# **AFFORDABLE HOUSING**

## THIRD ROUND MIDPOINT REVIEW

## PREPARED FOR:

## Township of Galloway Atlantic County, New Jersey

June 30, 2020

Prepared By:



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## Affordable Housing Midpoint Review Report

## Township of Galloway, Atlantic County, New Jersey

CME Associates ("CME") is pleased to provide this mid-point review report for the Township of Galloway outlining the progress made by the Township since the adoption of the Housing Plan Element and Fair Share Plan by the Planning Board in May of 2018. This report should serve to satisfy one of the major requirements of the Township's affordable housing compliance reporting in the Third Round (1999-2025).

## **Purpose**

The Township of Galloway'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

Galloway's Settlement Agreement with Fair Share Housing Center was signed by the by the Township on December 12, 2017. Subsequently, the Township received a final Judgment of Compliance and Repose on June 27, 2018, and a Consent Order establishing compliance with the Conditions of the Final Third Round Judgment of Compliance and Repose on August 29, 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 (Exhibits A-E), as provided by FSHC. As the realistic opportunity standard applies to all mechanisms for non-adjustment municipalities and RDP/non-deferred mechanisms for Vacant Land/Durational Adjustment municipalities, a realistic opportunity review has been provided for the mechanisms within its compliance plan.



## **Trust Fund Monitoring:**

The Township's adopted Spending Plan included figures for the Affordable Housing Trust Fund through the end of 2017. Since that time, there have been \$7,164,267.00 in deposits, interest, and other revenues into the Township's Trust Fund. The Township has spent \$549,191.37 of these funds on administrative expenses, \$214,151.06 on affordability assistance programs, and \$5,549,270.65 on barrier free conversions, to convert living spaces into accessible spaces for those with physical disabilities.

### **Rehabilitation Monitoring:**

Since the adoption of the Housing Plan Element and Fair Share Plan in May of 2018, there have been three homes rehabilitated in Galloway by the Atlantic County Improvement Authority.

## **Prior Round and Third Round Monitoring:**

The Township has satisfied its Prior Round obligation. The following projects listed in the Housing Plan Element and Fair Share Plan to address the Third Round need have not yet been completed:

- Heritage Village (under construction)
- Nantucket Redevelopment (Redevelopment Plan in place)
- Blue Heron Pines (approved)
- ARC of Atlantic County (proposed)
- Habitat for Humanity (proposed)

## **Very Low Income Monitoring:**

Very Low Income reporting is due 30 days from the third anniversary of the signing of the Settlement Agreement, which will be on January 16, 2021.

#### Conclusion

The Township is on track to satisfy its affordable housing obligations as determined by the Settlement Agreement, the Final Judgment of Compliance and Repose, and as outlined in the adopted Housing Plan Element and Fair Share Plan that was approved by the court.

The Township is behind on the targets established for the Habitat for Humanity projects, and the ARC of Atlantic County project, but is working diligently to meet their obligations by the end of the Third Round in June of 2025.



## Comments

Any interested party is invited to submit comments to the Township of Galloway with a copy to Fair Share Housing Center, regarding whether any sites no longer present a realistic opportunity for the development of affordable housing, and should be replaced. Comments may be directed to the Township Clerk with a copy to Fair Share Housing Center.

Kelli Danieli, RMC Galloway Township Township Clerk 300 E. Jimmie Leeds Road Galloway, NJ 08205 (609) 652-3700 ext. 292 Kdanieli@gtnj.org

Adam Gordon, Esq.
Fair Share Housing Center
510 Park Boulevard
Cherry Hill, NJ 08002
AdamGordon@fairsharehousing.org

