



2018 Status Report

City of Summit Affordable Housing

This report identifies actions that have been taken in the past year and anticipated next steps in 2019. To address the goal of developing affordable housing in the City of Summit (City) and to facilitate the future development of 50 affordable housing units for rental or sale in scattered locations, the City has completed the following actions:

March 19, 2018: City of Summit Common Council passed a resolution to amend the Housing Element and Fair Share Plan - removing certain units to be applied to the 36 unit RDP and unmet needs.

April 2018: The City met with Homeless Solutions, Inc., an organization focused on housing solutions, to explore affordable housing opportunities in Summit.

June 2018: The City began the Broad Street West redevelopment project. To date, the City met with stakeholders and potential developers, reviewed preliminary development concepts for the area, and began preparing a formal Redevelopment Plan. February 11, 2019 is the next public meeting to update the community on the status of the project.

October 1, 2018: The City attended a compliance hearing at 10AM with the Honorable Judge Kenny of the Union County Superior Court.

October 3, 2018: The City offered \$25,000 per unit for five (5) existing Our House units (for a total of \$125,000) in exchange for recording of a 30-year affordable housing deed restriction, which would render the five units “creditworthy” in the Mount Laurel context.

October 4, 2018: Our House declined the City’s offer citing more profitable options.

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, funded by from the Affordable Housing Trust Fund through its adopted Spending Plan (Attachment 1).

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 now will be 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 Judgment 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 (Attachment 2).