999-2025)	Senior/SN	Family			
100% Affordable Senior					
Maplewood Senior Citizen Housing	10		20		20
Inclusionary Sites					
Elite on Springfield		1	3	1	4
1611 Springfield Avenue Apartments			1		1
255 Tuscan			3		3
Avalon Maplewood		1	6		6
Boyden Ave Apartments			1		1
Maplewood Crossing		2	16	16	32
Stationhouse at Maplewood		1	4	4	8
Supportive Special Needs Housing - completed					
Cerebral Palsy of North Jersey	3		3		3
Jewish Services for the Developmentally Disabled	1		1		1
Collaborative Support Programs of NJ 24 Colgate Road; Block 30.02, Lot 59	3		3		3
Total	**17**	**5**	**61**	**21**	**82**
		Required	**Provided**		
Min. Total Family - 50% of obligation		41	55		
Min. Very Low Required - 13% of units developed after 7/1/2008		5	5		
Min. Very Low Family Required - 50% of total VL		3	5		
Min. Total Rental - 25% of obligation		21	61		
Min. Family Rental - 50% of total rental		11	34		
Maximum Senior - 25% of obligation		20	20		

BACKGROUND OF AFFORDABLE HOUSING IN NEW JERSEY

Mount Laurel I

In 1975, the New Jersey Supreme Court established the doctrine that a developing municipality's land use regulations must provide a realistic opportunity for low and moderation income housing:

"We conclude that every such municipality must, by its land use regulations, presumptively make realistically possible an appropriate variety and choice of housing. More specifically, presumptively it cannot foreclose the opportunity of the classes of people mentioned for low and moderate-income housing and in its regulations must affirmatively afford that opportunity, at least to the extent of the municipality's fair share of the present and prospective regional need therefor. These obligations must be met unless the particular municipality can sustain the heavy burden of demonstrating peculiar circumstances which dictate that it should not be required so to do." (S. Burlington Cty. N.A.A.C.P. v. Mount Laurel Twp., 67 N.J. 151, 173–74 (1975) ("**Mount Laurel I**")).

Mount Laurel II

Eight years later, the Supreme Court returned to the issue and concluded in S. Burlington Cty. N.A.A.C.P. v. Mount Laurel Twp., 92 N.J. 158 (1983) ("**Mount Laurel II**") that while the Mount Laurel "doctrine has become famous [,] the Mount Laurel case itself threatens to become infamous … After all this time, ten years after the trial court's initial order invalidating its zoning ordinance, Mount Laurel remains afflicted with a blatantly exclusionary ordinance. Papered over with studies, rationalized by hired experts, the ordinance at its core is true to nothing but Mount Laurel's determination to exclude the poor." The Supreme Court additionally found that Mount Laurel was not the only municipality to avoid its affordable housing obligations and that there was "widespread non-compliance".

As a result, the Supreme Court resolved to be: "[M]ore firmly committed to the original Mount Laurel doctrine than ever, and … determined, within appropriate judicial bounds, to make it work. The obligation is to provide a realistic opportunity for housing, not litigation. We have learned from experience, however, that unless a strong judicial hand is used, Mount Laurel will not result in housing, but in paper, process, witnesses, trials and appeals. We intend by this decision to strengthen it, clarify it, and make it easier for public officials, including judges, to apply it." (Mount Laurel II at 198-99.) In its decision, the Supreme Court provided a number of approaches to expand affordable housing, including the requirement that all (and not just "developing") municipalities must provide realistic opportunities for their share of decent housing to be determined on a regional basis. Proof of compliance would no longer be satisfied by a "good faith attempt", but rather determined by the actual number of units made available for immediate and future need. Importantly, the Supreme Court created a judicial remedy whereby a developer could file a lawsuit (called a "builder's remedy lawsuit") against a noncompliant municipality for judicial permission to create affordable housing, often at higher densities than permitted by existing zoning. As the Supreme Court stated, a builder's remedy lawsuit would be granted "where appropriate and on a case by case basis" where the developer had acted in good faith, attempted to obtain relief without ligation, and whose development would promote affordable housing and "located and designed in accordance with sound zoning and planning concepts, including its environmental impact." Id. at 218.

The Fair Housing Act

In response to the Mount Laurel I and II decisions, the New Jersey Legislature enacted the Fair Housing Act, N.J.S.A. 52:27D-301 *et seq*. ("**Act**") in 1985. The Legislature's intent was to establish a predictable statutory scheme to provide affordable housing "in accordance with regional considerations and sound planning concepts". At the same time, the legislature sought to avoid litigation in preference of a mediation and review process that would promote alternatives to the use of the Builder's Remedy as a method of achieving fair share housing.

The Act established the 12-member Council on Affordable Housing ("**COAH**") charged with proposing and adopting procedural rules to:

1. Determine the State housing regions;
2. Estimate the present and prospective need for low and moderate-income housing at the State and regional levels;
3. Determine each municipality's present and prospective fair share of housing need in its respective region over a 6-year period (subject to adjustments based on statutory considerations such as vacant land, development patterns, existing land use, etc.);
4. Provide population and household projections for the State and housing regions; and
5. In its discretion, establish limits upon the aggregate number of units to be allocated to a municipality as its fair share of the region's present and prospective need for low and moderate-income housing.

The Act also established a voluntary process by which a municipality could prepare and file a municipal housing element and adopt a fair share ordinance to adopt the housing element. This initial step was required for a municipality to petition COAH for a grant of substantive certification, which provided it with a period of immunity from exclusionary lawsuits while COAH reviewed the municipality's housing element and fair share plan.

The Act provided municipalities with the option, subject to prior COAH approval, of transferring up to 50% of its fair share to another municipality within it housing region by means of a contractual agreement (a "**Regional Contribution Agreement"** or "**RCA**").

The Affordable Housing Cycles

In 1986, COAH established its "**First Round**" regulations for the period 1987 to 1993 (N.J.A.C. 5:92-1 et seq.), establishing two categories of need: "present need" as the number of existing low and moderate-income households occupying substandard units, and "prospective need" as the number of new low and moderate-income households estimated to be formed over the six-year period.

In 1994, COAH's "**Second Round**" regulations were adopted covering municipal affordable housing obligations, again for a six year time period (987 to 1999) (N.J.A.C. 5:93-1 et seq.) In the Second Round, COAH additionally revised its First Round prospective need numbers for 1987 to 1993 as household growth did not occur as anticipated. Accordingly, COAH created new conservative projections for the 1993–1999 time period, with the same projections used in the preparation of the New Jersey State Development and Redevelopment Plan.

After extending its Second Round rules from 1999-2003, COAH did not adopt initial "**Third Round**" regulations (N.J.A.C. 5:94-1 and 5:95-1 et seq.) in 2004. The 2004 Third Round regulations changed the period of compliance from six to ten years, and also differed significantly from prior rounds in that COAH no longer assigned each municipality its "number" of housing need, but instead adopted a "Growth Share" formula whereby a municipality's allocation was determined by its projections of residential and non-residential development for the period 2004 to 2014.

2008 Amendments to The Fair Housing Act

In 2008, the Legislature enacted changes to the FHA that included the elimination of Regional Contribution Agreements and required a 20% affordable housing set aside for state funded initiatives and residential development within the jurisdiction of regional planning entities (the Meadowlands, Highlands, Fort Monmouth redevelopment and the Pinelands.) In addition, the 2008 changes to the FHA required at least 13% of affordable housing units in a municipality's affordable housing plan be reserved for occupancy by very low-income households (defined as households with a gross household income equal to 30% or less of an area median income for households of the same size in the housing region).

Mount Laurel IV, the Demise of COAH, and Judicial Review of Municipal Housing Elements and Fair Share Plans

Over the next 11 years, the Third Round rules would be challenged in the courts (specifically the Growth Share analysis), revised by COAH in 2008 and 2014, and then challenged again.

Ultimately in 2015, the New Jersey Supreme Court declared COAH a nonfunctioning agency and removed the responsibility for overseeing affordable housing in New Jersey from it, holding "that the courts may resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations[.]" In re Adoption of N.J.A.C. 5:96 & 5:97 ex rel. New Jersey Council on Affordable Hous., 221 N.J. 1, 34 (2015) ("**Mount Laurel IV**"). As a result, the Supreme Court established what it considered to be a "transitional process" by which municipalities that had already obtained, or were in the process of obtaining substantive certification from COAH, could file declaratory judgment actions seeking a court order to confirm that their housing element and implementing ordinances met their Mount Laurel obligations. (Ibid.) Under this "orderly process", "[n]o builder's remedy shall be authorized to proceed against any town unless a court determines that the substantive certification that was granted is invalid, no constitutionally compliant supplement plan is developed and approved by the court after reasonable opportunity to do so, and the court determines that exclusionary zoning actions, including actions for a builder's remedy, are appropriate and may proceed in a given case." Id. at 45, 46.

