

Housing Element and Fair Share Plan

City of Vineland
Cumberland County, New Jersey

June 10, 2015

Clarke Caton Hintz




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City Council and Planning Board
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EXECUTIVE SUMMARY

This Housing Element and Fair Share Plan has been prepared for the City of Vineland, Cumberland County, New Jersey, and supersedes the Housing Plan Element and Fair Share Plan adopted in 2008, in accordance with the rules of the New Jersey Council on Affordable Housing (“COAH”). Its purpose is to address the affordable housing obligation mandated by the Fair Housing Act of 1985. This document addresses the so-called “Third Round” affordable housing obligation based on the New Jersey Supreme Court’s March 10, 2015 decision and the State’s affordable housing regulations, and is structured to meet the State requirement for Master Plans.

The City of Vineland is located in Cumberland County, on its border with Gloucester, Salem, and Atlantic Counties, and it lies approximately 35 miles from Philadelphia and 29 miles from Atlantic City. It has approximately 69 square miles, and as of 2010 it was home to 60,724 people. The City’s housing stock is nearly two-thirds comprised of single-family detached housing, and it also contains a large stock of mobile homes (8.6% of the City’s stock). At least 37.6% of the City’s households are very low, low, or moderate income households according to 2013 American Community Survey data, and 44.1% of all households in the City pay housing costs that are greater than or equal 30% of their income, a benchmark used to indicate housing affordability.

The City has over 1,300 units of existing affordable housing that includes family rental and owner-occupied units, group homes, and age-restricted housing created and administered by public, private, and private non-profit entities. The City has claimed 605 creditable affordable housing units, of which 306 credits were applied to its 1987-1999 Second Round Obligations. Furthermore, as an Urban Aid municipality, Vineland is not required to provide new construction – instead it is obligated to rehabilitate deficient housing units occupied by low- or moderate-income households. As this plan will demonstrate, the City has been actively creating new affordable housing and rehabilitating existing housing on a continuing basis to ensure that its residents have access to affordable and decent housing.

AFFORDABLE HOUSING JUDICIAL AND LEGISLATIVE BACKGROUND

In its landmark 1975 decision now referred to as “Mount Laurel I”, the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate income housing¹. In its 1983 “Mount Laurel II” decision, the Supreme Court extended the obligation to all municipalities with any “growth area” as designated in the State Development Guide Plan (NJDC 1978). Subject to a number of limitations, Mt. Laurel II also gave developers, under appropriate circumstances, the opportunity to secure a builder’s remedy.² A builder’s remedy is where a developer is granted the

¹ - Southern Burlington NAACP v. Twp. of Mt. Laurel, 67 NJ 151 (1975)

² - Southern Burlington NAACP v. Twp. of Mt. Laurel, 92 NJ 158 (1983)

right to develop what is typically a multifamily project on land that was not zoned to permit this use at the time of the suit and where a “substantial” percentage of the units are reserved for low and moderate income households.

In 1985, the Legislature enacted the Fair Housing Act³ in response to Mount Laurel II. The Fair Housing Act created the Council on Affordable Housing (COAH) and an administrative alternative to compliance in a court proceeding. The Legislature conferred “primary jurisdiction” on COAH and charged COAH with promulgating regulations: (i), to establish housing regions; (ii), to estimate low and moderate income housing needs; (iii), to set criteria and guidelines for municipalities to determine and address their fair share numbers, and (iv) to create a process for the review and approval of appropriate housing elements and fair share plans.

First and Second Round Methods

COAH created the criteria and guidelines for municipalities to determine and address their respective affordable housing obligation⁴, or number of affordable dwellings. COAH originally established a formula for determining municipal affordable housing obligation for the six-year period between 1987 and 1993 (N.J.A.C. 5:92-1 et seq.), which became known as the “first round.” The first round formula was superseded by COAH regulations in 1994 (N.J.A.C. 5:93-1.1 et seq.). The 1994 regulations recalculated a portion of the 1987-1993 affordable housing obligations for each municipality and computed the additional municipal affordable housing need from 1993 to 1999 using 1990 U.S. Census data. The regulations COAH adopted in 1994 to identify a municipality’s “cumulative” obligations for the first and second round are known as “the second round” regulations. Under regulations adopted for round three, the obligation of municipalities to create new affordable housing for the first and second round is referred to as the “prior round” obligation. This plan will refer to the new construction obligation for the first and second housing cycles as the “prior round”.

Third Round Method

On December 20, 2004, COAH’s first version of the third round rules became effective some five years after the end of round two in 1999. At that time the third round was defined as the time period from 1999 to 2014 but condensed into an affordable housing delivery period from January 1, 2004 through January 1, 2014. In other words, 15 years of necessary affordable housing activity is to take place in 10 years. The third round rules marked a significant departure from the methods utilized in COAH’s prior round. Previously, COAH assigned an affordable housing obligation as an absolute number to each municipality. These third round rules implemented a “growth share” approach that linked the production of affordable housing to future residential and non-residential development within a municipality. Each municipality was required to project the amount of residential and non-

³ - N.J.S.A. 52:27D-301

⁴ - Also called a municipality’s “fair share” of affordable housing.

residential growth that would occur during the period 2004 through 2014. Then municipalities were required to provide one affordable unit for every 8 market rate housing units developed and one affordable unit for every 25 jobs created. Jobs were not counted directly but rather by using non-residential building square footage as a substitute for employment.

This set of rules changed, however, when the New Jersey Appellate Court invalidated key elements of the first version of the third round rules on January 25, 2007. The Court ordered COAH to propose and adopt amendments to its rules within six months to address the deficiencies identified by the Court. COAH missed this deadline but did issue revised rules effective on June 2, 2008 (as well as a further rule revision effective on October 20, 2008). It met the Court's directive to provide residential development and job projections for the third round. The third round was expanded from 2014 to 2018. COAH retained the growth share approach but revised its ratios to require one affordable housing unit for every four market rate housing units developed and one affordable housing unit for every 16 jobs created.

Just as various parties challenged COAH's initial third round regulations, parties challenged COAH's 2008 revised third round rules. The Appellate Court issued a decision on October 8, 2010 deciding those challenges (see p. 4).

Roberts Bill and NJ Economic Stimulus Act

On July 17, 2008, Governor Corzine signed P.L.2008, c.46⁵, which amended the Fair Housing Act in a number of ways. Key provisions of the legislation included the following:

- It established a statewide 2.5% nonresidential development fee instead of requiring nonresidential developers to provide affordable housing;
- It eliminated regional contribution agreements ("RCAs") as a compliance technique available to municipalities whereby a municipality could transfer up to 50% of its fair share to a so called "receiving" municipality; and
- It added a requirement that 13% of all affordable housing units and 13% of all similar units funded by the state's Balanced Housing Program and its Affordable Housing Trust Fund be restricted to very low income households (30% or less of median income).
- It added a requirement that municipalities had to commit to spend development fees within four years of the date of collection after its enactment, which obligation commenced on the four year anniversary of the law (July 17, 2012).

⁵ - Also known as the "Roberts Bill" after former NJ Assembly Speaker Joseph Roberts who sponsored the bill.

- It created a State Housing Commission.

As of this date, COAH has failed to promulgate rules to implement the Roberts Bill.

On July 27, 2009, about a year later as the economic recession deepened, Governor Corzine signed the “NJ Economic Stimulus Act of 2009”,⁶ which instituted a moratorium on the collection of non-residential affordable housing development fees through July 2010. This moratorium was later extended until July 1, 2013 (P.L. 2011, c. 122). Since the moratorium has now expired, municipalities are obligated to collect the fee of 2.5% of the equalized assessed value of a non-residential development.

Governor’s Housing Task Force

On February 9, 2010, Governor Chris Christie signed Executive Order No. 12. This Order established a five-member Housing Opportunity Task Force and charged the Task Force with the job of reviewing the effectiveness of the Fair Housing Act, COAH and COAH’s regulatory structure in meeting the constitutional obligations under the Mount Laurel doctrine. The Executive Order also ordered COAH to refrain from continuing to process applications for substantive certification or from otherwise implementing the third round rules during the Housing Opportunity Task Force’s 90-day review period. On February 19, 2010, the Appellate Division issued a stay on the portion of the Executive Order that prevented COAH from processing applications and implementing its third round rules. On March 20, 2010, Governor Christie issued Executive Order No. 20, which rescinded Executive Order No. 12.

The Governor’s Executive Order No. 20 coincided with the release of the report prepared by the Housing Opportunity Task Force on March 20, 2010. In the report, the Task Force recommended that the Governor revisit COAH’s original growth share methodology, reinstate the use of regional contribution agreements and eliminate prior round obligations. To date these recommendations have not been implemented.

Appellate Court’s 2010 Decision

On October 8, 2010, following the events described above involving the Governor’s Task Force, the Appellate Division issued its decision with respect to the challenge to the second iteration of COAH regulations.⁷ The Appellate Division validated the COAH regulations that assigned rehabilitation and prior round numbers to each municipality, but invalidated the regulations by which the agency assigned housing obligations in the Third Round. Specifically, the Appellate Division ruled that COAH could not allocate obligations through a “growth share” formula. Instead COAH was directed to use similar methods that had been previously used in the first and second

⁶ - P.L. 2009, c.90.

⁷ - *In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing.*

rounds. The Court gave COAH five months to address its ruling. Other highlights of the Appellate Court's decision include:

- Municipally-sponsored or 100% affordable housing site must show site control, site suitability, and a proposed source of funding to be granted credit.
- COAH's rules do not provide sufficient incentive for the private construction of inclusionary developments (market-rate and affordable units). "Bright-line standards" (clearly defined) must be provided. The Court noted that a 20% affordable housing set-aside was typical.
- The Court invalidated prior round rental bonuses for developments that were not built within a reasonable time-frame. COAH was directed to return to a time limitation for rental bonuses.
- Bonuses for smart growth and redevelopment activities were upheld; however the Court invalidated third round compliance bonuses.
- The Court upheld its prior ruling on COAH's formula that did not reallocate present need (existing substandard housing) from urban municipalities to other municipalities in the region. The Court also questioned whether urban municipalities should be assigned prospective (e.g., growth) numbers.
- The Court declined to remove COAH's rule-making powers and to appoint a special master as several of the plaintiffs requested.

