

Housing Plan Element and Fair Share Plan



City of Wildwood

4th Round

2025

Approved by the Planning and Zoning Board on (Insert date)

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Introduction

The City of Wildwood is a well-established coastal community located in southeastern Cape May County. Covering approximately 1.3 square miles, the City is situated on a barrier island along the Atlantic Ocean and is bordered by the municipalities of North Wildwood to the north, Wildwood Crest to the south, and West Wildwood across the inland waterways to the west. Its location makes it a key destination within the Jersey Shore region, with a distinct blend of residential neighborhoods, tourism-driven commerce, and year-round community activity.

The City has prepared this Housing Plan Element and Fair Share Plan (“HEFSP”) in accordance with the requirements set forth in the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq., as amended by A4/S50 (Senate Bill No. 50) (hereinafter “Amended FHA”), including the methodology and procedures established for the Fourth Round of affordable housing obligations. In response to the requirements of the Amended FHA and the creation of a new quasi-administrative and legal procedure for processing municipal affordable housing plans, the Administrative Office of the Courts issued Directive #14-24 (“AOC Directive #14-24”), which also creates requirements for the filing of municipal HEFSP’s with the Affordable Housing Dispute Resolution Program (“the Program”) by the June 30, 2025 statewide deadline.

While the Amended FHA does not require municipalities to adopt a Fair Share Plan, doing so provides protection from exclusionary zoning litigation, including builder’s remedy lawsuits. Similarly, the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) does not mandate a Housing Plan Element, but it is a prerequisite for adopting or amending zoning ordinances. Together, the FHA and MLUL require that any adopted Housing Element address the municipality’s present and prospective housing needs, with particular attention to low- and moderate-income housing. In accordance with the Fair Housing Act (N.J.S.A. 52:27D-310), as implemented through the Fourth Round methodology and procedures established in A4/S50 (P.L. 2024, c. ___), the Housing Element shall include at minimum the following components:

1. 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. In conducting this inventory, the municipality shall have access, on a confidential basis, to all necessary property tax assessment records and information in the assessor's office, including but not limited to property record cards.
2. A projection of the municipality’s housing stock for the next ten years, including the probable future construction of low- and moderate-income housing, taking into account construction permits issued, approved applications for development, and anticipated residential development of lands.
3. An analysis of the municipality’s demographic characteristics, including but not limited to household size, income level, and age.
4. An analysis of the existing and projected employment characteristics within the municipality.

5. A determination of the municipality's present and prospective fair share obligation for low- and moderate-income housing, and an assessment of its capacity to accommodate those housing needs, in accordance with the methodologies outlined in A4/S50.
6. A consideration of lands and structures most appropriate for the development, conversion, or rehabilitation of low- and moderate-income housing, including consideration of sites owned by or offered by developers committed to providing affordable housing.
7. A map of all sites designated for the production of low- and moderate-income housing and a listing that includes the owner, acreage, lot, and block for each site.
8. The location and capacity of existing and proposed water and sewer lines and facilities relevant to the designated housing sites.
9. Copies of applications or approvals required for amendments or consistency determinations with applicable area-wide water quality management plans, including wastewater management plans.
10. A copy of the most recently adopted master plan, and where required, the immediately preceding adopted master plan.
11. For each designated site, a copy of the New Jersey Freshwater Wetlands maps where available. If unavailable, appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service shall be submitted.
12. A copy of the appropriate United States Geological Survey (USGS) topographic quadrangle maps for each designated site.
13. Any other documentation reasonably necessary to support review and evaluation of the Housing Element under the standards applicable to the Fourth Round.

The City of Wildwood received second round certification from the Council on Affordable Housing (COAH) on April 4, 2001. The City has previously and continues to operate a housing rehabilitation program as part of a consent order issued by the Superior Court Docket No: CPM-L-00013-08. Additionally, the City has adopted zoning ordinances that established a set-aside for affordable housing in inclusionary developments and has recently developed age-restricted affordable housing units.

Inventory of Housing Stock

Age of Housing Stock

The majority of the City's housing stock is older, with a third of the housing stock built before 1939 (30.3%). Almost half of the housing stock is over 50 years old, and since 2010, only 294 housing units have been constructed. In contrast, homes in Cape May County overall tend to be newer, with only 13.3% built before 1939.

Table 1 - Housing Characteristics				
Construction Time	Wildwood City Number of Units	Wildwood City Percent of Units	Cape May County Number of Units	Cape May County Percent of Units
Prior to 1939	2,005	30.3%	13,262	13.3%
1940 to 1949	235	3.6%	3,911	3.9%
1950 to 1959	583	8.8%	9,406	9.4%
1960 to 1969	410	6.2%	9,389	9.4%
1970 to 1979	558	8.4%	13,746	13.8%
1980 to 1989	676	10.2%	17,214	17.3%
1990 to 1999	299	4.5%	9,626	9.7%
2000 to 2009	1,549	23.4%	15,407	15.5%
2010 to 2019	243	3.7%	6,668	6.7%
2020 or later	51	0.9%	996	1.0%
Total	6,619	100%	99,625	100%
Source: 2023 American Community Survey, DP04 5-year Estimates				

Condition of Housing Stock

This plan utilizes the 2023 American Community Survey 5-Year Estimates, where available, to estimate the number of substandard housing units in Wildwood that are occupied by low- and moderate- income households. ACS data considers the following factors to estimate the number of substandard housing units:

- Persons per room: 1.01 or more persons per room is an index of overcrowding.
- Plumbing facilities: Inadequate plumbing facilities is indicated by either a lack of exclusive use of plumbing facilities or incomplete plumbing facilities.
- Kitchen facilities: Inadequate facilities are indicated by shared use of a kitchen or the lack of a sink with piped water, a stove or a refrigerator.

Using the above indicators, the table below shows the number of substandard occupied housing in the City of Wildwood.

Table 2 Condition of Housing Stock		
	Total	Percentage
Number of Persons per Room		
• 1.01 or more	62	2.4%
Plumbing Facilities		
• Units Lacking Complete Plumbing Facilities	0	0.0%
Kitchen Equipment		
• Lacking Complete Kitchen Facilities	0	0.0%
Total Occupied Units	2,609	100%
Source: 2023 American Community Survey 5-year Estimates		

The 2023 American Community Survey (ACS) indicators were used to estimate the number of substandard housing units in the City of Wildwood. As shown in Table 2, no housing units meet the DCA's criteria for deficient housing, which includes units that are overcrowded, lack complete plumbing or kitchen facilities, or were built more than 50 years ago. In accordance with the methodology outlined in A4/S50 and implemented by the New Jersey Department of Community Affairs, this figure is used directly to calculate present need. No additional adjustments based on income levels or duplicative household factors were applied, in line with the standardized present need calculation now utilized statewide.

Purchase or Rental Value of Housing Stock

According to the 2023 ACS, the median value of housing in Wildwood was \$361,200, while the median value of a home in Cape May County was almost 10 percent higher, at \$395,000. Most of the homes in both Wildwood City and Cape May County were in the value range of \$300,000-\$499,999. Table 3 shows the percentage of housing units in each value category.

Table 3				
Value of Owner-Occupied Units	Wildwood City		Cape May County	
Value	Units	Percentage	Units	Percentage
Less than \$50,000	0	0%	1,168	3.3%
\$50,000 to \$99,999	0	0%	587	1.7%
\$100,000 to \$149,999	11	1.1%	552	1.6%
\$150,000 to \$199,999	39	4.0%	2,169	6.2%
\$200,000 to \$299,999	235	24.1%	6,656	18.9%
\$300,000 to \$499,999	433	44.5%	11,899	33.8%
\$500,000 to \$999,999	252	25.9%	8,585	24.4%
\$1,000,000 or more	4	0.4%	3,564	10.1%
Total	974	100%	35,180	100%
Median (dollars)	\$361,200		\$395,000	
Source: 2023 American Community Survey, DP04 5-year Estimates				

For rental units, the median gross rent was \$1,255 in Wildwood City compared to \$1,345 in Cape May County. Of the 1,559 occupied rental units approximately 33.7% of the City's rental units were identified in the \$1,000-\$1,499 category, compared to 29.3% for the County. The largest concentration of the City and County rental unit pricing was identified in this category.

Table 4				
Cost of Rent	Wildwood City		Cape May County	
Occupied Units Paying Rent	Units	Percentage	Units	Percentage
Less than \$500	90	5.8%	466	5.3%
\$500-\$999	406	26.0%	1,981	23.5%
\$1,000-\$1,499	526	33.7%	2,475	29.3%
\$1,500-\$1,999	275	17.6%	2,168	25.7%
\$2,000-\$2,499	242	15.5%	1,097	13.0%
\$2,500-\$2,999	20	1.3%	180	2.1%
\$3,000 or more	0	0.0%	199	1.2%
No Rent Paid	76	-	743	-
Total Occupied Units Paying Rent	1,559	100.0%	8,446	100.0%
Median (dollars)	\$1,255		\$1,345	
Source: 2023 American Community Survey, DP04 5-year Estimates				

Occupancy Characteristics and Types of Housing Units

Out of the 6,619 total housing units in the City, 2,609 were occupied (39.4% percent). Of those occupied housing units, most were renter-occupied (1,635 or 62.7%) while over a third, or 37.3%, were owner-occupied. This reflects Wildwood City as primarily a beach community with a large number of summer rentals, in contrast to Cape May County which is primarily owner-occupied (79.3%).

Table 5a Owner Occupied/Rentals and Total Occupied Units				
	Wildwood City		Cape May County	
	Total	Percentage	Total	Percentage
Housing Units				
• Total Number of Housing Units	6,619	100%	99,625	100%
Occupied Units				
• Total Number of Occupied Housing Units	2,609	39.4%	44,369	44.5%
Owner-Occupied				
• Total Number of Owner-Occupied Housing Units	974	37.3%	35,180	79.3%
Renter-Occupied				
• Total Number of Renter-Occupied Housing Units	1,635	62.7%	9,189	20.7%
Source: 2023 American Community Survey, DP04 5-year Estimates				

The 2023 ACS indicated that there were 6,619 housing units in Wildwood, which is shown in Table 5b. Single family attached units consist of approximately a third (32.2%) of the City's housing stock. The second largest category was identified as single-family detached units, which represented 22.3 percent. In contrast, over half of the County's housing stock is single family housing.

Table 5b				
Housing Units				
Units in Structure	Wildwood City		Cape May County	
	Numbers in Structure	Percentage	Numbers in Structure	Percentage
1 - Unit Detached	1,476	22.3%	52,140	52.3%
1 - Unit Attached	2,129	32.2%	25,363	25.5%
2 Units	725	11.0%	6,666	6.7%
3 or 4 Units	931	14.1%	3,157	3.2%
5 to 9 Units	572	8.6%	3,093	3.1%
10 to 19 Units	298	4.5%	1,955	2.0%
20 Units or more	488	7.4%	4,157	4.2%
Mobile Home	0	0.0%	3,092	3.1%
Other	0	0.1%	2	0.0%
Total	6,619	100%	99,625	100%
Source: 2023 American Community Survey, DP04 5-year Estimates				

Units Affordable to Low- and Moderate- Income Households

Low-income households are defined as those earning less than or equal to 50 percent of a regional median income. Moderate income households earn more than 50 percent of regional median income, but less than 80 percent of regional median income. Formerly issued by COAH, the Affordable Housing Professionals of New Jersey (AHPNJ) publish annual income limits, which define low- and moderate- income limits based on household size from one (1) occupant up to eight (8) persons per household. Housing units are to be priced to be affordable to households who could reasonably be expected to live within the housing units. For example, the current Affordable Housing rules require that an efficiency unit be affordable to a household of one (1) as shown below in Table 6.

