



## **2020 Status Report** **City of Summit Affordable Housing**

This status report identifies actions that have been taken in the past year and anticipated next steps in 2020. 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:

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).

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.

March 20, 2019: Common Council adopted the Broad Street West Redevelopment Plan. The Plan sets forth goals for the redevelopment of the area known as follows:

- Block 2701, Lots 1, 6, 7, and 8
- Block 2702, Lot 3
- Block 2705, Lots 1 and 2
- Block 2706, Lots 1, 2, 3, 4, 5, 6, and 7

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 located at 31 Russell Place. 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.

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. Approval of a two-bedroom unit located at 412 Morris Avenue, Unit 12.

December 17, 2019: The City passed a resolution authorizing the execution of a conditional designation and escrow agreement between the City and Broad Street West Managers I LLC, an entity comprised of L&M Development Partners, Inc. and Toll Brothers, Inc.

January 31, 2020: At 123-127 Summit Avenue, a 30-year deed restriction was filed for two units:

- One (1) two-bedroom unit 127-04
- One (1) one-bedroom unit 204

A third unit, three-bedroom is under construction and upon completion, a 30-year deed restriction will be filed.

AH Trust Fund balance - \$2,412,642.79