



2021 AFFORDABLE HOUSING REPORT

City of Summit



This status report identifies 2021 action to address affordable housing development in the City of Summit.

QUARTER 1, 2021 (JANUARY ~ FEBRUARY ~ MARCH)

- Summit Common Council approves a resolution in support of Morris Habitat's application for \$700K of grant funding from the NJ DCA (New Jersey Affordable Housing Trust Fund Program) for their 12-unit 100% affordable project at 146 Morris Avenue ("Italian-American club")
- A meeting of the Affordable Housing Committee, local clergy and other stakeholders was convened to review and discuss this 2020 Annual AH Status Report.
- At the regular meeting of the Common Council, the Annual AH 2020 Status Report (including opportunity for public comment) was reviewed and discussed
- A household was qualified by an outside Administrative Agent for sale of a low income two-bedroom affordable unit at 412 Morris Avenue (#12). This was an off-site obligation for 59 New England Avenue.
- The Planning Board approved an application for 785 Springfield Avenue resulting in a NRDF COAH fee to be determined at the time of construction permitting
- The Planning Board approved an application for 545 Morris Avenue - Bristol Myers Squibb's infill project resulting in a NRDF COAH fee of \$472,500

QUARTER 2, 2021 (APRIL ~ MAY ~ JUNE)

- Administrative Agent, (Joe Billy) retired and a search for a new Administrative Agent (AA) began
- A 30-year deed restriction was filed for the sale of a one (1) two-bedroom moderate income affordable housing unit in the project located at 86 Park Avenue at price of \$174,778.
- The city vacated the right-of-way on Ashwood Court furthering the development of two affordable units proposed for that location as part of the Morris Habitat development agreement
- The Zoning Board held a Whispering Woods hearing and approved Morris Habitat's 12-Unit all affordable project at 146 Morris Avenue
- Common Council authorized \$1,400,000 to be drawn from the City's Affordable Housing Trust Fund which counts toward the City's new unit obligation calculated in its adopted Affordable Housing Plan. The funds were paid to Morris Habitat for Humanity for property acquisition and construction costs related to their 12-unit 100% affordable project at 146 Morris Avenue ("Italian-American club").
- The city held a public meeting on progress and concept plans for the Broad Street West Redevelopment project which will yield additional new affordable units (unit count to be determined)
- Union County approved Morris Habitat's 12-unit 100% affordable housing complex at 146 Morris Avenue as required that the project has entrance/egress on a county owned road

QUARTER 3, 2021 (JULY ~ AUGUST ~ SEPTEMBER)

- New Administrative Agent, Leckington Advisors, LLC (Marc Leckington) is appointed by Common Council
- 146 Morris Avenue Morris Habitat agreement activity:
 - The westerly portion of Ashwood Court was vacated by the city per the agreement
 - Morris Habitat closed on the property and took ownership
- Finalized remaining deed restrictions for the existing units from the City's AH plan:
 - 86 Park Avenue
 - 120 Morris Avenue (7 Russell Place)



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- Drafts of full AH ordinance reorganization /updates by AH attorney (Nancy Holm ~Surenian) reviewed with AH council appointees
 - AA working on a draft ordinance on penalties on unqualified people living in COAH units
 - AA working on a draft ordinance on annual unit qualifications versus at time of occupation only
- 146 Morris Avenue Morris Habitat agreement activity:
 - Plans /zoning approval being reviewed by AA for pricing and plan adherence
 - Conveyance of property on Ashwood Court cul-de-sac back to city ownership being finalized
- New tenants needed at 708-710 Springfield Avenue. AA is working with owner to verify rent amounts and to qualify new tenants
- Household qualified by former AA for May/June occupancy in new unit at 125 Summit Avenue removed themselves from the process. The new AA successfully qualified a new household for this unit.
- Full audit of prior AA's files was started
- Improved applicant sign-up measures were implemented:
 - An online form was added to the city website for applicants to pre-qualify/place their names in the unit lottery
 - A direct phone line was created for calls to the City's Administrative Agent ~ (908) 777-7752
 - AH@cityofsummit.org is being created
- Drafts of an annual owner and tenant mailing are being produced for release in early 2022
- Revised draft Summit AH Operating Manual being produced

QUARTER 4, 2021 (OCTOBER ~ NOVEMBER ~ DECEMBER)

- Meet and greet held via ZOOM with the new Administrative Agent and the larger AH committee/public
- Meet and greet held in-person at City Hall with the new Administrative Agent and the Common Council/public
- NRDF COAH fee of \$472,500 for 545 Morris Ave BMS infill project is received by the city
- Household being qualified for a vacancy at 125 Summit Avenue
- 2021 Annual Mailing to affordable unit occupants sent

2022

- AH Committee meeting scheduled via ZOOM on February 7, 2022 to discuss the 2021 Annual Report, current and future activities (30-day notice provided via certified mail and a Star Ledger advertisement).
- Common Council scheduled to receive its Annual AH report (2021) on February 15, 2022 including opportunity for public comment.