



2020 AFFORDABLE HOUSING REPORT

City of Summit

This status report identifies 2020 action to address affordable housing development in the City of Summit and to facilitate the future development of 50 affordable housing units for rental or sale in scattered locations.

January 30, 2020

A 30-year deed restriction was filed for the two (2) low income affordable housing units at the project located at 31 Russell Place.

March 24, 2020

A 30-year deed restriction was filed for the two (2) bedroom unit located at 412 Morris Avenue, unit 12. This unit was developed under the City's mandatory set-aside ordinance and will count toward the City's unmet need.

April 2, 2020

A 30-year deed restriction was filed for the three (3) bedroom unit located at 123 Summit Avenue, unit 6. This unit contributes towards the development of 50 units for rental or sale. Units 123, 125 & 127 Summit Avenue will all count toward the City's 50 new unit obligation under its Settlement Agreement with Fair Share Housing Center. The units were incorrectly categorized as being produced from an overlay zone in prior monitoring reports.

July 10, 2020

The Sunrise Assisted Living project (22 River Rd.) received a certificate of occupancy for the new building. The City can now count eight (8) credits toward its realistic development potential (RDP) from this project.

July 16, 2020

An affordable housing monetary obligation for 412 Morris Avenue, unit 12, project in the amount of \$110, 809 was deposited in the City of Summit Affordable Housing Trust Fund account.

September 1, 2020

An affordable housing monetary obligation for 86 Park Avenue in the amount of \$52, 039 was deposited into the City of Summit Affordable Housing Trust Fund account.

September 1, 2020

The City Council passed a resolution supporting a grant application to NJDCA being applied by Morris Habitat for Humanity to secure \$700,000 for the development of a twelve (12)-unit affordable condominium community at 146 Morris Avenue in Summit.

September 30, 2020

The 86 Park Avenue (formerly 4-6 Ashwood Avenue) certificate of occupancy was issued for the one (1) moderate affordable housing unit. The City's Administrative Agent qualified a tenant for the unit which is currently rented.

October 20, 2020

The City executed a settlement agreement as the result of a complaint filed by plaintiffs associated with plans for a 100% affordable housing development at 146 Morris Avenue. The development includes the construction of a 12-unit condominium community. The City will fund an additional \$216,000 for a total of \$1,416,000. towards the development of the project. The project redesign will potentially provide an additional two (2) units to the community in the future. All units will contribute to the development of 50 units for sale or rental.

Common Council appointed DCS Administrative Manager, Matthew DiLauri, as its new Municipal Housing Liaison to replace retiring DCS Director, Paul Cascais.

October 22, 2020

The City engaged H2M, a Licensed Site Remediation Professional (LSRP), to assist with environmental administrative services for the Broad Street West redevelopment project. The project will allow the City to advance its unit and spending obligations.

December 2, 2020 (& May 11, 2020)

In May and December, the City spent \$400,000 from its Trust Fund to rehabilitate windows and stairs at 50 Glenwood Place.

December 2, 2020 (& May 11, 2020)

Common Council approved \$191,672 from its Trust Fund to provide affordability assistance for the units at 31 Russell Place (Franklin Place off-site obligation).

December 18, 2020

Union County has rehabilitated 13 units in the City of Summit since April 1, 2010, according to the COAH CTM monitoring system. Additional County rehabilitation numbers were requested and are forthcoming. Additional County units coupled with the 40 units rehabilitated through the Summit Housing Authority (reported in the City's Midpoint Review Report from July 1, 2020) moves the city closer to its 131-unit rehabilitation obligation. The City will continue to partner with the County for its rehabilitation program, as well as the Summit Housing Authority for rehabilitation of existing affordable units within the City.

February 3, 2021

A meeting of the Affordable Housing Committee, local clergy and other stakeholders is convened to review and discuss this 2020 Annual AH Status Report.

February 17, 2021

At the regular meeting of the Common Council, the Annual AH 2020 Status Report (including opportunity for public comment) is reviewed and discussed by the members of Council.