



June 30, 2020

Veronica Laureigh-Township Administrator  
Lacey Township Municipal Building  
818 Lacey Road  
Forked River, NJ 08731

**Re: *Midpoint Review of Affordable Housing Obligations***  
***Our File No. VLA00062.09***

Dear Ms. Laureigh:

CME Associates (“CME”) is pleased to provide this status report as to the implementation of the Township’s Housing Plan Element and Fair Share Plan and an analysis as to whether any unbuilt sites or unfilled mechanisms continue to represent a realistic opportunity and whether any mechanisms to meet unmet need should be revised or supplemented.

### ***Purpose***

The Township of Lacey’s Settlement Agreement with Fair Share Housing Center (“FSHC”) requires that the Township comply with the statutory midpoint review requirements of the Fair Housing Act (“FHA”) and specifically N.J.S.A. 52:27D-313, which provides in relevant part: “[t]he Council shall establish procedures for a realistic opportunity review at the midpoint of the certification period and shall provide for notice to the public.” Pursuant to the FSHC Settlement Agreement, that review requires the Township to post on its website, with a copy to FSHC, and an opportunity for comment, a status report regarding its compliance mechanisms and whether or not unbuilt sites/unfulfilled non-deferred mechanisms continue to present a realistic opportunity.

### ***Relevant Background***

The Township of Lacey’s Settlement Agreement with Fair Share Housing Center was signed by the Township on October 16, 2016. Subsequently, the Township received a final Judgment of Compliance and Repose October of 2018. A summary of the status and realistic opportunity provided by the various mechanisms included within the Township’s compliance plan is included below.

### ***Status and Realistic Opportunity Review***

The status of each project and mechanism included within the Township’s compliance plan is included within the attached forms, the basis of such, as provided by FSHC. As RDP/non-deferred mechanism standard applies since Lacey is an adjustment municipality, the RDP and mechanisms to meet the RDP of the Township has been provided for within its compliance plan.



Veronica Laureigh, Administrator -Township of Lacey  
Re: Midpoint Review Report

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The required Midpoint reporting has been provided based upon the Fair Share Housing Center formatting and guidelines and reporting of ongoing rehab, affordable housing construction, production of very low income units and affordable housing related expenditures for the Township of Lacey has been provided in the attached forms.

### **Conclusion**

The Township of Lacey has been proactive in the production of affordable units to ensure compliance with the requirements of the Judgement of Compliance and Repose for the Third Round obligation. The Township has a Realistic Development Potential of 112 affordable units. Additionally the Township has made exceptional progress in the meeting it's Present Need obligation with the assistance of Ocean County. As of this Midpoint review, the Township of Lacey has 288 affordable units in occupied, in production or in the planning stage addressing the Township's Prospective Need and making significant progress in satisfying the Unmet Need.

Very truly yours,

**CME Associates**

Malvika Apte, PP, AICP  
*Project Leader*

MA:slg

## 1. GENERAL INFORMATION AND TRUST FUND MONITORING

<b>MUNICIPALITY NAME:</b>	Lacey Township
<b>COUNTY:</b>	Ocean County
<b>Date through which funds reported:</b>	
<b>Name of person filling out form and affiliation/role:</b>	CME Associates-Malvika Apte, PP, AICP/ Steven Gottlieb AICP/PP
<b>Date of filling out form:</b>	June 2, 2020
<b>Email:</b>	<a href="mailto:mapte@cmeusa1.com">mapte@cmeusa1.com</a> ; <a href="mailto:sgottlieb@cmeusa1.com">sgottlieb@cmeusa1.com</a>
<b>Municipal Housing Liaison for municipality:</b>	Christopher Reid, Director of Community Development
<b>Email:</b>	lacey.commdev@laceytownship.org
<b>Income Limits Year Being Used by Municipality*:</b>	2020 Income Limits

(Note: Date in Approved Spending Plan = date through which revenues/expenditures are shown in the approved spending plan; if no approved spending plan, show revenues/expenditures through June 30, 2015 in Column B and beginning July 1, 2015 in Column C.)

### TRUST FUND INFORMATION

	Inception - Date in Approved Spending Plan or June 30, 2015	Date in Approved Spending Plan or July 1, 2015 to Present	Total
<b>REVENUE SUMMARY</b>			
Barrier Free Escrow			\$0
Development Fees	\$ 68,147	\$ 289,243	\$357,390
Interest Earned	\$ 8,279	\$ 867	\$9,146
Other Income			\$0
Payments-in-Lieu of Construction			\$0
<b>TOTAL</b>	<b>\$ 76,426</b>	<b>\$ 290,111</b>	<b>\$366,536</b>

<b>EXPENDITURE SUMMARY</b>			
Administration**	\$ 44,160	\$ 267,735	\$311,895
Affordability Assistance***			\$0
Very Low-Income Affordability Assistance			\$0
Barrier Free Conversions			\$0
Housing Activity	\$ 1,333,241	\$ 242	\$1,333,483
<b>TOTAL</b>	<b>\$ 1,377,401</b>	<b>\$ 267,978</b>	<b>\$1,645,379</b>

ADMINISTRATION: Date in Approved Spending Plan to Present		
Name	List types of administrative expenses	Amount
<b>TOTAL</b>		<b>\$0</b>

