



2017 Status Report City of Summit Affordable Housing

We had a lot to report over the past year regarding forward movement with the City of Summit obligations to achieve affordable housing opportunities for the future.

In the Settlement Agreement (Agreement) executed with Fair Share Housing Center (FSHC) on October 14, 2016, several conditions are outlined in the Agreement. The City worked diligently to address the conditions set forth to further achieve the goal of the City's Mt. Laurel obligations.

This report will identify the actions that have been taken in the past year and what steps are anticipated for in the upcoming year - 2018.

Period - October 1, 2016 thru December 31, 2017

To address the goal of developing affordable housing in the City of Summit (City) and to facilitate the future development of 50 units of affordable housing, rental or sale, in scattered locations, the City has completed the following actions:

- May 2, 2017: City of Summit Common Council adopted an overlay zone ordinance (Chapter XXXV, ordinance # 17-3147) establishing regulations and design standards for seven (7) overlay zone districts, permitting affordable, inclusionary housing developments in the City of Summit.
- October 3, 2017: City of Summit Common Council adopted an Affordable Housing Ordinance (Chapter VIII, ordinance #17-3149) to address the City's Affordable Housing obligations. This ordinance is intended to assure that low and moderate-income affordable units are created with controls on affordability over time, and that low- and moderate-income households shall occupy these units.
- October 3, 2017: City of Summit Common Council amended the Affordable Housing Multifamily Set-Aside Ordinance, (Chapter XXXV, ordinance # 17-3148). This ordinance will govern the development of low- and moderate-income units for multifamily residential developments of five (5) units or greater that may be approved in the City for-rental and for-sale projects.
- January 23, 2017: City of Summit Planning Board adopted an amended Housing Element and Fair Share Plan.

- February 1, 2017: City of Summit Common Council passed a resolution endorsing the amended Housing Element and Fair Share Plan.
- March 7, 2017: City of Summit Common Council passed a resolution for the commitment of Affordable Housing Trust funds in the amount of \$1.2 M towards the Morris Habitat for Humanity Affordable Housing project, 146 Morris Avenue, Summit, NJ. This project should create 12 affordable housing sale units to meet the goal of 50 sale/rental units.
- March 23, 2017: City of Summit establishes a steering committee to implement Phase 1, Preliminary Investigation of the Broad Street West Area in need of redevelopment.
- May 22, 2017: City of Summit Planning Board directs the consulting firm, Topology, to undertake Preliminary Investigation work for the project.
- November 13, 2017: City of Summit Common Council passes a resolution designating the area, certain parcels in need of redevelopment. This project will potentially provide the opportunity for rental and sale affordable housing units, complying with the Settlement Agreement (Agreement). The redevelopment potentially will assist in achieving a portion of the goal of facilitating the construction of 50 sale or rental units pursuant to the Agreement.
- November 2017: Summit Housing Authority, the City of Summit's Administrative Agent, prepared a Rehabilitation Program Operating Manual. The Manual was prepared to assist in the administration and implementation of the City of Summits Rehabilitation Program. The City of Summit's rehabilitation obligation is 131.
- Meetings of the Affordable Housing Committee were held in 2016 on January 26, March 22, June 20, and November 30 and also on June 26, 2017. During these meetings, members of the committee and public discussed matters relating to, but not limited to, Mt. Laurel, commonly known as Mt. Laurel IV, the City's Housing Element and Fair Share Plan, and Affordable Housing related ordinances.

Period - Quarters 1-3, 2018

March 2018: City of Summit Common Council to pass 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: City of Summit Common Council to pass a resolution amending the HEFS spending plan.

June 2018: Release of an RFQ to developers for the Broad Street West re-development project.

October 2018: Adoption of a re-development plan for Broad Street West re-development project.