Table 6					
2024 AHPNJ Income Limits for Cape May County					
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons
Median Income	\$68,852	\$73,770	\$78,688	\$88,524	\$98,360
Moderate (80% of Median)	\$55,081	\$59,016	\$62,950	\$70,819	\$78,688
Low (50% of Median)	\$34,426	\$36,885	\$39,344	\$44,262	\$49,180
Very Low (30% of Median)	\$20,655	\$22,131	\$23,606	\$26,557	\$29,508
Source: April 2024, AHPNJ 2024 Affordable Housing Regional Income Limits					

To be considered affordable, an owner-occupied unit should not require more than 28 percent of a household's gross income to cover principal, interest, taxes, and insurance, following a minimum down payment of five percent. For rental units, affordability is defined as a household paying no more than 30 percent of its gross income on rent and utilities. Based on the 2023 ACS data,

approximately 34.2% of owner-occupied households in Wildwood are cost-burdened, meaning they pay more than 30% of their gross income toward housing costs, while 64.8% of renter households are cost burdened. This high rate of housing cost burden reflects a significant affordability challenge for both renters and homeowners in the City.

Table 7a Wildwood City Monthly Housing Costs as a Percentage of Household Income in Owner-Occupied Units		
Percentage of Income	Number	Percentage
Less than 20%	281	40.4%
20% to 29%	177	25.4%
30% or more	238	34.2%
Total	696	100%
Not computed	0	X
Source: 2023 American Community Survey, DP04 5-year Estimates		

Table 7b Wildwood Monthly Housing Costs as Percentage of Household Income in Rental Units		
Percentage of Income	Number	Percentage
Less than 15%	78	5.1%
15% to 19.9%	77	5.0%
20% to 24.9%	158	10.3%
25% to 29.9%	223	14.6%
30% to 34.9%	184	12.0%
35% or more	807	52.8%
Total	1,527	100%
Not computed	108	(X)
Source: 2023 American Community Survey, DP04 5-year Estimates		

Projected Housing Stock

Between 2013 and 2023, Wildwood issued building permits for 399 housing units. During the same time period, the City also issued permits to demolish 137 units, which is shown below in Table 8.

Table 8 Dwelling Units Authorized			
Year	Residential Building Permits Issued	Residential Demolitions	Total Added
2013	8	7	1
2014	5	11	-6
2015	8	7	1
2016	6	3	3
2017	14	1	13
2018	7	14	-7
2019	37	13	24
2020	18	26	-8
2021	73	19	54
2022	116	23	93
2023	107	13	94
Total	399	137	262
Source: New Jersey Department of Community Affairs, Division of Codes and Standards			

Municipality's Demographic Characteristics

Wildwood has generally experienced population decline over the past seven decades, with the exception of two periods of population increase between 1970 and 1980 and 1990 to 2010. While the pace of population decline has slowed in recent decades, the City's population has continued to rise modestly. According to long-range demographic projections. The table below summarizes historical population trends and future projections for the City from 1950 through 2023.

Table 9 Wildwood City Population Characteristics 1950-2023						
Year	Wildwood City			Cape May County		
	Population	Population Change	Percentage Change	Population	Population Change	Percentage Change
1950	5,475	–	–	37,131	-	-
1960	4,690	-785	-14.3%	48,555	11,424	30.77%
1970	4,110	-580	-12.4%	59,554	10,999	22.65%
1980	4,913	803	19.5%	82,266	22,712	38.14%
1990	4,611	-302	-6.1%	95,089	12,823	15.59%
2000	4,718	107	2.3%	102,326	7,237	7.61%
2010	5,325	607	12.9%	97,265	-5,061	-4.95%
2020	5,157	-168	-3.1%	95,263	-2,002	-2.06%
2023	5,140 (est.)	-17	-0.3%	94,610	-653	-0.69%
Sources: US Census, New Jersey Department of Labor and South Jersey Transportation Planning Authority						

The age distribution in Wildwood City reflects a somewhat younger population compared to Cape May County overall, with a median age of 47.7 in Wildwood City and 51.5 in Cape May County. with notable shifts over the past decade. As shown in Table 10, in Wildwood City the share of residents aged 65 and over was lower than Cape May County, or 17.8% compared to 28.6%. Overall, these changes suggest that while Wildwood City is aging, it is doing so at a slower pace than the county and continues to support a more balanced age distribution, particularly among working-age residents in the 45-64 age category.

Table 10
Population Comparison by Age

Age Group	Wildwood City 2013	Wildwood City 2023	Cape May County 2013	Cape May County 2023
Under 5	6.9%	3.7%	4.7%	4.3%
5 to 14	8.9%	11.2%	10.2%	10.0%
15 to 24	15.7%	10.5%	11.8%	9.4%
25 to 44	29.6%	20.5%	19.9%	19.8%
45 to 64	22.8%	36.2%	31.4%	27.9%
65 and over	16.2%	17.8%	22.2%	28.6%
Total	5,269	5,140	96,684	95,236
Median Age	36.1	47.7	47.7	51.4

Source: 2023 American Community Survey, DP05 5-year Estimates

Wildwood City presents a more mixed economic picture, with lower incomes compared to the County. Almost a fifth (21.3%) of households in Wildwood City earn between 0-\$24,999 compared to 11.7% in the County. The 2023 American Community Survey reports a median household income of \$51,996, which is below the county median of \$88,046. Approximately 8.1% of households earn \$200,000 or more, and a combined 23.8% of households earn above \$100,000 annually in Wildwood City. This diversity in income brackets reflects the city's blend of long-term residents, seasonal economic influences, and a mix of housing types that contribute to a dynamic and economically varied community. A distribution of households by income for Wildwood and Cape May County are presented below in table 11.

Table 11
Households by Income

Income Level	Wildwood City	Cape May County
Less than \$10,000	4.3%	3.3%
\$10,000-\$14,999	7.5%	3.3%
\$15,000-\$24,999	9.5%	5.1%
\$25,000-\$34,999	10.0%	6.8%
\$35,000-\$49,999	16.8%	9.6%
\$50,000-\$74,999	15.1%	14.7%
\$75,000-\$99,999	13.0%	13.4%
\$100,000-\$149,999	7.2%	18.5%
\$150,000-\$199,999	8.5%	10.9%
\$200,000 or more	8.1%	14.4%
Median Household Income	\$51,996	\$88,046

Source: 2023 American Community Survey, DP03 5-year Estimates

The 2023 ACS indicated that there were 2,609 households in the City. Approximately 41.7% of the City's households were classified as married-couple households. The second largest household type was identified as female householder, no spouse and partner present, which represented approximately 26.9% of the City's total households. See table 12.

Table 12 Household by Type		
Household Type	Number	Percentage
Total Occupied Households	2,609	100%
Married-couple Households	1,090	41.7%
Cohabiting couple family	274	10.5%
Female householder, no spouse and partner present	704	26.9%
> Female householder living alone	456	17.4%
Male householder, no spouse and partner present	541	20.7%
> Male householder living alone	463	17.7%
Source: 2023 American Community Survey, B11012 5-year Estimates		

Employment Characteristics

Of the 2,406 employed residents in the City, approximately 88.8% worked in the private sector. The second largest category was represented by government workers. See table 13.

Table 13 Classification of Workers		
Class	Number	Percentage
Private Wage and Salary	2,137	88.8%
Government Workers	164	6.8%
Self Employed	95	3.9%
Unpaid Family Workers	10	0.4%
Total	2,406	100%
Source: 2023 American Community Survey, DP03 5-year Estimates		

An analysis of the employed workforce indicated that Wildwood employees work in a broad array of economic sectors. The highest concentration of workers, 27%, are employed in the arts, entertainment, recreation, accommodation, and food services employment sectors, reflecting the City's proximity to the shore and location as a vacation destination. The City's workforce sector data is shown below in table 14.

Table 14 Workforce by Sector		
Sector	Number of Employees	Percentage of Workforce
Agriculture, Forestry, Fishing and Hunting, and Mining	0	0.0%
Construction	264	11.0%
Manufacturing	40	1.7%
Wholesale trade	165	6.9%
Retail Trade	420	17.5%
Transportation and Warehousing, and Utilities	31	1.3%
Information	0	0.0%
Finance, Insurance & Real Estate	89	3.7%
Professional, Scientific, Management, Administrative, and Waste Management Services	238	9.9%
Educational, Health, and Social Services	240	10.0%
Arts, Entertainment, Recreation, Accommodation and Food Services	649	27.0%
Other Services	209	8.7%
Public Administration	61	2.5%
Total	2,406	100%
Source: 2023 American Community Survey, DP03 5-year Estimates		

The workforce occupation characteristics in Wildwood were compared to those of Cape May County. As indicated in Table 15, the occupational characteristics of the City's residents differs from those of workers residing in Cape May County. While over a quarter of City residents are employed in the arts, entertainment, recreation, accommodation, and food services employment sectors; a quarter of County residents are employed in the educational, health and social services occupation sectors. Table 15 reflects the City's and County's occupational characteristics.

Table 15 Occupational Characteristics		
Sector	Wildwood (Percentage)	Cape May County (Percentage)
Agriculture, Forestry, Fishing and Hunting, and Mining	0.0%	1.3%
Construction	11.0%	8.8%
Manufacturing	1.7%	4.4%
Wholesale trade	6.9%	2.2%
Retail Trade	17.5%	10.4%
Transportation and Warehousing, and Utilities	1.3%	3.5%
Information	0.0%	1.5%
Finance, Insurance & Real Estate	3.7%	7.0%
Professional, Scientific, Management, Administrative, and Waste Management Services	9.9%	9.6%
Educational, Health, and Social Services	10.0%	25.2%
Arts, Entertainment, Recreation, Accommodation and Food Services	27.0%	14.3%
Other Services	8.7%	4.2%
Public Administration	2.5%	7.4%
Total	100%	100%
Source: 2023 American Community Survey, DP03 5-year Estimates		

In addition, in order to understand what implications this employment data has for the City and understand what the employment field and area trends are for Wildwood City and Cape May County, the New Jersey Department of Labor (NJDOL) has prepared projections, which analyze the expected increase or decrease in a particular employment sector by the year 2032. This data has been summarized and is illustrated within table 16.

