

Wall Township Affordable Housing

Township Committee
Informational Forum

July 24, 2019

Clarke Caton Hintz



WHY SETTLE?

- ❑ Establishes an absolute number of required units for Wall Township that can not be modified by Court Action

- ❑ Immunity to Lawsuits which equates to Local Control of:
 - Zoning
 - Location
 - Quantity
 - Density

- ❑ Negotiated Community Improvements:
 - Storm Water Controls on Allenwood Road
 - Elimination of Properties with High Crime Activity
 - Increase Water Pressure and Supply in an underserved section
 - Economic Stimulus in Targeted Area

Every municipality in the State of NJ has a constitutional obligation to provide for the realistic opportunity for the production of affordable housing.

Historical Context

1975 **Mount Laurel I**

Each municipality has a constitutional obligation to provide affordable housing

1983 **Mount Laurel II**

Creation of municipal obligations
Court approves Housing Plans
Creates 'Builders Remedy'

1985 **Fair Housing Act**

COAH created to administer FHA

1986-2014 **COAH Rule Making**

COAH administered the FHA and promulgated first, second and third round rules

Third Round History

2004 - 2013

3rd Round Rules

“Growth share” rules are adopted twice and overturned

2013

Supreme Court Decision

Invalidated methodology
Ordered new rules to be adopted

2014

COAH Fails to Adopt

COAH fails to adopt 3rd round rules

2014

FSHC Motion

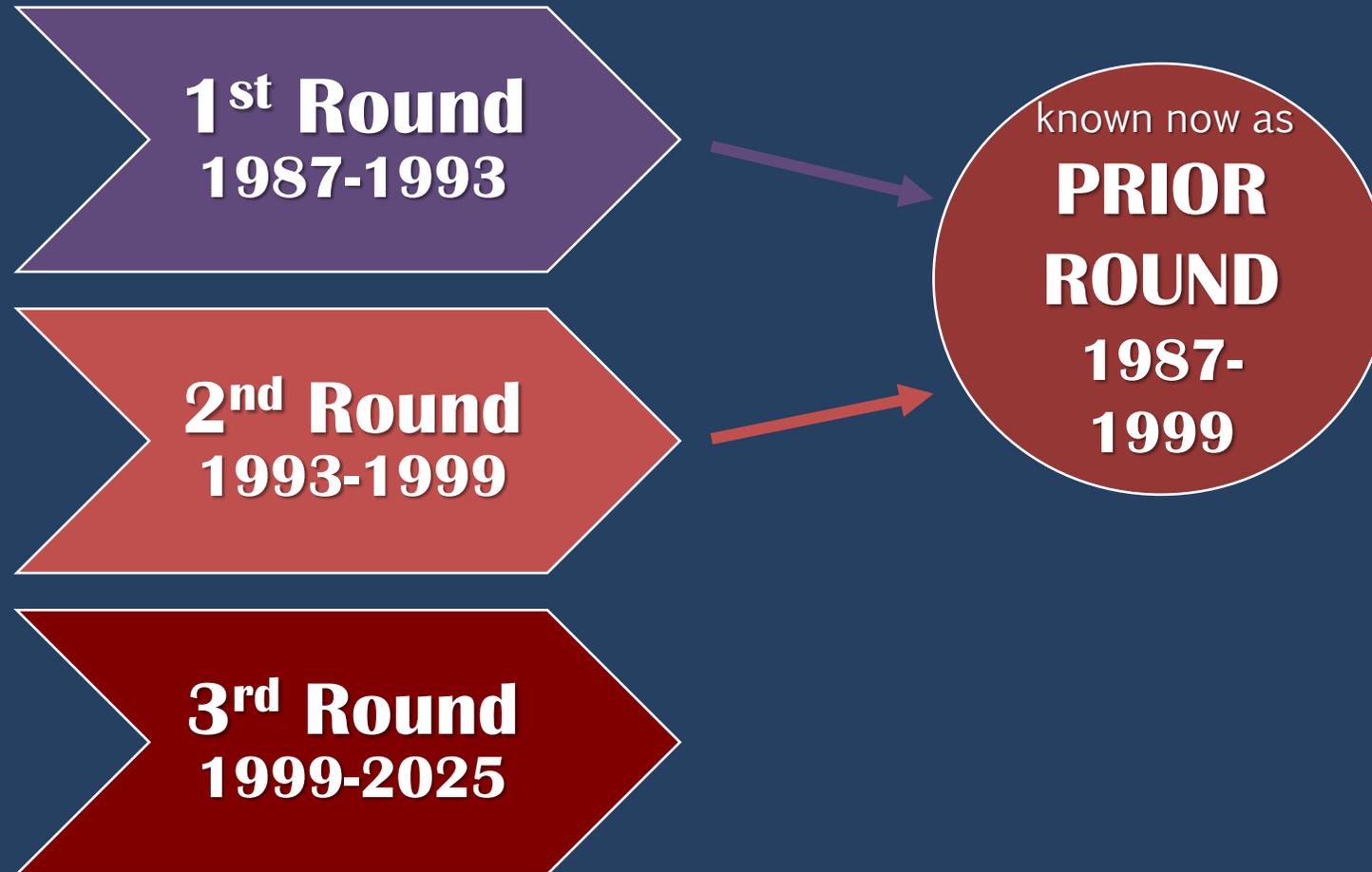
Fair Share Housing Center (FSHC) files motion to compel the State to adopt rules

