

**TOWNSHIP OF PITTSBORO**  
**COUNTY OF SALEM**  
**July 1, 2020**

**Midpoint Review Report**

**Purpose**

The Township of Pittsgrove is required to 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.” That review requires the Township to post on its website on July 1, 2020, with a copy to FSHC, and an opportunity for comment, a status report regarding its compliance mechanisms and whether or not unbuilt sites/unfulfilled mechanisms continue to present a realistic opportunity.

**Relevant Background**

On June 12, 2015, the Township filed a declaratory judgment action, seeking a determination of its Round Three affordable housing obligations and approval of its proposed Housing Element and Fair Share Plan to satisfy such obligations and, thereby, obtain a Judgment of Compliance and Repose from the Court, pursuant to the March 2015 New Jersey Supreme Court decision, In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015) (“Mount Laurel IV”). The Township and Fair Share Housing Center (“FSHC”), a non-profit organization dedicated to protecting the rights of low and moderate income households in New Jersey, entered into a Consent Order on September 14, 2015 to settle the Township’s Declaratory Judgment action globally. The Township obtained a Judgment of Compliance and Repose (“JOR”) approving the Township’s Housing Element and Fair Share Plan on March 11, 2016, after a properly noticed Compliance Hearing was held, which secured immunity for the Township from all Mount Laurel lawsuits, including but not limited to, Builders Remedy lawsuits, until July 2, 2025.

The JOR established the Township’s Third Round Fair Share obligations as follows:

- Rehabilitation Obligation: Zero: (0)
- Prior Round Obligation (1987-1999): 58
- Third Round Gap and Prospective Need Obligation (1999-2025): 14

**Rehabilitation Program(s) Update**

Since the Township has a Rehabilitation Obligation of zero (“0”), it has no Rehabilitation Obligation to address for the Third Round.

**Prior Round Obligation Review**

The Township’s Prior Round obligation of 58 was fully addressed and satisfied as of the date the Township received its JOR.

**Realistic Opportunity Review**

The realistic opportunity standard applies to all mechanisms for non-adjustment municipalities such as Pittsgrove Township.

The Township is addressing its Third Round Obligation (1999-2025) of 14 as follows:

- One (1) affordable housing credit from one (1) bedroom of the four (4) bedroom constructed and occupied PAFACOM Group Home located on Jesse Bridge Rd. (Block 503, Lot 45).
- One (1) affordable housing credit from the constructed and occupied for-sale Habitat For Humanity unit on Maple Rd. (Block 1508, Lot 1).
- Two (2) affordable housing credits from the constructed and occupied for-sale Habit for Humanity project located on Gershal Ave. (Block 310, Lots 20.01 and 20.02).
- Three (3) affordable for-sale units from the proposed Briar Hills Estates inclusionary project (Block 104, Lot 40). On May 26, 2020, this project received an extension of its Final Subdivision Approval.
- Five (5) proposed Accessory Apartment units from the Township’s Accessory Apartment Program. The Township adopted an Accessory Apartment Ordinance as a condition of its JOR.
- Two (2) bonus credits.

**Very Low Income Analysis**

<b>Project</b>	<b>Very Low</b>
PAFACOM Group Home – Jesse Bridge Rd. (Block 503, Lot 45)	4 (existing)
PAFACOM Group Home – Morton Ave. (Block 2901, Lot 15)	4 (existing)
Briar Hills Estates inclusionary project (Block 104, Lot 40)	1 (proposed)
Total	9

### **Conclusion**

The Township's plan implementation continues to create a realistic opportunity where that standard is applicable.