

## Millville wants store builders to pay for affordable housing

By SABA ALI Staff Writer, (856) 237-9020  
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As the foundation for the future Target store dried in the new shopping center on Delsea Drive yesterday, the City Commission introduced an ordinance requesting nonresidential developers to pay a fee toward improving Millville's affordable housing situation.

The developers building Target will be paying a fee of \$50,000 to the Affordable Housing Trust fund due to the new ordinance, said Planning Director Kim Warker. The fund will go toward improving redevelopment, such as in the city center.

The ordinance, when adopted, gives developers of commercial space, such as Target, the choice between building affordable housing in Millville's redevelopment area or paying 1 percent of the equalized assessed value of their project.

With the development boom in both housing and commercial units, the push toward complying with the state's Council on Affordable Housing is necessary to make sure housing is available for the city's growing population, Warker said.

Millville has a significant number of low- and moderate-income families, and so the city is working toward providing affordable housing after having updated its master plan, Warker said.

This is the second of three ordinances the city is working to pass in order to ensure affordable housing requirements are met as determined by COAH. Under the new COAH formula, Millville needs to have about 700 units of affordable housing by the year 2014, Warker said.

I am not concerned about reaching that number, because with all the new projects and some of the credits I think that number is attainable, she said.

The first ordinance was passed last year establishing the growth share obligation that requires high-end developers to build affordable housing or to make a minimum payment of \$35,000 per unit in lieu of building. This new ordinance includes the option, mostly for nonresidential developers, to pay a development fee. The last ordinance will be to establish an Affordable Housing Trust fund.

The COAH-certified plan protects municipalities from developer lawsuits. If a developer can prove that a municipality's zoning is so restrictive that people can't afford homes

there, then they can seek a "builder's remedy," a court order to build housing that is not in compliance with zoning.

In other commission proceedings:

Mayor Jim Quinn reappointed Marie Heer and John Knoop Jr. as members of the Millville Industrial Commission; and Paul Harris was reappointed to represent Millville on the Millville-Vineland Urban Enterprise Zone board.

Handicapped parking will be added at 502 N. Second St., 400 Maurice St. and 204 S. Fourth St., and taken from 407 N. Fifth St.