Two years later, the New Jersey Supreme Court again would address the judicial remedy it fashioned in Mount Laurel IV, when it held that a municipality's current housing obligation was to include not only the prospective need period (2015-2025), but the Gap Period (1999-2015) as well. According to the court, a municipality's housing obligation is now composed of four components: (1) a present need Rehabilitation Obligation, (2) a Prior Round obligation (1987-1999), (2) a present need Gap Period obligation (1999-2015), and (4) a prospective need obligation (1999-2025). Specifically, the court held that the definition of "present need" needed to be expanded to include in its analysis "in addition to a calculation of overcrowded and deficient housing units, an analytic component that

addresses the affordable housing need of presently existing New Jersey low- and moderate-income households, which formed during the gap period and are entitled to their delayed opportunity to seek affordable housing." (In re Declaratory Judgment Actions Filed By Various Municipalities, 227 N.J. 508, 519,531 (2017).)

THE HOUSING ELEMENT AND FAIR SHARE PLAN

Under the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 *et seq*. ("**MLUL**"), a municipal Master Plan must contain a Housing Element if the governing body chooses to adopt or amend a zoning ordinance. N.J.S.A. 40:55D-(b)(3), -62(a). Pursuant to the Fair Housing Act, a master plan housing element is required to "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" with the following required components, as per N.J.S.A. 52:27D-310 (a) – (f):

1. 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;
2. 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;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
4. An analysis of the existing jobs and employment characteristics of the municipality, and a projection of the probable future jobs and employment characteristics of the municipality;
5. 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
6. 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.

This Housing Element and Fair Share Plan meets all of above statutory requirements of the MLUL, as well as the judicial guidelines of the FHA, applicable COAH regulations, Uniform Housing Affordability Controls ("UHAC") and the Court approved September 2017 Settlement Agreement between FSHC and the Township of Maplewood.

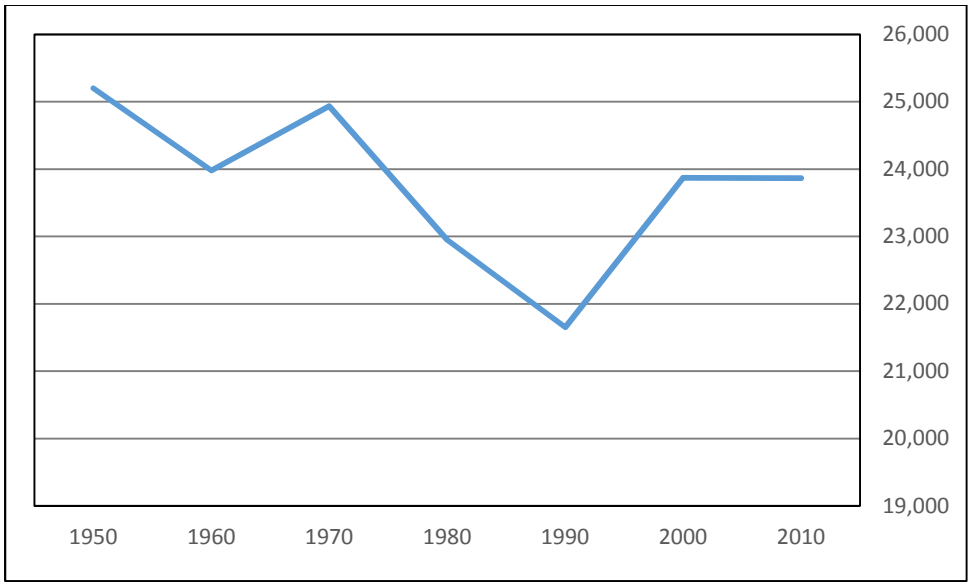
2. DEMOGRAPHIC, HOUSING STOCK, AND EMPLOYMENT ANALYSIS

DEMOGRAPHIC CHARACTERISTICS

Population Demographics

According to 2015 Census estimates, Maplewood has a total population of around 24,303 people, which represents a slight increase of about 1.8% from 2010. This growth is mirrored by an estimated population increase in Essex County of 1.0%. Overall population is down 3.6% since 1950, due to strong out-migration trends over the 1970s-1990s. Historically, the Township saw its population decline from 1950 to 1960 by 1,224 residents, grow from 1960 to 1970 by 955 residents, and then decline again from 1970 to 1990 by a total of 3,280 residents – over 13% of its population. The Township experienced a growth period during the 1990s, adding over 2,200 residents, and this population remained essentially unchanged between 2000 and 2010. This population change was similar to the County's, which saw growth from 1960 to 1970, a decline from 1970 through 1990, an increase from 1990 through 2000, then a decrease from 2000 to 2010. Maplewood's population as a percent of the County's population increased from 2.6% in 1960 to 3.0% in 2015. See Figure 2.

FIGURE 2 - POPULATION TRENDS 1950 – 2010 TOWNSHIP OF MAPLEWOOD



Source: U.S. Census

TABLE 4 - POPULATION TRENDS 1950 – 2015, TOWNSHIP OF MAPLEWOOD AND ESSEX COUNTY

	Maplewood Township			Essex County		
		Increase/Decrease			Increase/Decrease	
	Total	Number	Percentage	Total	Number	Percentage
1950	25,201	x	NA	905,949	x	NA
1960	23,977	-1,224	-4.9%	923,545	17,596	1.9%
1970	24,932	955	4.0%	932,526	8,981	1.0%
1980	22,950	-1,982	-7.9%	851,304	-81,222	-8.7%
1990	21,652	-1,298	-5.7%	778,206	-73,098	-9.0%
2000	23,868	2,219	10.2%	793,633	15,427	2.0%
2010	23,867	-1	0.0%	783,969	-9,664	-1.2%
2015	24,303	436	1.8%	791,609	7,640	1.0%
Growth 1950-2015		**-898**	**-3.6%**		**-114,340**	**-12.6%**

Sources: U.S. Census, 2000, 2010 Demographic Profile Data, Tables DP-1, U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates Table DP05

Age Distribution of Population

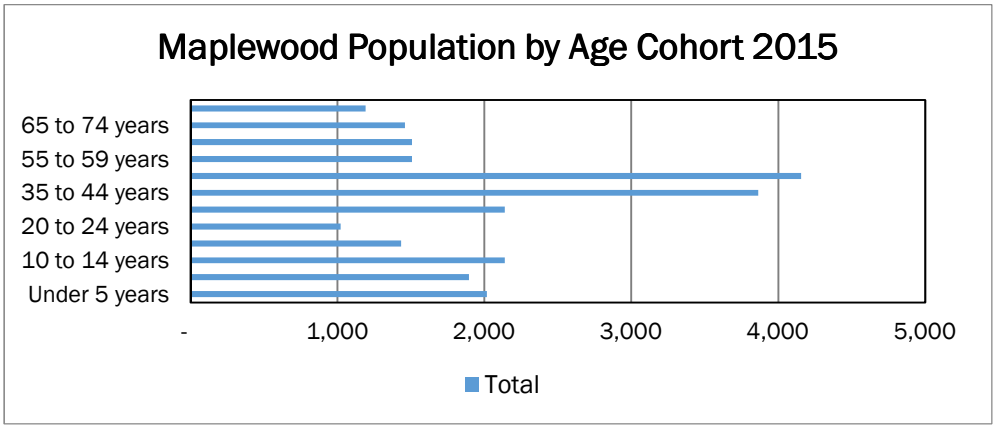
In 2015, the median age in Maplewood Township was 39.2, which is fairly older than Essex County (median age 36.9 years) and comparable to the state of New Jersey as a whole (39.4 years). Maplewood experienced a slight decrease in the median age from the 2010 Census (39.6 years). The majority of the population is 35 years or older, with a third of the population within the 35-54 age categories. Children under 19 comprise just less than 31% of Maplewood, with most those being school aged (5 to 19 years). This youth cohort increased compared to 2010 figures, which would explain the correlating drop in median age. These figures imply an increasing number of young families moving to and/or forming within the Township. See Table 5.

TABLE 5 – MAPLEWOOD POPULATION BY AGE COHORT 2015

Age	Total	Percentage
Under 5 years	2,017	8.3%
5 to 9 years	1,896	7.8%
10 to 14 years	2,139	8.8%
15 to 19 years	1,434	5.9%
20 to 24 years	1,021	4.2%
25 to 34 years	2,139	8.8%
35 to 44 years	3,864	15.9%
45 to 54 years	4,156	17.1%
55 to 59 years	1,507	6.2%
60 to 64 years	1,507	6.2%
65 to 74 years	1,458	6.0%
75 years and older	1,191	4.9%
Median Age	39.2	

Source: 2015 ACS Table DP05

FIGURE 3 – MAPLEWOOD POPULATION BY AGE COHORT 2015



Household Size and Type

According to 2015 Census estimates, there were approximately 7,991 households in Maplewood. This represents a decrease of about 3% in the total number of households compared to 2010 figures. Within the Township, there is a fairly even spread of one, two, three and four person households, with each making up between 20-25% of all households. Fewer than 4% of all households have more than six people. The majority of owner-occupied households have between two to four people in them (73.6%), whereas over 1/3rd of renter-occupied households have just 1 person, with over 55% of renter households containing two people or fewer. Renter-occupied households also have a larger percentage of 5+ person households compared to owner occupied households, by a margin of 12.1% to 11.7% respectively. The average household size in the Township was 3.03, which represents continued growth over 2000 and 2010 census figures.