2015

Mount Laurel IV

Supreme Court transfers approval of housing plans from COAH to Courts

COAH Rulemaking “Rounds”



Who qualifies for Affordable Housing?

Based on 2019 Regional Median Income in
Mercer, Monmouth & Ocean Counties

Maximum Household Income				
	1 Person	2 Person	3 Person	4 Person
Median	\$66,022	\$75,454	\$84,885	\$94,317
Moderate	\$52,817	\$60,363	\$67,908	\$75,454
Low	\$33,011	\$37,727	\$42,443	\$47,158
Very Low	\$19,807	\$22,466	\$25,466	\$28,295

What is Affordable Housing?

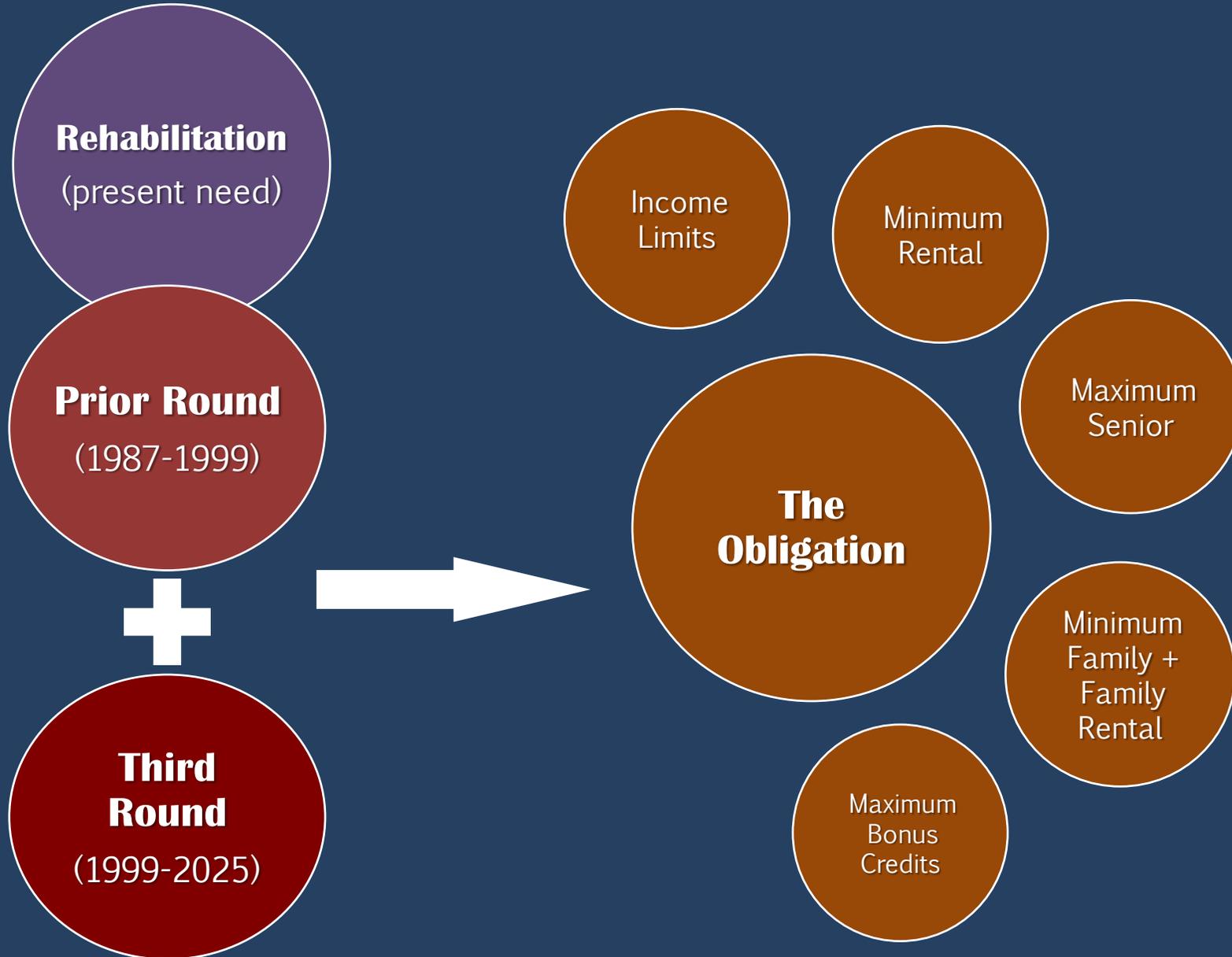
Affordable Home Sales Prices (Illustrative Low to Moderate)

