JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALESI, PE, PP, CME



TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

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

June 30, 2020 VLA00062.09 Page 2

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

MUNICIPALITY NAME:	Lacey Township
COUNTY:	Ocean County
Date through which funds reported:	

Name of person filling out form and affiliation/role: CME Associates-Malvika Apte, PP, AICP/ Steven Gottlieb AICP/PP

Date of filling out form: June 2, 2020

Email: <u>mapte@cmeusa1.com; sgottlieb@cmeusa1.com</u>

Municipal Housing Liaison for municipality: Christopher Reid, Director of Community Development

Email: lacey.commdev@laceytownship.org

Income Limits Year Being Used by Municipality\*: 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

# **TRUST FUND INFORMATION**

revenues/expenditures through June 30, 2015 in Column B and beginning July 1, 2015 in Column C.)

Incention - Date in Approved Spending Plan or June 30, 2015 Date in Approved Spending Plan or July 1, 2015 to Present Total

	inception - Date in	Approved Spending Plan of June 30, 2015	Date in Approved Spending Flan of July 1, 2015 to Fresent	TOLAI
REVENUE SUMMARY				
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
TOTAL	\$	76,426	\$ 290,111	\$366,536

EXPENDITURE SUMMARY			
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
TOTAL	\$ 1,377,401	\$ 267,978	\$1,645,379

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

Name	List affordability assistance projects and programs	Amount
OTAL		

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

# **Comments:**

\*View 2020 income limits: 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\_2018.pdf

https://ahpnj.org/member\_docs/Income\_Limits\_2017.pdf

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

<sup>\*\*\*</sup>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

#### 2. REHABILITATION

Comments:

Total Third Round rehabiltation obligation	
Rehabilitation program administrator(s) with email, phone number, and address: (if multiple rehab programs list administrator for each)	Ocean County Planning Department
Period of time covered (Only completed rehabs since either the adoption of the Housing Element and Fair Share Plan or the previous annual report should be included on this sheet):	

Please list below all units rehabilitated towards the municipality's Third Round rehabilitation obligation.

	2							3			4	5	7	8	9	10	11	12	13
Street Address	Case Number (if applicable)	Rehab program used (e.g. county program, municipal rental rehab)	Block	Lot	Unit Number	Owner	Renter	Very Low	Low	Modera te	Final Inspection Date (mm/dd/yy)	Funds expended on hard costs (\$)	Funds recaptured	Major system(s) repa	Was unit below code and raised to code? (Y/N)	Effective date of affordability controls (mm/dd/yy)	Length of affordability controls (years)	Affordability control removed (Y/N)	Creditworti (Y/N)
1203 Varuna Drive		Municipal	480	12	1203	Х				х	02/04/20	\$21,650.00	\$0.00	1, 8, 4	Y	6/1/2019	10	N	Υ
729 Bermuda Avenue		Municipal	123.01	2	729	х			х		08/05/19	\$11,400.00	\$0.00	1,2,4	Υ	4/15/2019	10	N	Υ
112 Lawrence Drive		HOME Rehab (County	745.01	7	112	х					N/A	\$31,900.00	\$0.00	N/A	N	3/15/2020	10	N	Υ
120 Nantucket Road		County	114	20	120	х					04/15/15	\$15,025.00	\$0.00						1
141 Fox Hollow Drive		County	1721.01	6	141	х					08/15/15	\$10,700.00	\$0.00						
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Verification by Program Administrator that all households are income eligible, that appropriate affordability controls are in place and that rental prices conform to COAH regulations.	· · · · · · · · · · · · · · · · · · ·				
Program Administrator	Date	Code Official	Date		

# 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	1	8.03, 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/YYY):				
If "approved not built" or "under construction," date				
of site plan and/or subdivision approval:				
or 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	Walters Group	Walters Group	Inc., 1970	Walters Group
affirmative marketing:	500 Barnegat Boulevard	500 Barnegat Boulevard	Brunswick Avenue	500 Barnegat Boulevard
, and the second	Building 100	Building 100	Suite 100	Building 100
	Barnegat, NJ 08005	Barnegat, NJ 08005	Lawrenceville, NJ 08648	Barnegat, NJ 08005
	609-242-6430	609-242-6430	609-656-4205	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	
Type of Affordable Units:				
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:

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

OVERALL PRIOR AND THIRD ROUND SUMMARY					
	NUMBER	PERCENT			
Total Units	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

Very Low Income Units approved and constructed since July 17, 2008							
Development/Compliance Mechanism	Total Affordable Units	VLI units constructed as of date of report	VLI units not constructed as of date of this report but still planned	Type of Very Low Income Unit (Family, Senior, Special Needs)			
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			Family			
	200	27					
Total	288	27	9				

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.