2010 Legislation Reform Attempt

In an effort to reform affordable housing law, the State Legislature introduced various bills in 2009 and 2010. Of those efforts, S-1 emerged in January 2010 as the Senate's preferred bill. It was eventually passed by the Senate on June 3, 2010. However, the Assembly did not vote on this version of S-1 and instead spent the summer and fall of that year crafting its own housing reform bill, A-3447. In late December 2010 and early January 2011 these bills were conformed (S-1/A-3447) and ultimately passed by both chambers on January 10, 2011. Governor Christie conditionally vetoed the revised S-1/A-3447 on January 24, 2011 indicating that he preferred S-1 as it was originally passed by the Senate. However, the Senate and Assembly declined to act on the conditional veto and the reform efforts failed.

Judicial Activity from 2011 to the Present

COAH sought a stay from the NJ Supreme Court of the March 8, 2011 deadline the Appellate Division had imposed in its October 2010 decision for the agency to issue new third round housing numbers. The Supreme Court granted COAH's application for a stay on January 18, 2011 and on March 31, 2011, the Court granted petitions and cross-petitions to all of the various challenges to the Appellate Division's 2010

decision. However, the Supreme Court did not hear oral argument on the various petitions and cross petitions until November 14, 2012.

The NJ Supreme Court decided on the appeal by the executive branch of the Appellate Court's decision of March 8, 2012 that disallowed the dissolution of COAH under Governor Christie's Reorganization Plan No. 001-2011. The Supreme Court upheld the lower court's ruling on the Executive Reorganization Act of 1969 on July 10, 2013, finding that the governor did not have the power to unilaterally reorganize COAH out of existence. Such an action requires the passage of new legislation.

On September 26, 2013 the NJ Supreme Court upheld the Appellate Court decision in In re Adoption of N.J.A.C. 5:96 and 5:97 by New Jersey Council On Affordable Housing, 215 N.J. 578 (2013), and ordered COAH to prepare the necessary rules. Subsequent delays in COAH's rule preparation and ensuing litigation led to the NJ Supreme Court, on March 14, 2014, setting forth a schedule for adoption. COAH approved draft third round rules on April 30, 2014. These draft rules assign affordable housing obligations to each municipality as the sum of the "unanswered prior obligation", consisting of the prior round obligation for 1987 to 1999 as determined under N.J.A.C. 5:93 and the obligation for 1999 to 2014; they define the prospective need as the affordable housing obligation for 2014 to 2024.

Although ordered by the NJ Supreme Court to adopt revised new rules on or before October 22, 2014, the Council on Affordable Housing ("COAH") deadlocked 3-3 at its October 20th meeting and failed to adopt the draft rules. An initial motion to table the rule adoption for 60 days to consider amendments also deadlocked at 3-3 and failed. A motion in aid of litigant's rights was filed with the NJ Supreme Court and oral argument on that motion was heard on January 6, 2015.

On March 10, 2015, the Supreme Court issued a ruling on the Motion In Aid of Litigant's Rights (In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing) filed by the Fair Share Housing Center ("FSHC"). This long-awaited decision provides a new direction for how New Jersey municipalities are to comply with the constitutional requirement to provide their fair share of affordable housing. The Court transferred responsibility to review and approve housing elements and fair share plans (housing plans) from COAH to designated Mt. Laurel trial judges. The implication of this is that municipalities may no longer wait for COAH to adopt third round rules before preparing new third round housing plans and municipalities must now apply to Court, instead of COAH, if they wish to be protected from exclusionary zoning lawsuits. These trial judges, likely with the assistance of an appointed Special Master to the Court, will review municipal plans much in the same manner as COAH previously did. Those towns whose plans are approved by the Court will receive a Judgment of Repose, the court-equivalent of COAH's substantive certification.

The decision established a 90-day transitional period starting the day of the decision, during which municipalities may prepare materials and data to demonstrate to the

Courts that they are satisfying their Mt. Laurel obligation of creating a realistic opportunity for affordable housing. The Court indicated that during this 90-day period, COAH may re-establish control over the process by adopting *N.J.A.C. 5:98* and *5:99* into law. The decision also requires that the Courts and municipalities calculate their 1999 to 2025 affordable housing obligations using the first and second round methodologies.

AFFORDABILITY REQUIREMENTS

Affordable housing is defined under New Jersey's Fair Housing Act as a dwelling, either for sale or rent that is within the financial means of households of low or moderate income as income is measured within each housing region. Vineland is in COAH's Region 6, which includes Atlantic, Cape May, Cumberland, and Salem Counties. Moderate income households are those earning between 50% and 80% of the regional median income. Low-income households are those with annual incomes that are between 30% and 50% of the regional median income. In 2008, the State Legislature created an additional sub-category of low income – very-low income, which has been defined as households earning 30% or less of the regional median income.

Through the Uniform Housing Affordability Controls ("UHAC") found at *N.J.A.C. 5:80-26.3(d)* and (e), *et seq.*, COAH requires that the maximum rent for a qualified unit be affordable to households that earn no more than 60% of the median income for the region. The average rent must be affordable to households earning no more than 52% of the median income. The maximum sale prices for affordable units must be affordable to households that earn no more than 70% of the median income. The average sale price must be affordable to a household that earns no more than 55% of the median income.

The regional median income is defined by COAH using the federal Department of Housing and Urban Development (hereinafter "HUD") income limits on an annual basis. In the spring of each year HUD releases updated regional income limits which COAH reallocates to its regions. It is from these income limits that the rents and sale prices for affordable units are derived. See Table 1 for 2014 income limits for Region 6 and Tables 2 and 3 for illustrative sale prices and gross rents from 2014 (the latest figures available). The sample rents and sale prices are illustrative and are gross figures which do not account for the specified utility allowance.

Table 1. Sample 2014 Income Limits for Region 6

Household Income Levels	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household
Moderate	\$40,868	\$46,707	\$52,545	\$58,383	\$63,054
Low	\$25,543	\$29,192	\$32,841	\$36,490	\$39,409
Very Low	\$15,326	\$17,515	\$19,704	\$21,894	\$23,645

Source: NJDCA 2014 Affordable Housing Regional Income Limits

Table 2. Illustrative 2014 Affordable Rents for Region 6

Household Income Levels (% of Median Income)	1 Bedroom Unit Rent	2 Bedroom Unit Rent	3 Bedroom Unit Rent
Moderate (60% of Median)	\$821	\$985	\$1,138
Low (46% of Median)	\$629	\$755	\$873
Very Low (30% of Median)	\$411	\$493	\$569

Source: NJDCA 2014 Illustrative Rents

Table 3. Illustrative 2014 Affordable Sales Prices for Region 6

Household Income Levels (% of Median Income)	1 Bedroom Unit Price	2 Bedroom Unit Price	3 Bedroom Unit Price
Moderate (70% of Median)	\$98,322	\$117,986	\$136,339
Low (50% of Median)	\$64,946	\$77,935	\$90,058
Very Low (30% of Median)	\$31,569	\$37,883	\$43,776

Source: NJDCA 2014 Illustrative Sales Prices for New Construction

HOUSING ELEMENT AND FAIR SHARE REQUIREMENTS

In accordance with the Municipal Land Use Law (*N.J.S.A. 40:55D-1, et seq.*), a municipal Master Plan must include a housing plan element as the foundation for the municipal zoning ordinance (see *N.J.S.A. 40:55D-28b(3)*). Pursuant to the Fair Housing Act (*N.J.S.A. 52:27D-301 et seq.*), a municipality's housing element must be designed to provide access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing. Specifically, *N.J.S.A. 52:27D-310* requires that the housing plan element contain at least the following:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development trends;
- An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level, and age;
- An analysis of the existing and probable future employment characteristics of the municipality;

- A determination of the municipality's present and prospective fair share of low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low and moderate income housing; and
- A consideration of the lands most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

VINELAND CITY'S AFFORDABLE HOUSING HISTORY

Vineland was granted First Round substantive certification on February 3, 1993 for the 6-year period from 1987 to 1993. The certification relied upon 246 units of housing constructed between 1980 and 1986 by the Vineland Housing Authority that were classified as prior cycle credits. The City received Second Round substantive certification on April 5, 2000 for the period 1993 to 1999 (but also encompassing the first round). As an urban aid municipality, the City's Second Round obligation was limited to a 372 unit indigenous need, or rehabilitation, which was satisfied through the rehabilitation of housing units occupied by low income households and meeting COAH's criteria for deficient housing. The City was able to demonstrate that it had rehabilitated 331 units toward that obligation and had a program in place to address its remaining obligation. In 2006, the City adopted a housing element in accordance with the 2004 adopted version of the third round rules (*N.J.A.C. 5:94*), which projected a 522 unit new construction obligation. The housing element was updated again in 2008 in response to COAH adopting new Third Round rules (*N.J.A.C. 5:97*), which increased the projected new construction component to 576 units. In April 2014, COAH published its draft *N.J.A.C. 5:98* and *5:99* rules (procedural and substantive rules, respectively), which established a 323 unit rehabilitation obligation for the City, but the new construction obligation was eliminated due to Vineland's status as an urban aid municipality. The first and second sets of Third Round rules, which used a "growth share" methodology, are the only rules that had established a new construction component for Vineland. Since the 2008 Plan was written, the City has continued to create opportunities for affordable housing, including Landis Square, a 78-unit age-restricted housing site in the City's redevelopment area; Melrose Place, a 17-unit family-rental site; and 12 inclusionary units in two new housing developments.

HOUSING CONDITIONS

Vineland's housing stock consists predominantly of single-family detached units (65.6%), but also contains many mobile homes (8.6%), and 2- to 4-unit structures (12.94%). While the City's stock of mobile homes makes up only a slightly larger portion of the City's housing stock than that of Cumberland County (6.4%), mobile homes are about eight times more present in Vineland than they are across the State. The City's renter population comprised approximately 35% of all occupied units, which is consistent with the rates at both the State and County levels. The Affordable Housing Act of 1983 (N.J.S.A. 40:55D-100 through -106), promotes manufactured housing as a means of providing affordable housing, and authorizes municipalities to consider mobile home parks as a means to provide affordable housing. However, mobile homes without deed restrictions conforming to UHAC are not considered valid forms of affordable housing under COAH's rules.

