

CA - Edison

1976

Low + moderate income housing
considerations

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50-65 units needed
 to eliminate over 33 1/3% L (unless 54 cit.)

Edison Township - Low and Moderate Income Housing Considerations

1. Fair Share Allocation from decision:

- a. to correct past imbalance 1292 D.U.
- b. to provide future housing - 1985 1333 D.U.
- 2625 D.U.

2. From Decision:

"Low and moderate income housing units should be divided 45% low and 55% moderate, to follow existing County profile".

3. Applying this to the above total D.U.'s

- 45% of 2625 D.U. = 1181 D.U. - Low Income needed
- 55% of 2625 D.U. = 1444 D.U. - Moderate Income

4. Low Income - Land Availability vs. D.U.'s

Only densities above 15-flBS/acre are considered economically feasible, therefore:

Lands zoned Low-Rise (LR) = 162 acres. § 15*e/acre = 2430 D.U.'s
 Lands zoned High-Rise (HR) = 4 acres @ 25-8s*/acre = 100 D.U.'s
 2530

Note: Available lands identified by Edison appear to be appropriate for development. There are some accessibility problems that may reduce the acreage, but it may be possible to increase net density of remaining land and still maintain a gross density of 15 D.U./acre, (a design problem).

5. In a crude sense, the amount of land required for low-income housing is available in Edison. However, at the concentrations of low-income development would be + 49% of total new development.

1181 units needed = + 49%
 2430 units available ~

6. % Guidelines

- a. Several studies indicate that concentrations of low and moderate income housing above 30% begin to produce deterioration of the adjacent housing stock.

- b. HUD regulations for Section 8 rental assistance states rules of preference; for projects of more than 50 units the assisted units will be limited to 20% or less of the total units.

For elderly and handicapped persons' projects low and moderate income units can be 100%.

7. Applying several standards to 2430 potentially low-income units

- a. 20% of 2430 D.U. = 486 D.U.
- b. 30% of 2430 D.U. = 729 D.U.
- c. 1/3 of 2430 D.U. = 810 D.U.

8* Low Income units Needed (Decision)

1181 units are needed. Comparing need with the figures derived above, the deficits are as follows:

- a. 1181 - 486 (20%) = 695 D.U.
- b. 1181 - 729 (30%) = 452 D.U. Deficit
- c. 1181 - 810 (1/3) = 371 D.U.

9« Additional land needed to correct the deficit

To correct the deficit, more land would need to be zoned to the appropriate densities. Using the several standards cited above, the following additional amounts of land would be needed:

<u>Deficit</u>	<u>Need add'l. land allowing</u>
a. 695 D.U. (as 20%)	3470 D.U.
b. 495 D.U. (as 30%)	1650 D.U.
c. 371 D.U. (as 1/3)	1113 D.U.

- 10. Assuming that the highest (33 1/3) of low income families are put on all remaining vacant lands zoned for densities of 15 D.U./acre and above, the following could be concluded:

- a. Present vacant land with capacity for 2430 D.U. (which land is already partially subdivided with approvals) would provide for 810 D.U. To meet the Courtfe standard, there would be an additional need for 371 D.U. of low income housing.
- b. To provide the additional 371 D.U., enough additional land would have to be zoned moderate/high density to allow construction of 1113 D.U., or 50-65 more acres.

11. Moderate Income Housing

- a. Residence BB consists of large parcels that could be subdivided with the cluster option; therefore 4 D.U./acre may be possible, assuming single ownership.

Large tracts

332.64

102.27

94.12

529.03 acre x 4 D.U./acre = 216 D.U. (RBB)

- b. Residence B = 131 acres x 5 D.U./acre = 655 D.U. (RB)

- c. Potential total units in RBB and RB = 2771
Required moderate income units = 1444

One could conclude that no potential deficit exists in moderate income, by the court's standards.