## **EXHIBITS**:

Affordable Housing Trust Fund Monitoring

Rehabilitation Monitoring

Prior Round and Third Round Monitoring

Very Low Income Monitoring

Affordable Housing Questions

## **EXHIBIT A:**

## AFFORDABLE HOUSING TRUST FUND MONITORING

#### 1. GENERAL INFORMATION AND TRUST FUND MONITORING

MUNICIPALITY NAME:	Galloway Township	
COUNTY:	Atlantic County	
Date through which funds reported:		
Name of person filling out form and affiliation/role:	Chris Dochney, PP, AICP, Township Planning Consultant	
Date of filling out form:	30-Jun-2	0
Email:	cdochney@cmeusa1.com	
Municipal Housing Liaison for municipality:	Linda A. McDevitt	
Email:	Imcdevitt@gtnj.gov	
Income Limits Year Being Used by Municipality*:	202	0
	(Note: Date in Approved Spending Plan = date through whic	h revenues/expenditures are
TRUST FUND INFORMATION	revenues/expenditures thro	ough June 30, 2015 in Colum
	Inception - December 31, 2017	January 1, 2018 to Presen

meetic semis real semiglosed symmetry				
	(Note: Date in Approved Spending Plan = date thro	ugh which revenues/expenditures are shown in	the approved spending plan; if no app	roved spending plan, show
TRUST FUND INFORMATION		ures through June 30, 2015 in Column B and be		
·	Inception - December 31, 2017	January 1, 2018 to Present	Total	
REVENUE SUMMARY				
Barrier Free Escrow				Ş
Development Fees		\$	2,141,561.07	\$2,141,50
Interest Earned		\$	553,629.42	\$553,62
Other Income		\$	199,076.02	\$199,07
Payments-in-Lieu of Construction		\$	4,270,000.00	\$4,270,00
TOTAL	\$	1,449,120 \$	7,164,267	\$8,613,38
EXPENDITURE SUMMARY				
Administration**		\$	549,191.37	\$549,19
Affordability Assistance***		\$	214,151.06	\$214,15
Very Low-Income Affordability Assistance				Ç
Barrier Free Conversions		\$	5,549,270.65	\$5,549,27
Housing Activity				Ç
TOTAL	\$	- \$	6,312,613	\$6,312,61
ADMINISTRATION: Date in Approved Spending	Plan to Present			
Name	List types of administrative expenses	Amount		
TOTAL			\$0	
		_		
AFFORDABILITY ASSISTANCE: Date in Approved	Spending Plan to Present			
Name	List affordability assistance projects and programs	Amount		
1				

AFFORDABILITY ASSISTANCE: Date in Approved Spending Plan to Present											
Name	List affordal	bility assistance projects and programs	Amount								
		_									
TOTAL	•	•	\$0								

Type of Housing Activity	Specific Site or Program	Amount
·· · · · · · · · · · · · · · · · · · ·		
TOTAL		

Comments:

## **EXHIBIT B:**

## **REHABILITATION MONITORING**

#### 2. REHABILITATION

Total Third Round rehabiltation obligation	180
Rehabilitation program administrator(s) with email, phone number, and address: (if multiple rehab programs list administrator for each)	
	Atlantic County Improvement Authority
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):	May 2018 - June 2020

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

Trease has below an arms remainitated towards are manieparty a mind roam	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	Date (IIIII) dd/ yy)	Funds expended on hard costs (\$)	Funds recaptured	repaired	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)	Creditworthy (Y/N)
314 S. Avenue B, Galloway NJ 08205	HR-2018-03	Atlantic County	594	1.02						х	03/11/19	\$20,441.00		Roof, Weatherization	Υ				Υ
321 E. Charles Drive, Galloway NJ 08205	Galloway Recapture Funds	Atlantic County	945	17				×			09/09/19	\$12,014.00		Roof	Υ				Υ
616 Roosevelt Ave, South Egg Harbor NJ 08215		Atlantic County	34	1				×			02/11/20	\$8,094.00		Well / Water	Υ				Υ
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							İ	İ	İ	İ									1
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Comments:

## **EXHIBIT C:**

## PRIOR ROUND AND THIRD ROUND MONITORING

	Prior Cycle Credits / Credits	Society Hill / Wrangleboro					
Site / Program Name:	without Controls		Aloe Village	Countryside Meadows	Seashore Gardens	302 Orange Tree Ave	430 Tulip Ave
Project developer:	Various	K. Hovnanian	Municipally Developed	Presbyterian Homes	Seashore Gardens Non Profit	Habitat for Humanity	Habitat for Humanity
				· ·		· · · · · · · · · · · · · · · · · · ·	
Compliance Mechanism:	Other	Inclusionary zoning	100% Affordable	100% Affordable	100% Affordable	100% Affordable	100% Affordable
Compliance Mechanism #2 (if project has multiple):							
Round:	Prior Round	Prior Round	Prior Round	Prior Round	Third Round	Third Round	Third Round
Block (if multiple separate by commas):		978		561		775	716
Lot (if multiple separate by commas):		2		44.05		8.01	2
Address:					22 East Jimmie Leeds Road	302 Orange Tree Ave	430 Tulip Ave
Construction required to begin by (for mechanisms							
other than inclusionary development):							
Status:	Built	Built	Built	Built	Built	Built	Built
If project has site plan /or subdivision approval,	Some	Suit	Suit	Dunc	Built	Dunc	Suit
date building permits received (DD/MM/YYY):							
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:						9/4/2003	11/30/2007
Length of Affordability Controls (years):						30	30
Administrative Agent or other entity responsible							
for affirmative marketing:							
_							
						Habitat for Humanity	Habitat for Humanity
Contribution (for payments in lieu)							
Total Affordable Housing Units Proposed	6	0 57	67	84	58	1	1
Total Affordable Housing Units Completed to Date	6	0 57	67	84	. 58	1	1
				1		1	
Type of Affordable Units:				1		1	
Family		0 57		0		1	1
Family For-Sale		0 57				1	1
Family Rental	İ	İ	İ		İ		
Senior		0	67	84	46	0	0
Senior For-Sale		0					
Senior Rental		0	67	84	46	<b>5</b>	_
Supportive/Special needs		0		0	12	0	
Supportive For-Sale		0					
Supportive Rental		0			12		

1 BR/or Efficiency Affordable Units	0	0	0	84	0	0	0
Very Low-Income:							
Low-Income:				84			
Moderate-Income:							
2 BR Affordable Units	0	57	0	0	0	0	0
Very Low-Income:							
Low-Income:		28					
Moderate-Income:		29					
3+ BR Affordable Units	0	0	0	0	0	0	0
Very Low-Income:							
Low-Income:							
Moderate-Income:							
Supportive/Special Needs Units:	0	0	0	0	0	0	0
Very Low-Income:							
Low-Income:		·					·
Moderate-Income:		·					

Site / Program Name:	444 Tulip Ave	421 Upas Ave	300A Yam Ave	Market to Affordable	371 S.Odessa Dr	527 10th Ave	Bayview Cottage 1	Bayview Cottage 2
Project developer:	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Ron Rukenstein	Arc of Atlantic County	Arc of Atlantic County		
Compliance Mechanism:	100% Affordable	100% Affordable	100% Affordable	Market-to-Affordable	Support and special needs	Support and special needs	Support and special needs	Support and special needs
Compliance Mechanism #2 (if project has multiple):								
Round:	Third Round	Third Round	Third Round	Third Round	Prior Round	Prior and Third Round	Prior Round	Prior Round
Block (if multiple separate by commas):	715	615		varies	467.02			
Lot (if multiple separate by commas):	715	9		varies		25.01, 25.02	38	
Lot (ii multiple separate by commas).	-			10 / II aparioc court, 11		25.01, 25.02	30	35
Address:	444 Tulip Ave	421 Upas Ave	300A Yam Ave	Iroquois Court, 16 Iroquois Court, 71 Iroquois Court, 64	371 S. Odessa Drive	527-529 Tenth Avenue	613 South New York Road	615 South New York Road
Construction required to begin by (for mechanisms other than inclusionary development):								
Status:	Built	Built	Built	Built	Built	Built	Built	Built
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:								
If "under construction," expected date of completion:								
Date of issuance of C.O.:								
If "built," date controls began:	1/6/2009	8/12/2010	9/18/2012		6/21/1985	5/27/2011	7/28/1998	
Length of Affordability Controls (years):	30	30	30	30			30	30
Administrative Agent or other entity responsible for affirmative marketing:								
	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Ron Rukenstein & Associates	The Arc of Atlantic County	The Arc of Atlantic County		
Contribution (for payments in lieu)	,	,						
Total Affordable Housing Units Proposed	1	1	1	7	7 3	8	7	7
Total Affordable Housing Units Completed to Date	1	1	1	7	7 3	8	7	7
Type of Affordable Units:								
Family	1	1	1	7	0	0		0
Family For-Sale	1	1	1	·		· ·	Ĭ	Ĭ
Family Rental	_	_	1	7	,		İ	
Senior	0	0	0	i	0	0	0	0
Senior For-Sale								
Senior Rental								i
Supportive/Special needs	0	0	0	C	3	8	7	7
Supportive For-Sale			İ					
Supportive Rental			İ		3	8	7	7