Table 16 Cape May County Projected Employment				
Industry	2022 Actual Employment	2032 Projected Employment	Numeric Change	Outlook
Accommodation and Food Services	10,787	10,914	127	Stable
Administrative and Support and Waste Management and Remediation Services	1,410	1,443	3	Stable
Arts, Entertainment and Recreation	1,974	2,191	217	Growing
Construction	2,708	2,886	178	Growing
Educational Services	3,005	3,174	169	Growing
Finance and Insurance	932	839	-93	Declining
Government	4,913	4,869	-44	Declining
Health Care and Social Assistance	4,554	4,727	173	Stable
Information	184	176	-8	Declining
Management of Companies and Enterprises	159	159	0	Stable
Manufacturing	1,085	1,117	32	Stable
Other Services (except Government)	1,926	2,040	114	Growing
Professional, Scientific, and Technical Services	1,170	1,223	53	Stable
Real Estate and Rental and Leasing	876	895	19	Stable
Retail Trade	6,948	6,993	45	Stable
Transportation and Warehousing	306	313	7	Stable
Utilities	85	74	-11	Declining
Wholesale Trade	669	691	22	Stable
Total (All Industries)	43,691	44,724	1,033	Growing
Source: New Jersey Department of Labor and Workforce Development				

The most significant job growth is projected in arts, entertainment and recreation, construction, and health care and social assistance. These trends reflect shifting demands in service-oriented and infrastructure-supportive industries, and a portion of these job gains will likely impact the Wildwood City workforce either directly or indirectly, supporting economic opportunity in the region.

Analyses

Vacant Land Analysis

The City of Wildwood conducted a comprehensive Vacant Land Analysis (VLA) to assess its realistic development potential and identify land available to meet its affordable housing obligations. This assessment reviewed tax records, zoning designations, and physical site constraints such as wetlands, flood zones, and parcel size thresholds. All parcels listed in the ROSI (Recreation and Open Space Inventory) were excluded from the VLA due to their dedication for public recreation, natural preservation, or open space use. These include major beachfront areas like the Third and Second Ward Beaches and active recreational spaces such as Maxwell Field. These lands are not available for development due to their designation and use restrictions and therefore do not contribute to the City's developable acreage.

The City identified a number of parcels coded as vacant or underutilized in the MOD IV Tax Assessment data, as well as a consideration of lands that were most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to or rehabilitation for such housing. Upon further inspection, all of these sites were determined to be unsuitable for development due to severe environmental constraints or insufficient lot size. Many properties were less than 0.83 acres and/or fell within regulated areas under DEP and FEMA jurisdiction. As such, they were excluded from the analysis of developable land. None of the reviewed parcels met the minimum threshold to support development at 6 units per acre, even under optimal assumptions, and no sites yielded any unconstrained acreage. Based on the results of the VLA, the City of Wildwood's total Realistic Development Potential (RDP) for the City's Third and Fourth Round prospective need is 0 units.

Analysis of Multigenerational Family Continuity

The 2024 FHA requires an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20). The Commission has the primary goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity.

A review of the City's ordinances indicates that there are no ordinances that would specifically create a detraction from meeting the Commission's goal of enabling senior citizens to reside at the homes of their extended families. Furthermore, the City's ordinances permit accessory dwelling units within the R-1, R-2, R-3, RM, WR, WR-1, and MC-R Districts within a single-family dwelling on a lot which meets all the conditional requirements of the ordinance, thus allowing senior citizens to live within close proximity to their extended families and still maintain autonomy over their dwelling unit.

Wildwood’s affordable housing ordinance requires at least 20% of all affordable housing units within inclusionary developments to be 3 bedroom units; and the City contains senior buildings where adult children of seniors can reside in a unit. Therefore, Wildwood City ordinances and local factors advance the multigenerational continuity goal.

Analysis of consistency with the State Development and Redevelopment Plan

The City’s Fourth Round Housing Element and Fair Share Plan is consistent with the 2001 State Development and Redevelopment Plan (SDRP) as the approved and proposed projects outlined in the Fair Share Plan provide ample opportunity for the construction of affordable housing. All of Wildwood City is designated as Planning Area 5B Environmentally Sensitive Barrier Island. Pursuant to the SDRP, housing in PA5B areas should “Provide for housing choices through redevelopment, new construction, rehabilitation, and adaptive reuse. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.”

The development of limited but targeted affordable housing in PA5B is consistent with the overall State Development and Redevelopment Plan goal to direct redevelopment and growth into existing “centers” on the barrier islands where infrastructure can support the development and services such as open space, retail shopping, public transportation, schools are within walking distance. Adequate sewer and water capacity are available for development identified in this plan in Wildwood City. Wildwood City is located within CAFRA, and all development applications that are subject to CAFRA regulations and processes will be followed as required.

Fair Share Plan

Satisfaction of the Rehabilitation Obligation

PRESENT NEED (REHABILITATION OBLIGATION) – 15 UNITS

The City of Wildwood approved binding resolution 32-1-25 on January 22, 2025 that committed the City to a present need (rehabilitation) obligation of 15 units. The City maintains an active rehabilitation program administered by Triad Associates and will continue to offer this program to both owner-occupied and rental housing units. This rehabilitation program was approved by the Court in the 2012 Consent Order.

Satisfaction of the Prior Round Obligation

PRIOR ROUND (1987-1999) - 0 UNITS – COAH-determined Urban Aid Municipality Status

The City has a Prior Round obligation of 0 units per the Consent Order signed by the Honorable J. Christopher Gibson on December 10, 2012 after a duly-noticed Fairness Hearing. Per the Master's Report prepared prior to the Fairness Hearing, held on DATE, the City and the Plaintiff, Mount Olive Community Development Corporation, with input from Fair Share Housing Center, "[a]lthough COAH assigned the City a 113-unit prior round obligation in 2008, COAH had previously determined that the City had a zero (0) prior round new construction obligation in both the first and second rounds based on Wildwood's status as an 'urban aid' municipality and other criteria. . . . In the 2008 regulations, it appears that COAH had not accounted for the COAH board's decisions and COAH's consultant's prior findings."

Satisfaction of the Third Round Obligation

THIRD ROUND OBLIGATION (1999-2025) – 151 UNITS – Jacobsen Decision Determination

Per the Consent Order signed by the Hon. Judge J. Christopher Gibson on December 10, 2012, the Court ordered that the City "shall have no further obligation to engage in Third Round (post-1999) fair share housing planning or adopt a [HEFSP] that addresses Third Round (post-1999) obligations until such time as the standards with which [the City] must comply have been established." Within that order, the City was credited with 13 new special needs credits to be applied to its future affordable housing obligation at the Lily Mae Apartments at Block 145, Lots 4.02 and 5.

In accordance with the Amended FHA, the City has a Third Round prospective need obligation of 151 units, as set forth in the "Jacobsen Decision," In re Municipality of Princeton, No. MER-L-1550-15 & MER-L-1561-15, 2018 LEXIS 1241 (N.J. Super. Ct. March 8, 2018). N.J.S.A. 52:27D-304.3

Satisfaction of the 4th Round Obligation

4TH ROUND OBLIGATION 48

Pursuant to the requirements of the Amended FHA, in October 2024, DCA determined that the City's Fourth Round prospective need obligation is 48 units, which was accepted by the City in its binding resolution, adopted on January 22, 2025. As noted previously in this document, Wildwood has applied a vacant land adjustment to the City's Third and Fourth Round prospective need obligation, which establishes an RDP of 0 units. However, the Amended FHA requires that any municipality that receives an adjustment of its prospective need obligations for the fourth round based on a lack

of vacant land shall as part of the process of adopting and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so (hereinafter referred to as the “25 Percent Requirement”).

Due to the ambiguity of the 25 Percent Language in the Amended FHA, there are at least three interpretations of what the “adjusted number” referred to in the statute means for purposes of calculating the 25%; however, regardless of what the 25 Percent Language is adjudicated to be by the Program and/or an appellate ruling from the Courts, the City of Wildwood not only has enough credits to satisfy the highest calculation of this statutory requirement, but it also has adopted overlay zoning that will capture additional affordable units as the City redevelops over time.

Per the 2012 Consent Order, the City is allowed to credit 13 units from the Lily Mae Apartments toward future obligations. Since the City has a combined RDP of zero for the Third and Fourth Round, the 13 Lily Mae apartments will be counted toward the City’s “25 Percent” calculation, however that may be adjudicated.

Compliance Mechanism	Rental or Sale	Supportive/ Special Needs	Family or Age Restricted	Units	Bonus Credits	Total Credits
Lily Mae	Rental	Special Needs	Family	13	0	13

Unmet Need

Following the application of the vacant land adjustment, Wildwood City has a combined Third and Fourth Round Unmet Need of 199 units. In addition to satisfying the 25 Percent Language above with the Lily Mae Apartments, the City proposes the following mechanisms to create realistic opportunities for affordable housing units to be developed over the 2025-2035 4th round timeframe:

Compliance Mechanism	Rental or Sale	Supportive/ Special Needs	Family or Age Restricted	Units	Bonus Credits	Total Credits
Lions Center	Rental		Age Restricted	12		12
Inclusionary Housing Overlay	Both		Family	11		11
TOTAL				23		23

Category	Required	Provided
Total Credits	48	48
Family Units	24	24
Family Rental Units	12	13
Very Low Income Units	7	13
Very Low Income Family Units	4	13
Age Restricted Cap	12	12
Bonus Credits	12	12

Lions Center

The Lions Center is a project-based section 202 development that began operation on April 25, 2024 and is located at 3300 New Jersey Ave (Block 192, Lot 20). The project has 14 age restricted units and operates under a HUD restricted use agreement until January 1, 2043. This use agreement is included as an appendix to this document.

Inclusionary Housing Overlay

Wildwood has adopted an inclusionary housing overlay within its zoning code at §17-415 Zoning Overlay Districts, which was approved by the Court in the 2012 Consent Order. This district covers approximately 81 acres and requires that any garden apartments approved and developed within the overlay zone provide a 20% set-aside for homeownership units and 15% set-aside for rental units. With a presumptive density of 6 units/acre, this overlay could produce 73 rental units or 98 affordable sale units – more than double the 4th round obligation.

Cost Generation

The City of Wildwood will comply with N.J.A.C. 5:93-10 regarding ensuring the elimination of unnecessary cost generating features from municipal land use ordinances. The municipality will eliminate development standards that are not essential to protecting the public welfare and will expedite (“fast track”) approvals/denials on inclusionary development applications. The City will cooperate with developers of inclusionary developments in scheduling preapplication meetings, and municipal boards shall schedule regular and special monthly meetings as needed and provide ample time at those meetings to consider the merits of the inclusionary development application.

