

## BOROUGH OF WHARTON, MORRIS COUNTY

### **ANNUAL STATUS OF AFFORDABLE HOUSING**

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

April 15, 2024

---

This is the 2023 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 2022.

#### **Affordable Housing Trust Fund Summary from January 1, 2023 – December 31, 2023**

- As of December 31, 2023, the Borough's Affordable Housing Trust Fund **\$96,248.60**.
- The Borough spent **\$1,260.00** on 2023 administrative costs to Pidgeon Legal.
- The Borough collected **\$823.58** in interest in 2023.
- In 2023, the Borough collected **\$67,246.50** in COAH Fees.
- **R-67-23** (March 27, 2023) Resolution of the Borough of Wharton, in the County of Morris, New Jersey, Authorizing the Execution of an Escrow agreement with Wharton Developments A Urban Renewal LP – 28 units of affordable housing.
- **R-122-23** (August 14, 2023) Resolution to Confirm Endorsement of Home Funded Project – Nouvelle, LLC ( 57 S. Main St.) – 11-unit affordable housing project.
- **R-128-23** (September 11, 2023) Resolution in support of Pillar Wharton, Inc. application to obtain funds from the NJDCA NJ Affordable Housing Trust Fund Program for the development of approximately 11 units of low- to moderate-income housing.
- **R-136-23** (October 30, 2023) Resolution in Support of Senate Bill 3739 Delaying the Fourth Round of Affordable Housing Obligations from July 1, 2025 to July 1, 2028.

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

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

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

<b>Prior Round</b>					
<b>Project</b>	<b>Mechanism</b>	<b>Type</b>	<b>Units/Credits</b>	<b>Cap/Bonus</b>	<b>Total</b>
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
<b>Total Units</b>					<b>121</b>
<b>Total Credits</b>					<b>42</b>
* 90-unit carryover Round 3					
** Bonus capped at 25% or 11 units					

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

<b>Developments Proposed</b>					
<b>Project</b>	<b>Mechanism</b>	<b>Unit Types</b>	<b>Credits</b>	<b>Status</b>	<b>Total Credits</b>
Wharton Woods Inclusionary Development	Inclusionary New Construction	100% Affordable Group Home Family For Sale	11- 100% Affordable/ 4 Group Home <sup>1</sup> 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
<b>Third Round Total (Approved)</b>					<b>101</b>
<b>Inclusionary Zoning</b>					
<b>Zones</b>	<b>Block / Lot</b>	<b>Density Units/Acre</b>	<b>Total Units</b>	<b>Set-Aside Rental (15%)</b>	<b>Set-Aside Non-Rental (20%)</b>
AH-3	106 / 23	15	68	11	14
AH-4	102 / 48, 49, 50	15	16	3	4
<b>Total Units</b>			<b>84</b>	<b>14</b>	<b>18</b>

<b>Proposed Special Needs / Supportive Housing</b>				
<b>Project</b>	<b>Mechanism</b>	<b>Units / Credits</b>	<b>Cap / Bonus</b>	<b>Total Credits</b>
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
<b>Total Proposed Group Home Units</b>		<b>17</b>		<b>17</b>
<b>Total Proposed Family Rentals (New)</b>		<b>89</b>		<b>89</b>
<b>Total Zoned Inclusionary</b>		<b>18</b>		<b>18</b>
<b>Total Completed Senior</b>		<b>43</b>		<b>43</b>
<b>Third Round Share Plan Total</b>				<b>167</b>
<b>Max. Bonus Credits</b>				<b>43</b>

<sup>1</sup> 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.

<b>Total Proposed with Potential Bonus Credits</b>	<b>210</b>
<b>Third Round Obligation (RDP 31 units)</b>	<b>172</b>
<b>*Senior Units to Carryover for Future Rounds</b>	<b>47</b>

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