1 BR/or Efficiency Affordable Units	0	0	0	0	0	0	0	0
Very Low-Income:								
Low-Income:								
Moderate-Income:								
2 BR Affordable Units	0	0	0	0	0	0	0	0
Very Low-Income:								
Low-Income:								
Moderate-Income:								
3+ BR Affordable Units	0	0	0	0	0	0	0	0
Very Low-Income:								
Low-Income:								
Moderate-Income:								
Supportive/Special Needs Units:	0	0	0	0	0	0	0	0
Very Low-Income:								
Low-Income:							·	
Moderate-Income:								

Site / Program Name:	Bayview Cottage 3	CODI 1	CODI 2	East Summerwood Ave	506 Second Ave	406 First Ave	513 Pitney Road	Community Options
Project developer:		Development, Inc	Development, Inc.	Caring Inc.	Caring Inc.	Caring Inc.	Caring Inc.	Community Options Inc.
Compliance Mechanism:	Support and special needs	Support and special needs	Support and special needs	Support and special needs	Support and special needs	Support and special needs	Support and special needs	Support and special needs
Compliance Mechanism #2 (if project has multiple):			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			.,,,		
Round:	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round
Block (if multiple separate by commas):	1007.03	638	563	1164			997.02	1260.01
Lot (if multiple separate by commas):	36	5	15	37.06			19.02	45
Lot (ii iliuitipie separate by collilias).	30		13	37.00	, 13	,	15.02	45
Address:	609 South New York Road	106 West Jimmie Leeds Road	233 West White Horse Pike	East Summerwood Ave	506 Second Ave	406 First Ave	513 Pitney Road	711 East Osprey Court
Construction required to begin by (for mechanisms								
other than inclusionary development):								
Status:	Built	Built	Built	Built	Built	Built	Built	Built
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:								
If "under construction," expected date of completion:								
Date of issuance of C.O.:								
If "built," date controls began:	7/28/1998	12/7/1994	3/2/1995	11/26/2002	3/26/2009	6/12/2012	3/31/2015	7/8/1997
Length of Affordability Controls (years):	30							
Administrative Agent or other entity responsible for affirmative marketing:								
		Career Opportunity Development, Inc.	Career Opportunity Development, Inc.	Caring Inc.	Caring Inc.	Caring Inc.	Caring Inc.	Community Options Inc.
Contribution (for payments in lieu)					· ·			
Total Affordable Housing Units Proposed	3	3	5	4	4	4	6	3
Total Affordable Housing Units Completed to Date	3	3	5	4	4	4	6	3
Type of Affordable Units:								
Family	0	0	0	0	0	0	0	0
Family For-Sale								
Family Rental								
Senior	0	0	0	0	0	0	0	0
Senior For-Sale								
Senior Rental		·						
Supportive/Special needs	3	3	5	4	4	4	6	3
Supportive For-Sale			_					_
Supportive Rental	] 3	3	1 5	1 4	1 4	1 4	6	1 3

