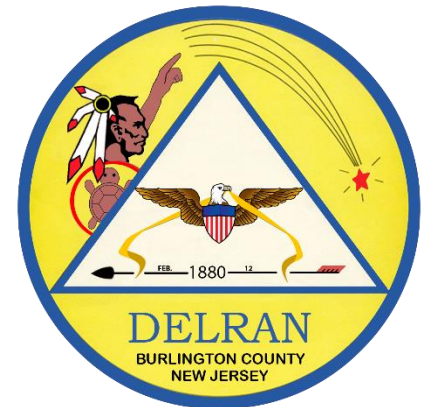


The History of COAH in Delran

Council Meeting
July 22, 2019



Affordable Housing is a Constitutional Obligation in New Jersey!



Who Qualifies for Low to Moderate Income Housing?

| Table 6: 2019 AHPNJ Income Limits for Housing Region 5 | | | | | |
|--------------------------------------------------------------------------|----------|----------|----------|----------|----------|
| | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person |
| Median Income | \$63,070 | \$72,080 | \$81,090 | \$90,100 | \$97,308 |
| Moderate (80% of Median) | \$50,456 | \$57,664 | \$64,872 | \$72,080 | \$77,846 |
| Low (50% of median) | \$31,535 | \$36,040 | \$40,545 | \$45,050 | \$48,654 |
| Very Low (30% of the Median) | \$18,921 | \$21,624 | \$24,327 | \$27,030 | \$29,192 |
| Source: 2019 Affordable Housing Regional Income Limits By Household Size | | | | | |

- **Low income households** are defined as those households earning less than or equal to 50 percent of a regional median income.
- **Moderate income households** earn more than 50 percent of regional median income, but less than 80 percent of regional median income.
- Low and Moderate Income Housing is workforce housing for **teachers, police officers, emergency personnel and other important members of the society.**



Delran's History with COAH

- **1986:** First Round-Delran satisfied affordable obligation.
- **2003:** Second Round-Delran satisfied COAH obligation with 14+ Units Surplus.
- From **1999 to 2015:** 3 attempts to find the Third round obligation by the State...FAILED!
- **2008:** COAH revised Third Round obligation.
- **2008:** Third Round challenged in Court and was deemed unconstitutional.
- **2015:** COAH was divested and Affordable Housing issue was taken over by the Court system.

(NOTE: There was no obligation number established yet.)



Delran's History with COAH

- **2015:** Towns must now file a Declaratory Judgement Action in Superior Court to approve their revised plans.
Delran filed on July 6, 2015.
- Special Master Philip Caton PP, FAICP, was assigned.
- In **2017:** three Interveners joined the case:
 1. **Fair Share Housing Center (FSHC)**
 2. **Chester Avenue**
 3. **Atlantic Delta**



FSHC - Who are they?

Non-profit 501(c)3 company that intervenes in law suits around the state to force towns to build additional affordable housing.

According to their website:

“Peter J. O’Connor is Fair Share Housing Center’s founder. Over the last four decades, O’Connor has been a tireless legal crusader for the rights of low-income families in New Jersey to live in high-opportunity neighborhoods with decent jobs and good schools.

When he’s not battling in the courtroom, O’Connor is busy developing housing for the poor in South Jersey where he heads Fair Share Housing Development, which has developed and manages 656 units of affordable housing, including Ethel R. Lawrence Homes.”



FSHC Intervened to Demand:

| | |
|-----------------------------|--------------|
| Low to Moderate Homes (20%) | 827 * |
| <u>Market Value Homes</u> | <u>3,308</u> |
| Total Additional Homes | 4,135 |

**May 2016 Kinsey Report for Delran*



Chester Avenue Development

| Company | Location | Wanted | Negotiated | Difference |
|----------------|---------------------------------|--------|------------|--------------------|
| Chester Avenue | Holy Cross along Chester Avenue | 400 | 265 | -135 Units -34% |

