



2024 AFFORDABLE HOUSING REPORT City of Summit



This status report identifies 2024 action to address affordable housing development in the City of Summit.

QUARTER 1, 2024 (JANUARY ~ FEBRUARY ~ MARCH)

- Within the first quarter of 2024, the Mayor announced the formation of an AH volunteer working group comprised of residents and other stakeholders to address planning and other matters in preparation for Round IV and planning for the old firehouse site.
- Common Council adopted a Resolution of Need supporting the Summit Housing Authority's efforts to apply for HMFA State funding for large-scale renovations to SHA buildings and units.
- The MHL met with the Summit Civic Foundation to request their agreement to deed restrict their 24 privately owned affordable units. This would count towards the city's 50 new unit obligation from Round III and benefit the foundation by providing that the units will remain affordable for 30+ years. The proposal was declined.
- In February of 2024, the Council formed a Mt. Laurel Subcommittee (MLS) to work on the confidential and other matters related to the legal components of the Round III and Round IV work. This group is advisory only and does not make any decisions. The MLS provided updates to council in executive session on the second council meeting of each month.
 - Any final decisions based on the MLS's recommendations would be made in public by Common Council.
- In February 2024, the City held its Annual AH Committee Update Meeting in accordance with its obligations under the Court-approved Settlement Agreement with Fair Share Housing Center. The City also provided the same Annual Update at the next available Common Council meeting in accordance with the agreement. All prior annual update reports are available on the City's Affordable Housing website: cityofsummit.org/ah
- The Summit Affordable Housing Corporation (SAHC) presented a 42-unit, 100% affordable housing project on the old firehouse site at a Council Meeting during the public comment period. The proposal was immediately placed under consideration by the MLS after which several meetings were held to gain additional information.
- Approximately \$59,640.15 in development fees and interest were collected in Q1 2024.
- The \$4 million BMS Non-residential Development Fee (NRDF) payment is currently before the governing state authority for final judgment. BMS paid and then opposed the payment obligation (as is the process described in the law) while it is being decided. The funds remain in an interest-bearing account until then. While this occurred within the first quarter of 2024, the matter is currently before the Tax Court on appeal.
- Meetings with several special needs housing groups, Overlook Hospital, and other entities were scheduled for the second quarter of this year in hopes of developing new units to satisfy the City's current and future fair share obligations.

QUARTER 2, 2024 (APRIL ~ MAY ~ JUNE)

- Members of the MLS met with the SAHC regarding its proposed 42-unit 100% affordable housing project on the old firehouse site to gain additional information towards a recommendation to the Common Council. After reviewing the proposal and exploring all of the options for the area, the City decided to pursue an overlay zone on the larger area instead of the proposed project, which only developed one lot in the middle of the overlay zone. Common Council passed the new overlay zone over Block 2706, Lots 1, 2, 3,4 on Broad Street to include an affordable housing set-aside with a minimum number of AH units required regardless of final density built on the site.
- The MLS, city staff, and city professionals have been preparing for Round IV compliance based on the amendments to the Fair Housing Act signed into law in March 2024. This includes producing background data, VLA/RDP, and projected unit obligation for Round IV. This work started during the second quarter of the year and is still in progress.
- Approximately \$66,992.68 in development fees and interest were collected in Q2 2024.
- A mailing asking if landlords wished to deed restrict units in exchange for a subsidy was mailed on June 28, 2024.
- An affordability assistance payment was made for the owner of an affordable unit to cover a \$4000+ assessment fee for repairs made to the apartment complex in which the unit is located.



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- Meetings were held with Our House, Summit Housing Authority, Rose House (supportive and special needs provider), St. Theresa's, Pilgrim Baptist Church, and United Methodist Church about possible affordable housing projects.

QUARTER 3, 2024 (JULY ~ AUGUST ~ SEPTEMBER)

- During the third quarter of this year, Stephanie Soulios was appointed as the new Municipal Housing Liaison due to the departure of prior city staff.
- Meetings with several developers, special needs housing groups, churches, and other entities were conducted in-person and via ZOOM to build and/or deed restrict new units to satisfy the City's fair share obligation.
- An offer was made to Our House to deed restrict one of Our House's 4-bedroom group homes in Summit, which was accepted. During the fourth quarter of the year, a fully executed affordable housing agreement between the City of Summit and Our House, Inc. for the property 1 Greenfield Avenue, which was approved at October 8, 2024, Common Council Meeting of the City of Summit was signed, and the deed restriction was recorded on the property for 30 years.
- Approximately \$65,231.90 in development fees and interest were collected in Q4 2024.
- The Common Council passed a resolution defining a clear process for developers to approach the city with affordable housing-related project proposals.

QUARTER 4, 2024 (OCTOBER ~ NOVEMBER ~ DECEMBER)

- Approximately \$206,804.97 in development fees and interest were collected in Q4 2024.