Appendix A – Vacant Land Assessment Maps & Tables

Recreation and Open Space Inventory (ROSI)		
Block	Lot	Description
		THIRD WARD BEACH
		SECOND WARD BEACH
132	1 to 30	MAXWELL FIELD
132.01	1	MAXWELL FIELD
132.01	2	MAXWELL FIELD
132.01	3	MAXWELL FIELD
132.01	4	MAXWELL FIELD
133	1	MAXWELL FIELD
143	1 to 30	MAXWELL FIELD
152	9	MAXWELL FIELD EXT
192	19	CEDAR PARK
204.02	1	MAPLE AVE PARK
225	18	FOUNTAIN PARK
227	19	MEMORIAL PARK
242	16	POPLAR PARK
255	2	OLD FASHION GARDEN
262	1	PAVILLION
263	1	LIFE GUARD
264	1	COMFORT STATION
265	1	BAND SHELL
267	1.01	BEACHFRONT
268	1.01	BEACHFRONT
271	2.01	BEACHFRONT
274	6.01	BEACHFRONT
51	11	RECREATION CENTER
51	12	RECREATION CENTER
51	27	RECREATION CENTER
64	1	RECREATION AREA - SHUFFLE BD
72	22	HOLLY BEACH
72	23	HOLLY BEACH
72	24	HOLLY BEACH
72	7	HOLLY BEACH
72	8	HOLLY BEACH
72	9	HOLLY BEACH
86	1	COLUMBUS PARK
97	1	FOX PARK
98	1	PLAYGROUND
96	1	PINE BROOK TRIANGLE
96	2	PINE BROOK TRIANGLE
96	3	PINE BROOK TRIANGLE
101.01	3	WAMPUM BRROK PARK

105	49.11	ALONG PINE BROOK
106.07	1	ALONG PINE BROOK
117	61	BROOK ST PARK
123	1	CAMPBELL CONST PROPERTY
123	13	CAMPBELL CONST PROPERTY
123	15	CAMPBELL CONST PROPERTY
123	16	CAMPBELL CONST PROPERTY
123	17	CAMPBELL CONST PROPERTY
123	54.16	TINTON MANOR OPEN SPACE
124.11	33	TINTON GREENS OPEN SPACE
124.5	251	PARK PLACE OPEN SPACE
124.51	1002	PARK PLACE OPEN SPACE
133	14	ALONG SHARK RIVER
142.5	1.01	OPEN SPACE
142.5	1.02	OPEN SPACE
142.5	1.03	OPEN SPACE
142.5	1.04	OPEN SPACE
142.53	1	OPEN SPACE
147	13	WYNCREST
147	7	SHARK RIVER PARK/ ROUTE 33 WIDENING
147	8	SHARK RIVER PARK/ ROUTE 33 WIDENING
159	1	SHARK RIVER PARK
152A	1A	SHARK RIVER PARK

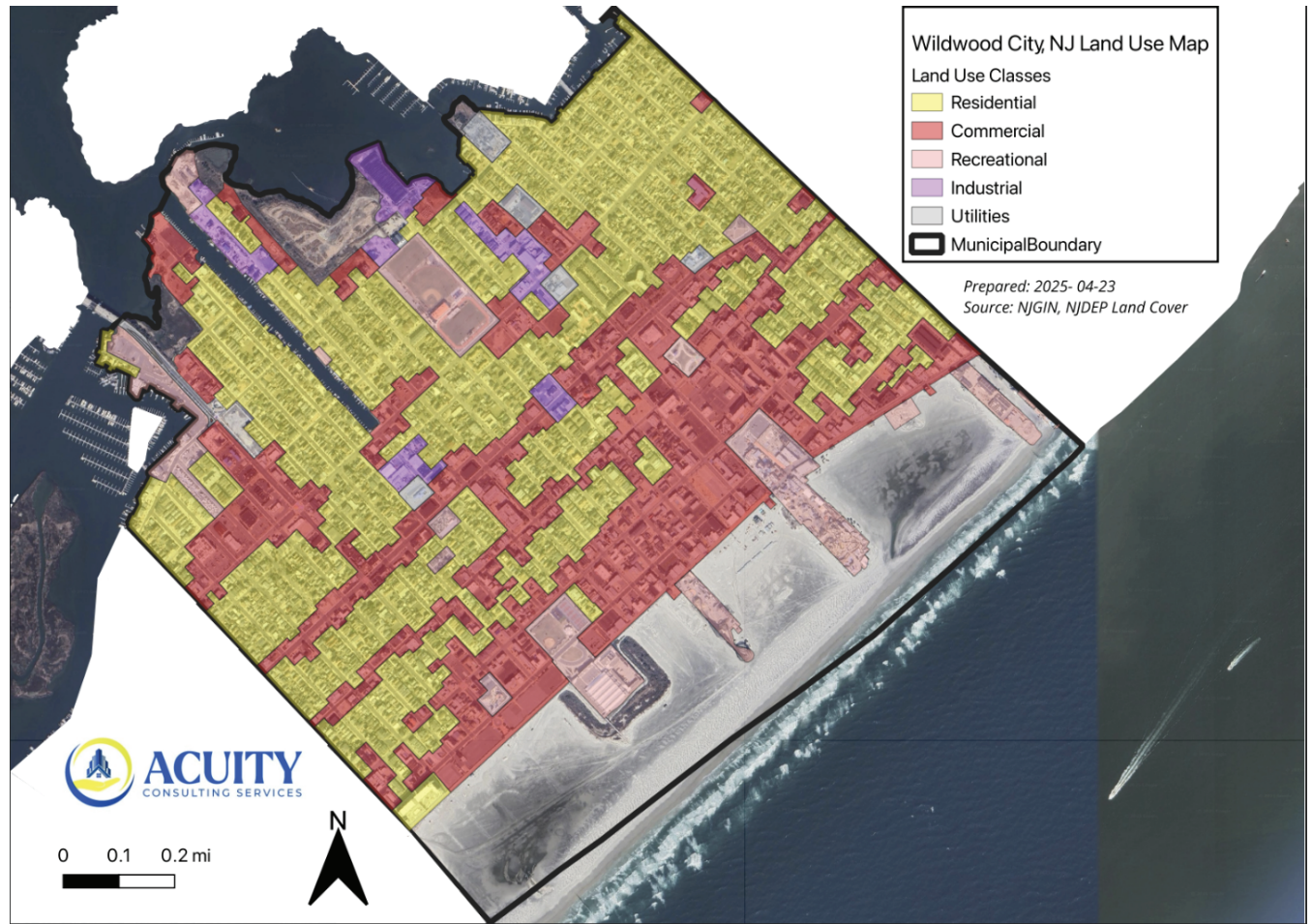
BLOCK	LOT	ADDRESS (CONTIGUOUS COMMON OWNER MERGED)	TAX CLASS	OWNER ADDRESS	OWNER ADDRESS	Acres (Total)	Constraint	Unconstrained Acres	6 DU/AC	20% LMI Setaside
186	6	3409 PACIFIC AVE	1	1600 BOARDWALK	NORTH WILWOOD, NJ	0.02	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
181	11.01	518 W OAK AVE	1	6327 EVALLEY GREEN RD	FLOURTOWN, PA	0.03	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
159	14	512 W LINCOLN AVE	1	7 ENTERPRISE DR	CAPE MAY COURT HOUSE, NJ	0.04	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
191	18.04	328 W WILWOOD AVE	1	P O BOX 447	ARDMORE, PA	0.04	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
191	18.03	328 W WILWOOD AVE	1	1254 HESSIAN AVE	NATIONAL PARK, NJ	0.04	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
73	26.01	240 E BURK AVE	1	215 E 21ST AVE	NORTH WILWOOD, NJ	0.05	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
80	18	319 W TACONY RD	1	261 W MIDDLESEX CT	THOROFARE, NJ	0.05	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
91	11	420 W DOCK ST	1	15 MILL RD	WOOLWICH TOWNSHIP, NJ	0.05	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
203	58.02	3205 OCEAN AVE	1	205 ANDY WOHOL WAY	MARLTON, NJ	0.05	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
84	14.01	153 E BURK AVE	1	303 S BEACH AVE	CAPE MAY, NJ	0.05	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
91	24	450 W MONTGOMERY AVE	1	15 NANCY DRIVE	RICHBORO, PA	0.06	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
79	3	437 W BURK AVE	1	152 STATION RD	GLEN MILLS, PA	0.06	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
212	1	501 W MAPLE AVE	1	1648 GRANT AVE	FRANKLINVILLE, NJ	0.06	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
92	15	328 W MONTGOMERY AVE	1	803 CANAL ST	TOWNEVILLE, NJ	0.06	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
136	16.03	4001 NEW JERSEY AVE	1	100 E FORGET ME NOT RD	WILWOOD CREST, NJ	0.06	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
78	40	501 W TACONY RD	1	404 W BURK AVE UNIT C	WILWOOD, NJ	0.06	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
216	19	109 W MAPLE AVE	1	246 CLEMS RUN	MULLICA HILL, NJ	0.06	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
241	16	347 W POPLAR AVE	1	449 MOUNTAIN AVE	BERKLEY HEIGHTS, NJ	0.06	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
56	39.01	4702 SUSQUEHANNA AVE	1	1068 APPLETON AVE	BENSALEM, PA	0.06	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
56	20.02	4704 SUSQUEHANNA AVE	1	1068 APPLETON AVE	BENSALEM, PA	0.06	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
188	15	409 W LINCOLN AVE	1	27 DEVON RD	MOUNT HOLLY, NJ	0.06	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
190	22.02	444 W WILWOOD AVE	1	3020 RICHMOND ST	PHILADELPHIA, PA	0.06	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
101	3	4307 MEDITERRANEAN AVE	1	303 PARK HOLLOW LN	WEST CHESTER, PA	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
79	31.01	421 W TACONY RD	1	126 MILBOD DR	WARMINSTER, PA	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
159	1	501 W GARFIELD AVE	1	2720 RT 42, STE 184	SICKLERVILLE, NJ	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
159	7.01	513 W GARFIELD AVE	1	7 ENTERPRISE DR	CAPE MAY COURT HOUSE, NJ	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
100	25	628 W BAKER AVE	1	1185 PARADISE DRIVE	STONE HARBOR, NJ	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
124	4	329 W ROBERTS AVE	1	325 W ROBERTS AVE	WILWOOD, NJ	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
126	1.02	149 W ROBERTS AVE	1	3603 1/2 PATTERSON AVE	BALTIMORE, MD	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
123	28	434 W YOUNGS AVE	1	440 W YOUNGS AVE	WILWOOD, NJ	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
103	10	309 W MONTGOMERY AVE	1	4408 PARK BLVD	WILWOOD, NJ	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
103	9	311 W MONTGOMERY AVE	1	4408 PARK BLVD	WILWOOD, NJ	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
100	10	613 W MONTGOMERY AVE	1	7127 OXFORD AVE	PHILADELPHIA, PA	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
190	6	431 W OAK AVE	1	817 N TAYLOR AVE	PHILADELPHIA, PA	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
112	28.01	506 W ROBERTS AVE	1	SOUTH 18TH ST 2651	PHILADELPHIA, PA	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
152	13	3800 PARK BLVD	1	2202 S 3RD ST	PHILADELPHIA, PA	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
49	2	147 W RIO GRANDE AVE	1	161 WEST RIO GRANDE AVE	WILWOOD, NJ	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
161	9	309 W GARFIELD AVE	1	62 QUEEN JULY RD	LEWISTOWN, PA	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
114	24	4206 PARK BLVD	1	4206 PARK BLVD	WILWOOD, NJ	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
92	14	328 W MONTGOMERY AVE	1	416 DOCK ST	WILWOOD, NJ	0.07	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
168	7	427 W LINCOLN AVE	1	18 LAKE RD	WEST WILWOOD, NJ	0.08	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
162	5	278 W LINCOLN AVE	1	1242 GLENBROOK RD	HUNTINGTON VALLEY, PA	0.08	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
159	12	508 W LINCOLN AVE	1	2720 RT 42, STE 164TE 164	SICKLERVILLE, NJ	0.08	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
135	3.02	144 W SPENCER AVE	1	NEW JERSEY & YOUNGS AVE	WILWOOD, NJ	0.08	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
51	1.01	4811 PACIFIC AVE	1	17 BARBARA TERR	NORTH CAPEWAY, NJ	0.08	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
136	16.01	4009-11 NEW JERSEY	1	100 E FORGET ME NOT RD	WILWOOD CREST, NJ	0.08	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
215	34.04	3008 NEW YORK AVE	1	3010 NEW YORK AVE	WILWOOD, NJ	0.08	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
95	16.02	100 E MONTGOMERY AVE	1	38 GARDEN ST	LODI, NJ	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
214	24.02	3018 PARK BLVD	1	170 HILLSIDE CT	NORTH WALES, PA	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
80	16	328 W TACONY RD	1	328 W TACONY RD	WILWOOD, NJ	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
94	20	124 W MONTGOMERY AVE	1	605 LEE DR	BROOMALL, PA	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
94	19	128 W MONTGOMERY AVE	1	605 LEE DR	BROOMALL, PA	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
107	20	218 E BAKER AVE	1	104 E PACIFIC AVE	MINOTOLA, NJ	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
60	14	119 W TAYLOR AVE	1	1191 INN ST	PHILADELPHIA, PA	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
137	5	215 E YOUNGS AVE	1	120 E ROBERTS AVE #100	WILWOOD, NJ	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
136	6	135 W ROBERTS AVE	1	133 W ROBERTS AVE	WILWOOD, NJ	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
154	21	136 W GARFIELD AVE	1	138 W GARFIELD AVE	WILWOOD, NJ	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
142.01	3	3905 PROPOSED AVE	1	15 MILL RD	WOOLWICH, NJ	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
142.01	4	3903 PROPOSED AVE	1	15 MILL RD	WOOLWICH, NJ	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
142.01	2	3907 PROPOSED AVE	1	15 MILL RD	WOOLWICH, NJ	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
142.01	5	3901 PROPOSED AVE	1	15 MILL RD	WOOLWICH, NJ	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
142.01	1	3909 PROPOSED AVE	1	15 MILL RD	WOOLWICH, NJ	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
14	3	109 E HILDRETH AVE	1	161 JEFFERSON RD	SEWELL, NJ	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
136	26	140 E SPENCER AVE	1	185 WALNUT ST	NUTLEY, NJ	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
31	24	132 E HAND AVE	1	19 SOUTHALL LN	RED BANK, NJ	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0
135	15	113 W YOUNGS AVE	1	2338 E HUNTINGDOON ST	PHILADELPHIA, PA	0.09	Under 0.83 Acres and/or constraint by DEPFEMA	0	0	0.0