TABLE 6 – MAPLEWOOD HOUSEHOLD SIZE BY HOUSING TENURE - 2015

Owner Occupied	Number	Percentage		Renter occupied	Number	Percentage
1-person	907	14.8%		**1-person**	689	37.3%
2-person	1,716	27.9%		**2-person**	343	18.6%
3-person	1,297	21.1%		**3-person**	285	15.4%
4-person	1,507	24.5%		**4-person**	307	16.6%
5-person	498	8.1%		**5-person**	172	9.3%
6-person	143	2.3%		**6-person**	48	2.6%
7+ person	75	1.2%		**7+ person**	4	0.2%
Total Households	**6,143**	**100.0%**		**Total Households**	**1,848**	**100.0%**

Total Households	Number	Percentage
1-person	1,596	20.0%
2-person	2,059	25.8%
3-person	1,582	19.8%
4-person	1,814	22.7%
5-person	670	8.4%
6-person	191	2.4%
7+ person	79	1.0%
Total Households	**7,991**	**100.0%**

Source: 2015 ACS Table B25009

In regards to the composition of the households in Maplewood, the overwhelming majority are family households (77.7%). Married-couple households represent nearly 60% of all households in the municipality, with 35.2% of households containing children under 18. There are a considerable number of single female householders with children, at 7.2%, which is more than the NJ rate of 6.8%, though lower than the County rate of 11%. Of non-family households, over 58% in Maplewood are females living alone.

TABLE 7 – MAPLEWOOD HOUSEHOLD TYPE - 2015

Household type		
Type	**Number**	**Percentage**
Family Households	6,213	77.7%
Married-couple family	4,766	59.6%
With children under 18	2,813	35.2%
Male householder, no partner	268	3.4%
With children under 18	181	2.3%
Female householder, no partner	1,179	14.8%
With children under 18	578	7.2%
Non-family households	1,778	22.3%
Male living alone	554	6.9%
Female living alone	1,042	13.0%
TOTAL	**7,991**	**100.0%**

Source: 2015 ACS Tables DP02 & B11010

HOUSING STOCK

Housing Type

In 2015, housing units in the Township were predominately Single-Family units (6,174 or 70.6%) with 5,836 units (66.8%) detached and 338 units (3.9%) attached. The Township contained 1,168 Two-Family units (13.4 %), and 1,399 Multi-Family (16.0 %) buildings. Of those nearly 1,400 multi-family properties, most of them (54.8%) are larger than 10 units, with over 46% of the multi-family buildings containing 20 or more units. This housing typology contrasts with the County, where far more units were Multi-Family (45.8%) and detached single-family housing accounted for only 33.4% of all housing types. See Table 8.

TABLE 8 – MAPLEWOOD HOUSING TYPE BY UNITS IN STRUCTURE - 2015

Housing Type by Units in Structure		
Unit Type	**Number of Units**	**Percentage**
Single-Family, Detached	5,836	66.8%
Single-Family, Attached	338	3.9%
Two-Family	1,168	13.4%
3 or 4 Units	508	5.8%
5 to 9 Units	123	1.4%
10 to 19 Units	119	1.4%
20 or more Units	649	7.4%
Mobile Home	0	0.0%
Other	0	0.0%
Total	**8,741**	**100.0%**

Source: 2015 ACS Table DP04

Occupancy Status

As of the 2015 Census, Maplewood Township contained a total of 8,741 housing units with 7,991 (91.4%) units occupied and 750 units (8.6%) vacant. Of the occupied units, 76.9% (6,143 units) were owner-occupied and 23.1% (1,848 units) were renter-occupied. Of the 750 vacant units, 52.2% are rental units and 16.8% are for-sale housing units. There are a large number of "other" vacancies (31.7% of the vacant total), which is comprised of homes where the owner is choosing not to live in the home, is under renovation or repair, or in foreclosure – though this is consistent with the rate of "other" vacancies for Essex County.

TABLE 9 – MAPLEWOOD OCCUPANCY STATUS – 2015

Occupancy Status	Maplewood	
	Households	Percentage
Occupied Total	**7,991**	**91.4%**
Owner Occupied	6,143	70.3%
Renter Occupied	1,848	21.1%
Vacant Total	**750**	**8.6%**
For rent	392	4.5%
Rented, not occupied	0	0.0%
For Sale	66	0.8%
Sold, not occupied	0	0.0%
Seasonal	54	0.6%
Other	238	2.7%
Total	**8,741**	**100.0%**

Source: 2015 ACS Tables DP04 & B25004

Value and Rent of Housing Stock

Housing costs in the Township in 2015 were considerably higher than in Essex County, with the median value for owner-occupied homes in the Township at $471,000, and the median gross rent was $1,352. In Essex County, the median value for owner occupied homes was $356,600, and the median gross rent was $1,068. The Township additionally had more than double the percentage of homes valued over $500,000 than the County, and more than triple the number of rental units where the gross rent was over $2000/mo.

TABLE 10 – MAPLEWOOD VALUE OF OWNER OCCUPIED UNITS - 2015

Value of Owner Occupied Units		
Value	**Number of Units**	**Percentage**
Less than $50,000	81	1.3%
$50,000 to $99,000	38	0.6%
$100,000 to $149,999	79	1.3%
$150,000 to $199,999	157	2.6%
$200,000 to $299,999	937	15.3%
$300,000 to $499,999	2,132	34.7%
$500,000 to $999,999	2,599	42.3%
Over $1 Million	120	2.0%
Total	**6,143**	**100.0%**
Median	**$471,000**	

Source: 2015 ACS Table DP04

TABLE 11 – MAPLEWOOD COST OF RENTAL UNITS - 2015

Cost of Rental Units		
Cost	**Number of Units**	**Percentage**
Less than $500	109	6.2%
$500 to $999	318	18.0%
$1000 to $1499	664	37.5%
$1500 to $1999	402	22.7%
$2000 to $2499	122	6.9%
$2500 to $2999	17	1.0%
$3000 or more	139	7.8%
Total	**1,771**	**100.0%**
Median Rent	**$1,352**	

Source: 2015 ACS Table DP04

Within Maplewood, most people are not paying over 30% of their income towards housing costs. For both those owner-occupiers with and without a mortgage, around 60% are paying less than 30% of their income to housing costs. For those renting however, almost 50% are paying over 30% of their income towards housing costs, with 41.2% paying over 35%. Across all categories though, Maplewood is outperforming Essex County, which is experiencing a considerably higher rate of residents paying a greater percentage of their income towards housing.

TABLE 12 – MAPLEWOOD HOUSING COSTS AS A PERCENTAGE OF INCOME - 2015

Housing costs as a percentage of income		
	Housing units w/ a mortgage	Percentage
Less than 20 percent	1,669	34.0%
20.0 to 24.9 percent	870	17.7%
25.0 to 29.9 percent	524	10.7%
30.0 to 34.9 percent	617	12.6%
35.0 percent or more	1,179	24.0%
Not computed	55	1.1%
Total	4,914	100.0%

Source: 2015 ACS Table DP04

Housing costs as a percentage of income		
	Housing units w/o mortgage	Percentage
Less than 10 percent	288	19.2%
10.0 to 19.9 percent	354	23.6%
20.0 to 24.9 percent	98	6.5%
25.0 to 29.9 percent	150	10.0%
30.0 to 34.9 percent	61	4.1%
35.0 percent or more	278	18.5%
Not computed	274	18.2%
Total	1,503	100%

Source: 2015 ACS Table DP04

Housing costs as a percentage of income		
	Occupied units paying rent	Percentage
Less than 15.0 percent	232	12.6%
15.0 to 19.9 percent	114	6.2%
20.0 to 24.9 percent	171	9.3%
25.0 to 29.9 percent	347	18.8%
30.0 to 34.9 percent	130	7.0%
35.0 percent or more	761	41.2%
Not computed	93	5.0%
Total	1,848	100.0%

Source: 2015 ACS Table DP04

Condition of Housing Stock

The U.S. Census or other sources do not directly measure housing quality. Therefore, other indicators are required to be used as per N.J.A.C. 5:93-5 to determine inadequate housing stock in Maplewood Township. To determine inadequate housing, the following indicators were used from U.S. Census data:

- Constructed prior to 1950
- More than one person per room
- Incomplete plumbing facilities
- Inadequate kitchen facilities
- Inadequate Heating (coal, coke, or wood used for heating, or no heating)

TABLE 13 – SUBSTANDARD HOUSING INDICATORS IN MAPLEWOOD - 2015

	Maplewood Township		Essex County	
Indicator	**Total**	**Percentage**	**Total**	**Percentage**
Constructed Prior to 1950	6,042	69.1%	134,912	43.0%
Overcrowded (more than one person per room)	240	3.0%	12,771	4.6%
Inadequate Plumbing Facilities	38	0.5%	1,592	0.6%
Inadequate Kitchen Facilities	80	1.0%	3,330	1.2%
Inadequate Heating	32	0.4%	1,599	0.5%

Source: U.S. Census, 2011-2015 American Community Survey 5-Year Estimates, Tables DP04.

