

BOROUGH OF WILDWOOD CREST  
COUNTY OF CAPE MAY

**Midpoint Review Report**

**Purpose**

The Borough of Wildwood Crest's Settlement Agreement with Fair Share Housing Center ("FSHC") requires that the Borough 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 Borough 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. The Settlement also contemplates review of unmet need/deferred mechanisms, though the realistic opportunity for the construction of those mechanisms during the compliance period is not applicable.

**Relevant Background**

On July 8, 2015, The Borough filed a Declaratory Judgment Action in Superior Court, in response to In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) ("Mount Laurel IV"). The Borough and FSHC entered into a Settlement Agreement on November 1, 2017, which was approved at a properly-noticed Fairness Hearing, held on December 12, 2017. After a duly-notice Compliance Hearing, the Court entered a Judgment of Compliance and Repose on June 25, 2018.

**Rehabilitation Program(s) Update**

The Borough of Wildwood Crest has a Rehabilitation Obligation of 20 units. The Borough continues to participate in an owner-occupied rehabilitation program with North Wildwood, Wildwood Crest, and the City of Wildwood, which is run by Triad Associates. As of the date of this report, no units have been rehabbed from this program, despite being affirmatively marketed to Wildwood Crest residents. Wildwood Crest will be advertising its rental rehabilitation program by sending a flyer out with estimated property tax bills by the end of this month. This program is run by the Borough's Administrative Agent, CME Associates.

**Realistic Opportunity Review**

The realistic opportunity standard applies to all mechanisms for non-adjustment municipalities and RDP/non-deferred mechanisms for Vacant Land/Durational Adjustment municipalities.

The Borough of Wildwood Crest has an RDP of zero, and as such, does not have an RDP to satisfy.

**Unmet Need or Deferred Mechanisms**

<b><u>Mechanism</u></b>	<b><u>Ordinance Adopted (Yes/No)</u></b>	<b><u>Additional Information</u></b>
Overlay Zone	Yes.	No units produced to date from this ordinance.
Inclusionary Zoning Ordinance	Yes.	No units produced to date from this ordinance.

**Very Low Income Analysis**

<b><u>Affordable Units Built Since 2008</u></b>	<b><u>VLI Requirement</u></b>	<b><u>Project Containing VLI Units/Number of VLI Units</u></b>	<b><u>Status</u></b>
None	None	None	n/a

To date, no very-low income units have been approved, produced, or created from the Overlay Zone or Inclusionary Zoning Ordinance.

**Conclusion**

The Borough's plan implementation continues to create a realistic opportunity where that standard is applicable, and the Borough maintains sufficient mechanisms for addressing unmet need.