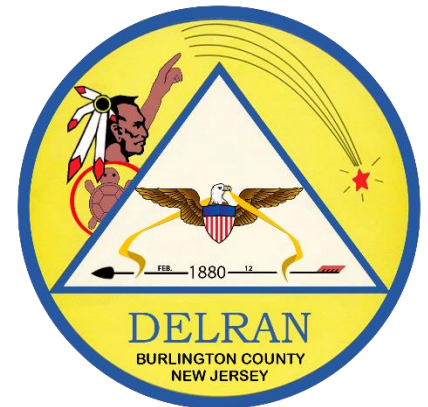
- FMV Homes 212 (FMV Rental is optional)
- Affordable 53 (Rental)



Atlantic Delta Development

| Company | Location | Wanted | Negotiated | Difference |
|----------------|--------------------|-----------------------------|------------------------------|---------------------------------------------------------------------|
| Atlantic Delta | Next to Home Depot | 240 @15% Affordable (36) | 240 @ 18% Affordable (48) | Same total Units with 12 more affordable units replacing FMV. |

- Only access will be directly onto Route 130
- Buffered by woods from Forrest Hills



Delran Land, LLC

(Former Stellwag Property)

Homes

| Agreed Upon | After Litigation | Difference |
|-------------|-----------------------|------------|
| 82 | 111 (W/20 Affordable) | +29 Units |

All homes are Age Restricted 55 and Older
NO ONE UNDER 18
No Impact to the Schools



Delran Land, LLC

(Former Stellwag Property)

Why did they get a
5-Year Graduated Abatement?



Delran Land, LLC

5 year graduated Abatement

Land is and will always be taxed

When land is subdivided, land taxes will go up depending on the assessment.



Delran Land, LLC Abatement

| Year | Abated Tax Rate | Land |
|--------|-----------------|------|
| First | 0% | 100% |
| Second | 20% | 100% |
| Third | 40% | 100% |
| Fourth | 60% | 100% |
| Fifth | 80% | 100% |
| Sixth | 100% | 100% |

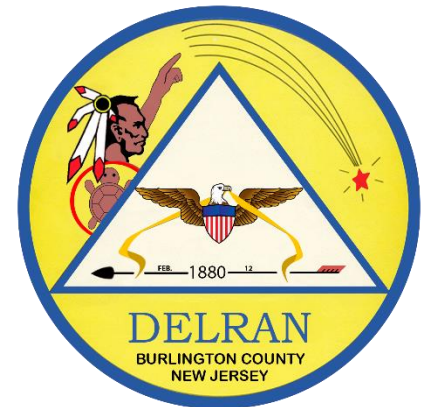
Affordable homes will be taxed at 100% from
Certificate of Occupancy



