

BOROUGH OF WHARTON, MORRIS COUNTY

ANNUAL STATUS OF AFFORDABLE HOUSING

Per Settlement Agreement between the Borough of Wharton and the Fair Share Housing Center

June 13, 2022

This is the 2022 Affordable Housing Monitoring Report for the Borough of Wharton in Morris County, New Jersey. A Declaratory Judgement was granted by the Superior Court of New Jersey, Law Division, No. MRS-L-1691-15, by Order on October 27, 2016, finding that the Borough of Wharton is in compliance with its constitutional obligations for affordable housing and provides a realistic opportunity for low- and moderate-income housing. The Borough’s 42-unit Prior Round Obligation is met; the Borough’s Third Round RDP of 31 units has been exceeded; and the Borough has also exceeded its Third-Round obligation of 172 units as new development and redevelopment has been proposed. The total number of units available for credit to the Third Round is 167 units without bonus credits and 210 with potential bonus credits. The Borough’s present need of 138 units is being addressed through an agreement with Habitat for Humanity. The Borough has exceeded its Third Round Obligation of 174 units as planned will not have a remaining unmet need.

This report identifies the actions that have taken place since the last affordable housing report in 2021.

Affordable Housing Trust Fund Summary from September 1, 2021 – March 31, 2022	
Total Income	\$ 228.40
Administrative Costs	\$ -
Affordability Assistance	\$ -
Barrier Free Conversion	\$ -
Housing Activity	\$ 1,706.03
Total Expenditures	\$ 1,706.03
Balance	\$ 228,805.46

Affordable Housing Activity since 2021 Affordable Housing Status Report:

- January 4, 2022 Reorganization Meeting: Appointment of Patrick Lavery as Deputy Housing Enforcement Officer and Municipal Housing Liaison for COAH.
- September 2, 2021 Planning Board Special Meeting: Continuation of the application for Wharton Woods. This application is located in the AH-2 Affordable Housing Zone; affordable housing is going to be either off-site as discussed or if that’s not approved, then it will be on-site; phasing according to the Uniform Housing Affordability Controls.
- As of August 27, 2021, the Borough of Wharton’s Affordable Housing Trust Fund had a balance of **\$228,577.06**.
- January 18, 2021: RESOLUTION R-038-21 Demanding that the New Jersey State Legislature accept its responsibilities to administer the provisions of the Affordable Housing Act and stay further action until such time as it has promulgated rules governing its implementation

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- February 8, 2021: R-052-21 A resolution authorizing the issuance of a non-recourse redevelopment area bond (Wharton Main Street Project) of the Borough of Wharton, in the County of Morris, New Jersey in an aggregate principal amount of \$225,000 and repealing and rescinding resolution R-126-20.

The Borough’s Affordable Housing Plan includes an obligation as follows:

Affordable Housing Obligation, Borough of Wharton	
Prior Round	42
Third Round Present Need (Rehab)	138
Third Round Prospective Need	174
Total Summary Obligation	354 units
Adjusted Third Round Prospective Need	31 units
Unmet Need	143 units

The following tables describe how the Borough has met and exceeded its obligation:

Prior Round					
Project	Mechanism	Type	Units/Credits	Cap/Bonus	Total
Centennial Courts	100% Affordable	Age-Restricted Rental	100	10* 25% Age-Restricted Gap	10
Community Hope Group Home	Alternative Living Arrangements	Supportive / Special Needs	3	3 2.0 per unit Rental Bonus	6
Special Homes of New Jersey Group Home	Alternative Living Arrangements	Supportive / Special Needs	4	4 2.0 per unit Rental Bonus	8
River Place Apartments	Inclusionary Development	Family Rental	14	4 2.0 per unit Rental Bonus**	18
Total Units					121
Total Credits					42
* 90-unit carryover Round 3					
** Bonus capped at 25% or 11 units					

Third Round					
Completed Units					
Project	Mechanism	Type	Units/Credits	Cap/Bonus	Total
Centennial Courts	100% Affordable	Age-Restricted Rental	90	25% cap Age-Restricted	43*
Third Round Total (Complete)					43
* 47-unit carryover Round 4					

ANNUAL STATUS OF AFFORDABLE HOUSING | BOROUGH OF WHARTON, MORRIS COUNTY

Developments Proposed					
Project	Mechanism	Unit Types	Credits	Status	Total Credits
Wharton Woods Inclusionary Development	Inclusionary New Construction	100% Affordable Group Home Family For Sale	11- 100% Affordable/ 4 Group Home ¹ 2 Family for Sale	Approved/Pending Approval	17
Equinet Properties, LLC	Inclusionary New Construction	Family Rental	9	Approved Site Plan	9
Main Street Redevelopment Plan	Redevelopment plan	Group Home / Family Rental	9 6 Group Home 3 Family Rental	Under Construction	9
LE Carpenter Redevelopment Plan	Redevelopment Plan	Group Home/ Family Rental	66	Plan Approved	66
Third Round Total (Approved)					101
Inclusionary Zoning					
Zones	Block / Lot	Density Units/Acre	Total Units	Set-Aside Rental (15%)	Set-Aside Non-Rental (20%)
AH-3	106 / 23	15	68	11	14
AH-4	102 / 48, 49, 50	15	16	3	4
Total Units			84	14	18

Proposed Special Needs / Supportive Housing				
Project	Mechanism	Units / Credits	Cap / Bonus	Total Credits
Wharton Woods (17-19 Baker Street)	Special Needs / Group Home	7		7
Wharton Woods (57 Main Street)	Special Needs / Group Home	4		4
Main Street Redevelopment (22 E Stirling St)	Special Needs / Group Home	6		6
Total Proposed Group Home Units		17		17
Total Proposed Family Rentals (New)		89		89
Total Zoned Inclusionary		18		18
Total Completed Senior		43		43
Third Round Share Plan Total				167
Max. Bonus Credits				43
Total Proposed with Potential Bonus Credits				210
Third Round Obligation (RDP 31 units)				172
*Senior Units to Carryover for Future Rounds				47

¹ 15 units at 57 S. Main Street were approved by the Planning Board for an 11-unit 100% Affordable Housing Project and 4-unit group home. Two units will be required on-site.

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Rehabilitation				
Project	Mechanism	Units / Credits	Cap / Bonus	Total Credits
Municipal Rehabilitation Program	Completed Rehabilitations	5		5
Municipal Rehabilitation Program or New Construction	Proposed Rehabilitation or New Construction (excess credits)	133		133
Third Round Rehabilitation / Present Need Total				138