Table 4. Housing Units by Number of Units in Structure and Tenure of Occupant, 2013

Number of Units	Owner Occupied	Percent of Total	Renter Occupied	Percent of Total	Vacant	Total
1, Detached	11,775	78.3%	2,110	14.0%	1,144	15,030
1, Attached	201	51.0%	193	49.0%	-1	394
2	203	12.5%	1,313	80.7%	112	1,628
3 or 4	17	1.3%	1,122	84.0%	197	1,336
5 to 9	20	3.0%	612	91.8%	35	667
10 to 19	0	0.0%	467	83.1%	95	562
20 or more	0	0.0%	982	75.5%	318	1,300
Mobile Home	1,343	68.2%	353	7.9%	272	1,969
Other	17	100.0%	0	0.0%	0	17
Total	13,576	59.3%	7,152	31.2%	2,173	22,903

Source: Table B25024: Units in Structure, ACS 2011-2013; Table B25032: Tenure by Units in Structure, ACS 2011-2013

Approximately 60% of Vineland's current housing stock was constructed between 1950 and 1989, and the remaining 40% is split evenly between pre-1950s and post-1980s construction. The 1970s contributed the most (16.5%) to today's housing stock. Meanwhile, units built pre-1940 make up the largest year-built clusters at the County and State level (17.7% and 18% in Cumberland and New Jersey).

Table 5. Housing Units by Age, 2013

Year Built	Number	Percent	Owner	Renter	Vacant
2010 or later	279	1.2%	279	0	0
2000 to 2009	2,431	10.6%	1,744	500	187
1990 to 1999	1,846	8.1%	1,205	500	141
1980 to 1989	3,150	13.8%	1,472	1,477	201
1970 to 1979	3,778	16.5%	2,245	1,185	348
1960 to 1969	3,620	15.8%	2,083	1,107	430
1950 to 1959	3,018	13.2%	1,794	831	393
1940 to 1949	1,688	7.4%	847	637	204
1939 or earlier	3,093	13.5%	1,907	915	271
Total	22,903	100.0%	13,576	7,152	2,175
Median Year Built	1971				

Sources: Table B25036: Tenure by Year Structure Built, ACS 2011-2013; Table B25037: Median Year Structure Built by Tenure, ACS 2011-2013

Nearly half (49.3%) of all housing units have five or fewer rooms, and 39.9% have five or six rooms. Units with eight or more rooms make up approximately 18% of units in both Vineland and Cumberland, compared to approximately 25% across New Jersey.

Table 6. Number of Rooms per Housing Unit, 2013

Rooms	Number of Units	Percent of Total
1	399	1.7%
2	357	1.6%
3	2,281	10.0%
4	3,488	15.2%
5	4,774	20.8%
6	4,374	19.1%
7	3,059	13.4%
8	2,147	9.4%
9+	2,024	8.8%
Total	22,903	100.0%
Median	5.5 Rooms	

Source: Table DP04 Selected Housing Characteristics, ACS 2011-2013

The plurality (43.6%) of housing in Vineland contains three bedrooms, and 84.3% of all units had three or fewer bedrooms. The breakdown of housing units by number of

bedrooms is generally consistent with that of Cumberland County, but three-bedroom units made up 32.5% of units and four-bedroom units made up 18.8% of units across the State, compared to 43.6% and 12.5% in Vineland, respectively.

Table 7. Number of Bedrooms per Housing Unit, 2013

Bedrooms	Number of Units	Percent of Total
Efficiency	412	1.8%
1	2,723	11.9%
2	6,180	27.0%
3	9,983	43.6%
4	2,865	12.5%
5+	740	3.2%
Total	22,903	100.0%

Source: Table DP04 Selected Housing Characteristics, ACS 2011-2013

Between 2000 and 2013, both lesser value and higher value dwellings have increased in comparison to middle value homes. On one hand, housing units valued at \$50,000 or less made up 9.1% (e.g., 1,286 units) more of the City's housing stock in 2013 than in 2000. On the other hand, units valued at \$150,000 and higher make up 47.6% more of the housing stock in 2013 than they did in 2000, while units valued between \$50,000 and \$149,000 comprise 56.6% less of the City's housing stock in 2013 than 2000. Overall, the median home value between 2000 and 2013 grew from \$97,200 to \$165,500, or approximately 70.3% (compared to 84.5% growth across the State).

It should be noted that, accounting for inflation, the median home in 2000 was worth approximately \$131,494 in 2013 dollars, meaning that the average home in Vineland only increased in value by 25.5%. More than two-thirds of housing in 2013 was valued between \$100,000 and \$250,000, compared to 43.3% in 2000.

Based on COAH's 2014 Illustrative Sales numbers, approximately 1,382 (10.2%) of 2013 housing may be affordable to very-low income households (depending on the number of rooms in the unit). Meanwhile, 987 (7.3%) of units (exclusive of units affordable that may be affordable to very-low income households) may be affordable to low income households, and at least 1,425 units (10.5%) may be affordable to moderate income households (excluding those units affordable to low and very-low income households). In total, 2,412 owner-occupied units, or 10.5% of all units in the City, are affordable to low and moderate income households.

Table 8. Value of Occupied Housing Units, 2013 and 2000

Housing Unit Value	2013 Units	Percent	2000 Units	Percent
Less than \$50,000	1,494	11.0%	208	1.9%
\$50,000 to \$59,999	164	1.2%	292	2.6%
\$60,000 to \$69,999	261	1.9%	708	6.4%
\$70,000 to \$79,999	206	1.5%	1,297	11.7%
\$80,000 to \$89,999	244	1.8%	1,781	16.1%
\$90,000 to \$99,999	98	0.7%	1,745	15.8%
\$100,000 to \$124,999	1,327	9.8%	2,239	20.2%
\$125,000 to \$149,999	1,541	11.4%	1,339	12.1%
\$150,000 to \$174,999	2,337	17.2%	625	5.6%
\$175,000 to \$199,999	1,394	10.3%	382	3.5%
\$200,000 to \$249,999	2,298	16.9%	208	1.9%
\$250,000 to \$299,999	1,123	8.3%	136	1.2%
\$300,000 or more	1,089	8.0%	109	1.0%
Total	13,567		11,069	
Median (dollars)	\$165,500		\$97,200	

Sources: QT-H14 Value, Mortgage Status, and Selected Conditions, 2000; B25075: Value, ACS 2011-2013

The median rent in Vineland in 2013 was \$1,011 dollars, compared to \$988 across Cumberland County. Approximately 50% of rental units in Vineland rent for between \$900 and \$1,500, with 29.1% of gross rents between \$1,000 and \$1,250. Based on COAH's 2014 illustrative rents, 1,222 units, or 17.1%, may be affordable to very low income renters, depending on the number of bedrooms being rented. Similarly, 893 units (12.5% of rental units) may be affordable to low income renters and 1,214 units (17.0% of rental units) may be affordable to moderate income households, exclusive of those units affordable to lower income groups. In total, 2,107 rental units, or 9.2% of all housing units, are affordable to low and moderate income households.

Table 9. Gross Rent by Housing Unit in Vineland City and Cumberland County, 2013

Gross Rent	Units in Vineland	Percent	Units in Cumberland County	Percent	Difference
Less than \$100	11	0.2%	11	0.1%	0.09%
\$100 to \$149	124	1.7%	248	1.5%	0.25%
\$150 to \$199	0	0.0%	202	1.2%	-1.21%
\$200 to \$249	217	3.0%	422	2.5%	0.50%
\$250 to \$299	138	1.9%	516	3.1%	-1.17%

Gross Rent	Units in Vineland	Percent	Units in Cumberland County	Percent	Difference
\$300 to \$349	123	1.7%	367	2.2%	-0.48%
\$350 to \$399	223	3.1%	327	2.0%	1.16%
\$400 to \$449	124	1.7%	211	1.3%	0.47%
\$450 to \$499	183	2.6%	273	1.6%	0.92%
\$500 to \$549	79	1.1%	269	1.6%	-0.51%
\$550 to \$599	184	2.6%	340	2.0%	0.53%
\$600 to \$649	183	2.6%	381	2.3%	0.27%
\$650 to \$699	67	0.9%	308	1.9%	-0.91%
\$700 to \$749	169	2.7%	509	3.1%	-0.69%
\$750 to \$799	290	4.1%	793	4.8%	-0.71%
\$800 to \$899	645	9.0%	1,526	9.2%	-0.14%
\$900 to \$999	569	8.0%	1,481	8.9%	-0.93%
\$1,000 to \$1,249	2,079	29.1%	4,356	26.2%	2.92%
\$1,250 to \$1,499	864	12.1%	2,088	12.5%	-0.45%
\$1,500 to \$1,999	430	6.0%	1,049	6.3%	-0.28%
\$2,000 or more	146	2.0%	336	2.0%	0.02%
No cash rent	304	4.3%	646	3.9%	0.37%
Total	7,152	100.0%	16,659	100.0%	
Median Rent	1,011		988		

Sources: Table B25063 Gross Rent, ACS 2011-2013; Table B25064 Median Gross Rent (Dollars), ACS 2011-2013

Housing is generally considered to be affordable if the costs of rents, mortgages, and other essential costs consume 28% or less of an owner-household's income or 30% or less of a renter-household's income. Homeowner rates are lower to account for the additional home maintenance costs associated with ownership. In Vineland, 44.1% of all households in occupied units are expending more than 30% of their incomes on housing. Nearly 60% of renter households are paying more than 30%, compared to just over one-third of homeowner households.