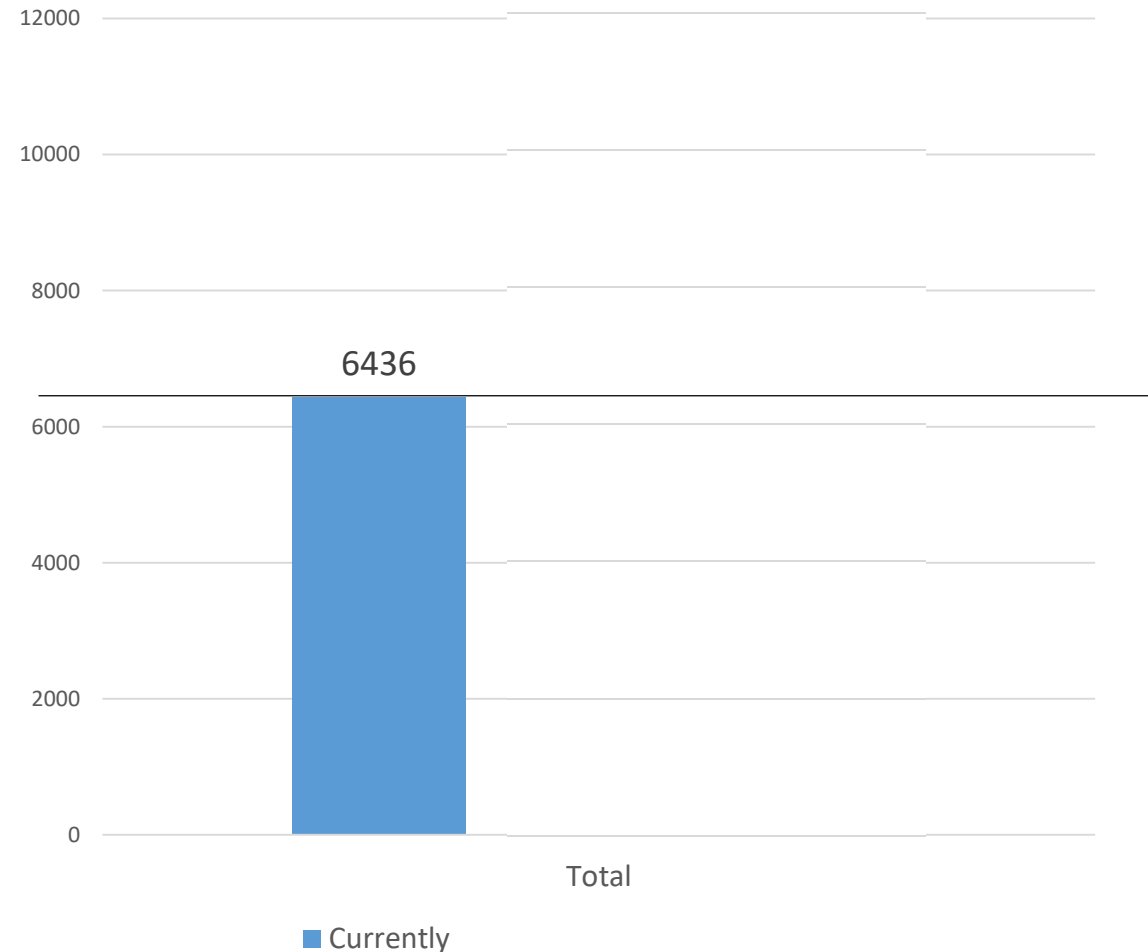
Former Abrasive Alloy Site 100% Affordable Community

