

# MIDPOINT REVIEW

Corbin City  
Atlantic County, New Jersey

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Prepared By:



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**MIDPOINT REVIEW OF THE CITY OF CORBIN CITY, ATLANTIC COUNTY**

Purpose

Corbin City's 2017 Settlement Agreement with Fair Share Housing Center ("FSHC") requires that Corbin City complies 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 Settlement Agreement, that review requires the City to post on its website, with a copy to FSHC, a status report regarding its compliance mechanisms and whether or not unbuilt sites/unfulfilled mechanisms continue to present a realistic opportunity. Such posting shall invite any interested party to submit comments to the City, with a copy to FSHC, regarding the implementation of the Plan.

Relevant Background

In response to Mount Laurel IV, and the City's desire to avoid any potential builder's remedy suites, Corbin City filed a Declaratory Judgement action on July 8, 2015, seeking from the Court an affirmative declaration of compliance regarding all aspects of its affordable housing obligations. The City and the Fair Share Housing Center (FSHC) executed a Settlement Agreement on November 14, 2017. Pursuant to the executed Settlement Agreement, the City has the following obligation:

Rehabilitation Share: 2

Prior Round Obligation: 13

Third Round Obligation: 28

The City proposes to address its overall obligation through the following:

- A durational adjustment
- Continued participation in the Atlantic County Improvement Authority program for rehabilitation
- Credit without control survey for existing units which may be credit worthy

In an Order dated August 31, 2018, Corbin City received its Judgment of Compliance and Repose ("JOR") to remain in effect until July 8, 2025. There were no conditions attached to the City's JOR. In accordance with the Fair Housing Act and the Municipal Land Use Law (MLUL), the City prepared the Housing Element and Fair Share Plan, which was adopted by the Planning Board on August 21, 2018.

Rehabilitation Program(s) Update

Corbin City has a Rehabilitation/Present Need obligation of 2 units. In order to meet this obligation, the City intends to continue participation in the Atlantic County Improvement Authority (ACIA) Program. The Office of Community Development within the ACIA administers the Home Investment

Partnership Program (HOME) and the Community Development Block Grant Program (CDBG). The City rehabilitated 15 homes prior to 2015.

Realistic Opportunity Review

Corbin City conducted a Credits without Controls survey of the Trailer and Mobile Home District to determine the degree to which any or all of the units within the zone meet the requirements of N.J.A.C. 5:93-3.2 and are therefore eligible for credits.

<u>Mechanism</u>	<u>Ordinances Adopted (Yes/No)</u>	<u>Status</u>	<u>Notes/Additional Information</u>
Credits without Controls - Trailer and Mobile Home District	The Trailer and Mobile Home District has been existing since the 1960's. The Ordinance was amended in 1998 to "maintain availability of affordable housing that meets COAH guidelines and recognize existing uses, while allowing upgrading of same".	Existing	A total of 15 number of surveys were received, of which 2 were low income units, and 3 were moderate income units.

Unmet Need or Deferred Mechanism

The City received a Durational Adjustment as a deferred mechanism. The City is not required to zone any site for inclusionary development as it is not realistic to anticipate that any site within Corbin City will receive adequate water and/or sewer infrastructure by June 30, 2025.

<u>Mechanism</u>	<u>Description</u>	<u>Ordinances Adopted (Yes/No)</u>	<u>Status</u>	<u>Notes/Additional Information</u>
Durational Adjustment	The City received a Durational Adjustment as a deferred mechanism.	-	There continues to be no water/sewer in Corbin City.	The City is not required to zone any site for inclusionary development as it is not realistic to anticipate that any site within Corbin City will receive adequate water and/or sewer infrastructure by June 30, 2025.

Very Low-Income Analysis

The City will ensure that 13% of all of the affordable units created, with the exception of units constructed as of July 1, 2008 and units subject to preliminary or final site plan approval, will be affordable to very low income households. Half of the very low income units will be made available to families.