



City of Summit 2019 - Annual Reporting of Affordable Housing Activity

In accordance with Section 26 of the Settlement Agreement (Agreement) between the City of Summit and Fair Share Housing Center, the City of Summit has agreed to provide an annual status of all affordable housing activity within the municipality. Below is a list of Affordable Housing activity from October 16, 2018 through October 15, 2019.

November 12, 2018: City of Summit Common Council authorized a reimbursement in the amount of \$10,000 per unit for 40 units at the Glenwood Place development, for the rehabilitation of units - windows and stairwells - funded by from the Affordable Housing Trust Fund through its adopted Spending Plan.

December 3, 2018: Morris Habitat for Humanity, located at 146 Morris Avenue, has an application before the City's Zoning Board of Adjustment for a minor subdivision and major site plan requesting (d)-variance for density and (c)-variances to develop twelve (12) affordable housing units. The application was scheduled for December 3, then carried to January 7, 2019, and then was finally heard at the February 4, 2019 meeting.

December 4, 2018: City of Summit Common Council passed a resolution adopting an affirmative marketing plan for Affordable Housing created in the City.

December 18, 2018: The City amended the current Article 11 "Affordable Housing Multifamily Set-Aside" of Chapter XXXV "Development Regulations" of the City Code with revised regulations and standards that govern the development of low- and moderate-income units for multifamily residential development of five units or greater that may be approved in the City for rental and for-sale projects to include all zones in Summit.

January 22, 2019: By consent of Fair Share Housing Center and Special Master Caton, Judge Kenny entered the City's Final Round 3 Judgement of Compliance and repose - meaning that the City's Round 3 Fair Share Plan is approved and it therefore has repose (i.e. immunity) from all Mount Laurel lawsuits through July 2, 2025.

January 31, 2019: Meeting -Affordable Housing Committee, agenda items included, but discussions were not limited to: the Annual Report, Habitat for Humanity Project, status of the City of Summit Judgment of Compliance and Repose, ideas for future development of Affordable Housing units in Summit and the current Trust Fund balance.

February 4, 2019: Hearing, Summit Zoning Board - Morris Habitat for Humanity application- 146 Morris Avenue.

February 5, 2019: Sunrise Assisted Living, River Road. Project underway. Eight (8) unit, onsite affordable housing obligation.

March 4, 2019: Hearing, Summit Zoning Board - Morris Habitat for Humanity application - 146 Morris Avenue.

April 15, 2019: Hearing, Summit Zoning Board - Morris Habitat for Humanity application - 146 Morris Avenue.

April 18, 2019: 86 Park Avenue (formerly known as 4-6 Ashwood Avenue). Construction permit issued and project underway.

May 1, 2019 : Summit Housing Authority (SHA) advertised the availability of applications.

May 20, 2019: Hearing, Summit Zoning Board-Morris Habitat for Humanity application - 146 Morris Avenue.

June 3, 2019: Submission due date for completed applications to the SHA.

June 7, 2019: SHA conducted an affordable housing lottery and the solicitation resulted in 85 applications for six (6) categories.

June 13, 2019: Hearing, Summit Zoning Board – Morris Habitat for Humanity application, 146 Morris Avenue. Application approved.

July 2019: Providence Crossing project, 785 Springfield Avenue nears completion. SHA conducts eligibility interviews, refers applicants to owner, two applicants were accepted by owner.

July 23, 2019: The Common Council approved an off-site affordable housing obligation (1.6 units) for the project located at 59 New England Avenue. The offsite location for the affordable housing unit is 412 Morris Avenue, unit 12. The unit is a two (2) bedroom unit to be market for sale to a low- or moderate-income household. The unit will be deed restricted for a period of 30 years. For satisfying the fractional portion of the affordable housing obligation, the developer is required to provide a payment in lieu of \$110,809.80 to the City's Affordable Housing Trust Fund.

August 21, 2019: Certificates of Occupancy issued for new two-family structure for one (1) two-bedroom and one (1) three-bedroom affordable housing units. All units will be low income. Owner in the process of the filing of a 30-year deed restriction. Property to be bestowed to the SHA.

August 31, 2019: Affordable Housing Trust Fund balance - \$1, 2305,607.55.

September 1, 2019: Providence Crossing, 785 Springfield Avenue. Two (2) affordable housing units, one (1) low-income and one (1) moderate-income are occupied. Affordable Housing obligation is satisfied.

September 8, 2019: Appeal Complaint filed, Morris Habitat for Humanity application, 146 Morris Avenue.

October 1, 2019: Meeting – Affordable Housing Committee, agenda items included and not limited to: status of Affordable Housing activity in year 2019, current trust fund balance and open discussion relating to affordable housing in the municipality.

October 15, 2019: Common Council executes developer's agreement with K&R Real Estate for alternative mechanism for satisfaction of Affordable Housing Obligation - 59 New England Avenue.