	-1	-1	-					
1 BR/or Efficiency Affordable Units	0	0	0	0	0	0	0	0
Very Low-Income:								
Low-Income:								
Moderate-Income:								
2 BR Affordable Units	0	0	0	0	0	0	0	0
Very Low-Income:								
Low-Income:								
Moderate-Income:								
3+ BR Affordable Units	0	0	0	0	0	0	0	0
Very Low-Income:								
Low-Income:								
Moderate-Income:								
Supportive/Special Needs Units:	0	0	0	0	0	0	0	0
Very Low-Income:								
Low-Income:								
Moderate-Income:			_				•	

	Collaborative Support	Development Resource						
Site / Program Name:	Programs	•	Hansen House M	Hansen House W	Heritage Village	Nantucket at Galloway	Blue Heron Pines	Pinelands RGA Zoning
Project developer:	Non Profit	Non-Profit			Strategies, Inc.	,		
Compliance Mechanism:	Support and special needs		Support and special needs	Support and special needs	100% Affordable	Inclusionary zoning	Inclusionary zoning	Inclusionary zoning
Compliance Mechanism #2 (if project has multiple):		Support and special needs	Support and special fields		Redevelopment	Redevelopment	metasionary zonnig	inclusionally zoning
		a : a . l	Third Round				TI: 10 1	TI: 10 1
Round: Block (if multiple separate by commas):	Prior Round			Third Round	Third Round	Third Round	Third Round 457	Third Round
Lot (if multiple separate by commas):	943 1.01	1101 17	457 3.03	457 3.03			3.02	
Lot (ii multiple separate by commas):	1.01	17	3.03	3.03	·		3.02	
Address:	303 East Crestview Ave	343 S. New York Road	411 Aloe Street	411 Aloe Street	White Horse Pike	White Horse Pike	Aloe Street / Tilton Road	
Construction required to begin by (for mechanisms other than inclusionary development):								
Status:	Built	Built	Built	Built	Under Construction	No approvals	Approved not built	
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:					8/1/2017		1/1/2013	
If "under construction," expected date of completion:					8/1/2020			
Date of issuance of C.O.:								
If "built," date controls began:	5/1/2002	1/10/2002	10/12/2004	11/29/2005				
Length of Affordability Controls (years):			30	30	)			
Administrative Agent or other entity responsible for affirmative marketing:								
					Community Investment Strategies, Inc.			
Contribution (for payments in lieu)								
Total Affordable Housing Units Proposed	3	4	10	10	100	60	189	16
Total Affordable Housing Units Completed to Date	3	4	10	10	0	C	0	
Type of Affordable Units:								
Family	0	0	0	0	0		0	
Family For-Sale								
Family Rental								
Senior	0	0	0	0	100	(	0	
Senior For-Sale Senior Rental					100			
		4	10	10				
Supportive/Special needs Supportive For-Sale	3	4	10	10	U		U	
Supportive Por-Sale Supportive Rental	3	4	10	10	)		+	
P P							1	

1 BR/or Efficiency Affordable Units	0	0	0	0	86	0	0	0
Very Low-Income:					9			
Low-Income:					34			
Moderate-Income:					43			
2 BR Affordable Units	0	0	0	0	13	0	0	0
Very Low-Income:					2			
Low-Income:					5			
Moderate-Income:					6			
3+ BR Affordable Units	0	0	0	0	0	0	0	0
Very Low-Income:								
Low-Income:								
Moderate-Income:								
Supportive/Special Needs Units:	0	0	10	10	0	0	0	0
Very Low-Income:								
Low-Income:			10	10				
Moderate-Income:			·					

