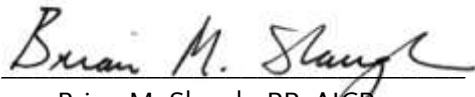


**AFFORDABLE HOUSING
THIRD ROUND MIDPOINT REVIEW
TOWN OF SECAUCUS
HUDSON COUNTY, NEW JERSEY**

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PURPOSE

Secaucus's Settlement Agreement with Fair Share Housing Center ("FSHC") requires that the Town 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 Town 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 mechanisms continue to present a realistic opportunity for the creation of affordable housing. This report has been prepared to comply with those statutory midpoint review requirements.

BACKGROUND

The Town filed a petition on July 6, 2015, seeking declaration of its compliance with the Mount Laurel doctrine and the Fair Housing Act, in accordance with In re N.J.A.C. 5:96 and 5:97. The Town and Fair Share Housing Center executed a Settlement Agreement on June 8, 2017 that determined the Town's Third Round affordable housing obligation. At a fairness hearing June 15, 2017, memorialized by Court order dated the same date, the Settlement Agreement was found fair and reasonable to the interests of low- and moderate-income residents. Pursuant to the terms of the Settlement Agreement, the Town's Planning Board adopted a Third Round Housing Element and Fair Share Plan on September 25, 2017, which the Mayor and Council endorsed on September 26, 2017. Because Secaucus is subject to the regional planning requirements of the New Jersey Sports and Exposition Authority (the successor agency to the Meadowlands Regional Planning Commission), the Plan was also submitted to the Authority for review. The Town received a Judgment of Compliance on December 18, 2017.

The Settlement Agreement established the Town's Third Round Fair Share obligation as follows:

- Rehabilitation share: 57 units
- Prior Round obligation: 590 units
- Third Round gap and prospective need obligation: 1,266 units

Through the application of a Vacant Land Adjustment that acknowledges the Town’s shortage of land that presents a reasonable opportunity for development of affordable housing, its Third Round obligation was reduced to a Realistic Development Potential (“RDP”) of 194 units, leaving a remaining unmet need of 1,072 units.

REHABILITATION OBLIGATION REVIEW

The Town had a Rehabilitation obligation of 57 units. At the time of adoption of its Third Round Housing Element and Fair Share Plan, the Town had rehabilitated 15 units, and since plan adoption has rehabilitated another six units.

PRIOR ROUND REVIEW

The Town had a Prior Round obligation of 590 units, which it proposed to satisfy with a combination of existing 100% affordable units; existing inclusionary rental and for-sale units; an inclusionary affordable family rental project under construction at the time of plan adoption; and associated rental bonuses. The table below provides more detail.

Prior Round Obligation	590
100% Affordable Housing Constructed	
Rocco Impreveduto Tower (Senior Rental)	100
Kroll Heights (Senior Rental – 61 of 75)	61
160 County Avenue (Family Rental)	8
Inclusionary Zoning – Built and Under Construction	
Riverside Court (Family For-Sale)	12
XChange at Secaucus Junction (Family Rental)	192
City View Townhouses (Family Rental)	2
Osprey Cove (Family Rental)	24
34 Meadowland Pkwy – Hess Oil (Family Rental)	12
100 Park Plaza Drive (Family Rental – 31 of 94)	31
Subtotal	442
Rental Bonuses	
Family Rental Bonuses – 1.0 per unit (maximum permitted)	148
Total Credits	590

Since plan adoption, the following changes have occurred:

XChange at Secaucus Junction: Of the 192 family affordable rental units the Town is claiming for satisfaction of its Prior Round obligation, 152 had been completed at the time of plan adoption, and another 36 have been completed since then.

100 Park Plaza Drive was under construction at the time of plan adoption. It is now completed and occupied.

THIRD ROUND REALISTIC DEVELOPMENT POTENTIAL REVIEW

The Town will fully address its 194-unit RDP with a combination of 100% affordable housing developments; inclusionary housing developments; and associated rental bonus credits for a total of 260 credits. The table below provides additional detail.

Third Round RDP	194
Inclusionary Zoning – Under Construction	
100 Park Plaza Drive (Family Rental – 63 of 94)	63
XChange at Secaucus Junction (Senior Rental – 29 of 38)	29
Inclusionary Zoning – Proposed	
XChange at Secaucus Junction RDP Site (Family Rental)	100
100% Affordable – Constructed	
Hudson Milestone (Senior Rental)	5
Kroll Heights (Senior Rental – 14 of 75)	14
Subtotal	211
Rental Bonuses	
Family Rental Bonuses – 1.0 per unit (maximum permitted)	49
Total Credits	260
Surplus Credits for Future Rounds	66

Since the Town’s Housing Element and Fair Share Plan was adopted, the following changes in RDP compliance mechanisms have occurred:

100 Park Plaza Drive: Please see above under Prior Round compliance mechanisms.

XChange at Secaucus Junction: All 38 of the age-restricted affordable rentals the Township is claiming for the Third Round have been constructed. The developer continues to seek plan amendment approval from the New Jersey Sports and Exposition Authority to reconfigure and enlarge the development.

THIRD ROUND UNMET NEED REVIEW

The Town continues to consider all unmet need mechanisms included in the Settlement Agreement, with the exception of the Boulevard Tire property, as continuing to provide a realistic opportunity for the production of affordable housing units. The following changes have occurred since adoption of the Housing Element and Fair Share Plan:

Transit Village – Transition Area: The Town Council has adopted a resolution requesting the New Jersey Sports and Exposition Authority to increase the number of permitted dwellings in this part of the redevelopment area to 350 units, of which 280 would be market-rate units and 70 would be affordable units.

Boulevard Tire: The potential developer of this property withdrew the application from NJSEA consideration.