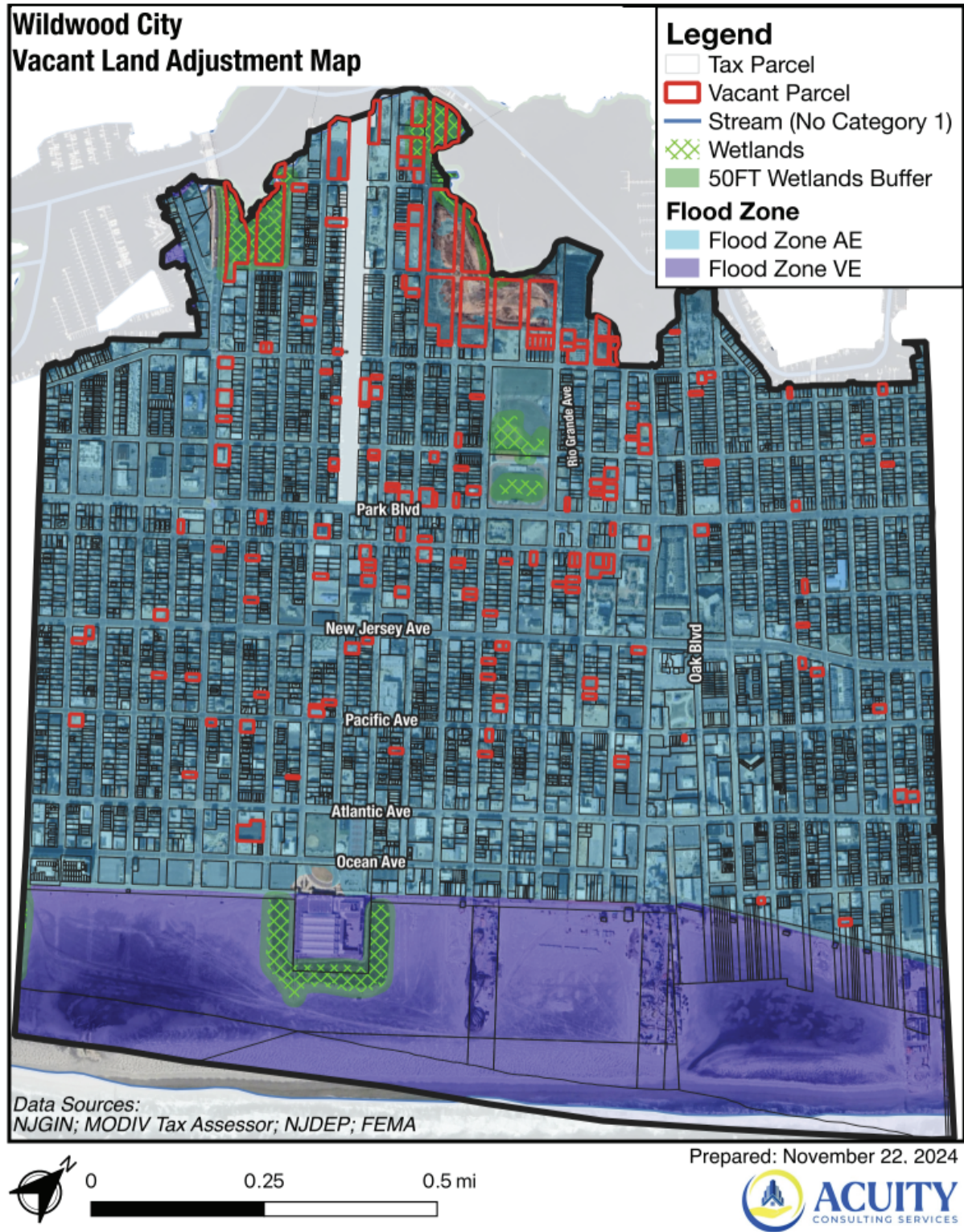
84	28	150 E DAVIS AVE	1	2630 MEETINGHOUSE RD	JAMISON, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
136	4	113 E YOUNGS AVE	1	267 TWIN OAKS DR	PERKASIE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
60	6	145 W TAYLOR AVE	1	32 MARTIN LA	MERCERVILLE, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
115	7.02	201 W BAKER AVE	1	417 27TH ST	UNION CITY, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
38	6	4912 ARCTIC AVE	1	600 REED RD STE 301	BROOMALL, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
41	26	240 E RIO GRANDE AVE	1	69 JIMMERMAN LN STE D	LANGHORNE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
136	7	125 E YOUNGS AVE	1	70 FRANKLIN DR	VORHEES, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
163	3	3703 ARCTIC AVE	1	800 CABIN HILL DRIVE	GREENSBURG, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
154	9	131 W SPIRACE AVE	1	812 STATION SQ BLVD	LANSDALE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
173	5	219 E LINCOLN AVE	1	823 N 28TH ST	PHILADELPHIA, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
173	6	221 E LINCOLN AVE	1	823 N 28TH ST	PHILADELPHIA, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
164	10	147 E GARFIELD AVE	1	888 SUNFLOWER AVE	LANGHORNE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
61	27	144 E ANDREWS AVE	1	916 POPE ST	BURLINGTON, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
126	24	122 W YOUNGS AVE	1	P.O BOX 447	ARMORE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
154	23	128 W GARFIELD	1	P.O BOX 447	ARMORE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
126	25	120 W YOUNGS AVE	1	P.O BOX 447	ARMORE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
154	5	3801 ARCTIC AVE	1	P.O BOX 447	ARMORE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
154	4	3805 ARCTIC AVE	1	PO BOX 447	ARMORE, PA	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
123	18	401 W ROBERTS AVE	1	4014 STARLIGHT CIRCLE	MAYS LANDING, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
217	17.01	101 E MAPLE AVE	1	6440 SKY POINTE DR #140-9	LAS VEGAS, NV	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
124	11	4118 PARK BLVD	1	80 RT 40	CARNEY'S POINT, NJ	0.09	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
82	9	131 W BURK AVE	1	137 W BURK AVE	WILDWOOD, NJ	0.10	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
114	3.01	4211 HUDSON AVE	1	2627 DARBY RD	HAVERTOWN, PA	0.10	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
46	12	417 W RIO GRANDE AVE	1	5905 PARK BLVD	WILDWOOD CREST, NJ	0.10	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
229	9	417 E GLENWOOD AVE	1	11253 SKYLINE DRIVE	ORSTOWN, PA	0.10	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
137	1.02	4015 PACIFIC AVE	1	3811 ATLANTIC AVE	WILDWOOD, NJ	0.10	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
190	1.02	3307-09 SUSQUEHANNA AVE	1	3020 RICHMOND ST	PHILADELPHIA, PA	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
239	1	2712-14 LAKE AVE	1	4924 CONVENT LN	PHILADELPHIA, PA	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
150	29	510 W GARFIELD AVE	1	20 CEDAR MEADOWS DR	CAPE MAY COURT HOUSE, NJ	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
145	3	3907 ARCTIC AVE	1	200 HOCKESSIN CIR	HOCKESSIN, DE	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
172	16	3601 NEW JERSEY AVE	1	270 PROSPECT AVE	WEST ORANGE, NJ	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
150	23	507 W SPIRACE AVE	1	505 E SPIRACE AVE	WILDWOOD, NJ	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
40	24	132 E RIO GRANDE AVE	1	7501 OCEAN AVE	WILDWOOD CREST, NJ	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
104	8.02	4304 ARCTIC AVE	1	9 PINE TERRACE	BELLMAWR, NJ	0.11	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
217	2.01	104 E GLENWOOD AVE	1	620 SHORE RD	SOMERS POINT, NJ	0.12	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
14	16.01	5203 NEW JERSEY AVE	1	102 E BENNETT AVE	WILDWOOD, NJ	0.12	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
235	9	118 E POPLAR AVE	1	211 W BENDWIT AVE	WILDWOOD, NJ	0.12	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
231	16	404 W POPLAR AVE	1	3209 GOSHEN RD	NEWTOWN SQUARE, PA	0.12	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
67	32	516 W BURK AVE	1	520 WEST BURK AVE	WILDWOOD, NJ	0.13	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
66	1	645 W ANDREWS AVE	1	11825 PARADISE DR	STONE HARBOR, NJ	0.13	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
59	26	4705 PARK BLVD	1	1201 NEW JERSEY AVE	NORTH WILDWOOD, NJ	0.13	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
159	8	500 W LINCOLN AVE	1	2720 RT 42, S TE 164 TE 164	SICKLERVILLE, NJ	0.13	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
161	22	308 W LINCOLN AVE	1	118 SEASPRAY CT	NORTH WILDWOOD, NJ	0.13	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
161	20	316 W LINCOLN AVE	1	401 W RIO GRANDE AVE	WILDWOOD, NJ	0.13	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
101	24	530 W BAKER AVE	1	1919 GARY RD	STEWARTSVILLE, NJ	0.14	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
124	22	4112 PARK BLVD	1	217 W CHESTNUT AVE	NORTH WILDWOOD, NJ	0.14	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
161	6	319 W GARFIELD AVE	1	321 W GARFIELD AVE	WILDWOOD, NJ	0.14	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
170	9.03	3600 ARCTIC AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	0.15	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
168	35	3506 HUDSON AVE	1	3506 HUDSON AVE	WILDWOOD, NJ	0.15	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
245	17.02	234 E JUNIPER AVE	1	328 E 28TH AVE	WILDWOOD, NJ	0.15	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
54	18	700 W ANDREWS AVE	1	11825 PARADISE DR	STONE HARBOR, NJ	0.16	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
99	26	4300 NIAGARA AVE	1	421 W SPRUCE AVE	NORTH WILDWOOD, NJ	0.16	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
91	27	440 W MONTGOMERY AVE	1	15 MILL RD	WOOLWICH, NJ	0.17	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
84	14.02	4518 PACIFIC AVE	1	303 S BEACH AVE	CAPE MAY, NJ	0.17	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
105.01	24.02	118 W BAKER AVE	1	216 W BURK AVE	WILDWOOD, NJ	0.17	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
30	30	5000 NEW JERSEY AVE	1	304 S RAILROAD AVE	RIO GRANDE, NJ	0.18	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
94	22	116 W MONTGOMERY AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	0.18	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
164	7.01	125 E GARFIELD AVE	1	229 WEBB SMITH DR	COLFAX, LA	0.18	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
136	27	146 E SPENCER AVE	1	3020 RICHMOND ST	PHILADELPHIA, PA	0.18	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
163	2	3709 ARCTIC AVE	1	P.O BOX 4747	OAKBROOK, IL	0.18	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
192	15	247 W OAK AVE	1	PO BOX 2181	WILDWOOD, NJ	0.18	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
95	3	111 E DAVIS AVE	1	32 61ST STREET	SEA ISLE CITY, NJ	0.19	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
94	3	4405 ARCTIC AVE	1	157 W LEAMING AVE	WILDWOOD, NJ	0.19	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
245	35.02	233 E POPLAR AVE	1	229 E POPLAR AVE	WILDWOOD, NJ	0.19	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
46	1	439-447 W RIO GRANDE AVE	1	5905 PARK BLVD	WILDWOOD CREST, NJ	0.20	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
161	16	324 W LINCOLN AVE	1	1104 SEASHORE RD	COLD SPRING, NJ	0.20	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
15	1	201 E ELDERHIRE AVE	1	1456 E ELMER RD	VINELAND, NJ	0.21	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
99	19	705 W MONTGOMERY AVE	1	213 LINDENWOLD AVE	AMBLER, PA	0.21	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0