Site / Dragram Name:	Arc of Atlantic County	Habitat for Humanity
Site / Program Name:	Arc of Atlantic County	
Project developer:		Habitat for Humanity
Compliance Mechanism:	Support and special needs	Support and special needs
Compliance Mechanism #2 (if project has multiple):		
Round:	Third Round	Third Round
Block (if multiple separate by commas):	948	768
Lot (if multiple separate by commas):	25.03	5.02, 5.03
Address:	Tenth Avenue	Holly Avenue
Construction required to begin by (for mechanisms	Tenta Avenue	Holly Avenue
other than inclusionary development):		
other than inclusionary developments.		
Status:	No approvals	No approvals
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:		
If "under construction," expected date of		
completion:		
completion:		
Date of issuance of C.O.:		
If "built," date controls began:		
Length of Affordability Controls (years):		
Administrative Agent or other entity responsible		
for affirmative marketing:		
To difficulty marketing.		
		Habitat for Humanity
Contribution (for payments in lieu)		,
Total Affordable Housing Units Proposed	4	2
, .		
Total Affordable Housing Units Completed to Date	0	0
,		
Type of Affordable Units:		
Family	0	2
Family For-Sale		2
Family Rental		
Senior	0	0
Senior For-Sale		
Senior Rental		
Supportive/Special needs	4	0
Supportive For-Sale		
Supportive Rental	4	

1 BR/or Efficiency Affordable Units	0	0
Very Low-Income:		
Low-Income:		
Moderate-Income:		
2 BR Affordable Units	0	0
Very Low-Income:		
Low-Income:		
Moderate-Income:		
3+ BR Affordable Units	0	0
Very Low-Income:		
Low-Income:		
Moderate-Income:		
Supportive/Special Needs Units:	0	0
Very Low-Income:		
Low-Income:		
Moderate-Income:	•	

# EXHIBIT D:

## **VERY LOW INCOME MONITORING**

## 4. VERY LOW INCOME REPORTING

Please note that the Very Low Income reporting is not due until January of 2021.

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		
Total	0	0	0			

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

# EXHIBIT E: AFFORDABLE HOUSING QUESTIONS

Affordable Housing Compliance Midpoint Review Questions June 30, 2020

## **Conditions of Compliance**

1. What conditions from the court's approval of the municipal housing element and fair share plan and judgment of compliance and repose (or whatever standard terms is being used), if any, have not yet been satisfied? Explain the reasons for any delay and the steps the municipality is taking to satisfy the condition(s).

**Response**: All conditions of the Township's Settlement Agreement have been satisfied except for the following:

"9. The Township will provide a realistic opportunity for the development of additional affordable that will be developed or created through means other than inclusionary zoning in the following ways:

- Two additional Habitat for Humanity Homes
- Four ARC of Atlantic County Homes
- CIS Heron Pines

While the CIS Heritage Village is under construction and nearing completion, the Habitat for Humanity and the ARC of Atlantic County projects have yet to be commenced. The Township continues to work with both organizations to pursue opportunities for development, but as of yet no applications for development have been filed.

### **Developments that Are Not Completed**

2. For each court-approved inclusionary development project that is not yet constructed, please provide a narrative as to its status and any progress towards construction.

**Response**: The following inclusionary projects were included in the Township's Housing Element and Fair Share Plan, but have not yet been fully constructed and occupied:

Nantucket at Galloway: The Township has designated an area along the White Horse Pike as an area in need of redevelopment, known as the Nantucket Redevelopment Area. The site is within a Pinelands Regional Growth Area, and a redevelopment plan calls for inclusionary residential development with a 20% set aside for affordable units. The zoning in the redevelopment plan permits densities of 10 units per acre, which could yield just over 300 residential units, and 60 affordable units. The properties within this redevelopment area remain available and suitable for development with inclusionary housing. This remains a realistic opportunity for development with affordable units.

**Blue Heron Pines**: This project for 944 units along Tilton Road and Aloe Street included a required set aside of 189 affordable units. The project has been approved. No construction began on this project and the site plan approvals have since expired. However, this site remains available and the zoning and infrastructure remain in place for a similar development approval. This site still represents a realistic opportunity for the construction of affordable housing.

**Pinelands Inclusionary Zoning**: The Township has adopted within its Pinelands Zoning ordinance requirements that any housing development within a designated Regional Growth Area provide a 20% set aside for affordable housing. Since the adoption of the Housing Plan in April of 2018, no applications for development of multi-family housing have been proposed within these Pinelands Growth Areas.

The inclusionary zoning of the Pinelands Regional Growth Areas remains in place and provides a viable and suitable option for the development of affordable housing.

