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Executive Director



Community Partner

(c)

cc: Admin
Sentinal TC

April 24, 2009

Mayor Scapicchio
Township Council Members
Mount Olive Township
P.O. Box 450
Budd Lake, New Jersey 07828



**RE: AFFORDABLE HOUSING PROPOSAL
WALLMAN WAY PARCELS LOCATED AT BLOCK 2203, LOTS 2 & 3
MT. OLIVE, NEW JERSEY**

Dear Mayor Scapicchio & Council Members:

Since Morris Habitat's presentation at your September 16, 2008 council meeting, we have undertaken due diligence activities at the Wallman Way lots referenced above, including securing a property survey with topography, preparing preliminary concept plans, meeting with Ms. Cathy Natafalusy and discussing sewer extension activities with the DPW.

If the Township would agree to donate the vacant parcels to Morris Habitat, we propose constructing a duplex on each lot, generating four (4) for-sale affordable housing units. The duplex on Lot 2 would consist of two 2-bedroom units for low income households. The duplex on Lot 3 would consist of two 1-bedroom units; one unit for a low income household, the other unit would be set-aside for a very low income household. Therefore, there would be a total of five (5) COAH credits generated from both duplexes due to the bonus for the very low income unit. In addition, we request a monetary contribution of \$35,000 per COAH credit from the Township's Housing Trust Fund (i.e., a total of \$175,000 for 5 COAH credits) to offset construction costs and keep the units affordable for the selected families.

We understand constructing duplexes on these lots would require Use Variances from the Zoning Board of Adjustment, and propose not taking title of the properties until we receive all necessary approvals. Enclosed please find a preliminary concept plan for each Lot prepared by Fred Stewart, P.E., P.L.S.

Mayor Scapicchio & Council

April 24, 2009

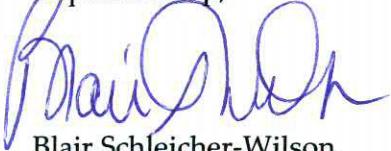
Page 2

As you are aware, in addition to constructing the Energy Star certified units, Morris Habitat undertakes the affirmative marketing for homeowner selection, provides interest-free mortgages to the qualified homeowners, develops the condominium association(s), and continues to partner with the families after occupying their homes. This is a win-win partnership, not only for the Township and Morris Habitat, but for the low income families we will serve. Please refer to the enclosed document highlighting aspects of the Habitat program for additional information.

Morris Habitat is still interested in the vacant lot on Lozier Road (Block 1300, Lot 44), however, our surveyor is having a difficult time with the survey for this site.

We would appreciate the opportunity to discuss the Wallman Way project and our proposal further. In the interim, if you have any questions, please do not hesitate to contact us.

In partnership,



Blair Schleicher-Wilson
Executive Director

Enclosures

cc: Catherine Natafalusy, Planning Administrator
Liz DeCoursey, Director, Property Acquisition
Fred Stewart, P.E., P.L.S.
Bruce Katona, P.P.



THE HABITAT FOR HUMANITY PROGRAM

Our Mission: Morris Habitat for Humanity's mission is to enhance lives by making ownership of a decent, modest home possible for families in need of safe, affordable housing in Morris County.

Community Building: We accomplish our mission through donations of labor and materials and through community financial support to purchase vacant land or an existing house. Then, together, with the Habitat family and volunteers from the community, a new house is raised, or an existing house renovated. The project would provide the opportunity to bring the municipality – public, private and business sectors - together as a community in a unique way. The Township would be helping family(ies), possibly some currently working or renting within the municipality, to achieve the American Dream of homeownership.

Zero Interest Mortgage: Morris Habitat holds a zero-interest mortgage. The monthly payments from Habitat families provide some of the capital for future projects. Morris Habitat has completed 41 homes since its inception in 1985.

Quality Construction: Morris Habitat is a registered New Jersey Builder, building 41 affordable homes in 12 municipalities. The typical Habitat home is a modest, well built, functional, low maintenance home that fits in with the surrounding community. Homes typically have a finished floor area between 950 and 1,200 square feet.

Profession Staff: Morris Habitat projects are managed by four staff members; our Director of Property Acquisition manages the project through pre-development. Then, our Construction Manager, who was a professional builder from the for-profit sector, and two Site Supervisors oversee all aspects of construction. We use skilled/licensed contractors for electric, plumbing, heating, excavation, etc., when needed. Our homes are Energy Star certified and hand built, using all new materials, but expenses are reduced through generous discounts and donations of materials and services.

Property Tax Revenue: A Habitat home generates taxes and would put a vacant, non-revenue producing lot on the tax rolls. Unlike many non-profits, property owned by Habitat homeowners is not removed from the tax rolls. However, we ask municipalities that use Habitat homes to meet their COAH obligations, to assess the homes at our selling price, not market value; there is legal authority to do this.

COAH Compliance: Morris Habitat's marketing plan will fully comply with COAH regulations. The families chosen to live in the housing units will be chosen exclusively by Habitat utilizing its Family Selection Committee and process. Each family will also meet the New Jersey State criteria as a very low, low or moderate income family so that the Township will receive full credit from COAH toward its affordable housing obligation. In addition, the purchase price of the housing units sold to the selected families will be established solely by Habitat using its calculations and methodology. The homes will carry a 30-year deed restriction that follows the COAH guidelines regarding resale to another qualified low-income family. Morris Habitat will also continue to partner with the families after they are moved in.