According to the above factors, 6,042 units, or 69.1%, had at least one indicator indicating inadequate housing. However, the use of these factors does not account for units having one or more of the above indicators. Additionally, COAH requires units to include at least two of the indicators, and to be occupied by a "low" or "moderate" income household. As 69% (5,877 units) of the 6,038 total units were constructed prior to 1950, and only 4.9% (390 units) had other indicators, a maximum of 390 units could have two or more indicators and thereby be considered inadequate.

In 2015, Maplewood Township contained mostly older units. Almost 70% of all housing units in the Township were constructed prior to 1950, with 80.5% of all units constructed prior to 1960. By contrast, housing in Essex County is more recently built, with 43% of the housing stock was constructed before 1950, 61% before 1960 and 28.6% after 1970. In the Township nearly a quarter of all housing units (24.8%) were built between 1950 and 1989. In contrast, over 43% of all units in the County were built during the same time period. See Table 14.

TABLE 14 – MAPLEWOOD AGE OF HOUSING STOCK – 2015

Year Built	Maplewood Township		Essex County	
	Total	Percentage	Total	Percentage
Post-2010	39	0.4%	2,674	0.9%
Built 2000 to 2009	287	3.3%	23,239	7.4%
Built 1990 to 1999	206	2.4%	16,610	5.3%
Built 1980 to 1989	270	3.1%	18,086	5.8%
Built 1970 to 1979	440	5.0%	28,753	9.2%
Built 1960 to 1969	462	5.3%	38,168	12.2%
Built 1950 to 1959	995	11.4%	51,382	16.4%
Built prior to 1950	6,042	69.1%	134,912	43.0%
Total	8,741	100.0	313,824	100.0

Source: U.S. Census, 2011-2015 American Community Survey 5-Year Estimates, Tables DP04.

Projection of Housing Stock

Table 15 below displays new housing permits, certificates of occupancy, and demolition permits issued for Maplewood Township from 2000 to 2016. The number of new permits issued varied greatly during the sixteen-year period with an average of 37 new housing permits issued per year, a high of 237 permits issued in 2015 and no permits issued in 2009 and 2011. A total of 630 new housing construction permits and 22 housing demolition permits were issued in the sixteen-year period, with the overall trend being a strong increase in development activity since 2012 at just over 106 units/year on average. It should be noted that much of this new permit activity is not single-family homes but rather larger multi-family developments. Often, these newer developments included affordable housing units that have served to meet the prior round obligation, including the Station House at Maplewood and Maplewood Crossing (2012-2013), 255 Tuscan (2016-2017) and Avalon Maplewood (2017-2018).

Adding the 107 permits issued in 2016 to the 8,741 housing units existing in 2015 (see Table 8), less the 22 demolitions that occurred, it can be estimated that as of Jan. 1, 2017, Maplewood Township contained approximately 8,826 housing units.

TABLE 15 – MAPLEWOOD NEW HOUSING CONSTRUCTION AND DEMOLITION PERMITS 2000-2016

Year	'00	'01	'02	'03	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	'14	'15	'16	Total	Ann. Avg
New Housing Permits Issued	19	10	9	2	8	18	6	3	18	0	6	0	179	5	3	237	107	630	37
COs Issued	8	24	3	9	5	12	17	1	5	8	5	0	0	116	69	0	27	309	18
Demolitions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22	1
Net Development	19	10	9	2	8	18	6	3	18	0	6	0	179	5	3	237	85	608	36

Source: 2000 - 2015 "New Jersey Construction Reporter" - New Jersey Department of Community Affairs.

Due to the lack of vacant land, new housing stock will be primarily limited to the redevelopment of existing sites into multi-family housing.

Employment Demographics

Maplewood has approximately 13,000 people in its labor force – roughly 72% of the municipality. Of that population, 5.6% are unemployed. Maplewood has a larger percentage of its population both in the labor force and employed than Essex County, which has a labor force participation rate of 66.3% and an 8.6% unemployment rate. See Table 16.

TABLE 16 – EMPLOYMENT STATUS OF MAPLEWOOD RESIDENTS – 2015

Employment status	Number	Percentage
Population 16 years and over	17,964	NA
in labor force	12,956	72.1%
Civilian labor force	12,956	72.1%
Employed	11,955	66.5%
Unemployed	1,001	5.6%
Armed Forces	0	0.0%
Not in Labor force	5,008	27.9%

Source: 2015 ACS Table DP03

Over 80% of workers are private wage and salary workers, 12% are government workers and 6.7% are self-employed. This is generally consistent with the County.

TABLE 17 – CLASS OF WORKER OF MAPLEWOOD RESIDENTS - 2015

Class of worker	Number	Percentage
Private wage and salary workers	9,708	81.2%
Government workers	1,434	12.0%
Self-employed in own not incorporated business workers	796	6.7%
Unpaid family workers	17	0.1%

Source: 2015 ACS Table DP03

Occupational Characteristics

Compared to Essex County, Maplewood has considerably more of its workforce in "white collar" occupations. Over 58% of workers have management, business, science, or arts occupations in Maplewood, compared to just 37.3% in the County. Conversely, just 12.5% of workers in Maplewood have service occupations, as opposed to 20% in the County. The reduced diversity of occupations in the Township correlates with the single-family housing character of Maplewood.

TABLE 18 – EMPLOYED CIVILIAN POPULATION BY OCCUPATION OF MAPLEWOOD RESIDENTS - 2015

Employed Civilian Population by Occupation		
Occupation	**Number**	**Percentage**
Management, business, science, and arts occupations	6,970	58.3%
Service occupations	1,494	12.5%
Sales and office occupations	2,246	18.8%
Natural resources, construction, and maintenance occupations	385	3.2%
Production, transportation, and material moving occupations	860	7.2%

Source: 2015 ACS Table DP03

In-Place Employment by Industry

According to data from New Jersey's Department of Labor and Workforce Development, there was an average of 602 private sector employers, employing on average 4,042 private sector employees within the Township in 2016. "Other Services" employed the most people in the Township at 688 employees, with "Health/Social" close behind with 664. "Accommodations/Food" and "Retail Trade" were other key categories in the private sector. Local government provides nearly 1/3rd of the Township's employment. Average annual wages in the private sector within the Township are at $40,515. This would put the average Maplewood worker within the "moderate income" bracket, based on the regional median income for Essex County (see Section 4).

TABLE 19 – MAPLEWOOD IN PLACE EMPLOYMENT BY INDUSTRY, 2016

	Establishments		Employees		Annual Wages
Industry	Number	Percentage	Number	Percentage	
Utilities	-	NA	-	NA	NA
Construction	24	4.0%	201	5.0%	$82,493
Manufacturing	26	4.3%	438	10.8%	$53,512
Wholesale Trade	17	2.8%	102	2.5%	$54,854
Retail Trade	59	9.8%	503	12.4%	$34,578
Transportation/Warehousing	11	1.8%	48	1.2%	$21,540
Information	11	1.8%	29	0.7%	$39,974
Finance/Insurance	20	3.3%	82	2.0%	$66,762
Real Estate	15	2.5%	80	2.0%	$48,338
Professional/Technical	71	11.8%	221	5.5%	$90,964
Management	-	NA	-	NA	NA
Admin/Waste Remediation	34	5.6%	206	5.1%	$39,915
Education	14	2.3%	36	0.9%	$27,717
Health/Social	68	11.3%	664	16.4%	$30,603
Arts/Entertainment	-	NA	-	NA	NA
Accommodations/Food	34	5.6%	548	13.6%	$20,162
Other Services	153	25.4%	688	17.0%	$30,666
Unclassified	26	4.3%	23	0.6%	$33,570
Private Sector Total	**602**	**100.0%**	**4,042**	**100.0%**	**$40,515**
Local Government Total	**3**	**75.0%**	**1,143**	**59.0%**	**$71,631**
Local Government Education	**1**	**25.0%**	**792**	**41.0%**	**$77,536**

Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2016 Annual Report

Employment Trends

Private sector employment since 2003 has only incrementally grown, from 3,840 jobs in 2003 to 4,042 jobs in 2016, an increase of just 202 jobs or 5%. That represents growth of just 15 jobs per year, or .3% annually. Given the municipality's built out nature, this lack of employment growth is to be expected. See Table 20 below.