- One-bedroom: \$91,000 - \$137,500
- Two-bedroom: \$108,000 - \$172,800
- Three-bedroom: \$125,600 - \$190,500

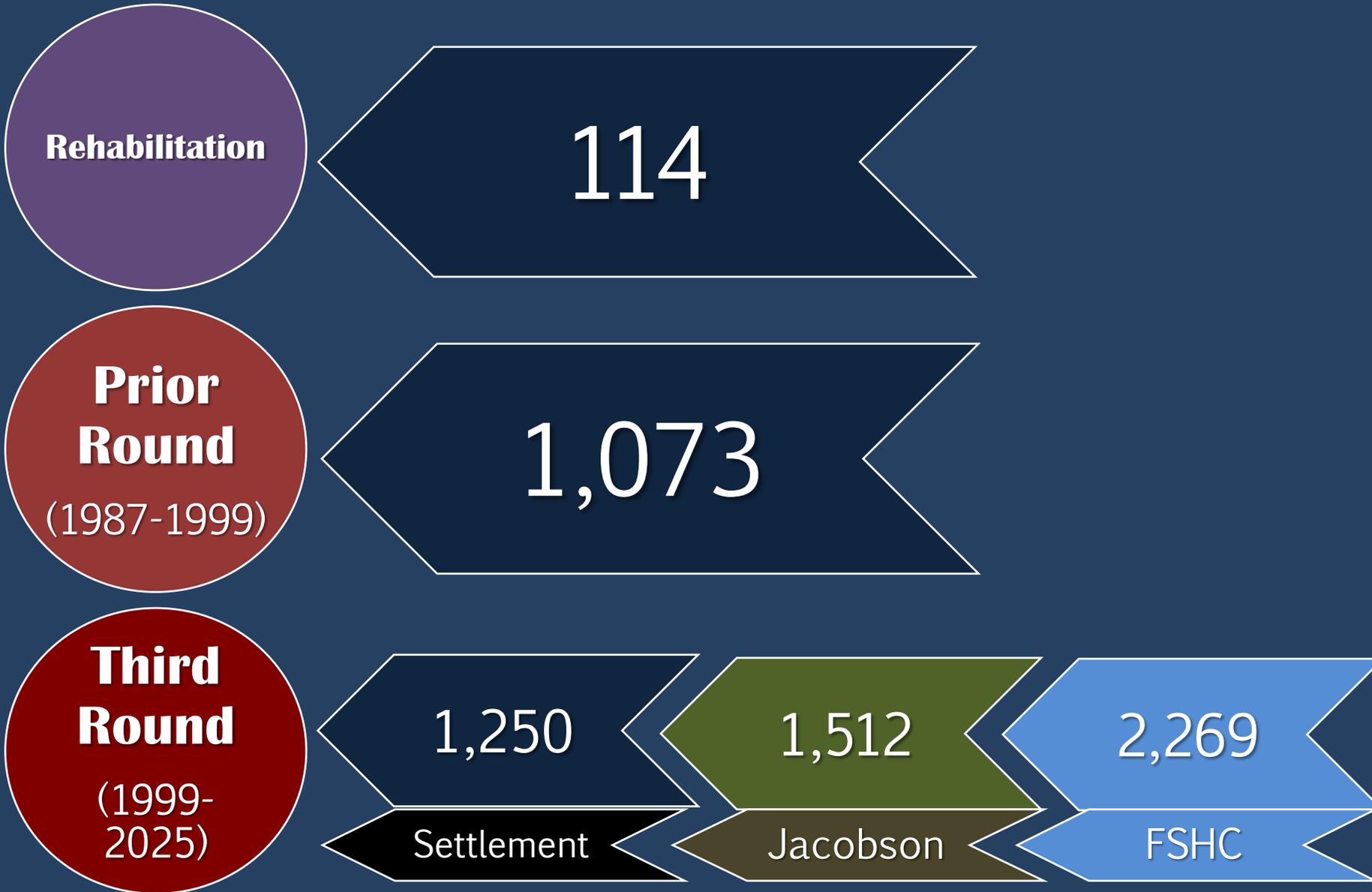
Affordable Rents (Illustrative Very Low to Moderate)

