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Mt. Laurel 2 fair share Computations

- addendum to memo

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ADDENDUM TO JOINT MEMORANDUM

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JUDGE SERPENTELLI'S CHAMBERS

TO: Honorable E.D. Serpentelli, J.S.C.  
RE: Mt. Laurel II Fair Share Computations  
DATE: February 1, 1984

This addendum to our joint memorandum dated January 30, 1984, covers two points which, because of time constraints, were not incorporated in the joint memorandum. Since it has not been reviewed by Coppola and Chadwick, at this point they represent my own opinions.

Prospective Housing Need - Calculation (page 7)

After drafting the original memorandum I can see problems in a given community using only one method of prospective share projections. For example, in a municipality with no jobs or a shrinking job base, it would seriously affect the future numbers. Consequently, I would suggest that a more prudent method would be to use more than one method and possibly average them to assure that individual anomalies do not distort the overall figure.

Prospective Housing Need - Allocation (page 9)

1. One other allocation method which should be given consideration is the Rutgers - CUPR model. They suggest four criteria, as follows: (a) vacant developable land; (b) employment growth; (c) per capita total ratables; and (d) previous production of subsidized units. While the vacant developable

land has problems in terms of its "datedness" and perhaps should be restricted to vacant developable land in growth areas, it represents an important element in any allocation formula; again, with the caveat that it should be current.

2. The most current figures for any statistics should be available. We note in the joint memo 1981, for example, for employment, but 1982 data is now available.

Determination of Median Income (page 11)

I'm of the opinion that the simplest method of determining median income, which in and by itself is not critically important but only as a basis for determining affordability, is to use the HUD assisted housing figure which is adjusted for family size. While the new figures will be using the PMSA's and may be slightly higher than the current ones since they omit Essex County, it would be somewhat inconsistent to suggest that assisted housing in the community is not eligible for Mt. Laurel credit because its median family income is slightly higher than a computed statistic. The other major advantage is that it is revised annually.