99	28	704 W BAKER AVE	1	213 UNDEWOLD AVE	AMBLER, PA	0.21	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
62	1	4715 PACIFIC AVE	1	232 E ANDREWS AVE	WILDWOOD, NJ	0.21	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
77	52	617 W BURK AVE	1	1915 S 2ND ST	PHILADELPHIA, PA	0.21	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
142.01	12	510 W SPICER AVE	1	15 MILL RD	WOOLWICH, NJ	0.23	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
150	19	509 W SPICER AVE	1	2 WESTMINSTER DR	LUMBERTON, NJ	0.23	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
116	2	4211 ARCTIC AVE	1	421 W SPRUCE AVE	NORTH WILDWOOD, NJ	0.23	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
103	24	4300 PARK BLVD	1	987 TECUMSEH RD	ERMA, NJ	0.24	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
81	6	201 W BURK AVE	1	3020 RICHMOND ST	PHILADELPHIA, PA	0.25	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
100	26	624 W BAKER AVE	1	11825 PARADISE DRIVE	STONE HARBOR, NJ	0.28	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
91	5	424 W DOCK ST	1	15 MILL RD	WOOLWICH, NJ	0.28	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
46	7	4333 W RIO GRANDE AVE	1	5905 PARK BLVD	WILDWOOD CREST, NJ	0.30	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
114	10	4210 PARK BLVD	1	4408 PARK BLVD	WILDWOOD, NJ	0.31	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
159	7.02	515 W GARFIELD AVE	1	15 MILL RD	WOOLWICH, NJ	0.32	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
168	30	408 W CEDAR AVE	1	410 W CEDAR AVE	WILDWOOD, NJ	0.32	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
159	2	505 W GARFIELD AVE	1	15 MILL RD	WOOLWICH TOWNSHIP, NJ	0.34	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
99	14	709 W MONTGOMERY AVE	1	12 RABBIT RUN	CAPE MAY, NJ	0.34	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
99	31	710 W BAKER AVE	1	986 MEADOWVIEW AVE	WEST CHESTER, PA	0.34	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
47	1	305-325 W RIO GRANDE AVE	1	3938 S MAIN RD	VINELAND, NJ	0.38	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
150	31	3800 SUSQUEHANNA AVE	1	20 CEDAR MEADOWS DR	CAPE MAY COURT HOUSE, NJ	0.40	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
163	1	3719 ARCTIC AVE	1	P.O BOX 4747	OAKBROOK, IL	0.46	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
99	39	730 W BAKER AVE	1	986 MEADOWVIEW AVE	WEST CHESTER, PA	0.48	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
88	3	780 W MONTGOMERY AVE	1	251 ST ASAPH S RD	BALA CYNWYD, PA	0.54	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
110	24	720 W ROBERTS AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	0.59	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
63	4	307 E TAYLOR AVE	1	3501 BOARDWALK	WILDWOOD, NJ	0.64	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
122	10.01	511 W ROBERTS AVE	1	15 MILL RD	WOOLWICH, NJ	0.69	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
100	30	600 W BAKER AVE	1	4408 PARK BLVD	WILDWOOD, NJ	0.78	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
110	1	729 W BAKER AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	0.83	Under 0.83 Acres and/or constraint by DEP/FEMA	0	0	0.0
76	1	717 W BURK AVE	1	1345 INDUSTRIAL HIGHWAY	SOUTHAMPTON, PA	1.53	Boat dock structure / FEMA / partial waterbody	0	0	0.0
121	13	4100 MEDITERRANEAN AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	1.58	Fully encumbered/undevelopable (Deed restriction).	0.00	0.0	0.0
142	1	3901 MEDITERRANEAN AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	1.68	Fully encumbered/undevelopable (Deed restriction).	0.00	0.0	0.0
131	1	525 W YOUNGS AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	1.68	Fully encumbered/undevelopable (Deed restriction).	0.00	0.0	0.0
122	1	519 W ROBERTS AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	1.68	Fully encumbered/undevelopable (Deed restriction).	0.00	0.0	0.0
44	1	600 W TAYLOR AVE	1	11825 PARADISE DR	STONE HARBOR, NJ	1.89	100% wetland/ waterbody	0.00	0.0	0.0
112	1	521 W BAKER AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	1.96	Fully encumbered/undevelopable (Deed restriction).	0.00	0.0	0.0
55	2	601 W TAYLOR AVE	1	11825 PARADISE DR	STONE HARBOR, NJ	2.43	100% wetland/ waterbody	0.00	0.0	0.0
111	1	601 W BAKER AVE	15C	4400 NEW JERSEY AVE	WILDWOOD, NJ	2.77	Fully encumbered/undevelopable (Deed restriction).	0.00	0.0	0.0

41.12

RDP Based Upon Data Above = 0





Appendix B – Binding Resolution Adopting DCA’s 4th Round Obligation

S. Booy

CITY OF WILDWOOD
Cape May County, New Jersey
RESOLUTION

**A BINDING RESOLUTION ACCEPTING THE DCA'S FOURTH ROUND
AFFORDABLE HOUSING PRESENT NEED AND PROSPECTIVE NEED
NUMBERS AND DIRECTING SPECIAL MOUNT LAUREL COUNSEL
TO TAKE APPROPRIATE ADDITIONAL ACTIONS**

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA required the Department of Community Affairs ("DCA") to produce "non-binding" estimates of fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates the City of Wildwood's Round 4 (2025-2035) obligations as follows: a Present Need or "Rehabilitation Obligation" of 15 and a Prospective Need or "New Construction Obligation" of 48; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions" (N.J.S.A. 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, based on the foregoing, the City of Wildwood accepts the DCA fair share calculations and commits to its Present Need of 15 and Prospective Need of 48 subject to any vacant land and/or durational adjustments it may seek as a component of the City's Round 4 Housing Element and Fair Share Plan to be adopted, endorsed, and filed in accordance with the Amended FHA; and

WHEREAS, the City of Wildwood reserves the right to take action to comply with any additional amendments to the FHA, judicial rulings, and/or future Administrative Directives; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, the City of Wildwood reserves the right to take such position as it deems appropriate in response thereto, including a declaration that its Round 4 Present or Prospective Need obligations are lower than set forth herein; and

WHEREAS, in light of the above, the Board of Commissioners of the City of Wildwood finds that it is in the best interest of the City to declare its commitment to the obligations reported by the DCA on October 18, 2024 subject to the reservations set forth herein; and

WHEREAS, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

WHEREAS, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the FHA shall file an action in the form of a declaratory judgment complaint in the county in which the municipality is located within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner; and

WHEREAS, City of Wildwood seeks a certification of compliance with the FHA and, therefore, directs its Special Mount Laurel Counsel to file a declaratory relief action within 48 hours of the adoption of this resolution in the appropriate vicinage.

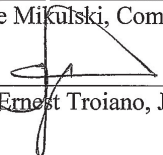
NOW, THEREFORE, BE IT RESOLVED on this 22nd day of January, 2025 by the Board of Commissioners of the City of Wildwood as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.
2. The City of Wildwood hereby commits to the DCA Round 4 Present Need of 15 and the Round 4 Prospective Need of 48 as set forth herein, subject to all reservations of rights set forth above.
3. The City of Wildwood hereby directs its Special Mount Laurel Counsel to file a declaratory judgment complaint in the appropriate vicinage within 48 hours after adoption this resolution.
4. The City of Wildwood directs its Special Mount Laurel Counsel (a) to attach this resolution as an exhibit to the aforementioned declaratory judgment action; (b) to submit and/or file this resolution with the Program or any other such entity as may be determined to be appropriate; and (c) to take any other actions as necessary and according to law.
5. This resolution shall take effect immediately, according to law.

PREPARED BY: SOLICITOR


 Krista McConnell, Commissioner

Yes
 Steve Mikulski, Commissioner


 Ernest Troiano, Jr., Mayor

Resolution No. 32-1-25

Offered By McConnell Seconded by Mikulski

I, Lisa A. Brown, City Clerk of the City of Wildwood, do hereby certify that the foregoing Resolution was adopted at a Regular Meeting of the Wildwood Board of Commissioners, held this 22nd day of January, 2025, and in witness whereof I have hereunder set my hand and official seal on this date written.