- One-bedroom: \$575 - \$1,145
- Two-bedroom: \$685 - \$1,375
- Three-bedroom: \$795 - \$1,595

The Obligation



Wall Township Obligation



Satisfying the Obligation

Rehabilitation: 114

- County Program - homeownership
- Township Program – rental rehabilitation

Prior Round: 1,073

- RCA – funds transferred (50% or 542 units)
- Group Homes – Existing - completed
- Inclusionary family for sale – completed
- 100% Affordable senior and family rental units – completed
- Assisted Living - completed
- Market to Affordable - completed

Satisfying the Third Round Obligation

Utilize Existing Stock of Housing

- Supportive and Special Needs
- Market to Affordable
- Affordability Controls on Existing Units

New Programs/Sites

- Inclusionary Housing
- 100% Affordable Development: Municipally Sponsored
- Maximize family rental bonuses (25%) + senior credits (25%)

Satisfying the Obligation



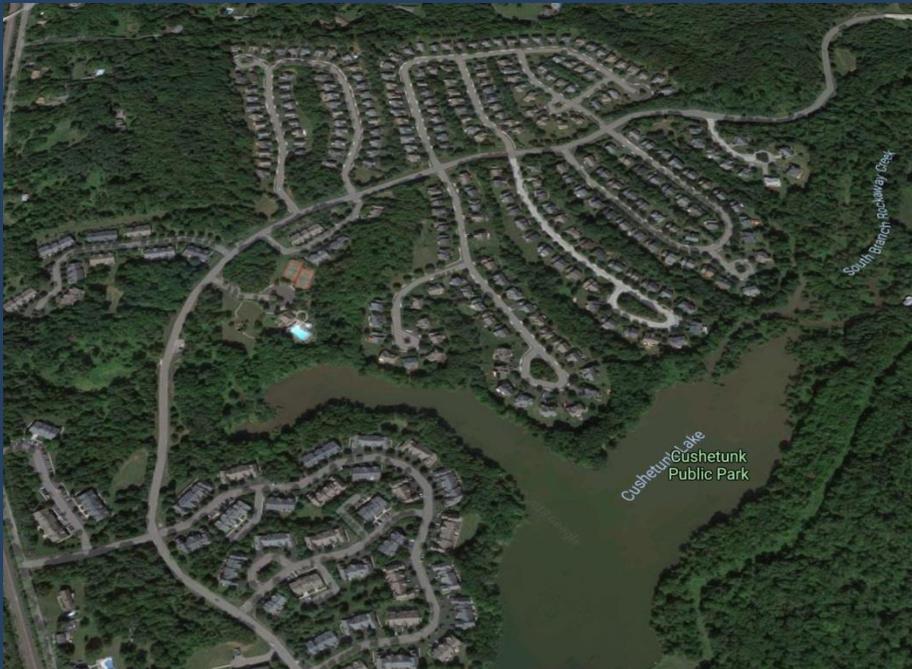
Satisfying the Obligation

What?

Zoning that requires market rate (MR) residential development to include affordable housing (AH).

Why?

To create mixed income opportunities that would not otherwise be created.



Benefits

- Developer responsibility
- Integrated affordable housing

Challenges

- Increased densities, units and land area
- Base set-aside (15-20%)

5 MR units = 1 AH is required

Satisfying the Obligation



- 100% Affordable Development
- Supportive/Special Needs Housing (Group Homes)
- Market-to-Affordable
- ~~RCA's~~

Satisfying the Obligation

- 100% Affordable Development
- Supportive/Special Needs Housing (Group Homes)
- Market-to-Affordable



Benefits

- Economies of scale
- Federal/State Funding
- Bonus credits for rental – 2 for 1
- Municipal control

Challenges

- Concentration of AH units
- Funding is not guaranteed

Satisfying the Obligation

- 100% Affordable Development
- Supportive/Special Needs Housing (Group Homes)
- Market-to-Affordable



Benefits

- Fulfills Large Need
- Infill Housing
- Credits by Bedroom
- No School Age Children

Challenges

- Increasing Costs

Satisfying the Obligation

- 100% Affordable Development
- Supportive/Special Needs Housing (Group Homes)
- Market-to-Affordable