Table 10: Housing Affordability, 2013

Monthly Housing Costs as Percent of Income	Owner-Occupied	% of Total	Renter	% of Total	All Occupied	% of Total
Less than 20 Percent	5,105	37.6%	1,202	16.8%	6,301	30.4%
20 to 29 Percent	3,516	25.9%	1,273	17.8%	4,809	23.2%
30 Percent or More	4,901	36.1%	4,270	59.7%	9,141	44.1%
Total	13,522	100.0%	6,745	94.3%*	20,251	97.7%*

Source: Table S2503 Financial Characteristics, ACS 2011-2013

*Remaining percentage has zero or negative income, or paid no cash rent.

In 2010, there were 267 housing units in Vineland that were both overcrowded (more than 1 person per room) and were in structures that were built before 1950. There were also 44 units that had incomplete plumbing facilities, 597 units that had incomplete kitchen facilities, which may include some or all of the 267 aforementioned units. Historically, the conditions mentioned in this paragraph have been indicators of housing deficiency, which are used to determine the number of units requiring rehabilitation.

Table 11: Indicators of Housing Deficiency, 2010

Indicator	50+ Years Old	Incomplete Plumbing	Incomplete Kitchen	Crowded or Overcrowded, and built pre 1950
Number of Units	8,025	44	597	267

Source: Table B25050 Tenure By Plumbing Facilities by Occupants per Room by Year Structure Built, ACS 2005-2010; Table B25051: Kitchen Facilities for All Housing Units, ACS 2005-2010; Table B25034 Year Structure Built, ACS 2005-2010. This data was not available for the American Community Survey's 3-Year data set.

POPULATION CHARACTERISTICS

Vineland has grown by 10.9% between 1990 and 2010, compared to 13.7% in Cumberland County. While Vineland grew by less than half as much as the County between 1990 and 2000 (2.7% vs. 6.1%), it grew nearly 1 percentage point more than the County between 2000 and 2010 (7.9% vs. 7.1%).

Table 12: Population Change, 1990 to 2010

Location	1990	2000	% Change	2010	% Change
Vineland	54,780	56,271	2.7%	60,724	7.9%
Cumberland	138,053	146,438	6.1%	156,898	7.1%

Source: U.S. Census 1990, 2000, 2010

Age cohorts in Vineland have not changed significantly since 2000, although young adults ages 15 to 29 and adults at or approaching retirement, ages 50 to 74, appear to be slightly more present in Vineland (1.2% and 4.3% more, as a percent of respective populations) in 2013. The age bracket growing the most is the 60 to 65 year old population, increasing by 1,330 persons or 1.9%. Meanwhile, the 35-39 year old age group declined the most; 760 persons or 1.8%.

Table 13: Age of Population, 2000 and 2013

Age in Years	Number in 2000	Percent	Number in 2013	Percent	Percent Change 2000-2010
Under 5	3,477	6.2%	3,965	6.5%	14.0%
5-9	4,203	7.5%	4,758	7.8%	13.2%
10-14	4,274	7.6%	4,087	6.7%	-4.4%
15-19	3,964	7.0%	4,392	7.2%	10.8%
20-24	3,194	5.7%	3,782	6.2%	18.4%
25-29	3,616	6.4%	4,209	6.9%	16.4%
30-34	4,048	7.2%	3,477	5.7%	-14.1%
35-39	4,359	7.7%	3,599	5.9%	-17.4%
40-44	4,295	7.6%	3,965	6.5%	-7.7%
45-49	4,005	7.1%	4,209	6.9%	5.1%
50-54	3,742	6.6%	4,392	7.2%	17.4%
55-59	2,849	5.1%	3,721	6.1%	30.6%
60-64	2,269	4.0%	3,599	5.9%	58.6%
65-69	2,030	3.6%	2,440	4.0%	20.2%
70-74	1,880	3.3%	2,318	3.8%	23.3%
75-79	1,786	3.2%	1,525	2.5%	-14.6%
80-84	1,200	2.1%	1,281	2.1%	6.8%
85+	1,080	1.9%	1,159	1.9%	7.3%
Total	56,271	100.0%	60,994	100.0%	8.4%
Median Age	36.5 Years		37.7 Years		

Source: Table S0101: Age and Sex, ACS 2011-2013; QT -PI Age Groups and Sex, Census 2000

HOUSEHOLD CHARACTERISTICS

A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms constituting a housing unit; however, these persons may or may not be related. By comparison, a family is identified as a group of persons including a householder and one or more persons related by blood, marriage or adoption, all living in the same household. In 2013 there were 20,728 households in Vineland, with an average of 2.86 persons per household and 14,604 families (70.5%) with an average of 3.4 people per family. Two-thirds of all families were married couple families. Just over a quarter of non-married couple, family households were female-headed, and 9.4% of family households are male headed, both without spouses. The majority of the heads of both unmarried male- and female-headed households live without their own children under 18 years old, which indicates that the head of household lives either with a child not their own (adopted, related) or with another family member older than age 18. Additionally, 80.9% of the 6,124 non-family households consist of people living alone.

Table 14. Household Composition, 2013

Household Type	Number of Households	Percent
<i>Family households</i>	14,604	70.5%
Married-couple family	9,374	64.2%
With Children	3,769	40.2%
With No Children	5,605	59.8%
Male householder, no spouse present	1,373	9.4%
With Own Children Under 19	574	41.8%
Without Own Children Under 19	799	58.2%
Female householder, no spouse present	3,857	26.4%
With Own Children Under 19	2,039	52.9%
Without Own Children Under 19	1,818	89.2%
<i>Nonfamily households</i>	6,124	29.5%
Householder living alone	4,954	80.9%
TOTAL HOUSEHOLDS	20,728	100.0%

Source: Table DP02. Selected Social Characteristics, ACS 2011-2013

INCOME CHARACTERISTICS

The median household income in Vineland was \$47,750 in 2013, which was approximately \$900 below the County median. The income distributions in the City and the County are generally consistent, except that 3% more of the County's households earn incomes between \$50,000 and \$75,000 than in Vineland (16.3% vs. 13.3%). Vineland and Cumberland County also have very consistent poverty rates, with 14.9% of families being at or below the poverty line in both the City and the County, and 17.9% of individuals at or below the poverty line within Vineland compared to 18.5% in Cumberland.

Table 15. Household Income, 2013

Household Income	Households	Percent
Less than \$10,000	1,639	7.9%
\$10,000-\$14,999	1,288	6.2%
\$15,000-\$24,999	2,492	12.0%
\$25,000-\$34,999	2,378	11.5%
\$35,000-\$49,999	3,008	14.5%
\$50,000-\$74,999	2,752	13.3%
\$75,000-\$99,999	3,192	15.4%
\$100,000-\$149,999	2,645	12.8%
\$150,000-\$199,999	727	3.5%
\$200,000+	607	2.9%
Total	20,728	100.0%
Median Income	\$47,750	

Source: Table DP03 Selected Economic Characteristics, ACS 2011-2013

Table 16. Individual and Family Poverty Rates, 2013

Location	Families	Individuals
Vineland City	14.90%	17.90%
Cumberland County	14.90%	18.50%

Source: Table DP03 Selected Economic Characteristics, ACS 2011-2013

EMPLOYMENT CHARACTERISTICS

The largest industrial sector in the City, “Educational Services, and Health Care and Social Assistance”, employed 31% of all residents in the labor force in 2013. The next largest sectors were “Retail Trade”, “Professional, Scientific, and Management, and Administrative and Waste Management Services”, and “Manufacturing”, respectively employing 12.8%, 9.6%, and 9.1% of the employed labor force. Table 17, Employed Residents by Industry Sector, 2013, on the following page provides the numerical breakdown.

Table 17. Employed Residents by Industry Sector, 2013

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	80	0.3%
Construction	1,670	6.7%
Manufacturing	2,285	9.1%
Wholesale trade	881	3.5%
Retail trade	3,206	12.8%
Transportation and warehousing, and utilities	1,247	5.0%
Information	239	1.0%
Finance and insurance, and real estate and rental and leasing	1,005	4.0%
Professional, scientific, and management, and administrative and waste management services	2,405	9.6%
Educational services, and health care and social assistance	7,742	31.0%
Arts, entertainment, and recreation, and accommodation and food services	1,906	7.6%
Other services, except public administration	865	3.5%
Public administration	1,445	5.8%
Civilian employed population 16 years and over	24,976	99.9%*

Source: Table DPO3 Selected Economic Characteristics, ACS 2011-2013

* - Does not total 100.0% due to rounding

While Vineland's workforce is spread across a number of industries, half of Vineland's employed residents' occupations were classified as "Management, Business, Science, and Arts or Service" in 2013. Natural Resources, Construction, and Maintenance was the smallest occupation classification in Vineland, accounting for only 8% of the labor force.

Table 18. Employed Residents by Occupation, 2013

Occupation	Number	Percent
Management, business, Science, Arts	7,252	27.9%
Service	6,310	24.3%
Sales and Office	5,420	20.9%
Natural Resources, Construction, Maintenance	2,158	8.3%
Production, Transportation, Material Moving	4,822	18.6%
Total	25,962	100.0%

Source: Table DPO3 Selected Economic Characteristics, ACS 2011-2013

Since the last amendment to Vineland's Housing Plan, the City's labor force has seen a steady decline in participation. In 2010, there were 30,279 individuals in the labor force, while only 28,333 were recorded in the first quarter of 2015. At the same time, the unemployment rate is also just over 2% lower than what it was in 2010.

Table 19: Change in Employment Since 2010

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010	30,279	26,418	3,861	12.8%
2011	30,014	26,139	3,875	12.9%
2012	29,723	25,896	3,827	12.9%
2013	29,030	25,691	3,339	11.5%
2014	28,184	25,462	2,722	9.7%
2015*	28,333	25,367	2,967	10.6%

Source: NJ Department of Labor and Workforce Development

* Average of January through March estimates

The New Jersey Department of Labor tracks covered employment throughout the State. Covered employment data includes only those jobs for which unemployment compensation is paid. By definition it does not cover public employees (federal, state, county and municipal), nor the self-employed, unpaid family workers, most part-time or temporary employees, and certain agricultural and in-home domestic workers. See Table 20, Covered Employment Estimate, December 2013. It also indicates covered jobs by location of the employer, as opposed to Table 19, which examines employed residents of Vineland.