TABLE 20 – MAPLEWOOD EMPLOYMENT TRENDS 2003-2016

Employment Trends			
Year	Jobs	Change	Percentage
2003	3,840	0	0
2004	3,690	-150	-3.9%
2005	3,614	-76	-2.1%
2006	3,682	68	1.9%
2007	3,960	278	7.6%
2008	4,040	80	2.0%
2009	3,787	-253	-6.3%
2010	3,794	7	0.2%
2011	3,806	12	0.3%
2012	3,986	180	4.7%
2013	4,066	80	2.0%
2014	3,938	-128	-3.1%
2015	3,944	6	0.2%
2016	4,042	98	2.5%

Employment Projections

Maplewood Township utilizes the historic trend of 15 new jobs per year from 2013-2016 to project future employment growth. If this trend holds for the remainder of the Third Round period, it would result in ***135 new jobs to 2025, or a total of 4,177 jobs***.

Travel Time to Work

People living in Maplewood spent considerable time travelling to and from work, with over 63% of people needing 30 minutes or more to get to or from work each day. Compared to the County, considerably more people in Maplewood spent over 60 minutes on their commute time each day, 29.4% compared to just 18.3% for the County.

TABLE 21 – TRAVEL TIME TO WORK FOR MAPLEWOOD RESIDENTS - 2015

Travel Time to Work		
Length of Trip (one way)	**Number**	**Percentage**
Less than 5 minutes	102	0.9%
5 to 9 minutes	645	5.9%
10 to 14 minutes	770	7.0%
15 to 19 minutes	780	7.1%
20 to 24 minutes	1,193	10.9%
25 to 29 minutes	566	5.2%
30 to 34 minutes	1,826	16.6%
35 to 39 minutes	401	3.7%
40 to 44 minutes	467	4.3%
45 to 59 minutes	998	9.1%
60 to 89 minutes	2,609	23.8%
90 or more minutes	622	5.7%
Total	10,979	100.0%

Source: 2015 ACS Table B08303

Income and Poverty Status

Median household income for Maplewood in 2015 was very high compared to Essex County, at $118,242 compared to the County median household income of $53,976. Over 78% of households earn over $50,000/year, with 28% earning over $200,000 a year in income. Essex County, by comparison, has just over half of households (52%) earning over $50,000/year, and less than 10% make over $200,000 annually. These income levels reflect the high percentage of professional, "white collar" jobs mentioned earlier in this document. Similarly, the poverty rate is much lower in Maplewood compared to the County, with only 5.1% of all people in the Township having incomes below poverty level, whereas Essex County experienced a 17.3% poverty rate.

TABLE 22 – MAPLEWOOD INCOME AND BENEFITS – 2015

Income and Benefits		
	Number	Percentage
Less than $10,000	283	3.5%
$10,000 to $14,999	179	2.2%
$15,000 to $24,999	439	5.5%
$25,000 to $34,999	410	5.1%
$35,000 to $49,999	398	5.0%
$50,000 to $74,999	1,051	13.2%
$75,000 to $99,999	612	7.7%
$100,000 to $149,999	1,296	16.2%
$150,000 to $199,999	1,085	13.6%
$200,000 or more	2,238	28.0%
Total	7,991	100.0%
Median HH Inc	$118,242	
	Percentage	
Poverty Status (all people)	5.10%	

Source: 2015 ACS Table DP03

3. CAPACITY FOR FAIR SHARE

REALISTIC DEVELOPMENT POTENTIAL AND VACANT LAND ADJUSTMENT

As part of this Housing Element and Fair Share Plan, the Township has considered land that is appropriate for the construction of low and moderate-income housing. In compliance with its September 2017 Settlement Agreement with the FSHC, the Township applied a vacant land adjustment to its Gap + Prospective Need Obligation (1999-2025). That analysis resulted in a Realistic Development Potential ("RDP") of 26, which reflected units that had been approved or were anticipated for redevelopment according to the rules provided in N.J.A.C. 5:93-4.2. (In the September 2017 Settlement Agreement with the Fair Share Housing Center, the **RDP has been adjusted upwards to 82** units to reflect completed units and rental bonus credits.)

According to N.J.A.C. 5:93-4.1(a), a municipality, in determining its municipal housing obligation, may find "instances where a municipality can exhaust an entire resource (land, water, sewer) and still not be able to provide a realistic opportunity for addressing the need for low and moderate-income housing [.]" In such instances, the municipality is required to identify "sites that are realistic for inclusionary development in order to calculate the realistic development potential (RDP) of the community." (N.J.A.C. 5:93-4.1(b))

In accordance with COAH regulations, CGP&H conducted a Vacant Land Analysis of Maplewood Township that reviewed the following specified regulatory criteria:

- Governmentally owned lands
- The size of contiguous parcels in private ownership and whether they could accommodate the COAH standard of dwelling units
- Preserved agricultural lands
- Environmentally sensitive lands
- Historic properties
- Active recreational Lands
- Conservation, parklands and open space

As permitted under COAH regulations, Maplewood Country Club, as a golf course owned by its members, was excluded from the inventory of vacant land. (N.J.A.C. 5:93-4.2(d); N.J.A.C. 5:97-5.2(c)) A Land Use Map was created identifying all vacant properties as well as whether their use was residential (single family, multi-family (2 to 4 units) or multifamily (5+ units), industrial, commercial, public, park or religious/cultural/tax exempt. The Land Use Map was based on a series of overlays, which specifically set out existing vacant properties, wetlands, flood plains, historic properties, open space as well as slopes (greater than 15%) in the Township.

The Vacant Land Analysis at Appendix 2 identifies all vacant properties in the Township, identifying each by block, lot, acreage, ownership and zone, further noting whether each is a governmentally-owned property and/or contains existing environmental constraints. For each potential developable

property, the amount of available developable land was determined, a proper density was assigned, and the RDP was calculated.

Fifty-three vacant properties were identified within the Township's 3.85 square miles, of which five were determined to contain developable land. As noted in the "Explanation" section, the remaining properties were excluded (as permitted per COAH regulations) due to the following:

- Park land
- Currently used as Maplewood Public Works Yard
- Slopes in excess of 15%
- Size of parcel too small to support residential development in accordance with current zoning
- Parcels without street access
- Parcels located within 100-year flood plain
- Shape incompatible for residential development
- Current zoning incompatible with residential development

In addition, six properties were identified that are not vacant but where redevelopment could potentially occur in the next 8 years. COAH regulations state that the "The minimum presumed density shall be six dwelling units per acre and the maximum presumptive set-aside shall be 20 percent" (N.J.A.C. 5:93-4.2(f)). The density calculations were made parcel by parcel by taking into consideration the density of surrounding parcels.

Accordingly, the eight "developable" properties contain 8.36 acres of developable land and were determined to have a RDP of 26 units. Table 23 details the RDP as determined by the Vacant Land Analysis.

As discussed above, in the September 2017 Settlement Agreement with the Fair Share Housing Center, the **RDP has been adjusted upwards to 82** units to reflect completed units and rental bonus credits.

TABLE 23 – VACANT LAND ASSESSMENT

Site (Block & Lot)	Comments	RDP
Block 5.01, Lot 1 (2.27 acres of developable land)	Owned by the City of East Orange Water Department; part of the parcel has slopes in excess of 15%	3
Block 48.47, Lot 6.01 (0.40 acres of developable land)	RDP is 1 if developed with current zoning but (2) affordable units if developed with contiguous RD-2 zoning	2
Block 48.47, Lot 121 (0.18 acres of developable land)	Parcel is contiguous with Block 48.47 Lot 140.01. Parcel size is too small to change RDP calculation. If developed with Block 48.47 Lot 140.01 at a density of 25 would be RDP or 1	1
Block 48.47, Lot 140.1 (0.64 acres of developable land)	Contiguous with Block 48.47, Lot 121.	3
Block 48.47, Lot 1 (2.58 acres of developable land)	Former Verizon building. Not vacant	12
Block 48.47, Lot 131 (.6 acres of developable land)	Not currently vacant	2
Block 31.05, Lot 10 (.71 acres of developable land)	Not currently vacant (Jewelry mart site)	2
Block 17.16, Lot 157 (.18 acres of developable land)	Not currently vacant	1

ANTICIPATED DEVELOPMENT PATTERNS

Anticipated development patterns within Maplewood are generally expected to follow the established zoning, with a moderate increase in multifamily development. Maplewood is zoned for single family, two family, and multi-family residential; neighborhood business, retail, highway and office business; commercial-industrial and research office uses. Over the last 10 years there has been an increase in the number of multi-family developments in the Township, including multi-family developments with affordable set-asides. The majority of the Township is zoned for single family residential of varying densities. Please see the zoning map at Appendix 13 for more details.

Additionally, there are three redevelopment areas within the Township. The status of these redevelopment areas is as follows:

- Redevelopment Area 1 – total area of ~4.5 Acres, defined by block 31.05, lots 1, 3-7, 10, 16-18, 18.01, 19.01, 20, 20.1. Part of this area has been developed, including 1 affordable housing unit.
- Redevelopment Area 2 – total area of ~11.5 acres, defined by block 48.47, lots 1, 1.01, 5.01, 7, 123, 124.01, 130.02, 131, 138, 140, 140.01, 143, 167. Part of this area has been developed for multi-family housing, including 16 affordable units.
- Redevelopment Area 3 – total area of ~3.78 acres, defined by block 47.04, lots 144-147, 160, 162, 164-166, and block 49.14, lots 1, 3. Part of this area has been developed for commercial retail.