3. Have any non-inclusionary development projects (including 100% affordable projects, group homes, accessory apartments, market-to-affordable, extensions of affordability controls, etc.) included in the court-approved plan not yet been built/converted to affordable housing/controls extended? If yes, explain how many units, if any, have been built for each non-inclusionary project or mechanism and when construction is expected to be completed on the remaining units.

**Response**: The following non-inclusionary projects were included in the Township's Housing Element and Fair Share Plan, and have not yet been fully constructed and occupied:

**Heritage Village**: This project of 100 age restricted affordable rentals is currently under construction. The project is approximately 75% complete, with three of the four floors of the building having received temporary certificates of occupancy (tco), while additional site work is completed and the top floor is under construction.

Habitat for Humanity: The Township is committed to working with Habitat for Humanity, a group that has already built 5 affordable family homes in the Township, to develop at least two additional homes on Township owned lands. The properties are located on Holly Avenue at Block 768, Lots 5.02 and 5.03. To date, no applications for new development have been filed. The Township continues to work with Habitat to pursue additional affordable family homes on these two Township owned lots.

Arc of Atlantic County: The Arc of Atlantic County owns an adjoining parcel of land next to their existing supportive needs housing facilities on Tenth Avenue. The Arc is considering the potential to construct a third building on their properties that would consist of a 4-bedroom supportive needs housing facility. To date the facility has not been expanded. The land and infrastructure remain available for an expansion. This site

remains a viable and realistic opportunity for the construction of additional supportive and special needs facilities.

4. Are there any projects that have missed any construction deadline established in the court-approved Settlement Agreement, or other mechanisms (e.g. market-to-affordable, accessory apartments, extensions of affordability controls) that have not met the completion schedule set forth in the Settlement Agreement or Housing Element and Fair Share Plan? If yes, what steps is the municipality taking to complete construction and what is the current timetable?

**Response**: The Township's Settlement Agreement required that the Township prepare and submit an implementation schedule for the following projects, in accordance with N.J.A.C. 5:93-5.5:

**ARC of Atlantic County**: This project has not had a site plan submission at this time. The project is behind schedule.

**CIS Heron Pines (Heritage Village)**: Heritage Village, being constructed by Community Investment Strategies (CIS), is nearing completion. This project is being constructed on schedule.

**Habitat for Humanity Homes**: This project has not had a site plan submission at this time. The project is behind schedule.

5. Are all unbuilt developments currently in a sewer service area, and if not what has the municipality done to incorporate the site into a sewer service area? Are there any barriers to obtaining water or sewer for any unbuilt site? Are there any other regulatory conditions (e.g. changes to DEP permits or conditions) that make it not possible to complete any site as originally contemplated?

**Response**: All unbuilt projects are within sewer service areas of the Township, including those within the Pinelands, as all projects were proposed within the designated growth areas of the Pinelands Comprehensive Management Plan. To the Township's knowledge, there are no additional barriers to providing water or sewer service to the proposed projects.

## **Rehabilitation Obligation**

6. Is the rehabilitation program being administered by a municipality, county, or both? Do the program(s) include rental rehabilitation? If the municipality has not met at least half of its rehabilitation obligation by this midpoint review, what affirmative steps is the municipality taking to meet the obligation and to facilitate participation by homeowners and/or landlords?

**Response**: The Township continues its participation in the Atlantic County Improvement Authority's (ACIA) Housing Rehabilitation Program, and through this program 3 homes in Galloway have been rehabilitated since May of 2018 when the Housing Plan Element was adopted.

For Municipalities with a Prior Round and/or Third Round Vacant Land Adjustment (note please make sure any development referenced in the answers to these questions that includes or will include affordable housing is also in the monitoring spreadsheet):

**Response**: Galloway Township did not request a Vacant Land Adjustment for its Prior Round or Third Round obligation.

## For Municipalities with a Prior Round and/or Third Round Durational Adjustment:

**Response**: Galloway Township did not receive a Durational Adjustment for its Prior Round or Third Round obligation.