Table 20. Covered Employment Estimates, December 2013

Year	Vineland City	Cumberland County
2013	24,585	44,722

Source: New Jersey Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis, NJ Covered Employment Trends. Data is as of December 2013, which is the most current data available at the municipal level.

POPULATION PROJECTIONS

The South Jersey Transportation Planning Organization (SJTPO), the Metropolitan Planning Organization (MPO) that contains Vineland City as well as the remainder of Cumberland County, published population and employment projections in 2012 through the year 2040. The SJTPO projects that the City's population and labor force will both grow by 22% by 2040; 16% faster than Cumberland County in population, which is expected to see 19% population growth, and 20% employment growth during the same time (10% faster).

Table 21. Population and Employment Projections, 2010 to 2040

Vineland Population 2010	Percent Change 2000-2010	2040	Percent Change 2010-2040	Cumberland County 2040	Percent Change 2010-2040
60,724	8%	74,144	22%	186,178	19%
Vineland Employment 2010	Percent Change 2000-2010	2040	Percent Change 2010-2040	Cumberland County 2040	Percent Change 2010-2040
30,245	-2%	36,878	22%	71,055	20%

Source: South Jersey Transportation Planning Organization, Regional Transportation Plan 2040 Technical Appendix #1: Demographic Forecast

The Fair Housing Act requires that Housing Plans include a 10 year projection of new housing units based on the number of building permits, development applications approved, and probable developments, as well as other indicators deemed appropriate (*N.J.S.A. 52:27D-310.b*). Annual building permit issuance in Vineland during the years 2000 through 2013 averaged approximately 141 units.

Assuming this rate remains relatively constant; Vineland may see a growth of approximately 1,406 new dwellings by the year 2025. Factors such as the business cycle and physical obstacles to development may result in a lower or higher actual number. Table 22, Housing Projections, provides an estimate of anticipated residential growth based on the extrapolation of prior housing activity into the future.

Table 22. Housing Projections to 2025

Year	Building Permits Issued
2000	107
2001	125
2002	162
2003	180
2004	124
2005	144
2006	217
2007	221
2008	274
2009	98
2010	80
2011	79
2012	67
2013	90
Average	140.6
Ten Year Projection	1,406 dwellings

Source: NJDCA Construction Reporter, Building Permits, Yearly Summary Data, and Housing Units Authorized by Building Permits for New Construction

CONSIDERATION OF LAND FOR AFFORDABLE HOUSING

Vineland reported in its 2006 Housing Plan Element and Fair Share Plan that it had determined, through a build-out analysis and a vacant land analysis, that it had sufficient land to accommodate its growth share obligation. As the City currently has no new construction obligation, it will not require any vacant land to satisfy its affordable housing requirement. However, should the City be assigned a new construction requirement at any point in the future it contains substantial vacant and unpreserved farmland that may be suitable to support additional affordable housing (subject to further analysis). The City offers density bonuses for age-restricted affordable housing in its R-5 and R-6 residential zones and its IN-2 Institutional Zone, and for general affordable inclusionary housing in its MF multi-family zone, through its land development regulations.

FAIR SHARE PLAN

VINELAND'S AFFORDABLE HOUSING OBLIGATION

In its March 10, 2015 decision, the NJ Supreme Court directed that the methods of determining municipal allocation were to follow the calculations of the First and Second Round rules; specifically, the present and prospective statewide and affordable housing need. Present need is defined in the Second Round rules as the sum of the “indigenous need” and the “reallocated present need”. However, this was modified by the Court in that the reallocated present need was no longer to be assigned to municipalities in the region. Indigenous need is sub-standard housing occupied by low and moderate income households. This is now more commonly called the “rehabilitation share”. The reallocated present need that is no longer required to be distributed is the technique where excess indigenous need in a municipality was reassigned to other municipalities where their need was lower than the regional average. COAH’s elimination of the reallocated present need was first upheld by the Appellate Court on October 8, 2010⁸.

Rehabilitation

The rehabilitation share in Vineland for the Third Round has not been set by either COAH or a court of competent jurisdiction. In the history of affordable housing rules and regulations in New Jersey, the rehabilitation share was calculated using U.S. Decennial Census indicators of sub-standard housing cross-linked to demographic profiles (*see* Table II, p. 14). An example of a sub-standard dwelling unit is one lacking a complete kitchen, such as the absence of a stove for cooking. Since this information came from the long form Census, since replaced by sampling in the American Community Survey (ACS), the traditional snapshot of the data has been April 1 of the Census year (1980, 1990, 2000 and 2010).

The calculations were last undertaken by COAH in its failed adoption of the third set of Third Round rules. Unlike the prior rounds and other Third Round rules attempts, the assignment of the rehabilitation share was calculated from the April 1, 2010 data and then brought forward to July 1, 2014. The City was assigned 323 units to rehabilitate by July 1, 2024. This was determined by estimating that there are 397 existing units containing more than 1.01 persons per room in structures built before 1960, that there are 5 units with incomplete plumbing facilities, and that there are 220 units with incomplete kitchen facilities. From the total of 622 units fitting these criteria, COAH eliminated double counted units (units counted for more than one of those criteria) to arrive at a total of 559 deficient units. This number was cross-tabulated to other demographic data that determined that 57.8% were occupied by

⁸ - 6 A. 3d 445, 416 NJ Super. 462, Appellate Div.(2010)

low or moderate income households and, by calculation, the City was assigned a rehabilitation component of 323 deficient units.

In 2008, the second set of third round rules, using the 2000 U.S. Census, created an obligation from 1999 to the end of 2018 of 426 dwelling units to be rehabilitated. This creates a range of 23 to 33 dwelling units per year over the next ten years that require rehabilitation in Vineland.

Under the Second Round rules, which are presumptively to be used in crafting a rehabilitation program, such programs are to be made available to the owners of rental property. The Vineland Housing Authority (VHA) operates 606 units of public housing that undergo periodic rehabilitation of units. Since 2010 fiscal year, the VHA has budgeted \$1,034,500 in capital improvement funding from HUD for its units, thereby demonstrating that rehabilitation is also open to rental owners. Funding for capital improvements has occurred in each budget since at least 2010.

Means of Addressing the Rehabilitation Component

COAH's Second Round rules require that the rehabilitation obligation be satisfied by bringing deficient units up to building code standard. The typical major systems that are replaced or undertaken are plumbing, heating, building structure, electrical, roof, lead abatement, weatherization, and exterior material replacement, such as siding. A minimum average of \$10,000 must be expended for each unit, which may include up to \$2,000 for administrative costs and \$8,000 for actual hard costs. The City administers its housing stock rehabilitation through its Community Development Program, which receives pass through funding from the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) and Home Investment Partnerships Programs (HOME). The Community Development Program also receives funding from the Neighborhood Preservation Program operated by the NJ Department of Community Affairs (when such funding is available) for activities in the South East Center City Neighborhood. The City last updated its Residential Rehabilitation Loan Program Policy and Procedures Manual in 2011. The manual details the procedures for eligibility, applying for, and using loan funds for rehabilitative activity and will be submitted to the Court as part of its filing for a judgment of repose.

In the prior rounds, as noted above, the rehabilitation share of municipal affordable housing obligation was reset at each Decennial Census count. Consequently, Vineland has established April 1, 2010 as the point in time for counting units towards its Third Round Obligation even though it rehabilitated hundreds of units in the 2000's. Since April 1, 2010, the Program has rehabilitated 103 units in Vineland, with a total of \$1,561,632 expended for an average of \$15,161 per unit. Of this amount, \$245,888 were expended on rehabilitations for very low income households (19 units), \$587,676 were expended on low income households (44 units), and \$665,463 were spent on moderate income households (40 units). While in the past the Program has averaged approximately 50 rehabilitations per year, it has only

averaged about 30 per year since 2007 and approximately 22 per year since April 1, 2010. Appendix A lists the units that have been rehabilitated.

Funding for both owner-occupied and capital improvement funding for rehabilitation comes from the U.S. Department of Housing and Urban Development. While no changes to those programs are anticipated, the municipality collects an affordable housing development fee and used \$173,702 of trust fund monies (through December 31, 2014) for its owner-occupied rehabilitation program. Should a shortfall occur in either funding from HUD or from the affordable housing trust fund, the City Council passed a Resolution of Intent to Bond, dated December 23, 2008 (Resolution No. 2008-658), that agrees to fund or issue debt for any shortfall in its affordable housing program. The resolution is attached as Appendix B.

Vineland commits to the completion of its Third Round rehabilitation component as it is ultimately determined by Court decision, rule or law. It will continue to operate the Community Development Program and coordinate with the Vineland Housing Authority to continue its program of periodic unit rehabilitation.

Prior Round

Vineland City is an urban aid municipality and has been eligible since the beginning of municipal obligation under the Fair Housing Act. Consequently, in the First and Second Rounds, the municipality had no new construction obligation.

Prospective Need

Vineland City is an urban aid municipality and has been eligible since the beginning of municipal obligation under the Fair Housing Act. Consequently, the municipality has no prospective need in the Third Round.

CREDITS FROM NEW CONSTRUCTION IF NEEDED FOR REHABILITATION CREDIT

1987-1999 Credits

The City was assigned a 372 unit indigenous need, or rehabilitation obligation under the prior round rules, from 1987 to 1999, and had completed 331 units of rehabilitation by the time it received Second Round Substantive Certification in April 2000. In addition, though the City did not have a new construction component it did have 306 new construction credits as shown in Table 23.

Table 23. Summary of Credits from Prior Round, 1987-1999

Affordable Housing Program / Site	Credits	
Rehabilitation	331	
Turnkey III Single-Family Dwellings Family Rental		46
Esther Olivio Towers Age-Restricted		100
Luther Acres Age Restricted		100
Group Homes Supportive Special Needs*		60
Total	331	306

Source: City of Vineland 2006 Housing Plan Element and Fair Share Plan

*- In seventeen separate scattered site buildings.

1999-Present Day Credits

As of April 2015 the City has completed an estimated 605 creditable new construction units, including 113 group homes, 303 age restricted units (which assumes a senior percentage higher than the Second Round limit of 25%), and 190 family rental units, but does not include any potential bonuses. Furthermore, COAH's 2010 Guide to Affordable Housing indicates that the City also had potentially 1,315 affordable housing units for which the City may be partially eligible to receive credit with further investigation.