 LISA A. BROWN, CITY CLERK

Appendix C – 2012 Consent Order

RECEIVED DEC 14 2012

JEFFREY R. SURENIAN AND ASSOCIATES, LLC

Brielle Galleria

707 Union Avenue, Suite 301

Brielle, New Jersey 08730

(732) 612-3100

Attorneys for Defendants, City of Wildwood

CERTIFIED
FOR
FILE**FILED**

DEC 10 2012

CIVIL DIVISION
SUPERIOR COURT-CAPE MAY COUNTY**MOUNT OLIVE COMMUNITY
DEVELOPMENT CORPORATION,****Plaintiff,****vs.****CITY OF WILDWOOD, PLANNING
BOARD OF CITY OF WILDWOOD, and
ZONING BOARD OF ADJUSTMENT OF
THE CITY OF WILDWOOD,****Defendants.****SUPERIOR COURT OF NEW JERSEY
LAW DIVISION:
CAPE MAY COUNTY****DOCKET NO: CPM-L-00013-08****CIVIL ACTION – MOUNT LAUREL****CONSENT ORDER SETTLING MOUNT
LAUREL LITIGATION**

THIS MATTER having been opened jointly and by the consent of the parties to the Court by Jeffrey R. Surenian and Associates, LLC, Michael A. Jedziniak, Esq. appearing as Special Mount Laurel Counsel on behalf of defendant, City of Wildwood; Marcus H. Karavan, Esq. appearing as general counsel on behalf of the defendant, City of Wildwood; William J. Kaufman, Esq. of Cafiero and Ballietta appearing on behalf of Defendant, Planning Board of the City of Wildwood and Zoning Board of Adjustment for the City of Wildwood; South Jersey Legal Services, Inc., Kenneth M. Goldman, Esq. appearing, on behalf of Plaintiff, Mount Olive Community Development Corporation (hereinafter "Mount Olive"); and Special Master Mary Beth Lonergan, P.P., A.I.C.P. participating; and Mount Olive having filed a lawsuit alleging that the City of Wildwood, the Planning Board of the City of Wildwood, and the Zoning Board of Adjustment of the City of Wildwood (collectively "the City") had not met its Third Round

affordable housing obligations pursuant to the Mount Laurel doctrine; and, on October 8, 2010, the Appellate Division having partially invalidated COAH Third Round regulations, but declining to grant a blanket stay of pending Third Round proceedings; and COAH having subsequently ruled that municipalities seeking only to stay the Third Round component of their plans are not required to do more with respect to this component at this time, while some Law Division judges have declined to grant a stay of pending Third Round proceedings but instead have required municipalities to implement components of Third Round housing elements and fair share plans that do not impose an unreasonable financial or administrative burden on municipalities nor commit them unalterably to an excessively high Third Round obligation; and the Supreme Court having granted certification to various petitioners and cross-petitioners in association with the Appellate Division's partial invalidation of COAH's Third Round regulations; and the various petitioners, cross-petitioners, and *amici curiae* having fully-briefed the issues before the Supreme Court; and the Supreme Court having held oral argument; and the Governor having attempted to abolish COAH by reorganization plan, the Appellate Division having invalidated the reorganization plan, and the Supreme Court having scheduled oral argument ; and, in light of the above, there being general uncertainty in the Mount Laurel arena; and the Parties having engaged in good faith settlement negotiations; and the Parties having reached a mutual accord concerning the Mount Olive lawsuit; and Mount Olive having consented to a stay of the City's Third Round (post-1999) housing obligations and temporary immunity for the City from all Mount Laurel lawsuits; and Mount Olive having also consented to voluntary dismissal of its Mount Laurel lawsuit against the City pursuant to the express terms of the within consent agreement; and the Special Master having issued a Report, incorporated hereto by reference, on October 16, 2012 which, *inter alia*, recommends approval of the

proposed settlement; and, pursuant to Rule 4:42-1(d), the parties all having consented to the entry of this consent order in the form submitted; and good cause appearing.

IT IS on this 10 day of December 2012 ORDERED as follows:

1. Sufficient notice of the Fairness Hearing was published by the City to provide the public with an adequate and meaningful opportunity to participate in the Hearing.

2. The proposed settlement between the Parties is hereby approved because it is fair and reasonable to the region's low and moderate income households and is consistent with the principles set forth in East/West Venture v. Bor. of Fort Lee, 286 N.J.Super. 311, 323 (App. Div. 1996)

3. In view of the facts that Wildwood was not assigned a Prior Round obligation, that Wildwood approved affordable special needs units towards a future fair share obligation, and that Wildwood has a substantial number of year-round residents who are lower-income, Defendants shall have no further obligation to engage in Third Round (post-1999) fair share housing planning or adopt a Housing Element and Fair Share Plan that addresses Third Round (post-1999) obligations until such time as the standards with which Defendants must comply have been established.

4. Defendants shall have an obligation to notify the Court and the Special Master when any state agency adopts regulations establishing new Third Round (post-1999) standards, or when new laws establishing Defendants' obligations have been enacted by the Legislature and Governor or established by the Supreme Court.

5. Defendants shall abide by the deadlines established by these new laws and/or regulations and shall satisfy whatever Third Round (post-1999) housing obligations are established for the City of Wildwood in accordance with the new laws and/or regulations.

6. Notwithstanding Paragraph 3 above, nothing shall prevent the City from challenging any new law through appeal or other legal means.

7. The City shall remain immune from exclusionary zoning challenges and builder's remedy suits until the time for submission of a third round compliance plan, if any, is established by regulation, statute or decision of a court with appropriate jurisdiction, provided that immunity will be extended upon the filing by the City of a duly adopted and endorsed housing element and fair share plan for the third round for such time as COAH or the Court, with the input of its Master, may deem appropriate.

8. Notwithstanding the above-referenced temporary stay and immunity, with respect to its Mount Laurel rehabilitation obligation, the City shall take the following actions:

a. The City shall continue to implement its scattered site housing rehabilitation program with the City of North Wildwood and shall comply with DCA (COAH) regulations, at N.J.A.C. 5:97-6.1 et seq., and Uniform Housing Affordability Controls ("UHAC") standards, at N.J.A.C. 5:80-26, for implementing its local housing rehabilitation program, including affirmative marketing of the program, to the extent that compliance with such regulations does not jeopardize the City's entitlement to funding for such rehabilitations.

b. The City shall attempt in good faith to secure grants and other funding sources to replenish and increase the available funds earmarked specifically for the City's housing rehabilitation program

c. The City shall continue to actively notice the public of the availability of the program.

d. The City shall provide the Special Master and counsel for Mount Olive a concise semi-annual report providing information concerning its efforts to secure additional funding for its housing rehabilitation program and progress in implementing the program.

9. Conditions to be addressed within 90 days of an entry of a court order in this matter:

a. The City shall submit to COAH its approved draft development fee ordinance, along with this Order.

- b. The City shall prepare and adopt by resolution an Affirmative Marketing Plan.
- c. Complete crediting documentation for the special needs units shall be provided to the Special Master to address COAH's regulations at N.J.A.C. 5:97-4.3(c).

10. Ongoing Conditions:

- a. Once development fees are collected, the City shall establish an affordable housing trust account in a bank, and the City shall prepare and execute a tri-party escrow agreement for review and action by COAH.
- b. Once development fees are collected, the City shall complete COAH's annual development fee monitoring. The City shall permit the special master to review its monitoring results electronically.
- c. Before such time the City wishes to expend any collected affordable housing trust funds, the City shall prepare and adopt a development fee spending plan. In addition to receiving Court approval of its spending plan, the City shall submit its adopted spending plan to COAH for approval.
- d. The City shall provide the Court, Master and parties to the Consent Order with an annual status report on any proposed inclusionary developments within the overlay zones.
- e. The City shall institute a rehabilitation program open to rental units at the time the City is required to implement an adopted third round housing element and fair share plan.

11. Subject to the provision of the appropriate crediting documentation, the City is entitled to twenty-two (22) credits to its COAH-assigned 82-unit rehabilitation obligation.

12. Subject to the provision of the appropriate crediting documentation, the City is entitled to thirteen (13) new construction special needs credits to be applied to its future affordable housing obligation for the 13-unit special needs facility known as the Lilly Mae Apartments at Block 145/Lots 5 and 4.02.

13. With respect to its Mount Laurel housing rehabilitation obligation, until such time as the City shall be required to adopt a third round plan, the City shall not be required to commit any funds to the program other than the funds currently committed to the program, which shall remain in the "Recaptured Loan Fund" presently held by North Wildwood through the joint

rehabilitation program with Wildwood. All new affordable housing monies collected by the City shall be deposited in the City's Affordable Housing Trust Fund to be established pursuant to Paragraph 11.

14. Within 90 days of the Court's approval of this Consent Order at the Fairness Hearing, the City shall adopt an Inclusionary & Workforce Housing Overlay Ordinance as negotiated between the Parties, and as attached hereto as Exhibit A.

15. The City shall, within 90 days, repeal Ord. No, 749-08, Chapter XXVI of the City Code, Affordable Housing, approved by the Court on January 9, 2009, and adopt a substitute development fees and affordable housing trust fund ordinance in the form as in Exhibit B, which is hereby approved by the Court. The City is hereby authorized to seek final approval of the development fee ordinance from COAH. Within 90 days of the entry of this Order the City shall also prepare, adopt, and implement, with the assistance and approval of the Special Master, the necessary procedures to administer the newly adopted ordinance.

16. The City shall, within 90 days of the Court's approval of this Consent Order, amend its Ordinance No. 749-08 to provide affordable housing regulations in the form as in Exhibit C.

17. The City may impose and collect at least \$40,000 (\$8,000 for administration costs and \$32,000 for hard costs) in development fees, before instituting a rehabilitation program open to rental units. Once a renter-occupied rehabilitation program is established, a rehabilitation manual shall be provided to the Court or COAH for review.

18. Upon approval of this Consent Order Settling Mount Laurel Litigation at the Fairness Hearing, Plaintiff's complaint shall be dismissed with prejudice.

19. A conformed copy of this Order shall be served upon all parties within 7 days from the date of this Order.



HON. J. CHRISTOPHER GIBSON, J.S.C.

Appendix D – Use Agreement for Lions Center



FNTG
NJ Direct Operations
Chicago Title / Fidelity National Title /
Commonwealth Land Title
Lakehurst Circle Center II
685 Route 70 West, Suite 7B
Lakehurst, New Jersey 08733

Above Space For Official Use Only

8
b

Document prepared by ~~and when recorded return to:~~

Patrick M. Duggan, Esq.
419 Rolling View Road
St. Louis, MO 63141
314 578-6703

USE AGREEMENT

For Section 202 and 202/8 Projects that require HUD's approval to prepay their direct loan.

This Agreement entered into this 25th day of April, 2024, by and between **LIONS CENTER PRESERVATION LIMITED PARTNERSHIP** (herein called "Owner") and the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, acting by and through the **ASSISTANT SECRETARY FOR HOUSING - FEDERAL HOUSING COMMISSIONER** (herein called "HUD"),

WITNESSETH:

WHEREAS, HUD is directed, pursuant to Section 811 of the American Homeownership and Economic Opportunity Act of 2000 (AHEO Act), as amended by Public Law 111 - 372, to permit the Owner to prepay Section 202 direct loans; and

WHEREAS, in consideration of the promise to permit the prepayment of the direct loan secured by **Lions Center Apartments** (the "**Project**"), more particularly described in Exhibit A attached hereto and made a part hereof by reference and, as required by Section 811 of AHEO Act Owner agrees to implement this Use Agreement.

NOW THEREFORE, the parties agree as follows:

1. Owner, for itself, its successors and assigns, covenants with HUD that the Owner will continue to operate the project on terms at least as advantageous to existing and future tenants as the terms required by the original Section 202 direct loan agreement and, where applicable, Section 8 or any HUD rental assistance payments contract and all applicable Federal regulations for not less than the twenty years following the maturity date of the original Section 202 direct loan. Accordingly, this Use Agreement shall remain in effect until **January 1, 2043**.
2. Where applicable:
 - a. Subject to the availability of appropriations and so long as Owner is in compliance

with all HUD requirements, including but not limited to this Use Agreement, HUD shall provide, and Owner shall accept, renewals of the Section 8 Housing Assistance Payments contract in accordance with the relevant HUD requirements related the Section 202 and 202/8 program at that time.

