Township of Cranford, NJ
Informal Meeting
Monday, November 11, 2019
Informing Residents about “Fair Share” and Affordable Housing
What is “Fair Share?”

- In 1975, the New Jersey Supreme Court ruled that towns were zoning to prevent affordable housing and that this violated the N.J. Constitution. The Legislature enacted the Fair Housing Act creating COAH and incorporating the Mount Laurel doctrine.

The **Mount Laurel Doctrine** requires towns to enact zoning ordinances to address their affordable housing obligations.

If a town addresses its affordable housing obligations voluntarily, it determines where – if it doesn’t, a builder can sue to build high density almost anywhere, i.e., a **builder’s remedy** lawsuit.
**Key Terms**

**Fair Share:** The number generated by a formula that includes the municipality’s share of the region’s need for low and moderate income housing. The region includes Union, Essex, Morris and Warren counties.

**Realistic Development Potential (RDP):** The portion of the Township’s **Fair Share** that can realistically be created after accounting for the lack of vacant land and land likely to redevelop.

**Unmet Need:** The portion of the Township’s **Fair Share** that cannot realistically be created because of a lack of vacant land and land likely to redevelop.
Current Fair Share Plan – December 2018

Fair Share: 381 to 1,227 units

RDP: 85 units

Proposed Projects:

• Myrtle Street Special Needs Housing
• Myrtle Street Mixed Use Project
• E.F. Britten & Co. Site/24 South Avenue West
• North Avenue Redevelopment Area
Current Fair Share Plan: Unmet Need
Proposed Settlement With FSHC

**Existing Plan**
- Fair Share: 381 to 1,227 units
- RDP: 85 units

**Proposed Settlement:**
- Fair Share: 440 units
- RDP: 131 + 20 units

**Removed Projects:**
- Myrtle Street Mixed Use Project

**New Projects:**
- Chestnut Street: Former Wells Fargo Drive-Thru
- 750 Walnut Avenue
- Market to Affordable Housing Program
Proposed Settlement: Unmet Need
750 Walnut Avenue

- 6-acre PSE&G substation
- 245 total townhomes:
  - 196 age-restricted townhomes
  - 49 affordable units, not age-restricted
Proposed Settlement

- Concentrate redevelopment Downtown
- Preserve character of single-family neighborhoods
- Variety of housing for all Cranford residents
- Certainty on Affordable Housing obligation
- Immunity and repose until 2025
- Surplus of affordable units for future changed circumstances