Table 24. Other Potentially Creditable Units in the City of Vineland

Program / Site	Owner	Unit Types	Units
Turnkey III	VHA	Family rentals	66
Parents and Friends	PAFACOM	Group Homes / Supportive Special Needs	54
Vineland Training School Group Homes	Training School at Vineland	Group Homes / Supportive Special Needs	58
Kidston Towers	VHA	Age Restricted	103
Luther Acres Senior Housing	Housing Preservation, Inc.	Age Restricted	100
Walnut Manor	Walnut Manor Preservation, LLC	Family Rentals	100
Parvins Branch	Parvins Estates, LLC	Family rentals	24
Total			505

Source: City of Vineland CTM System, Project Monitoring Data Project Summary Report

DESCRIPTION OF THIRD ROUND CREDITS

Parents and Friends Association

Parents and Friends Association Community Services (PAFACOM) is a non-profit organization consisting of family members and friends of persons receiving services through the Vineland Developmental Center (VDC), a provider of services to intellectually and developmentally disabled adults. PAFACOM assists the VDC in creating and maintaining group homes, and is responsible for 12 group homes in Vineland that provide 54 bedrooms for special needs persons. These homes are spread out across various parts of the City, including sections of the central city area and subdivisions further outside.

Training School at Vineland

The Vineland Training School (Vineland Adult Training Center, or VATC) is one of two centers operated by Elwyn Institutes of Media, PA in Cumberland County that provides educational services to the developmentally disabled. Vineland Training School provides 58 bedrooms for special needs persons across 18 group homes with a strong presence in the central city area as well as the City's outer neighborhoods.

Vineland Housing Authority

The Vineland Housing Authority is the primary agency for the creation and maintenance of low- and moderate-income housing in the City of Vineland. It operates 606 public housing units in sites including Asselta Acres, D'Orazio Terrace, Kidston Towers, the Esther Olivio Towers, Parkview Apartments, Tarkiln Acres, and seventy-eight scattered sites across the City. The Authority also oversees the City's Section 8 Housing Choice Voucher Program, and has 300 vouchers under contract with local property owners⁹. The Vineland Housing Development Corporation is the VHA's arm for constructing and selling affordable housing units. It has been active for approximately a decade as of the writing of this plan, and enhances the VHA's housing creation ability by allowing it to take advantage of grants and programs otherwise unavailable to the VHA. The VHDC's primary focus has been activities that include renovating existing housing and selling them to moderate income residents. However, the VHDC has recently undertaken the construction of the Melrose Court project after a ten-year gestation period. The project will include 17 low- and moderate-income units each with three bedrooms and two bathrooms. Melrose Court is expected to be completed by the end of 2015.

⁹ - Vineland Housing Authority Facts and Awards page, http://vha.org/facts_awards.php

Luther Acres

This is a mid-rise age-restricted affordable housing site providing 100 units, operated by Housing Preservation, Inc., a non-profit affordable housing investor located in Memphis. In 2014 the apartment building was purchased by Housing Preservation, Inc. from a non-profit development arm of Redeemer Lutheran Church in Vineland. It is located in the northwest section of the central city.

Parvins Branch

This is a 24-unit townhouse development adjacent to the Sacred Heart Cemetery on East Walnut Road.

Walnut Manor

Walnut Manor is a 100-unit townhouse development across East Walnut Road from Sacred Heart Cemetery. The affordability controls on these units were extended in 2006.

The locations of the City's existing affordable housing sites are depicted on the map located at the end of this document.

ADDITIONAL THIRD ROUND AFFORDABLE HOUSING ELIGIBLE CREDITS

Four affordable housing developments are in the pipeline or recently completed that have not been submitted for credit or entered into the CTM system. One of these is Melrose Place described under the Vineland Housing Authorities sites. The four developments are:

- Kings Crossing – 7 of 83 owner-occupied townhouse units are affordable (all 7 have been constructed)
- Atlantic Realty – 5 of 42 owner or renter occupied units are to be affordable (approved)
- Landis Square – 78 senior affordable rental units (tax credits have been awarded)
- Melrose Place – 17 affordable rental units being done by Vineland Housing Dev. Corp. (under construction with an anticipated completion date of early fall 2015)

Many of these units may be creditable, should the City assemble and produce the appropriate documentation. In addition, other projects as they progress, such as Vineland Gardens, the Newcomb redevelopment project and Veterans independent living may become eligible in the future.

AFFORDABLE HOUSING ORDINANCE AND AFFIRMATIVE MARKETING

The City of Vineland has an Affirmative Marketing and Affordable Housing Ordinance (§425-87 through -99 of the City's Code) in accordance with COAH's substantive rules and *N.J.A.C. 5:80-26*, and last amended these rules in September 2013 (Ordinance No. 2013-42). The City's affordable housing ordinance governs the creation, administration, and occupancy of affordable units in the City. It establishes the required low and moderate income set-asides, development fees, defines the programs that might be implemented to provide an opportunity for affordable housing, and outlines eligibility requirements and occupancy standards.

Affirmative marketing of affordable units in the City is conducted differently by each individual agent. Affirmative marketing is designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to the affordable units located in the City. Additionally, the affirmative marketing plan is intended to target those potentially eligible persons who are least likely to apply for affordable units and who reside or work in Housing Region 6, consisting of Salem, Cumberland, Cape May, and Atlantic Counties.

The affirmative marketing plan includes regulations for qualification of income eligibility, price and rent restrictions, bedroom distribution, affordability control periods, and unit marketing in accordance to *N.J.A.C. 5:80-26*. All newly created affordable units will comply with the thirty-year affordability control required by UHAC, *N.J.A.C. 5:80-26-5* and *5:80-26-11*. This plan must be adhered to by all private, non-profit or municipal developers of affordable housing units and must cover the period of deed restriction or affordability controls on each affordable unit. The costs of implementing the affirmative marketing plan (i.e., the costs of advertising the affordable units, etc.) are the responsibilities of the developers of the affordable units. This requirement is included in the City's Affordable Housing Ordinance and is always included as a condition of any municipal development approval. A copy of the Affirmative Marketing and Affordable Housing Ordinance will be submitted to the Court as part of any filing for a judgment of repose.

AFFORDABLE HOUSING TRUST FUND

The City's spending plan, prepared in 2011, discusses anticipated revenues, collection of revenues, and the use of revenues. Collected revenues will be placed in the City's Affordable Housing Trust fund and will be dispensed for the use of affordable housing activities. Pursuant to the City's plan, Vineland may use the funds in the trust fund for the below listed items.

- Rehabilitation program;

- New construction of affordable housing units and related development costs;
- Extensions or improvements of roads and infrastructure directly serving affordable housing development sites;
- Acquisition and/or improvement of land to be used for affordable housing;
- Purchase of existing market rate or affordable housing for the purpose of maintaining or implementing affordability controls, such as in the event of foreclosure;
- Green building strategies designed to be cost-saving for low- and moderate income households, either for new construction that is not funded by other sources, or as part of necessary maintenance or repair of existing units;
- Maintenance and repair of affordable housing units;
- Repayment of municipal bonds issued to finance low- and moderate-income housing activity; and
- Any other activity as specified in the approved spending plan.
- Affordability assistance.

At least 30% of collected development fees, excluding expenditures made from the inception of the fund to June 2, 2008 on all new construction shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in a municipal Fair Share Plan. Additionally, no more than 20% of the revenues collected from development fees each year shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a rehabilitation program, a new construction program, a housing element and fair share plan, and/or an affirmative marketing program.

While the City seeks flexibility through its spending plan to respond to new affordable housing opportunities, it will generally expend available trust fund monies toward its rehabilitation requirement as well as toward maintenance of existing affordable housing units.

Appendix A

Rehabilitation of Affordable Units

Appendix A. Units Rehabilitated Since April 1, 2010

Address	Block	Lot	Final Inspection Date	Hard Costs	Affordability Term
1086 Mayfair Court	2402	37	4/5/2010	\$6,700	Perpetual Lien
1599 Caitlin Drive	5603	19	4/6/2010	\$11,890	Perpetual Lien
410 S. Sixth St.	4108	9	4/6/2010	\$28,350	Perpetual Lien
637 E. Grape St.	4010	8	4/6/2010	\$27,400	Perpetual Lien
241 W. Plum St.	2915	9	4/20/2010	\$86,079	Perpetual Lien
1374 Samuel Drive	3506	30	4/28/2010	\$5,495	Perpetual Lien
1564 Venus Drive	2102	15	5/9/2010	\$6,000	Perpetual Lien
301 W. Oxford St.	2221	1	6/3/2010	\$30,566	Perpetual Lien
724 Oxford St.	2332	27	6/22/2010	\$15,701	Perpetual Lien
208 N. Sixth St.	3011	14	7/16/2010	\$7,397	Perpetual Lien
741 Yale Terrace	5005	23	7/16/2010	\$28,875	Perpetual Lien
211 W. Elmer St.	3806	3	7/29/2010	\$28,700	Perpetual Lien
524 E. Laurel St.	2335	10	7/29/2010	\$17,221	Perpetual Lien
49 Columbia Ave.	4206	20	8/17/2010	\$27,585	Perpetual Lien
759 W. Walnut Road	4814	7	8/19/2010	\$17,425	Perpetual Lien
510 Boody Drive	2330	6	8/25/2010	\$23,665	Perpetual Lien
60 W. Almond St.	3603	42	10/5/2010	\$18,495	Perpetual Lien
14 Vassar Place	4208	7	11/22/2010	\$9,536	Perpetual Lien
421 W. Elmer St.	3808	6	12/23/2010	\$25,105	Perpetual Lien
301 W. Montrose St.	3903	1	1/4/2011	\$1,896	Perpetual Lien
4450 Gail Lane	105	12	2/7/2011	\$14,750	Perpetual Lien
777 Sawyer Ave.	3104	2	3/18/2011	\$31,133	Perpetual Lien
1267 N. East Blvd.	1701	73	3/23/2011	\$2,895	Perpetual Lien
818 E. Grape St.	4005	14	4/7/2011	\$32,660	Perpetual Lien
1976 N. East Ave.	1301	14	4/19/2011	\$3,500	Perpetual Lien
45 S. Myrtle St.	3501	32	5/5/2011	\$22,655	Perpetual Lien
820 E. Grape St.	4005	13	5/11/2011	\$25,000	Perpetual Lien
827 E. Plum St.	3015	6	5/11/2011	\$10,340	Perpetual Lien
2872 Alberic St.	904	12	5/17/2011	\$15,630	Perpetual Lien
747 Embassy Terrace	5006	21	6/7/2011	\$5,260	Perpetual Lien
1189 Francine Drive	2406	46	6/9/2011	\$13,450	Perpetual Lien
2200 Berkeley Drive	6604	19	7/1/2011	\$6,500	Perpetual Lien
835 E. Almond St.	4105	7	7/13/2011	\$12,920	Perpetual Lien
723 E. Plum St.	3016	5	8/10/2011	\$33,100	Perpetual Lien
718 Florence Ave.	4905	27	9/7/2011	\$2,475	Perpetual Lien
410 W. Wood St.	2913	18	10/9/2011	\$27,224	Perpetual Lien

