Expanded Present Need Period 1999-2015

Issue	Jacobson Followed	Jacobson Rejected	Wolfson	Reading
Statewide LMI HH projection for 2015-2015	Gap Present Need is measured in LMI HH and adds a new construction obligation pursuant to Mount Laurel V. P. 143. Both experts accepted total HH growth during 1999-2015 187,390 HH. (158) Angelides and Kinsey calculated Gap Present Need by estimating LMI HH growth during the gap period, by following their Prospective Need approaches. (144). Experts diverged in their calculation of adjustments to the LMI HH Growth during the period and allocation of the Gap Present Need obligations into the existing fair share methodology. (144-145). Court adopted Kinsey's analysis with modifications suggested by Reading yielding a LMI HH growth rate of 41.45% (167, 170). LMI HH Growth between 1999-2015 of 77,677. p. 170. Rejected Kinsey's filtering; Adopted Angeliedes conversions and demolitions approach with modifications (178).	Rejected Angelides significant asset test (155). Rejected Angelides non-deed restricted housing adjustment of 26,595 units (156).		Recommended Angelides Gap Present Need with modified adjustments. (155). No exclusion for LMI HH living in deed restricted affordable housing because it may dilute the fair share obligation since towns were given bonus credits for these units or applied the credits for units during the Third Round. (155).
Experts Adjustments	Accepted Angelides adjustment for traditional Present Need overlap with the modifications proposed by Reading	Rejects Kinsey's Secondary Source Adjustments entirely.		

	and Bernard to remove deductions for Present Need in QUAMs. (178, 193-198). Rejected reduction of Gap Present Need for LMI HH that found affordable housing and for Gap Period LMI HH with significant assests. (178, 185, 192, 193). Court rejected adjustment to remove gap HH living in affordable housing from Gap Present Need because it is too unreliable and threatens to significantly and inappropriately dilute municipal new construction obligations for the gap period. (192). **Total HH Growth 187,390 (chart 198) Unadjusted LMI HH Growth 77,677 (170)** Adjustment for Present Need Overlap is (7,422), and reduction for QUAMs is (3,429). **Statewide Adjusted Extended Present Need is 74,248 units. Allocation of obligation will follow Dr. Kinsey's approach. (198).**	Filtering is too unreliable. (177). Demolitions and conversion do not make sense as a correction mechanism since Present Need accounts for actual HHs. (178). Rejected cost burdented HH due to App Div. decision In re NJAC 5:94 and 5:95, 390 N.J. Super. at 36; Mount Laurel IV, 221 N.J. at 32-33. (184-86).		