Benefits

- Use of existing housing stock
- Integrated throughout Twp
- Remedy for vacant homes

Challenges

- Cost based on market conditions
- Credit Cap
- Management of rental units

Satisfying the Obligation



- Surplus Credits
- Rental Bonuses – 25% of obligation
- Affordability Controls on Existing Units
- ~~RCA's~~

Satisfying the Third Round Obligation

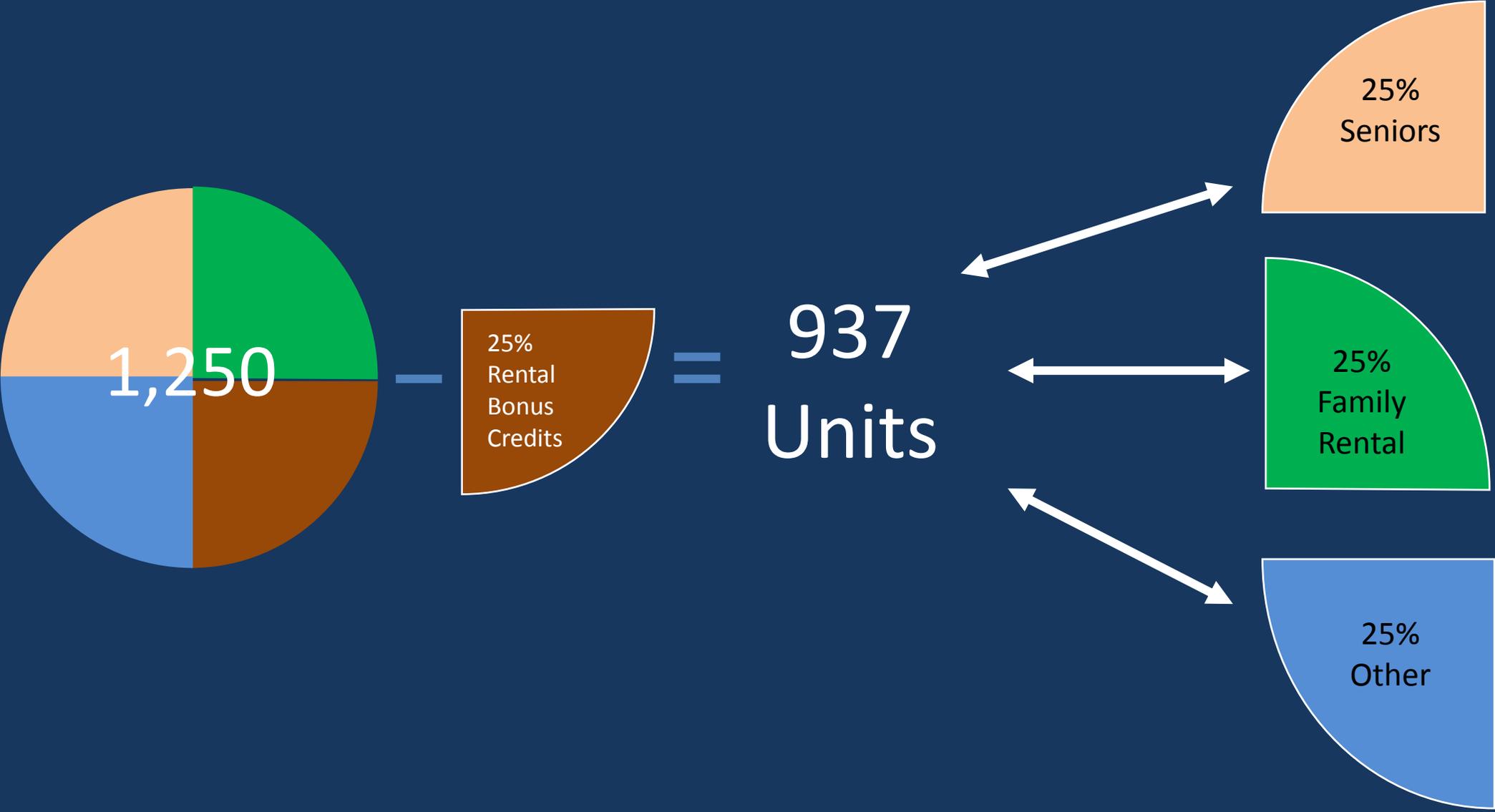
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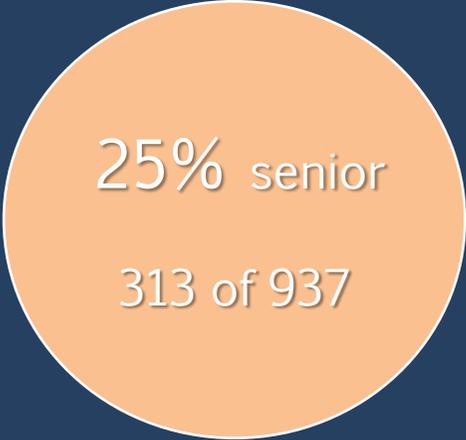
New Programs/Sites