65 Affordable units

*(Township owned land to be developed
by affordable housing Developer)*



Delran Currently has 6,436 Homes

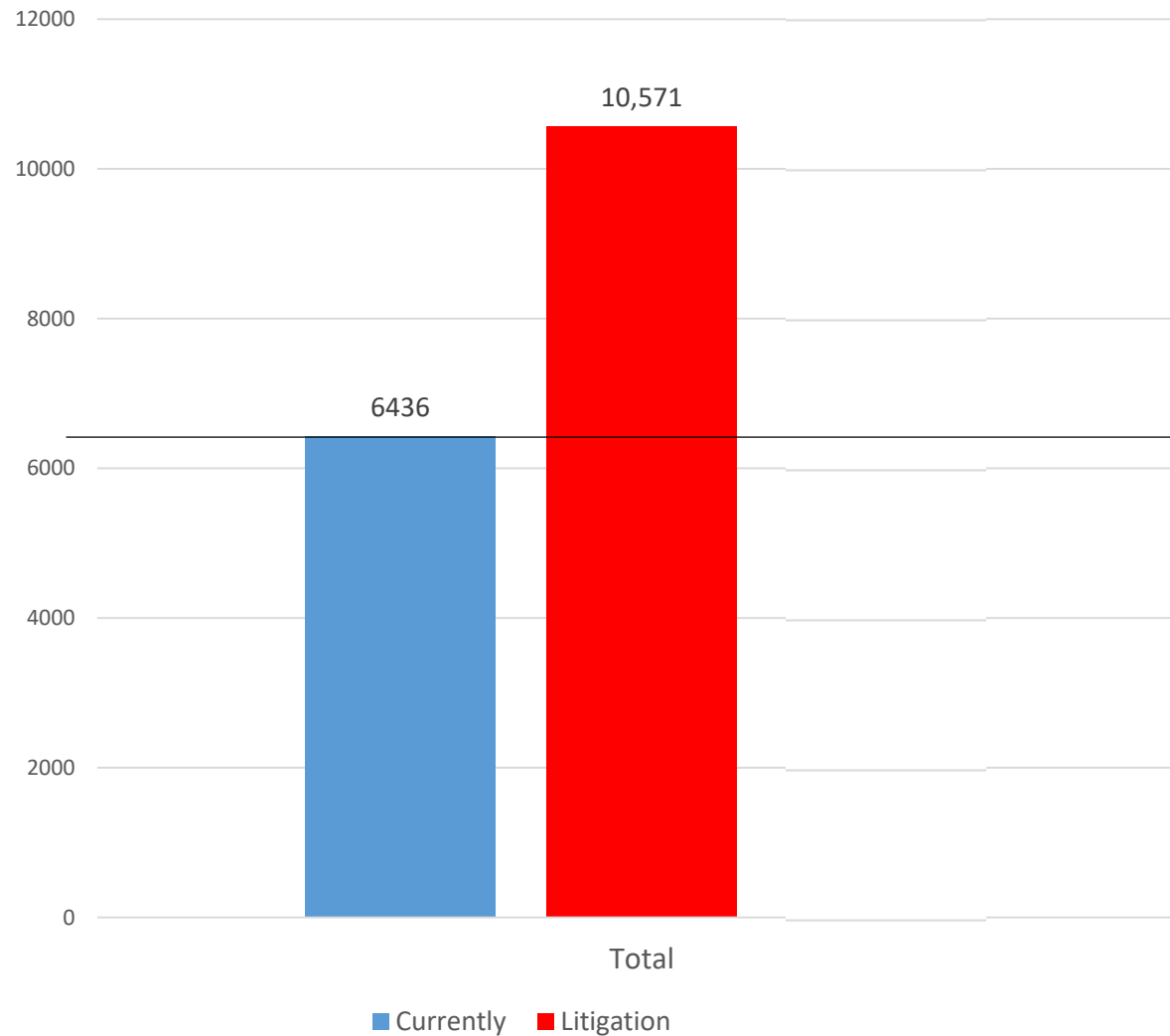


Fair Share Housing Center

| Type of Unit | Number in Intervention |
|--------------------|------------------------|
| COAH Homes (20%) | 827 |
| Market Value Homes | 3,308 |
| Total Homes | 4,135 |



Result of Mediation



Fair Share Negotiation

| Lawsuit | Proposed in Lawsuit | Negotiated Settlement |
|--------------------|---------------------|-----------------------|
| COAH Homes | 827 | 365 |
| Market Value Homes | 3,308 | 495 |
| Total Homes | 4,135 | 860 |



Fair Share Negotiation

| Lawsuit | Proposed in Lawsuit | Negotiated Settlement | Actual Homes to be Built |
|--------------------|---------------------|-----------------------|--------------------------|
| COAH Homes | 827 | 365 | 186 |
| Market Value Homes | 3,308 | 495 | 495 |
| Total Homes | 4,135 | 860 | 681* |