Address	Block	Lot	Final Inspection Date	Hard Costs	Affordability Term
913 E. Chestnut Ave.	5001	3	10/13/2011	\$27,567	Perpetual Lien
551 W. Arbor Ave.	701	42	10/20/2011	\$4,985	Perpetual Lien
4106 S. Lincoln Ave.	7109	32	10/24/2011	\$12,145	Perpetual Lien
792 S. East Ave.	4908	8	11/2/2011	\$9,034	Perpetual Lien
1422 W. Oak Road	1501	50	11/18/2011	\$18,120	Perpetual Lien
2936 Independence Ct.	7402	17	12/7/2011	\$4,422	Perpetual Lien
225 Fenimore St.	2228	9	12/8/2011	\$8,854	Perpetual Lien
411 W. Cherry St.	3916	3	12/20/2011	\$21,575	Perpetual Lien
1633 Woodlawn Ave.	3511	5	1/17/2012	\$2,259	Perpetual Lien
1368 Hance Bridge Rd.	2221	22	2/23/2012	\$5,027	Perpetual Lien
749 S. Seventh St.	4905	45	2/25/2012	\$14,950	Perpetual Lien
1618 Woodlawn Ave.	3501	32	3/7/2012	\$27,500	Perpetual Lien
744 E. Earl Drive	4803	6	3/15/2012	\$9,440	Perpetual Lien
924 New Pear St.	3101	16	3/18/2012	\$19,655	Perpetual Lien
1170 Fairmount Ave.	2418	48	3/28/2012	\$1,927	Perpetual Lien
717 Tulip St.	4905	34	4/4/2012	\$6,520	Perpetual Lien
26 N. Myrtle St.	3119	9	4/20/2012	\$10,835	Perpetual Lien
793 S. Eight St.	4908	1	6/7/2012	\$14,890	Perpetual Lien
17 S. State St.	4204	32	6/11/2012	\$5,370	Perpetual Lien
3360 N. West Blvd.	702	9	6/15/2012	\$42,199	Perpetual Lien
5712 High Ridge Road	7708	20	6/15/2012	\$20,334	Perpetual Lien
859 Columbia Ave.	202	9	7/26/2012	\$6,860	Perpetual Lien
1001 Magnolia Road	5104	3301	10/16/2012	\$5,425	Perpetual Lien
2110 Mays Landing Rd.	5804	37	10/19/2012	\$3,365	Perpetual Lien
711 S. Myrtle St.	5002	18	10/25/2012	\$11,888	Perpetual Lien
800 College Drive # 125	7001	35	11/8/2012	\$7,300	Perpetual Lien
189 W. Walnut Road	4812	4	12/18/2012	\$12,564	Perpetual Lien
59 Villa Ave.	4810	13	12/18/2012	\$22,910	Perpetual Lien
1488 Neptune Terrace	2103	17	12/19/2012	\$12,025	Perpetual Lien
604 E. Plum St.	3012	12	12/19/2012	\$13,270	Perpetual Lien
533 E. Quince St.	4109	8	1/7/2013	\$6,000	Perpetual Lien
421 W. Elmer St.	3808	6	2/21/2013	\$25,105	Perpetual Lien
117 S. Eight St.	4005	18	2/22/2013	\$5,000	Perpetual Lien
1616 Pennsylvania Ave.	721	48	2/22/2013	\$3,050	Perpetual Lien
3259 S. East Blvd.	7111	81	3/1/2013	\$21,205	Perpetual Lien
173 Boxwood Drive	3205	20	4/18/2013	\$21,315	Perpetual Lien
214 S. Eight St.	4011	1	6/5/2013	\$31,580	Perpetual Lien
654 W. Elmer Road	5101	41	7/1/2013	\$27,834	Perpetual Lien

Address	Block	Lot	Final Inspection Date	Hard Costs	Affordability Term
75 Evelyn Ave.	4212	35	7/29/2013	\$2,750	Perpetual Lien
1404 Columbia Ave.	115	2	8/1/2013	\$28,819	Perpetual Lien
1100 Maple Ave	2416	18	9/5/2013	\$25,900	Perpetual Lien
777 S. East Blvd	4913	21	9/5/2013	\$22,430	Perpetual Lien
400 S. Third St.	3906	11	9/6/2013	\$17,942	Perpetual Lien
65 W. Summit St.	227	6	9/13/2013	\$7,375	Perpetual Lien
119 W. Grape St.	3809	5	9/23/2013	\$3,566	Perpetual Lien
29 S. Myrtle St.	4202	18	10/3/2013	\$11,000	Perpetual Lien
1976 N. East Ave.	1301	14	10/24/2013	\$4,550	Perpetual Lien
5543 Independence Rd.	7409	3	11/21/2013	\$8,065	Perpetual Lien
14 Columbia	4205	9	1/21/2014	\$6,800	Perpetual Lien
920 E. Walnut	5004	53	2/18/2014	\$4,011	Perpetual Lien
1976 N. East Ave. # 253	1301	14	4/2/2014	\$6,000	Perpetual Lien
606 E. Oxford St.	2233	17	4/16/2014	\$13,203	Perpetual Lien
1010 E. Oak Road	1708	16	5/8/2014	\$9,087	Perpetual Lien
207 Fenimore St.	2228	2	5/14/2014	\$5,850	Perpetual Lien
401 W. Grape St.	3812	11	5/14/2014	\$26,850	Perpetual Lien
301 Summit St.	2214	1	6/3/2014	\$5,575	Perpetual Lien
2100 Berkley	6604	14	7/1/2014	\$4,625	99 years
14 Vassar Place	4208	14	7/7/2014	\$14,940	99 years
233 W. Grape St.	3810	7	7/28/2014	\$1,750	99 years
1629 Caitlin Dr.	5603	17	9/8/2014	\$14,025	99 years
507 N. East Ave	2311	37	9/28/2014	\$13,935	99 years
4937 Mays Landing Rd.	7903	1	10/23/2014	\$31,937	99 years
1806 Galil Dr.	1904	12	10/24/2014	\$11,350	99 years
25 Elmwood Ave.	3110	11	10/28/2014	\$29,550	99 years
401 S. East Ave	4201	39	11/18/2014	\$6,410	99 years
604 Pine St.	2239	21	11/19/2014	\$22,095	99 years
29 S. Myrtle St.	4208	18	12/21/2014	\$14,940	99 years

Source: City of Vineland CTM System, Project Monitoring Data, Vineland Rehab Program

Appendix B

Resolution of Intent to Bond

*City of Vineland, NJ*RESOLUTION NO. 2008- 658A RESOLUTION OF INTENT TO APPROPRIATE FUNDS
OR BOND IN THE EVENT OF A FUNDING SHORTFALL IN
THE CITY'S AFFORDABLE HOUSING PROGRAM.

WHEREAS, the City of Vineland has petitioned the Council on Affordable Housing (COAH) for substantive certification of its adopted Housing Element and Fair Share Plan; and

WHEREAS, the plan submitted to COAH allocates funds for:

1. Market-to-Affordable owner-occupied housing;
2. Rehabilitation; and

WHEREAS, the City of Vineland anticipates that funding will come from the following sources to satisfy these obligations:

1. development fees
2. payments in lieu of development;
3. interest;
4. HUD grants; and

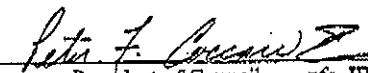
WHEREAS, in the event that the above funding sources prove inadequate to complete the affordable housing programs included in the City of Vineland's COAH-certified Housing Element and Fair Share Plan, the City of Vineland shall make every reasonable effort to secure funds to cover any shortfalls of funds required for implementing the market -to-affordable housing program.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Vineland, Cumberland County, State of New Jersey, that the Governing Body does hereby agree to appropriate funds or authorize the issuance of debt to fund any shortfall in its affordable housing program that may arise whether due to inadequate funding from other sources or for any other reason; and

BE IT FURTHER RESOLVED that, upon written notification by COAH after a finding that inadequate funding exists to complete the affordable housing programs included in the City of Vineland's COAH-certified Housing Element and Fair Share Plan, the City of Vineland agrees to appropriate funds or authorize the issuance of debt within 90 days of written notification by COAH; and

BE IT FURTHER RESOLVED that the City of Vineland may repay debt through future collections of development fees, as such funds become available.

Adopted: December 23, 2008


President of Council pfc, III

ATTEST:




City Clerk kp

CERTIFICATION

I, Anna Marie Barsotti, RMC, Deputy Municipal Clerk of the City of Vineland, Cumberland County, New Jersey, do hereby certify that the foregoing Resolution is a true and correct copy of a Resolution adopted by the Council of the City of Vineland, at a meeting conducted on December 23, 2008 at the City Hall, Vineland, New Jersey.