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Satisfying Wall Township's Obligation



Satisfying Wall Township's Obligation

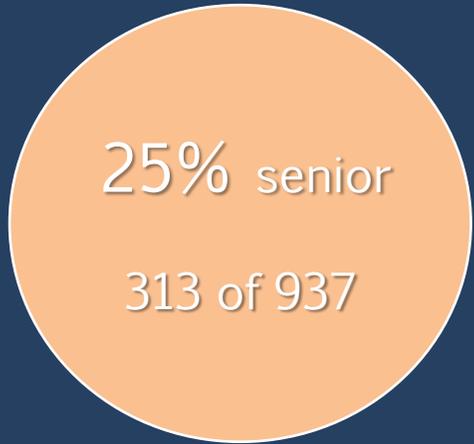


25% senior

313 of 937

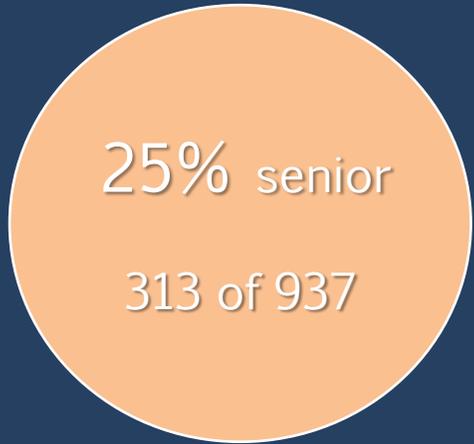
- Sunnyside
 - Assisted Living (8 of 80 beds)
 - Completed
 - 2500 Ridgewood Road

Satisfying Wall Township's Obligation



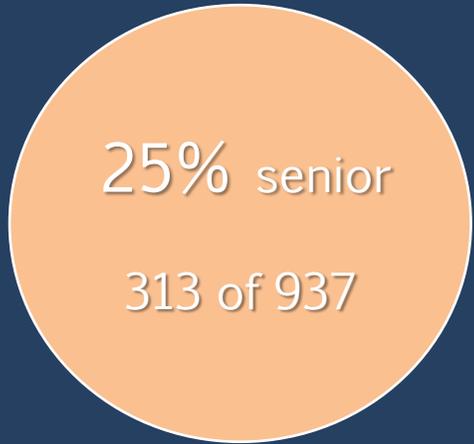
- Allenwood Terrace
 - 100% Affordable (85)
 - Approved
 - 2101 Allenwood Road

Satisfying Wall Township's Obligation



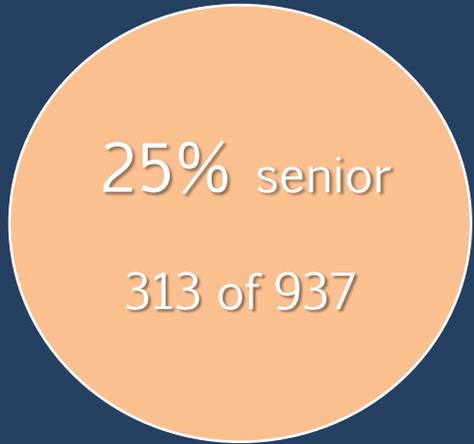
- Holly Boulevard
 - 100% Affordable (150)
 - Proposed
 - Township owned parcel
 - Corner of Holly Blvd and Route 34

Satisfying Wall Township's Obligation



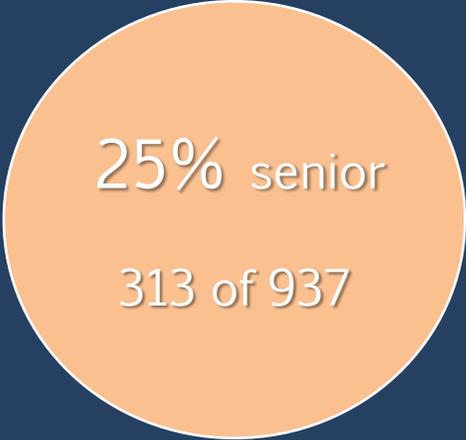
- Sea Glass
 - Inclusionary (10/50)
 - Proposed
 - 1903 Atlantic Avenue

