

Midpoint Realistic Opportunity Review Report  
Affordable Housing Compliance

Alexandria Township, Hunterdon County, NJ  
July 1, 2020

1. Declaratory Judgment Complaint Filed: July 2, 2015
2. Settlement Agreement with Fair Share Housing Center: September 2017
3. Approval of Settlement Agreement and Fairness Order: January 2, 2018

This report responds to paragraph 17.a. of the Settlement Agreement (the “Settlement Agreement”) entered into by Alexandria Township (the “Township”) with Fair Share Housing Center (“FSHC”) and constitutes a “Midpoint Realistic Opportunity Review” report, which shall be posted on the Township website on July 1, 2020, with a copy provided to FSHC. This Midpoint Realistic Opportunity Review report identifies the status as to the implementation of the Township’s Housing Plan Element and Fair Share Plan (“HPE/FSP”) and includes an assessment of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity for providing housing to persons of low and moderate incomes.

Interested parties are invited to submit comments to the municipality regarding whether the compliance mechanisms continue to satisfy the municipality’s affordable housing obligations or should be supplemented or revised and/or whether any sites no longer present a realistic opportunity and should be replaced. Any interested party may also by motion request a hearing before the Superior Court, Hunterdon County regarding these issues. Any comments must be received within 30 days of the July 1, 2020 posting date and any motions must be filed within 30 days of the July 1, 2020 posting date. Copies of any comments and/or any filed motions must be provided to FSHC and Township Special Affordable Housing Council at the following addresses:

Adam Gordon, Esq.  
Fair Share Housing Center  
510 Park Boulevard  
Cherry Hill, NJ 08002  
[adamgordon@fairsharehousing.org](mailto:adamgordon@fairsharehousing.org)

Jonathan E. Drill, Esq.  
Stickel, Koenig, Sullivan & Drill,  
571 Pompton Ave  
Cedar Grove NJ, 07009  
[jdrill@sksdlaw.com](mailto:jdrill@sksdlaw.com)

In addition and in accordance with social distancing policies, members of the public may arrange to physically inspect/obtain a paper copy of the Midpoint Realistic Opportunity Review report by calling the municipal clerk at (908) 996-7071 or by email at [clerk@alexandrianj.gov](mailto:clerk@alexandrianj.gov). A copy of the Settlement Agreement is also available upon request by calling the law firm of Stickel, Koenig, Sullivan & Drill, LLC at (973) 239-8800. .

**Realistic Opportunity Review**

The Settlement Agreement and the HPE/FSP identify affordable housing projects and mechanisms to address the Township’s Mount Laurel obligations. With respect to the Township’s mechanisms aimed at satisfying the Prior Round, all affordable housing included in the Township’s HPE/FSP is fully developed and occupied. With respect to the Township’s Round 3 obligations, the Township has created a realistic opportunity for the construction of those units during Round 3. Those mechanisms are as follows:

<b><u>Mechanism</u></b>	<b><u>Description</u></b>	<b><u>Ordinance / Reso. Adopted (Yes/No)</u></b>	<b><u>Status</u></b>	<b><u>Notes/Additional Information</u></b>
Lambertville RCA	7 units (of 15-unit RCA)	Yes	Rental housing RCA	Occupied
Alternatives/ADTI 46 Kappus Rd.	1 unit (of 4-units group home)	CO Date: 8-8-2016 Controls: 2016-2036	Complete & Occupied	Municipally Subsidized, Occupied
ARC of Hunterdon (B.14/Lot15.01)	4-bedroom group home	CO Date: 8-31-2016 Controls: 2014-2044	Complete	Municipally Subsidized, Occupied
ARC of Hunterdon (H.15/Lot 15.02)		CO Date: 11-30-2016 Controls: 2014-2044	Complete	Municipally Subsidized, Occupied
Frenchtown Care Home <sup>1</sup> - Residential Health Care Center, CR 513, Everittstown Road (Block 18, Lot 39)	40-unit V L-I	-- Yes, Ord. 2018-4, adopted 4-17-2018; SP Approval Reso: #2018-08, 9-20-2018, Controls: 2019-2049	Under Construction	Site will include 40 VLI affordable rental units.
IC-Rezoning – CR 619 Milford-Frenchtown Road	130-173 affordable units for-sale; and/or rental	-- Yes Ord. 2018-4, adopted: 4-17-2028	Zoning adopted.	Not less than 80 affordable units, including not less than 40 affordable rental units.

<sup>1</sup> Frenchtown Care Home is on Lot 39 included in the compliance mechanism identified in the Housing Plan Element and Fair Share Plan as “Valley View Rezoning, Block 18, Lots 39, 39.01, 41, 44 & 51”.

### **Rehabilitation**

The Township's Court-approved HPE/FSP includes no rehabilitation obligation (Zero units required).

### **Conclusion**

The Township has made significant progress in implementing its plan through a combination of affordable housing mechanisms, including credits from an RCA with Lambertville for rental housing rehabilitation, and three municipally sponsored group homes that are complete and fully occupied. A 40-unit affordable residential health care facility has been approved under zoning recently enacted to address the municipal Mount Laurel obligations, which facility is currently under construction and nearing completion. The zoning in place includes provisions for inclusionary affordable housing at a density of not less than 12 du/ac with a maximum building height of 45' to accommodate required inclusionary density. The Township's HPE/FSP continues to create a realistic opportunity to address the municipal Round 3 Mount Laurel obligations.