* Includes 82 units already approved by Delran Land, LLC



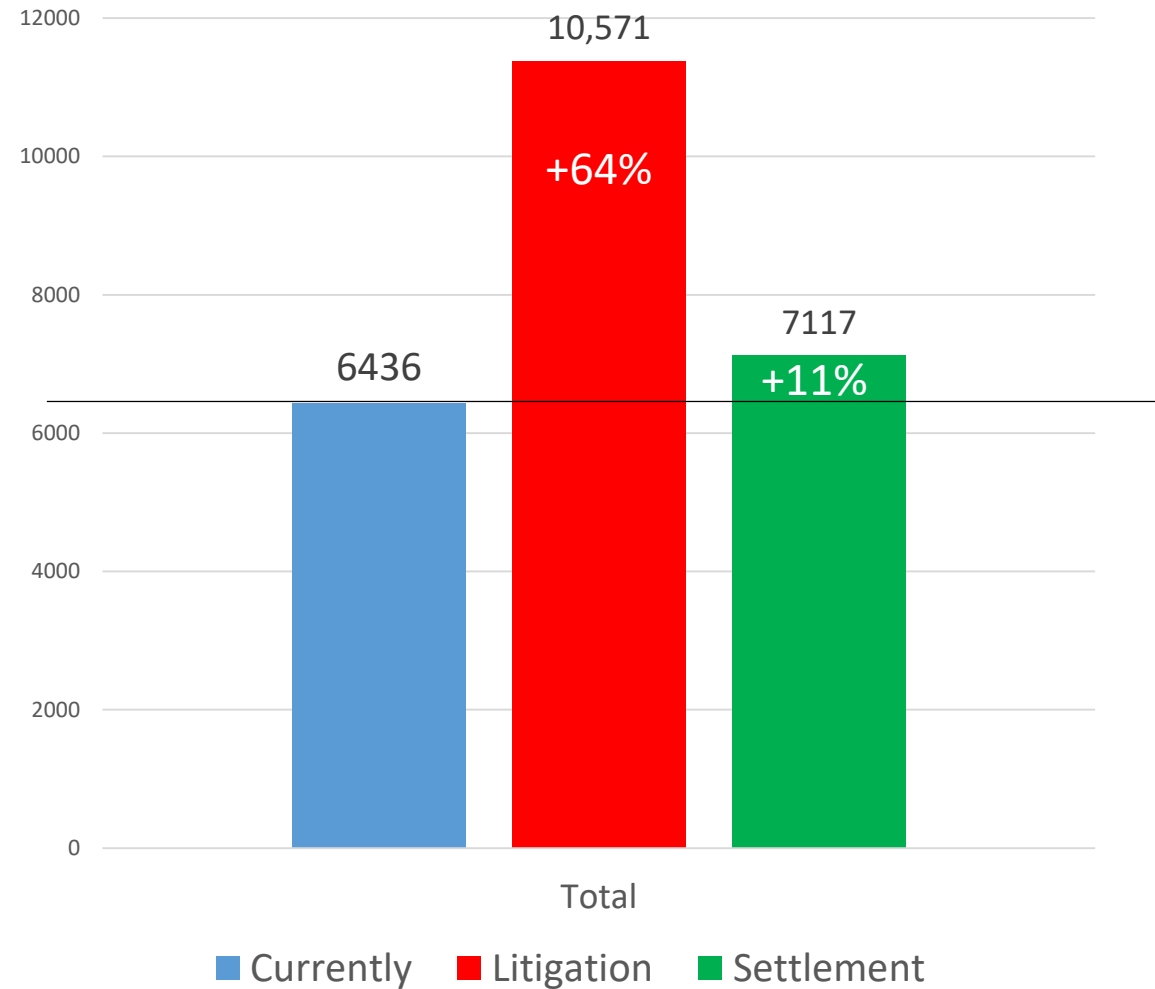
Fair Share Negotiation

| Lawsuit | Proposed in Lawsuit | Negotiated Settlement | Actual Homes to be Built | Difference |
|--------------------|---------------------|-----------------------|--------------------------|---------------|
| COAH Homes | 827 | 365 | 186 | -641 |
| Market Value Homes | 3,308 | 495 | 495 | -2,813 |
| Total Homes | 4,135 | 860 | 681* | -3,454 |