4. FAIR SHARE PLAN

In adopting its housing element, a municipality may provide for its fair share of affordable housing through any single or combination of mechanisms that would result in a plausible likelihood for the provision of the Fair Share. As per N.J.A.C. 5:93, the following mechanisms have been utilized in this plan:

- Rehabilitation of existing substandard housing
- Senior Rental Units
- Supportive and Special Needs Housing
- Inclusionary Development
- Zoning for inclusionary development
- Assisted living residences

These mechanisms are discussed in greater detail in the following sections of this plan. A thorough discussion of how the Township's addresses its Rehabilitation, Prior Round (1987-1999), Gap (1999-2015) and Prospective Need (2015-2025) obligations is also included.

REGIONAL INCOME LIMITS

Regional incomes are used to help define what constitutes whether a dwelling unit is affordable. Income categories are taken as a percentage of regional median income, Income categories and their maximum levels are as follows:

- Moderate Income: cannot exceed 80% Regional Median Income
- Low Income: cannot exceed 50% Regional Median Income
- Very Low: cannot exceed 30% Regional Median Income

Under the FHA, housing units are considered affordable if a dwelling (either for sale or rental) is within the financial means of households that are very low, low or moderate-income (defined within each housing region). Maplewood is located within Essex County, which is within Region 2.

COAH's last regional income limits were released in 2014. The Affordable Housing Professionals of New Jersey (AHPNJ), have developed a methodology to calculate new income limits for 2017, in consultation with the Fair Share Housing Center. A one (1) person moderate income household cannot earn over $52,762 using the 2017 AHPNJ regional income limits. This amounts to a difference of about $900 when compared to the 2014 limits. See Table 24 for more details.

TABLE 24 – 2017 REGIONAL INCOME LIMITS (REGION 2)

2017 AHPNJ Regional Income Limits for Region 2				
Income Level	**1 Person**	**2 Person**	**3 Person**	**4 Person**
Median	$65,953	$75,374	$84,796	$94,218
Moderate	$52,762	$60,299	$67,837	$75,374
Low	$32,976	$37,687	$42,398	$47,109
Very Low	$19,786	$22,612	$25,439	$28,265

SATISFACTION OF REHABILITATION OBLIGATION

Present Need (Rehabilitation Obligation) - 114

Under the terms of the September 2017 Settlement Agreement between the Township and FSHC, Maplewood's Rehabilitation Obligation is 114 units.

Maplewood Rehabilitation Credits

The Township will satisfy its 114 Present Need obligation as follows:

TABLE 25 – COMPLIANCE MECHANISMS FOR PRESENT NEED

Mechanism	Units
Maplewood Senior Citizen Housing (Excess Credits)	81
Essex County Rehabilitation Program	7
Maplewood Home Improvement Program (completed and planned)	20
Future Units Completed through Essex County or Maplewood Home Improvement Program	6
TOTAL	114

Maplewood Senior Housing

The Township will apply 81 excess age-restricted housing credits from the Maplewood Senior Citizen Housing project towards its rehabilitation obligation. Maplewood Senior Citizen Housing (564 Irvington Ave, Block 38.01, Lot 213) is a 100 percent affordable, 113-unit apartment complex containing 28 studio units and 85 one-bedroom units. The facility was funded by HUD through its project-based section 8 program.

Essex County Home Rehabilitation Program

Essex County administers a housing rehabilitation program for income eligible Essex County homeowners to make improvements to heating systems, roofing, plumbing, electrical, and other code violations. Seven Maplewood homeowners have participated in this program since April, 1 2010.

Maplewood's Rehabilitation Program

In 1998, the Township implemented the Maplewood Affordable Housing Program to address housing owned or rented by low and moderate-income households. The Township appointed CGP&H to administer the Program and to act as the Township's Administrative Agent. Both owner-occupied and rental-occupied units are eligible for the Maplewood Home Improvement Program. The rehabilitated units are affordability restricted with a 10-year lien filed against the property. It is a 0% forgivable loan after 10 years, if the owner complies with the program requirements.

Through this program, 19 rehabilitations have been completed since 2010 and one home is currently in progress. The Township plans to continue to utilize its Housing Trust Fund to complete its remaining 6-unit obligation through the Maplewood Home Improvement Program. If sufficient funding from the trust fund is unavailable, the Township will continue to implement the program through its general fund. See Table 25.

SATISFACTION OF PRIOR ROUND OBLIGATION

Prior Round (1987-1999) - 51

The September 2017 Settlement Agreement with FSHC established Maplewood's Prior Round Obligation to be 51.

Prior Round Credits

The Township has satisfied its Prior Round obligation as follows:

TABLE 26 – COMPLIANCE MECHANISMS FOR PRIOR ROUND 1987-1999

Compliance Mechanisms	Credits	Bonuses	Total
51 Unit Prior Round Obligation (1987-1999)			
Senior Rentals – completed			
Maplewood Senior Citizen Housing (6 very low) 564 Irvington Ave; Block 38.01, Lot 213	12		12
Supportive Special Needs Housing - completed			
ARC of Essex County 27 Meadowbrook Place; Block 44.02, Lot 118	1		1
ARC of Essex County - 49 Meadowbrook Place; 44.02, Lot 118	2		2
ARC of Essex County - 130 Boyden; 44.02, Lot 118	2		2
Community Options 49 Union Ave; Block 38.05, Lot 104	5		5
Project Live, 5 43 South Pierson Road; Block 22.01, Lot 23	3		3
Project Live, 6 30 Rutgers St; Block 30.01, Lot 18	3		3
Our House 486 Boyden Ave; Block 45.03, Lot 84.01	6		6
Jewish Services for the Developmentally Disabled **141 Burnett Ave (Block 49.13, Lot 246**	4		4
Bonus Credits for Group Homes		13	13
Total	38	13	51
	Required		Provided
Maximum Senior - 25% of obligation	12		12
Min. Total Rental - 25% of obligation	13		38
Senior maximum bonus	0		0
Rental bonus maximum – not to exceed rental minimum	13		13

SATISFACTION OF GAP + PROSPECTIVE NEED OBLIGATION

Gap + Prospective Need Obligation (1987-1999) – 444

The September 2017 Settlement Agreement with FSHC established Maplewood's Gap + Prospective Need Obligation to be 444.

Gap + Prospective Need Credit Obligation Requirements

The following minimum and maximum affordable housing credit obligation requirements were agreed to in the September 2017 Settlement Agreement between FSHC and the Township:

- The Township agrees to require 13% of all the affordable units referenced in this, with the exception of units constructed as of July 1, 2008 and units subject to preliminary or final site plan approval as of July 1, 2008, to be very-low income units (defined as units affordable to households earning 30% or less of the regional median income by household size), with half of the very-low income units being available to families.
- At least 50% of the units addressing the Township's Third Round fair share obligation shall be affordable to a combination of very-low income and low-income households, while the remaining affordable units shall be affordable to moderate-income households.
- A minimum of 25% of the Township's Third Round fair share obligation shall be met through rental units, including at least half in rental units available to families.
- At least half of the units addressing the Township's Third Round fair share obligation will be available to families.
- The Township agrees to comply with COAH's Round 2 age-restricted cap of 25%, and to not request a waiver of that requirement.

Addressing the Township's Gap + Prospective Need of 444

In accordance with the September 2017 Settlement Agreement with FSHC, Maplewood will address a Gap + Prospective Need Obligation (1999-2025) of 444. As per the Vacant Land Analysis attached hereto as Appendix 2, as adjusted under the terms of the September 2017 Settlement Agreement with FSHC, the Township has an 82 unit Gap + Prospective Need RDP. Of the 82, 79 have already been fully satisfied with constructed and occupied units and bonus credits. The remaining 3 will be satisfied with units that are currently under construction. Further details of how the Township will meet its 82-unit RDP is located in Table 27:

TABLE 27 – COMPLIANCE MECHANISMS FOR GAP + PROSPECTIVE NEED OBLIGATION 1999-2025

Compliance Mechanisms	VL Units	VL Units	Credits	Bonuses	Total
82 Unit RDP Third Round Obligation (1999-2025)	Senior/SN	Family			
100% Affordable Senior					
Maplewood Senior Citizen Housing	10		20		20
Inclusionary Sites					
Elite on Springfield		1	3	1	4
1611 Springfield Avenue Apartments			1		1
255 Tuscan			3		3
Avalon Maplewood		1	6		6
Boyden Ave Apartments			1		1
Maplewood Crossing		2	16	16	32
Stationhouse at Maplewood		1	4	4	8
Supportive Special Needs Housing - completed					
Cerebral Palsy of North Jersey 760 Valley St (Block 20.03, Lot 355)	3		3		3
Jewish Services for the Developmentally Disabled 141 Burnett Ave (Block 49.13, Lot 246)	1		1		1
Collaborative Support Programs of NJ 24 Colgate Road; Block 30.02, Lot 59	3		3		3
Total	**17**	**5**	**61**	**21**	**82**
		Required	**Provided**		
Min. Total Family - 50% of obligation		41	55		
Min. Very Low Required - 13% of units developed after 7/1/2008		5	5		
Min. Very Low Family Required - 50% of total VL		3	5		
Min. Total Rental - 25% of obligation		21	61		
Min. Family Rental - 50% of total rental		11	34		
Maximum Senior - 25% of obligation		20	20		