Satisfying Wall Township's Obligation



- Colfax Plaza
 - 100% Affordable (27)
 - Existing
 - 2510 Belmar Blvd

Satisfying Wall Township's Obligation

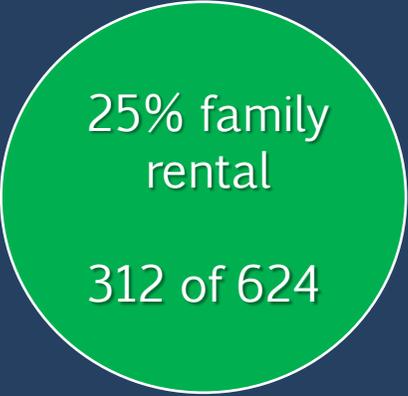


25% senior

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- Peddlers Village
 - Inclusionary mixed-use (32)
 - Proposed redevelopment
 - 1407 Atlantic Ave

Satisfying Wall Township's Obligation

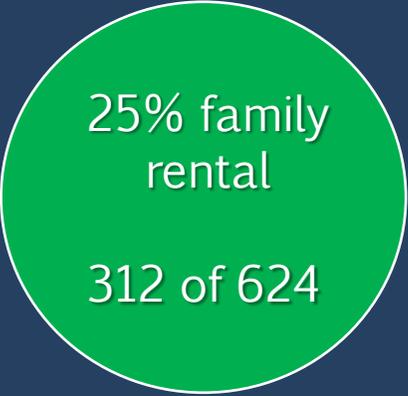


25% family
rental

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- Glen Oaks
 - Inclusionary (24/120)
 - Approved
 - Allenwood Road & Rt. 138

Satisfying Wall Township's Obligation

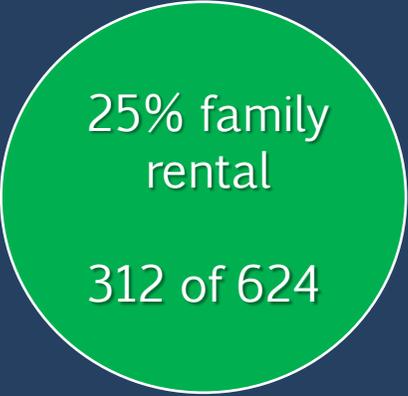


25% family
rental

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- Schwartz Farm
 - Inclusionary (46/228)
 - Proposed
 - 5155 Asbury Road

Satisfying Wall Township's Obligation



25% family
rental

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- Edgewood Properties
 - Inclusionary (50/250)
 - Proposed
 - Block 816 Lot 5 (area Bound by Routes 34, 35 and Lakewood Rd)

Satisfying Wall Township's Obligation

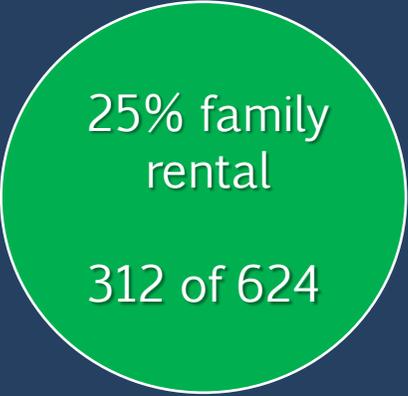


25% family
rental

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- Hope Chapel
 - Supportive Needs Housing (130)
 - Proposed
 - 5006 Marshall Road

Satisfying Wall Township's Obligation



25% family
rental

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- Longwood Meadows
 - Inclusionary (32/160)
 - Proposed
 - 1920 Highway 35

Satisfying Wall Township's Obligation



25% family
rental

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- Mack-Cali Rental
 - Inclusionary (34/170)
 - Proposed
 - 1452 Highway 34



Satisfying Wall Township's Obligation

- Mack-Cali For-Sale
 - Inclusionary (34/170)
 - Proposed
 - 1452 Highway 34



Satisfying Wall Township's Obligation

- **AWS**
 - Supportive Needs bedrooms (8)
 - Existing

Satisfying Wall Township's Obligation



- Habitat for Humanity
 - Municipally Sponsored (1)
 - Existing

Satisfying Wall Township's Obligation



- K. Hovnanian
 - Inclusionary For-Sale (21/104)
 - Proposed
 - 4151 Dunroamin Road



Satisfying Wall Township's Obligation

- American Properties
 - Inclusionary For-Sale (32/157)
 - Proposed
 - Rt 33/34 and Wycoff Road



