



CHATHAM TOWNSHIP

FOURTH ROUND FAIR SHARE OBLIGATION

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AFFORDABLE HOUSING NEED

- ❑ **Why do towns need to plan for affordable housing?**
 - ❑ Constitutional Obligation: Mt. Laurel Doctrine
 - ❑ 4th Round State Need is over **80k AH units**
 - ❑ Region 2 (Morris, Union, Warren, Essex) Need
 - ❑ **Over 20k AH units**



4TH ROUND OBLIGATION

- **Present Need (Rehabilitation): 30 Units**
 - Based on a 3rd Round methodology using Census data
 - Using deficient units with low-and-moderate income families in the region
- **Prospective Need (New Construction): 156 per DCA**
 - Income Capacity Factor: 1.77%
 - Non-Residential Valuation Factor: 0.28%
 - Land Capacity Factor: 0.23%



LAND CAPACITY FACTOR MODIFICATION

- **Land Capacity Factor (LCF)**
 - Amount of developable land in Township as compared to the developable land in the region
 - DCA calculation: 12.2 acres or .23%
 - KMA calculation: 0.26 acres or
 - Reduction of LCF from .004%



4TH ROUND PROSPECTIVE NEED MODIFICATION

- **Prospective Need (New Construction): 141 (Modified due to LCF change)**
 - Income Capacity Factor: 1.77%
 - Non-Residential Valuation Factor: 0.28%
 - Land Capacity Factor: 0.004%
 - Average Factor $(1.77+0.28+0.004/3)$: 0.69% of 20,506 AH unit needed in Region



AFFORDABLE HOUSING

4TH ROUND PROSPECTIVE NEED ADJUSTMENT

- **Future Adjustment of 141 Units as part of the Housing Element and Fair Share Plan**
 - Vacant Land Analysis (VLA)
 - Downward adjustment of the obligation based the limited amount of vacant land in the Township
 - Currently working on the VLA to determine the Realistic Development Potential (RDP)