

# Plans, Master Plans and Amendments

## Report to the Board January 10, 2020 through February 13, 2020

<b>Municipality</b>	<b>Township of Parsippany-Troy Hills</b>
<b>Documents</b>	Housing Element and Fair Share Plan
<b>Public Hearing</b>	1/27/2020
<b>Summary</b>	Round Three Housing Element and Fair Share Plan prepared in accordance with a settlement agreement with the Fair Share Housing Center.

- Parsippany-Troy Hills Township has entered into a settlement agreement with the Fair Share Housing Center (FSHC), which was approved by the Court. The affordable obligations agreed to by Parsippany-Troy Hills Township and FSHC include:
  - Present Need Obligation (Rehabilitation): 190 units
  - Prior Round Obligation (1987-1999): 664 units
  - Gap (1999-2015) + Prospective Need (2015-2025): 1,314 units.
- The settlement agreement affirms, based on a vacant land adjustment, that the Township’s Third Round Realistic Development Potential (RDP) is 845, leaving a remaining unmet need of 469.
- As pertains to the Rehabilitation Obligation, the Township seeks credit for 39 units which have been rehabilitated since 2010 and intends to satisfy the remaining 151 unit obligation through the ongoing rehabilitation program funded by a Community Development Block Grant Program. In addition, the Township will establish a municipal Rehabilitation Program and contract with a rehabilitation consultant to administer their program.
- The Township reports that it has met its Prior Round Obligation of 664 units through a combination of prior cycle credits, rental bonus credits, RCA agreements and completed or proposed inclusionary developments.
- The Township proposes to satisfy its Prospective Need RDP obligation of 845 units with a combination of existing affordable housing units and credits created in the Prior Round, affordable units built and/or approved in the Third Round, proposed inclusionary housing units, alternative living arrangements, a market to affordable program, an accessory apartment program and rental bonus credits.
- The Township will address its Unmet Need of 469 units through excess prior cycle credits, the establishment of several overlay zones and a Mandatory Set-Aside Ordinance (MSO).

