

**AFFORDABLE HOUSING
ANNUAL MONITORING REPORT**

TOWNSHIP OF HARDING

Morris County, New Jersey

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Township of Harding, Morris County Affordable Housing Annual Monitoring Report

The purpose of this Report is to outline the status of affordable housing projects within the Township of Harding, Morris County. The Township first executed a Settlement Agreement with intervenors Mt. Kemble Associates (“Mt. Kemble”) on February 9, 2018. On September 21, 2018, the Township executed an additional Settlement Agreement incorporating the terms of the Mt. Kemble Agreement, which was then executed by Fair Share Housing Center (FSHC) on September 27, 2018. This Court-approved Settlement Agreement established the Township’s fair share obligations, as well as mechanisms to meet said obligations. A Housing Element and Fair Share Plan (HEFSP) was adopted by the Township’s Planning Board on December 17, 2018.

The Township received its Final Order of Judgment of Compliance and Repose (JOR) on June 17, 2020. In accordance with the Court-approved Settlement Agreement, on each anniversary of the settlement agreement, the Township is required to provide annual reporting on the status of all affordable developments in the municipality, as well as any affordable housing trust fund (AHTF) activity. The following constitutes both portions of that Report. Pursuant to the Court-approved Settlement Agreement with FSHC, Harding Township’s Adjusted Affordable Housing Obligation is as follows:

Present Need/Rehabilitation Share: 0 units

Prior Round Obligation: 83 units

Third Round Obligation: 176 units

Harding Township’s Court-approved Housing Element and Fair Share Plan (HEFSP) provides for 259 affordable housing credits to address its Prior and Third Round Affordable Housing Obligation, which includes 238 affordable units and 21 bonus credits.

TRUST FUND MONITORING

The Township of Harding adopted its development fee ordinance on January 28, 2019 via Ordinance #03-2019. The Township’s Spending Plan was approved by the Court on June 17, 2020 and includes a review of revenues and expenditures from inception through January 15, 2019. Since that time (January 15, 2019), the Township has earned approximately \$410,737.08 in development fees and \$6,129.63 in interest. Additionally, pursuant to the Settlement Agreement with Kushner Real Estate Group (KRE), the construction of additional affordable housing units at The Farm is being financed, in part, through a series of payments from Mt. Kemble totaling \$1 million. Thus far, Mt. Kemble has paid \$700,000, consisting of a \$200,000 payment in 2019 upon execution of the Agreement and a \$500,000 payment in 2020 upon receipt of final government approvals. The remaining \$300,000 is to be paid upon receipt of the first Certificate of Occupancy for a market-rate unit in the Mt. Kemble Development. This money has not yet been expended.

To date, the Township has spent \$72,954.85 on administrative expenses. As of August 31, 2021 the Township has a total balance of \$1,061,213.59 in the affordable housing trust fund account.

PRIOR AND THIRD ROUND MONITORING

The following discussion is a status update of all affordable housing developments in Harding Township, both constructed and proposed. The Township also received credit for an existing Regional Contribution Agreement (RCA) with the City of Orange for 43 units, which was executed on October 31, 1996. See the adopted Housing Element and Fair Share Plan for further information on the RCA.

Constructed and Occupied

Universal Institute Group Home

Universal Institute Group Home is a licensed group home located at 41 Tiger Lily Lane (Block 23, Lot 5). The facility has five (5) permanent supportive housing units for adults with traumatic brain injuries. The facility first opened in 2001 and is licensed through the NJ Department of Human Services Division of Developmental Disabilities but is a self-funded institute.

Pillar Care Continuum (F.K.A. Cerebral Palsy of North Jersey (CPNJ) Facility)

The Pillar Care Continuum Facility is another licensed group home with seven (7) permanent supportive housing units for individuals with developmental disabilities and other special needs, four (4) of which are applied to the Township's Third Round Obligation. The project is located at 1050 Mt. Kemble Avenue (Block 46.01, Lot 7). The site was sold from the Township to Cerebral Palsy of North Jersey (CPNJ) for a nominal sum of \$1 pursuant to N.J.S.A. 40A:12-21 for its use. The facility received its final certificate of occupancy on May 19, 2020.