- b. Subject to the availability of appropriations, projects selected to receive the Senior Preservation Rental Assistance Contracts (SPRACs) or any other HUD rental assistance, shall comply with the requirements of the particular HUD rental assistance program.
3. In the event of a breach or a threatened breach of any of the above covenants and agreements by the Owner, HUD and/or any tenant as a third-party beneficiary shall be entitled to institute legal action to enforce performance and observance of such covenants and agreements and to enjoin any acts which violate such covenants and agreements. HUD and/or any tenant as a third-party beneficiary may also seek an award of damages and/or other relief as may be appropriate.
4. Owner shall not impede the reasonable efforts of tenants to organize pursuant to 24 CFR Part 245, or any successor regulations of Part 245, or unreasonably withhold the use of any community room or other available space appropriate for meetings which is part of the mortgaged property when requested by: (i) a resident tenant organization in connection with the representational purposes of the organization; or (ii) tenants seeking to organize or to consider collectively any matter pertaining to the operation of the mortgaged property.
5. Owner, for itself, its successors and assigns, hereby agrees and acknowledges that this Use Agreement shall be recorded in the appropriate land records.
6. Consistent with the tenancy eligibility requirements, if any, of the original Section 202 Direct Loan agreement, Owner will accept all forms of HUD rental assistance when offered for units that do not have section 8 or any other HUD rental assistance for the life of the Use Agreement.
7. Upon execution of the refinancing for the project, as approved by HUD, Owner must use the proceeds that result from the refinancing in a manner that is advantageous to the tenants of the project. Or, Owner must use the proceeds in the provision of affordable rental housing and related social services of elderly persons that are tenants of the project or are tenants of other HUD assisted senior housing by the nonprofit owner, private nonprofit project sponsor or private nonprofit organization project developer. The following are examples of allowable uses of the proceeds pursuant to AHEO:
 - (a) for up to 15 percent of the cost of increasing the availability or provision of supportive services, which may include the financing of service coordinators and congregate services. HUD may waive the 15 percent limitation, as necessary, to better

enable seniors to age in place, if a waiver is sought by a nonprofit owner, sponsor or organization;

- (b) rehabilitation, modernization, or retrofitting of structures, common areas, or individual dwelling units, including reducing the number of units by reconfiguring units that are functionally obsolete, unmarketable, or not economically viable;
 - (c) construction of an addition or other facility in the project, including assisted living facilities (or, upon the approval of the Secretary, facilities located in the community where the project sponsor refinances a project under this section, or pools shared resources from more than one such project);
 - (d) rent reduction of unassisted tenants residing in the project;
 - (e) rehabilitation of the project to ensure long-term viability; and
 - (f) payment to the project owner, sponsor, or third- party developer of a developer's fee in an amount not to exceed or duplicate: (i) in the case of a project refinanced through a State low income housing tax credit program, the fee permitted by the low income housing tax credit program as calculated by the State program as a percentage of acceptable development cost as defined by that State program; or (ii) in the case of a project refinanced through any other source of refinancing, 15 percent of the acceptable development costs (includes, as applicable, the cost of acquisition, rehabilitation, loan prepayment, initial reserve deposit and transaction costs).
8. To ensure Owner's compliance with the use of proceeds requirements found in section 7, Owner shall comply with all HUD administrative requirements with respect to those proceeds.
 9. Ownership of the project will at all times be controlled by a nonprofit mortgagor entity or a limited partnership entity of which the general partner is a: (1) nonprofit affordable housing provider; (2) for profit corporation wholly owned and controlled by one or more non-profit affordable housing provider; or (3) a limited liability company wholly owned and controlled by one or more nonprofit affordable housing provider.
 10. Owner will comply with the provisions of any Federal, State or local law prohibiting discrimination in housing on the grounds of race, color, religion or creed, sex, handicap, familial status or national origin, including the Fair Housing Act of 1968, as amended.
 11. The rent charged for each unit shall not exceed the upper limit of the range shown for such type of unit on a rental schedule approved in writing by HUD, and shall include the reasonable use of all utilities shown on said schedule, but in no event shall the total gross monthly rents for all dwelling units exceed the gross monthly dwelling income for all units approved by HUD on the rental schedule.

12. No increase will be made in the amount of the gross monthly dwelling income for all units as shown on the rental schedule unless such increase is approved by HUD, who will at any time entertain a written request for an increase properly supported by substantiating evidence and within a reasonable time shall approve or deny such request.
13. Owner shall maintain the premises and equipment, appurtenant thereto, in good repair and condition.
14. The books and accounts of the operations of the property and of the project shall be kept in accordance with the relevant HUD requirements related to the Section 202 and 202/8 program.
15. Within ninety (90) days following the end of each fiscal year, Owner shall provide a complete annual financial report based upon an examination of the books and records of the project prepared in accordance with the requirements of HUD and certified by a Certified Public Accountant, or other person acceptable to HUD.
16. Owner further covenants and agrees that if Owner conveys title to the project prior to the Use Agreement's expiration, Owner will prior to transfer of title: (1) confirm the purchaser has been approved by HUD and (2) require the purchaser to assume the obligations of this Use Agreement.
17. Owner shall provide to HUD (or to such third party as HUD may, in its sole discretion, determine to have the monitoring function under this Agreement), promptly following receipt of a written request from HUD (or from such third party), copies of all business or any other documents regarding the Housing Project, so that HUD may evaluate Owner's compliance with the terms of this Agreement. In addition, Owner shall permit representatives of HUD (or any third party given the monitoring responsibility) following notice from the HUD (or from the third party), to examine the originals of all such documents, at the Project's office during regular business hours.
18. Owner must certify annually by January 31st of each year (insert date within 30 calendar days of the anniversary date of this Agreement), to the local HUD field office, or such other location as determined by HUD, that it is operating the Project in compliance with this Agreement and, more specifically, that all of the individual units, as well as the physical structure of the project as a whole, for example grounds and equipment, comply with all applicable codes and requirement of this Agreement or that a remedial program to correct any existing deficiencies has been implemented.

Should any of the above covenants be held invalid in whole or in part, it shall not affect or invalidate the balance of such covenant or any other covenants.

NOW THEREFORE, in consideration of the mutual promises set forth herein, the parties hereto agree as follows:

IN WITNESS WHEREOF, Owner has signed and delivered this Agreement or has caused this Agreement to be signed and delivered by its duly authorized representative, as a sealed instrument.

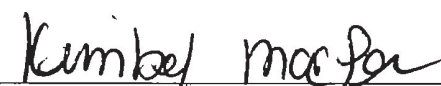
LIONS CENTER PRESERVATION LIMITED PARTNERSHIP,
a New Jersey limited partnership

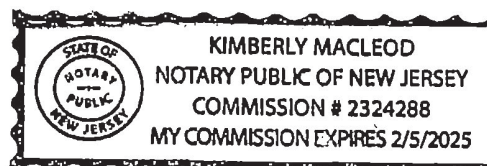
By: Wildwood Lions Limited Dividend Housing Corporation,
a New Jersey nonprofit corporation, its general partner

By: 
Alan Gould, President

STATE OF NEW JERSEY, COUNTY OF CAPE MAY SS:

I CERTIFY that on this 23 day of April, 2024, Alan Gould personally appeared before me and being by me duly sworn on his oath, acknowledged and made proof to my satisfaction, (a) he that is the President of **Wildwood Lions Limited Dividend Housing Corporation**, the general partner of **Lions Center Preservation Limited Partnership**, the limited partnership named in this document; and (b) he executed and delivered this document as the voluntary act of the limited partnership duly authorized by a proper resolution of its partners.


Notary Public



Warning

Any person who knowingly presents a false, fictitious, or fraudulent statement or claim in a matter within the jurisdiction of the U.S. Department of Housing and Urban Development is subject to criminal penalties, civil liability, and administrative sanctions.


FNTG

NJ Direct Operations
Chicago Title / Fidelity National Title /
Commonwealth Land Title
Lakehurst Circle Center II
685 Route 70 West, Suite 7B
Lakehurst, New Jersey 08733

[SIGNATURE PAGE - 202 PREPAYMENT USE AGREEMENT -
LIONS CENTER APARTMENTS]

HUD:

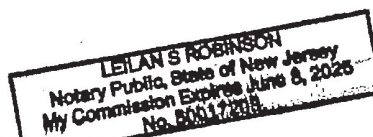
**U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT**, acting by and through
the Federal Housing Commissioner

By: *Stacey Ashmore*
Name: Stacey Ashmore
Title: Authorized Agent

STATE OF New Jersey)
County of Bergen) §

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 22 day of April, 2024, by Stacey Ashmore,
Authorized Agent for the U.S. Department of Housing and Urban Development, acting by
and through the Federal Housing Commissioner.

L. S. Robinson
Signature of Notary



Print, Type, or Stamp Commissioned Name of Notary Public:
Commission Number:
My Commission expires:

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____

**EXHIBIT A
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WILDWOOD, COUNTY OF CAPE MAY, STATE OF NEW JERSEY AND IS DESCRIBED AS FOLLOWS:

BEGINNING at a point in the northeasterly side line of Oak Avenue at a distance of Four hundred sixty (460) feet southeastwardly from the intersection of the said northeasterly side line of Oak Avenue with the southeasterly side line of Park Boulevard; and extending thence

1. By a division line along the lands of the City of Wildwood, North 42 degrees 01 minutes 20 seconds East, a distance of two hundred (200.00) feet to the southwesterly side line of Wildwood Avenue; thence
2. Along the southwesterly side line of Wildwood Avenue, South 47 degrees 58 minutes 40 seconds East, a distance of three hundred fifty-seven and ninety-one one-hundredths (357.91) feet to a point; thence
3. By a division line along the lands of the City of Wildwood, South 46 degrees 32 minutes 50 seconds West, a distance of two hundred and sixty-three one-hundredths (200.63) feet to the northeasterly side line of Oak Avenue; thence
4. Along the northeasterly side line of Oak Avenue, North 47 degrees 58 minutes 40 seconds West, a distance of three hundred forty-two and nine one-hundredths (342.09) feet to the point and place of **BEGINNING**.

The above description prepared based on an ALTA/NSPS Land Title Survey prepared by Jack W. Shoemaker, NJPLS for First Order LLC, on behalf of American Surveying & Mapping, Inc., dated June 15, 2022, last revised April 8, 2024, Identified by First Order LLC Project No. F230032B; American Surveying & Mapping, Inc. Network Project Number 2317985.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):

Lot(s): 20 Block: 192, on the official tax map of the City of Wildwood, County of Cape May, State of New Jersey.

PROPERTY ADDRESS (REPORTED FOR INFORMATIONAL PURPOSES ONLY): 3300 New Jersey Avenue, Wildwood, New Jersey 08260.

Appendix E – Additional Documents to be completed

Additional documents identified by the Court Directive #14-24 including but not limited to an updated affordable housing ordinance, development fee ordinance, spending plan and affirmative marketing plan shall be completed at a later date.