Satisfying Wall Township's Obligation

- 33/34 Redevelopment
 - Inclusionary redevelopment (130/650)
 - Proposed
 - Route 33/34 Corridor



Satisfying Wall Township's Obligation

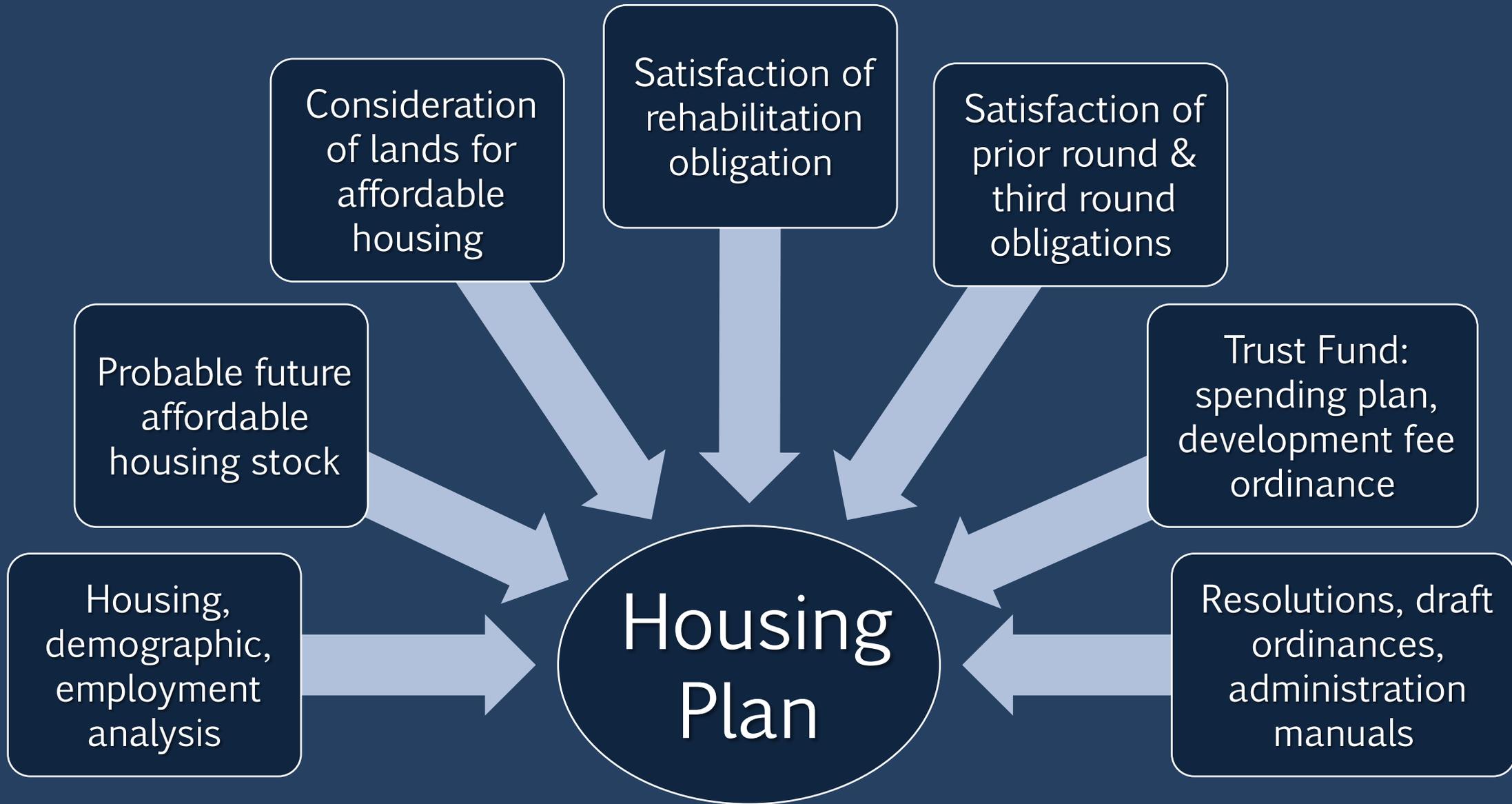
- Motel Redevelopment
 - Inclusionary Redevelopment (59)
 - Proposed
 - Scattered

Satisfying Wall Township's Obligation



- Scattered Sites
 - Municipally sponsored (19)
 - Proposed
 - Twp owned scattered sites

Housing Element/Fair Share Plan



Every municipality in the State of NJ has a constitutional obligation to provide for the realistic opportunity for the production of affordable housing.

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