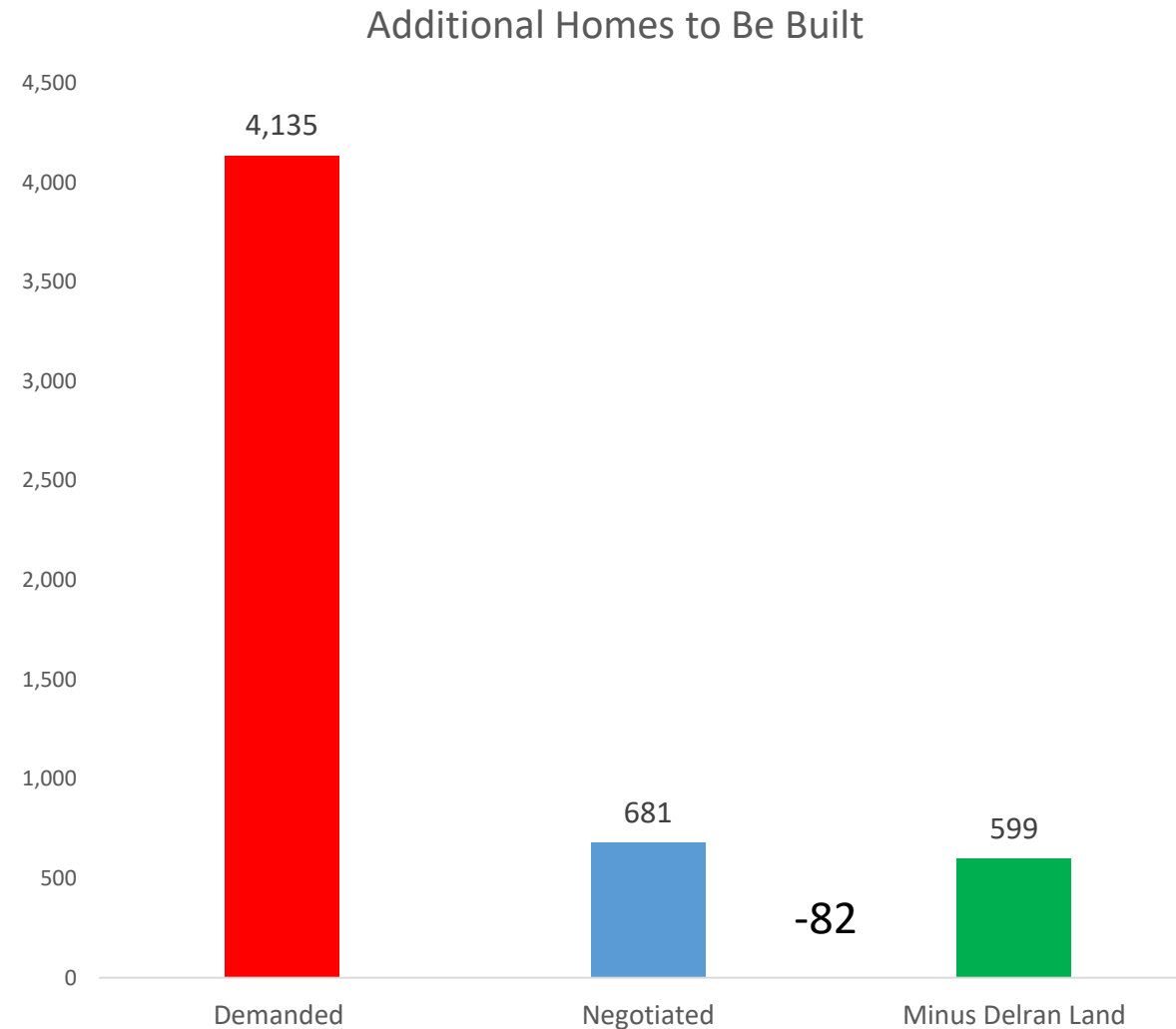
* Includes 82 units already approved by Delran Land, LLC



Result of Mediation



Number of Houses to be Built



Fair Share Negotiation

| Lawsuit | Proposed in Lawsuit | Negotiated Settlement | Actual Homes to be Built | Difference |
|--------------------|---------------------|-----------------------|--------------------------|---------------|
| COAH Homes | 827 | 365 | 186 | -641 |
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* Includes 82 units already approved by Delran Land, LLC



Questions?

