



FAIR SHARE HOUSING CENTER
510 Park Boulevard
Cherry Hill, New Jersey 08002
P: 856-665-5444
F: 856-663-8182

CONTACT: Kevin D. Walsh
856-665-5444
cell: 609-332-6244
kevinwalsh@fairsharhousing.org

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BANCROFT PROPERTY WILL INCLUDE AFFORDABLE HOUSING

State Agency projects minimum 185 unit-development, including 37 affordable units Bancroft site cannot be used for open space

Haddonfield, New Jersey- In a report released today, the Council on Affordable Housing (COAH), a state agency, rejected the Borough of Haddonfield's proposed affordable housing plan. COAH found that Haddonfield was required to plan for 37 affordable units in a total 185-unit development on the Bancroft site. COAH also found that Haddonfield was required to identify other vacant and underutilized parcels that could be rezoned to allow the development of affordable housing.

Fair Share Housing Center (FSHC) Executive Director Peter J. O'Connor said, "COAH has rejected Haddonfield's attempt to exclude lower-income families. COAH has ensured that the Bancroft site will not be used for open space, which would be contrary to New Jersey's affordable housing laws. Haddonfield has enough open space. When it redevelops, the Bancroft site will include desperately needed affordable housing. This is a good day for working families in need of affordable housing."

O'Connor continued: "Haddonfield is close to transportation and has excellent schools. We look forward to the day when lower-income families move into Haddonfield to take advantage of opportunities that will be provided at the Bancroft and PATCO sites." The PATCO site is also slated to undergo a large scale, mixed use redevelopment that will include affordable housing.

COAH's decision involving Haddonfield is another success for Fair Share Housing Center involving redevelopment and affordable housing. After a successful appeal to the New Jersey Supreme Court, FSHC won a similar case involving the redevelopment of the former Garden State Racetrack, which will result in 285 units of affordable housing.

Haddonfield is required to provide a minimum of 239 affordable units through 2014 (see page 35 of the COAH report). In 1999, COAH found that Haddonfield had a zero unit obligation due to the lack of vacant land. In its recent report, COAH reconsidered this decision, finding that Haddonfield violated the terms of the 1999 agreement it entered into with COAH regarding affordable housing (see pages 17-18 of COAH report). COAH also noted that Haddonfield issued 69 certificates of occupancy "in spite of its lack of vacant, developable land." (page 18)

The affordable housing litigation against Haddonfield was initiated in 2004. Prior to FSHC's efforts, there were no affordable units available to lower-income families in Haddonfield. Since FSHC began litigation against Haddonfield, plans have been made for 7 affordable family units, including four completed units in the Kings Court development, which settled litigation FSHC filed against it.

The recent COAH report is available online at <http://www.nj.gov/dca/coah/reports/0417rrai.pdf> .

Fair Share Housing Center has worked to protect and advance the housing rights of New Jersey's poor since 1975. The Center is the only public interest organization dedicated solely to the preservation and growth of the *Mount Laurel* doctrine as a tool for social change.

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