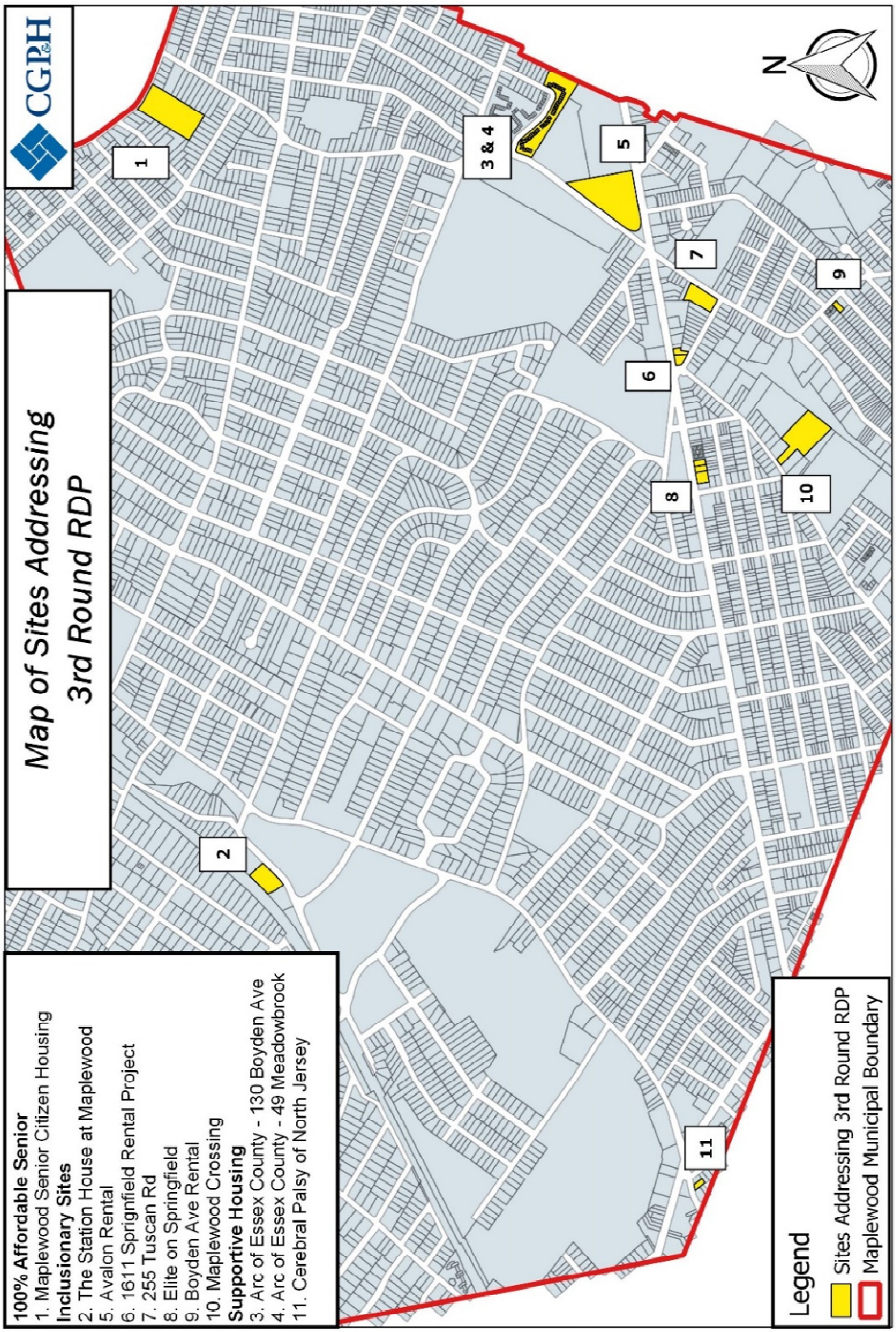


FIGURE 4 – MAP OF SITES ADDRESSING GAP + PROSPECTIVE NEED

The following is a detailed description of the housing projects the Township is using to address its RPD of 82:

Senior Rental Units from Prior Round

Maplewood Senior Citizen Housing

Address: 564 Irvington Ave
Tax Map: Block 38.01, Lot 213
The Maplewood Senior Citizen is 100 percent affordable, 113-unit rental apartment complex containing 28 studio units and 85 one-bedroom units. The facility was funded by HUD through its project-based section 8 program. Twenty (20) units are applied to the Township's Gap + Prospective Need Obligation.

Inclusionary Developments (All Family units)

The Station House at Maplewood

Address: 125 Dunnell Rd
Tax Map: Block 17.16, Lot 10
The Station House at Maplewood is a multi-unit development completed in 2013, which includes four constructed and occupied family rental affordable units.

255 Tuscan Family Rental

Address: 255 Tuscan Road
Tax Map: Block 31.05, Lot 25
255 Tuscan is a multi-unit inclusionary development built by a private developer in 2017, which includes three constructed and occupied family rental affordable units.

1611 Springfield Family Rental Project

Address: 1611 Springfield Ave
Tax Map: Block 31.05, Lots 1&3
1611 Springfield is a mixed-use residential & retail inclusionary development built by a private developer in 2016, which includes one constructed and occupied family rental affordable unit.

Boyden Ave Family Rental

Address: 401-403 Boyden Ave
Tax Map: Block 47.02, Lot 246
Boyden Ave is a multi-unit inclusionary development built by a private developer in 2013, which includes one constructed and occupied family rental affordable unit.

Maplewood Crossing

Address: 92 Burnett Ave
Tax Map: Block 48.47. Lot 5.01
Maplewood Crossing is a multi-family inclusionary development built by a private developer in 2013, which includes sixteen (16) family rental affordable units.

Elite on Springfield Family Rental

Addresses: 1687-1689 and 1695-1701 Springfield Avenue
Tax Map: Block 49.14, Lots 12, 14 & 16
Elite Properties (a private developer) is building a 30-unit apartment building at 1687-1689 and 1695-1701 Springfield Avenue. The project will include three (3) family affordable units. The project was granted final site plan approval on August 9, 2016, which was memorialized by resolution on September 13, 2016. The units are under construction and expected to be ready for occupancy in the summer of 2018.

Avalon Maplewood

Address: 200 Boyden Avenue
Tax Map: Block 44.02, Lot 2
Avalon Maplewood is a multi-family rental inclusionary development built by a private developer in 2017-2018, which includes six (6) affordable units. The affordable units will be occupied in 2018.

Supportive and Special Needs Housing - Completed

Seven bedrooms affordable to very low, low and moderate-income households in the following supportive and special needs housing units located in Maplewood:

- Jewish Services for the Developmentally Disabled, 141 Burnett Ave (Block 49.13, Lot 246) – one bedroom
- Cerebral Palsy of North Jersey, 760 Valley St (Block 20.03, Lot 355) – three bedrooms.
- Collaborative Support Programs of NJ, 24 Colgate Rd (Block 30.02, Lot 59) – three bedrooms

UNMET NEED

As per the 2017 Settlement Agreement between FSHC and the Township, the Township has a Gap + Prospective Need (1999-2025) "Unmet Need" of 362. This will be addressed as follows:

Maplewood County Club Overlay Zone

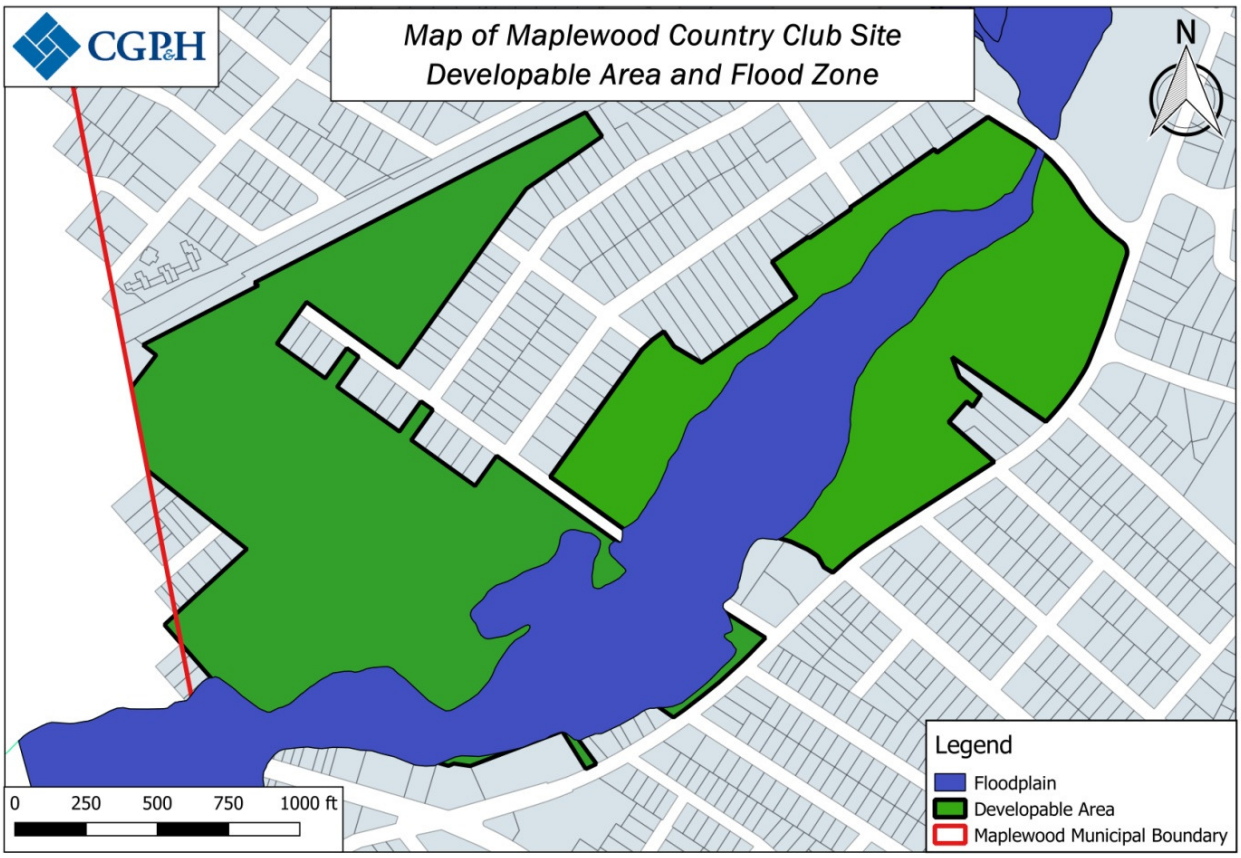
The Township has an existing overlay zone over the Maplewood Country Club, which allows for two development options as to density:

1. Eight (8) units per acre; or
2. 6.4 units per acre with a payment in lieu.

The Township will adopt the ordinance attached hereto as Appendix 6, to amend the Maplewood Country Club overlay zone to eliminate the second option and will maintain the ability for development to occur at a density of 8 units per acre only with multifamily apartment and/or townhome development permitted. The site is considerably constrained by a flood zone, as evidenced at Figure 5.

As such, the entirety of the 89 acres of the site is not considered developable. However, as per the terms of the 2017 Settlement Agreement with FSHC, eight (8) units per acre will be calculated on the gross acreage of the site. The overlay zone will require a 20% affordable housing set-aside for all projects. See Figure 5.

FIGURE 5 - MAP OF MAPLEWOOD COUNTRY CLUB DEVELOPABLE AREA



Assisted Living Facility

The Township is currently negotiating an agreement with a developer to construct a 182-unit Assisted Living Facility located at Block 48.47, Lots 123, 124.01, 130.02 and 131. Half of the units in the facility will feature Medicaid beds (91 units). These 91 units will be creditworthy under COAH's Prior Round regulations, and count as age-restricted units. The Township's Age Restricted Cap for its entire 444-unit Gap + Prospective Need (1999-2025) Obligation is 111. The 91 age restricted units from this project, combined with the 20 age-restricted units from the Maplewood Senior Citizens Housing project that are being applied to the Township's RDP, comes to ***111 total age-restricted units addressing Round 3***, which equals the Township's Round 3 age-restricted cap of 111.

Mandatory Set-Aside Ordinance

The Township will adopt a Township wide Mandatory Set-Aside Ordinance (MSO), which is attached hereto as Appendix 5, which will require that any site that benefits from a rezoning, variance, or redevelopment plan approved by the Township or the Township's Land Use Board that results in multi-family residential development of five (5) or more dwelling units to produce affordable housing at a set-aside rate of 20% for for-sale affordable units and at a set-aside rate of 15% for rental affordable units. In addition, sites that fall under the terms and conditions of the MSO shall not be subdivided so as to avoid compliance with the requirements of the MSO.

Redevelopment Plans

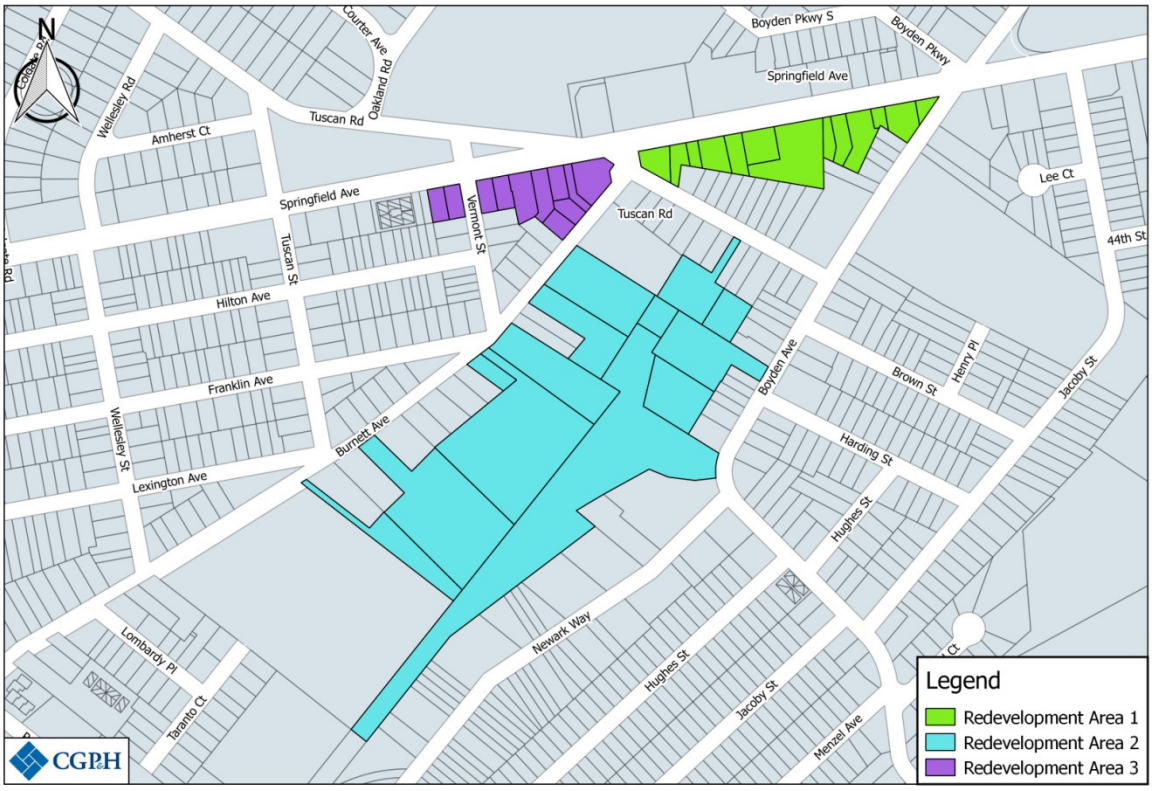
The Township has amended its existing Redevelopment Plans for Redevelopment Areas 1, 2, and 3, which are attached hereto as Appendix 7, including but not limited to the Plans to require affordable housing at a set-aside rate of 20% for for-sale affordable units and 15% for rental affordable units for all developments subject to those Redevelopment Plans. Key details regarding the redevelopment areas are below:

- Redevelopment Area 1 – total area of ~4.5 Acres, defined by block 31.05, lots 1, 3-7, 10, 16-18, 18.01, 19.01, 20, 20.1.
- Redevelopment Area 2 – total area of ~11.5 acres, defined by block 48.47, lots 1, 1.01, 5.01, 7, 123, 124.01, 130.02, 131, 138, 140, 140.01, 143, 167.

Redevelopment Area 3 – total area of ~3.78 acres, defined by block 47.04, lots 144-147, 160, 162, 164-166, and block 49.14, lots 1, 3.

Figure 6 below includes a map of where the redevelopment areas are located within the municipality.

FIGURE 6 - MAP OF MAPLEWOOD REDEVELOPMENT AREAS



Homeownership Program

Maplewood will partner with a non-profit developer to identify opportunities to subsidize the purchase and rehabilitation of foreclosed homes or other existing homes in the Township in need of rehabilitation, or the construction of new homes on vacant lots. The homes will be deed restricted and sold to income eligible households. Due the high land values in Maplewood, this program is expected to produce only two affordable homes.