The Farm at Harding

The Farm at Harding is an existing 100% affordable development located at 700 Woodland Avenue (Block 2, Lot 16). The development currently consists of 24 affordable family rental units ranging from one- to three-bedrooms, which were issued certificates of occupancy on August 11, 2006 and have been deed restricted for 30 years through June 30, 2035. The Township executed an agreement requiring Mt. Kemble Associates to finance, in part, the construction of at least two (2) additional affordable family rental units in accordance with the adopted HEFSP. On August 11, 2020, L&T Affordable Housing Urban Renewal Corporation ("L&T Affordable Housing"), a non-profit entity affiliated with the Borough of Madison Housing Authority, received site plan and variance approval for the construction of four (4) additional units. As of the writing of this Report, construction of the four (4) new units has commenced and footings have been installed. The new units will be deed restricted for a minimum of 30 years, and the Township will receive credit for two (2) units in the Third Round and claim future credits for the other two (2) units.

Ongoing

Mt. Kemble Development

The Mt. Kemble Development is an inclusionary development located between Route 202 (Mt. Kemble Avenue) and Interstate 287 on Lot 5 in Block 23.02 of the Township's official tax map. As detailed in the Settlement Agreement with Mt. Kemble Associates ("Mt. Kemble Agreement"), the project site was rezoned via Ordinance #06-2018, which was adopted July 9, 2018. The ordinance created the new "TH-1 Townhouse Zone 1" to permit single-family, twin house, and/or townhouse development on the project site with an affordable housing set-aside of 16 units. The developers received site plan approval from the Township's Planning Board on August 23, 2021.

As discussed earlier, Mt. Kemble has paid \$700,000 to the Township's Affordable Housing Trust Fund, which will be used to finance, in part, the creation of additional affordable family rental units at The Farm.

Glen Alpin/Hurstmont

The pair of properties located at 679 Mt. Kemble Avenue ("Hurstmont") and 685 Mt. Kemble Avenue ("Glen Alpin") are collectively known as the "Hurstmont/Glen Alpin Site." The Glen Alpin/Hurstmont is proposed to be developed with a Continuing Care Retirement Community (CCRC) facility, including 40 age-restricted affordable rental units. A Redevelopment Plan was adopted on June 24, 2019 and amended September 30, 2019 to permit the development of the CCRC facility. As stated in the adopted HEFSP, the Hurstmont section of the site will be developed with a Continuing Care Retirement Community (CCRC), and the existing residence is to be demolished. The historic home on the Glen Alpin portion of the site will be restored and maintained. To date, no formal applications for the Hurstmont/Glen Alpin Site have been submitted to the Township's Planning Board.

Accessory Apartment Program

The Township adopted Ordinance #06-2019 in January 2019 to update its Accessory Apartment Program standards to reflect current affordable housing legislation. The Accessory Apartment Program provides for the creation of up to 10 accessory apartment units through Township-provided subsidies from the Affordable Housing Trust Fund Account. No inquiries into the Program have been received to date.

AHO-1 and AHO-2 Overlay Zones

The Township received a Durational Adjustment for 73 units of its Third Round Obligation based on a lack of sufficient water, sewage capacity, and sewer infrastructure. The Durational Adjustment was granted at the Fairness Hearing on November 2, 2018 and Ordinance #05-2019, establishing two new overlay zoning districts, the AHO-1 and AHO-2 Zones, was adopted on January 28, 2019. The new overlay zoning permits inclusionary development along the Route 202 corridor, only if adequate sewer and water capacity is brought to the area. To date, infrastructure has yet to extend into the Overlay Zones.

REHABILITATION PROGRAM MONITORING

The Township has a Rehabilitation/Present Need obligation of 0 and therefore does not have a Township-wide rehabilitation program nor do they partake in a County-wide rehabilitation program.

VERY LOW-INCOME REPORTING

Township of Harding, Morris County				
Very Low-Income Units Approved and Constructed Since July 17, 2008				
Development/Compliance Mechanism	Total Affordable Units Planned	VLI units constructed as of date of report	VLI units not constructed as of this Report but still planned	Type of Very Low-Income Unit (Family, Senior, Special Needs)
The Farm at Harding	28	12	TBD*	Family
Mt. Kemble Development	16	-	4	Family
Pillar Care Continuum (F.K.A. CPNJ Facility)	4	7	-	Special Needs
Glen Alpin/Hurstmont	40	-	10	Senior
Total	60	19	14	-

* As discussed earlier in this Report, four (4) additional units are currently being constructed at The Farm; the Administrative Agent, HQM Properties, Inc. will confirm compliance with UHAC.