AFFORDABILITY ASSISTANCE: Date in Approved Spending Plan to Present		
Name	List affordability assistance projects and programs	Amount
<b>TOTAL</b>		<b>\$0</b>

HOUSING ACTIVITY: Date in Approved Spending Plan to Present		
Type of Housing Activity	Specific Site or Program	Amount
<b>TOTAL</b>		<b>\$0</b>

**Comments:**

\*View 2020 income limits: [https://ahpnj.org/member\\_docs/Income\\_Limits\\_2020.pdf](https://ahpnj.org/member_docs/Income_Limits_2020.pdf)

[https://ahpnj.org/member\\_docs/Income\\_Limits\\_2019\\_FINAL.pdf](https://ahpnj.org/member_docs/Income_Limits_2019_FINAL.pdf)

[https://ahpnj.org/member\\_docs/Income\\_Limits\\_2018.pdf](https://ahpnj.org/member_docs/Income_Limits_2018.pdf)

[https://ahpnj.org/member\\_docs/Income\\_Limits\\_2017.pdf](https://ahpnj.org/member_docs/Income_Limits_2017.pdf)

\*\*Administrative expenses cannot total more than 20% of collected revenues, less any Administrative expenses already disbursed.

\*\*\*Affordability Assistance must equal at least 30% of revenues collected after July 2008, with one-third of that dedicated to very low-income Affordability Assistance



**3. PRIOR AND THIRD ROUND MONITORING**

Site / Program Name:	Walters-Phase I	Walters-Phase II	Sea Breeze	Walters-Phase III
Project developer:	Walters Group	Walters Group	Toll Brothers	Walters Group
Compliance Mechanism:	100% Affordable	100% Affordable	100% Affordable	100% Affordable
Compliance Mechanism #2 (if project has multiple):				
Round:	Third Round	Third Round	Third Round	Third Round
Block (if multiple separate by commas):	1837	1837.01	1901.25	1837.01, 1853, 1854
Lot (if multiple separate by commas):	8.05	8.07		18.03, 8.04, 1-48, 1-48
Address:	Gary Smith Way Lacey Township	Gary Smith Way Lacey Township	Newark Ave Lacey Township	Gary Smith Way Lacey Township
Construction required to begin by (for mechanisms other than inclusionary development):				
Status:	Built	Built	Built	In Progress
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):				
If "approved not built" or "under construction," date of site plan and/or subdivision approval:				
If "under construction," expected date of completion:				
Date of issuance of C.O.:				
If "built," date controls began:			7/1/2011	
Length of Affordability Controls (years):	30		30	
Administrative Agent or other entity responsible for affirmative marketing:	Walters Group 500 Barnegat Boulevard Building 100 Barnegat, NJ 08005 609-242-6430	Walters Group 500 Barnegat Boulevard Building 100 Barnegat, NJ 08005 609-242-6430	Inc., 1970 Brunswick Avenue Suite 100 Lawrenceville, NJ 08648 609-656-4205	Walters Group 500 Barnegat Boulevard Building 100 Barnegat, NJ 08005 609-242-6430
Contribution (for payments in lieu)				
Total Affordable Housing Units Proposed	70	48	100	70
Total Affordable Housing Units Completed to Date	70	48	100	
<b>Type of Affordable Units:</b>				
Family	70	48		70
Family For-Sale	0			
Family Rental	70	48		70
Senior			100	
Senior For-Sale	0			
Senior Rental			100	
Supportive/Special needs	0			
Supportive For-Sale	0			
Supportive Rental	0			

**Bedroom/Income Splits:**

<b>1 BR/or Efficiency Affordable Units</b>	14	8	86	70
Very Low-Income:	2		11	9
Low-Income:	5	4	35	26
Moderate-Income:	6	4	43	35
<b>2 BR Affordable Units</b>	43	28	14	0
Very Low-Income:	5	5	2	
Low-Income:	16	9	5	
Moderate-Income:	22	14	7	
<b>3+ BR Affordable Units</b>	14	12		0
Very Low-Income:	2			
Low-Income:	5	6		
Moderate-Income:	7	6		
<b>Supportive/Special Needs Units:</b>				0
Very Low-Income:				
Low-Income:				
Moderate-Income:				

**OVERALL PRIOR AND THIRD ROUND SUMMARY**

	NUMBER	PERCENT
<b>Total Units</b>	218	-
Very-Low Income Units	36	17%
Low-Income	111	51%
Moderate-Income	144	66%
Family	188	86%
Senior	100	46%
Supportive/Special Needs	0	0%
For Sale	0	0%
Rental	288	132%

Comments:

**4. VERY LOW INCOME REPORTING**

<b>Very Low Income Units approved and constructed since July 17, 2008</b>				
<b>Development/Compliance Mechanism</b>	<b>Total Affordable Units</b>	<b>VLI units constructed as of date of report</b>	<b>VLI units not constructed as of date of this report but still planned</b>	<b>Type of Very Low Income Unit (Family, Senior, Special Needs)</b>
Walters I-100% affordable	70	9		Family
Walters II-100% affordable	48	5		Family
Sea Breeze-100% affordable	100	13		Senior
Walters III-100% Affordable	70		9	Family
<b>Total</b>	<b>288</b>	<b>27</b>	<b>9</b>	

This tab provides reporting required on very low income units, i.e. units affordable to and reserved for households at or below 30% of regional median income See N.J.S.A. 52:27D-329.1.