



CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

August 3, 2020

Adam M. Gordon, Esq.
Executive Director, Fair Share Housing Center
510 Park Boulevard
Cherry Hill, New Jersey 08002

**Subject: Robbinsville Township
Third Round Midpoint Review of Affordable Housing Activities
Docket No.: MER-L-1457-15**

Dear Mr. Gordon:

In my capacity as the affordable housing consultant for Robbinsville Township (“the Township”), I am pleased to submit the Township’s Third Round Midpoint Review of Affordable Housing Activities (“the Midpoint Review”).

PURPOSE

The Township’s 2018 Settlement Agreement (“the Settlement”) with the Fair Share Housing Center (“the FSHC”) requires that the Township comply with the statutory midpoint review requirements of the Fair Housing Act (“the FHA”) and N.J.S.A. 52:27D-313.

Pursuant to the Settlement, the Township is required to issue a midpoint realistic opportunity review, which is a status report as to the implementation of the Township’s Fair Share Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity for affordable housing development and whether any mechanisms to meet unmet need should be revised or supplemented. This report has been prepared to comply with the terms of the Settlement, the FHA, and N.J.S.A. 52:27D-313.

TOWNSHIP’S THIRD ROUND FAIR SHARE OBLIGATIONS

Pursuant to the terms of the Settlement, the Township has the following Third Round Fair Share obligations:

- Rehabilitation Share/Present Need: 16

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- Prior Round Obligation: 293
- Third Round Prospective Need: 638

REHABILITATION OBLIGATION/PRESENT NEED REVIEW

The Township has completed 16 rehabilitations and has accordingly satisfied its Present Need obligation of 16 units.

PRIOR ROUND OBLIGATION REVIEW

The Township has met its Prior Round obligation of 293 through various mechanisms as stipulated in the Settlement.

PROJECT	TYPE	NUMBER
Group Home: Eden A.C.R.E.'s	Bedrooms	3
Foxmoor	For Sale Family	51
Foxmoor	For Sale Family	100
Project Freedom	Rentals	35
Group Home Bedrooms	Rentals	24
Trenton RCA	Non-Rentals	11
Substantial Compliance	Granted by COAH	7
Rental Bonus		62
TOTAL		293

THIRD ROUND PROSPECTIVE NEED

Of the Third Round Prospective Need of 638 units as stipulated in the Settlement, the Township satisfied 333 units through various mechanisms. Applying an agreed upon rental bonus of 159, the remaining proposed obligation is 157 units, to be satisfied as follows:

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Mercer Mobile Home Park (aka MMHP, now known as Newtown Village)

As per the terms of the Settlement, the Township acquired the Mercer Mobile Home Park and renamed the property "Newtown Village," consisting of 149 total existing pad sites (family units) and resulting in a total of 70 credits. A new sign depicting the new name has been erected at the site's entrance, and a timeline for a sewer project at the property is under development.

Project Freedom¹

Construction is ongoing, with one building slated to be completed by the end of December 2020 or early January 2021, and a lottery logistic meeting to be held in September 2020 followed by a lottery projected for December 2020.

Extension of Controls

The Township continues to work to extend affordability controls, as per the Township's 2018 Fair Share Plan on Page 8:

5. The Foxmoor development contains 182 affordable units, of which 181 have had or will have their affordability controls extended. One hundred fifty one (151) prior cycle or Prior Round units were used to address the Prior Round and 31 surplus Prior Round units are being used to address the "gap period" portion of the Third Round Obligation (1999 to 2015). All of the Foxmoor units are built and occupied.

Group Home Bedrooms (19 per Settlement)

The Township has exceeded the requirement through the provision of 31 group home bedrooms in the Third Round.

Town Center - Block 3.44, Lot 1.02 (5 family rentals per Settlement)

The project remains proposed.

¹ Block 1, Lots 32 and 65 (Resolution 2018-61)



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Town Center South - Block 1, Lots 32 and 65 (52 family rentals per Settlement)

The project remains proposed.

King Site Inclusionary Zoning - Block 1, Lots 12 and 13 (7 family rentals per Settlement)

The project remains proposed.

Market to Affordable (4 family sales per Settlement)

One market to affordable projects has been completed.

VERY LOW INCOME ANALYSIS

The Settlement requires 13 percent of all units referenced in the agreement, with the exception of units constructed or granted preliminary or final site plan approval as of July 1, 2008, to be very low income units, with half of the very low income units being available to families.

As per the terms of the Settlement, the Township has met the requirement at the Newtown Village property (formerly known as Mercer Mobile Home Park), and will meet the requirement at the other properties listed in the Settlement after they are constructed.

CONCLUSION

The Township continues to act in good faith with the terms of the Settlement in ensuring a realistic opportunity for the preservation and development of affordable housing opportunities.

As always, I am reachable at your convenience via phone or email if you would like to discuss this matter.

Yours sincerely,

Christine A. Nazzaro-Cofone, AICP, PP
Township Affordable Housing Consultant

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