(SEAL)



Anna Marie Barsotti, RMC
Deputy Municipal Clerk

Appendix C

Existing Creditable Units, per City of Vineland's CTM System

Appendix C. Existing Creditable Units, per City of Vineland's CTM System

Site #	Block	Lot	Address	Program/Site	Type	Tenure	Agent	Units
1	5601	23	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	3
2	5502	14	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	4
3	3104	24	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	3
4	5007	34	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	3
5	2411	10	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	3
6	4812	17	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	3
7	4303	7	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	3
8	1902	5	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	3
9	4301	2	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	4
10	5225	12	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	4
11	4402	17	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	3
12	4402	25	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	3

Site #	Block	Lot	Address	Program/Site	Type	Tenure	Agent	Units
13	6409	9	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	3
14	3304	4	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	3
15	4206	12	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	4
16	4603	25	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	3
17	7409	58	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	3
18	2502	74	Intentionally left blank	Vineland Training School	Special Needs	Rent	Vineland Training School	3
19	402	61	Intentionally left blank	Parents and Friends	Special Needs	Rent	Parents and Friends	4
20	4709	30	Intentionally left blank	Parents and Friends	Special Needs	Rent	Parents and Friends	3
21	3206	2	Intentionally left blank	Parents and Friends	Special Needs	Rent	Parents and Friends	3
22	3305	61	Intentionally left blank	Parents and Friends	Special Needs	Rent	Parents and Friends	3
23	6901	150	Intentionally left blank	Parents and Friends	Special Needs	Rent	Parents and Friends	6
24	6901	149	Intentionally left blank	Parents and Friends	Special Needs	Rent	Parents and Friends	6
25	6901	148	Intentionally left blank	Parents and Friends	Special Needs	Rent	Parents and Friends	6

Site #	Block	Lot	Address	Program/Site	Type	Tenure	Agent	Units
26	6901	147	Intentionally left blank	Parents and Friends	Special Needs	Rent	Parents and Friends	6
27	1002	12	Intentionally left blank	Parents and Friends	Special Needs	Rent	Parents and Friends	4
28	6401	14	Intentionally left blank	Parents and Friends	Special Needs	Rent	Parents and Friends	4
29	4602	20	Intentionally left blank	Parents and Friends	Special Needs	Rent	Parents and Friends	5
30	1401	1	Intentionally left blank	Parents and Friends	Special Needs	Rent	Parents and Friends	4
31	3116	26	1040 E Landis Ave	Kidston Towers	Age Restricted	Rent	VHA	103
32	2201	21	560 Sarah Pl	Luther Acres Senior Housing	Age Restricted	Rent	Luther Acres	100
33	3116	49	1044 E Landis Ave	Olivio Towers	Age Restricted	Rent	VHA	100
34	5804	7	1171 E Walnut Rd	Parvins Branch	Family	Rent	Parvins Branch	24
35	5004	57	794 E Walnut Rd	Walnut Manor	Family	Rent	Walnut Manor	100
36	5004	58	795 E Walnut Rd	Walnut Manor	Family	Rent	Walnut Manor	*See 35
37	6801	98	1017 Alexander	Turnkey III	Family	Lease-Purchase	VHA	1
38	3913	2	103 W Cherry	Turnkey III	Family	Lease-Purchase	VHA	1

Site #	Block	Lot	Address	Program/Site	Type	Tenure	Agent	Units
39	2705	12	1053 W Park	Turnkey III	Family	Lease-Purchase	VHA	1
40	2101	84	1091 N Mill Rd	Turnkey III	Family	Lease-Purchase	VHA	1
41	5902	4	1137 E Elmer Rd	Turnkey III	Family	Lease-Purchase	VHA	1
42	1701	26	1278 W Cornell St	Turnkey III	Family	Lease-Purchase	VHA	1
43	107	16	1290 Old Lake Rd	Turnkey III	Family	Lease-Purchase	VHA	1
44	3507	14	1290 W Chestnut Ave	Turnkey III	Family	Lease-Purchase	VHA	1
45	104	7	1306 Brown Rd	Turnkey III	Family	Lease-Purchase	VHA	1
46	1701	18	1329 W Cornell St	Turnkey III	Family	Lease-Purchase	VHA	1
47	1701	23	1336 W Cornell St	Turnkey III	Family	Lease-Purchase	VHA	1
48	1701	21	1368 W Cornell St	Turnkey III	Family	Lease-Purchase	VHA	1
49	106	3	1409 Brown Rd	Turnkey III	Family	Lease-Purchase	VHA	1
50	2409	11	1419 S Maple Dr	Turnkey III	Family	Lease-Purchase	VHA	1
51	5901	57	1441 Nylund Dr	Turnkey III	Family	Lease-Purchase	VHA	1

Site #	Block	Lot	Address	Program/Site	Type	Tenure	Agent	Units
52	2103	15	1460 Neptune Terrace	Turnkey III	Family	Lease-Purchase	VHA	1
53	105	2	1479 Brown Rd	Turnkey III	Family	Lease-Purchase	VHA	1
54	1802	7	1486 E Oak Rd	Turnkey III	Family	Lease-Purchase	VHA	1
55	2101	37	1659 Venus Dr	Turnkey III	Family	Lease-Purchase	VHA	1
56	4811	12	167 Axtell Ave	Turnkey III	Family	Lease-Purchase	VHA	1
57	4711	9	1745 Jackson Dr	Turnkey III	Family	Lease-Purchase	VHA	1
58	2702	4	1787 Cedar Ave	Turnkey III	Family	Lease-Purchase	VHA	1
59	4701	41	1810 Jackson Dr	Turnkey III	Family	Lease-Purchase	VHA	1
60	2215	17	204 W Oxford St	Turnkey III	Family	Lease-Purchase	VHA	1
61	2220	13	210 Yelka Ave	Turnkey III	Family	Lease-Purchase	VHA	1
62	6603	16	2149 Berkeley Dr	Turnkey III	Family	Lease-Purchase	VHA	1
63	2006	8	2174 Sunset Ave	Turnkey III	Family	Lease-Purchase	VHA	1
64	6903	18	2935 Athens Way	Turnkey III	Family	Lease-Purchase	VHA	1

Site #	Block	Lot	Address	Program/Site	Type	Tenure	Agent	Units
65	6903	20	2961 Athens Way	Turnkey III	Family	Lease-Purchase	VHA	1
66	2201	48	30 Avon Place	Turnkey III	Family	Lease-Purchase	VHA	1
67	6902	6	3188 Hance Bridge Rd	Turnkey III	Family	Lease-Purchase	VHA	1
68	2301	12	325 E Oak Rd	Turnkey III	Family	Lease-Purchase	VHA	1
69	3114	7	38 Victory Ave	Turnkey III	Family	Lease-Purchase	VHA	1
70	2227	8	403 Mt Vernon Ave	Turnkey III	Family	Lease-Purchase	VHA	1
71	2904	4	419 W Park Ave	Turnkey III	Family	Lease-Purchase	VHA	1
72	134	10	4209 Marlyn Ave	Turnkey III	Family	Lease-Purchase	VHA	1
73	134	28	4331 Robert Dr	Turnkey III	Family	Lease-Purchase	VHA	1
74	107	14	4486 Robin Rd	Turnkey III	Family	Lease-Purchase	VHA	1
75	107	20	4509 Noel Dr	Turnkey III	Family	Lease-Purchase	VHA	1
76	110	21	4511 Robin Rd	Turnkey III	Family	Lease-Purchase	VHA	1
77	108	11	4630 Bernard Rd	Turnkey III	Family	Lease-Purchase	VHA	1

Site #	Block	Lot	Address	Program/Site	Type	Tenure	Agent	Units
78	2330	2	507 Edward Ln	Turnkey III	Family	Lease-Purchase	VHA	1
79	2413	8	518 Grandview Ave	Turnkey III	Family	Lease-Purchase	VHA	1
80	7707	6	5578 High Ridge Rd	Turnkey III	Family	Lease-Purchase	VHA	1
81	7707	15	5599 Lodge Place	Turnkey III	Family	Lease-Purchase	VHA	1
82	7706	14	5633 High Ridge Rd	Turnkey III	Family	Lease-Purchase	VHA	1
83	7706	11	5691 High Ridge Rd	Turnkey III	Family	Lease-Purchase	VHA	1
84	2333	15	612 E Oxford St	Turnkey III	Family	Lease-Purchase	VHA	1
85	4217	3	64 Arcadia Place	Turnkey III	Family	Lease-Purchase	VHA	1
86	4905	29	706 Florence Ave	Turnkey III	Family	Lease-Purchase	VHA	1
87	4806	20	707 S Third St	Turnkey III	Family	Lease-Purchase	VHA	1
88	4805	54	713 S West Ave	Turnkey III	Family	Lease-Purchase	VHA	1
89	2301	58	714 Broadway	Turnkey III	Family	Lease-Purchase	VHA	1
90	2332	40	718 E Oxford St	Turnkey III	Family	Lease-Purchase	VHA	1

Site #	Block	Lot	Address	Program/Site	Type	Tenure	Agent	Units
91	5007	83	721 S Valley Ave	Turnkey III	Family	Lease-Purchase	VHA	1
92	3703	44	73 Melrose St	Turnkey III	Family	Lease-Purchase	VHA	1
93	2201	77	75 Bortle Ave	Turnkey III	Family	Lease-Purchase	VHA	1
94	4805	41	753 S West Ave	Turnkey III	Family	Lease-Purchase	VHA	1
95	4805	40	757 S West Ave	Turnkey III	Family	Lease-Purchase	VHA	1
96	2009	26	760 N Mill Rd	Turnkey III	Family	Lease-Purchase	VHA	1
97	4805	39	761 S West Ave	Turnkey III	Family	Lease-Purchase	VHA	1
98	4810	17	774 S West Blvd	Turnkey III	Family	Lease-Purchase	VHA	1
99	2332	19	813 Broadway	Turnkey III	Family	Lease-Purchase	VHA	1
100	3005	14	838 E Peach St	Turnkey III	Family	Lease-Purchase	VHA	1
101	201	14	864 Columbia Ave	Turnkey III	Family	Lease-Purchase	VHA	1
102	2006	3	930 Charles St	Turnkey III	Family	Lease-Purchase	VHA	1