The following updates were provided on the closings for the 146 Morris Avenue project (Habitat for Humanity):

- Paperwork was submitted to Housing Affordability Service (HAS), Habitat's Administrative Agent, for closing on Units 9 and 11, requesting an 11/21/24 closing date.
- Unit 12 has already been certified by HAS and the homebuyer is working with their mortgage lender.
- Units 3, 4, 5, 6, 8 & 10 are in different stages of the process of preparing their paperwork for submission to HAS to receive their eligibility certification.
- It was planned to close 4 of the units before the end of the year, with the remaining 5 lining up to close in early 2025.
- The MLS continues to meet regularly to finalize Round III and plan for Round IV to ensure that the City meets all of the deadlines required by the Amended Fair Housing Act.
- In October 2024, DCA released Round 4 numbers. The City's Round 4 numbers are:
 - Rehabilitation: 59*
 - Round 4: 345*

2025

- The AH Committee meeting is scheduled via ZOOM Tuesday, February 18, 2025 to discuss the 2024 Annual Report as well as current and future activities (30-day notice provided via certified mail and a published advertisement).
- The Common Council is scheduled to receive its Annual AH Report (2024) on February 19, 2025, including opportunity for public comment.



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City of Summit



ADMINISTRATIVE AGENT ACTIVITY

PHONE INQUIRIES	
MONTH	TOTAL
January	1
February	2
March	2
April	4
May	6
June	4
July	0
August	1
September	3
October	2
November	2
December	1

WEB SIGN-UPS	
MONTH	TOTAL
January	30
February	20
March	34
April	28
May	37
June	38
July	35
August	40
September	33
October	27
November	28
December	27

HOUSEHOLDS QUALIFIED & VACANT UNITS FILLED	
MONTH	TOTAL
January	0
February	0
March	2
April	0
May	0
June	0
July	0
August	0
September	0
October	0
November	0
December	1

Year To Date, as of December 2024: 928

2024 TRUST FUND BALANCE (as of December 2024)

Interest Checking for XXXXX-629-5

Balance Calculation

Previous Balance	2,081,933.05
Checks	- 243,335.00
Debits	- .00
Deposits & Credit	+ 86,706.08
Interest Paid	+ 5,679.75
Current Balance	= 1,930,983.88

Balance

Average Daily Balance	2,027,981.53
Interest	
Current Interest Rate	3.30%
Annual Percentage Yield Earned	3.35%
Number of Days Interest Eamed	31
Interest Earned	5,679.75
Interest Paid This Year	76,722.60

NOTE: As is done in every annual report, the Trust Fund snapshot above is from December 31, 2024 to give a current balance for the end of 2024 only. All reporting of Trust Fund activity is not meant to be an accounting or replace any required monitoring. With the passage of the A4 Bill, signed into law in March 2024, all trust fund and unit monitoring has been transferred to the DCA's newly-created Affordable Housing Monitoring System. The City's MHL and Administrative Agent have worked diligently to enter all of the City's data into the new AHMS system by the statutory February 2025 deadline. As the AHMS is a work in progress, it will likely be some lag time before the public is allowed to view the data entered. Please check the City's website and Council meetings regularly for updates.

As discussed at the 2/18/2025 AH Committee Meeting, counsel summarized that the City has already satisfied its Realistic Development Potential of 36, resulting in a 13-unit surplus. Counsel also provided an amended chart that updated the City's status related to its "50 New Unit" term in its Court-approved Settlement Agreement.



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Counsel provided the following summary of the City's satisfaction of its RDP at the 2/19/2025 Common Council Meeting in response to the discussion at the AH Committee Meeting the night before. Based on the discussion at the AH Committee Meeting regarding the "50 New Units," that chart was also updated to include unit type and status of construction of the unit.

***Realistic Development Potential: 36 units
Prior Round and Round 3 Obligations Combined
Court-approved, Final JOR received for RDP Credits*****

Project	Address	# of Units	Unit Type
Our House	43 Glendale	4	Group Home
Habitat for Humanity	39 Morris	6	Family
SHA	31 Russell Place	2	Family
	50 Parmley Place	2	Family
Summit Place	13 North Street	3	Family
Tiger Baron	120 Morris Avenue	2	Family
Franklin Place	708-710 Springfield	4	Family
Providence Crossing	785 Springfield	2	Family
Promenade	545 Morris	5	Family
Sunrise Assisted Living	River Road	8	Senior
	86 Park Avenue	2	Family
Rental Bonus		9	
Total		49	13-unit surplus

**All RDP units constructed and occupied



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Unmet Need Status Update, Including "50 New Units" Status

PROJECT	# OF AH UNITS	50 UNIT GOAL	Unit Type	Status	UNMET NEED BALANCE
<i>Unmet Need</i>					702
Elizabeth RCA	26		RCA	Approved by COAH and Court (RD 3)	676
RDP Surplus	13		Family	Constructed & Occupied; Credits Approved by Court (RD 3)	663
412 Morris (MF Zone)	1	1	Family	Occupied	662
146 Morris (Habitat for Humanity)	12	12	Family	Constructed & being filled	650
123-127 Summit Avenue	3	3	Family	Occupied	647
Ashwood Court (Habitat Settlement)	2	2	Family	Pending	645
557-565 Morris (46-unit Project)	7	7	Family	Approved	638
Morris & Broad Overlay Zone & Property Sale (Minimum yield of AH Units)	7	7	Family	Bid Process soon	631
Our House – 1 Greenfield Ave. Group Home	4	4	Group Home	Constructed and occupied	627
Our House New Group Home	4	4	Group Home	Looking for Property	623
Brandywine Assisted Living Facility*	10	10	Senior	Constructed & occupied	613
100% Affordable Senior Project with BCUW*	12	12	Senior	Unit count finalized; working on agreement	601
TOTAL		62/50			

*Updated since annual report publication; shared and discussed at AH Committee Annual Update Meeting held 2/18/25.
Revised to include status of construction of unit and unit type based on feedback from public and AH Committee Members at 2/18/25 Meeting.