

# **Harding Township Affordable Housing Compliance Ordinances**

Harding Township's Affordable Housing Timeline				
Date	Entity	Task	Person Responsible	Date to be Submitted
November 19, 2018	Township Committee	Pass a resolution authorizing the Redevelopment Study of the Glen Aplin/Hurtsmont Site	Mark Roselli	11/9/18
December 7, 2018 (NO LATER)	Planning Board	Publish Public Notice for Hearing	Steve Kunzman / Gary Hall	11/30/18
	Township	Housing Element and Fair Share Plan on file with the Township		-
December 17, 2018	Planning Board	Conduct a public hearing and adopt the Housing Element and Fair Share Plan	HGA	-
January 14, 2019	Township Committee	Introduce (First Reading) the affordable housing ordinances: <ul style="list-style-type: none"><li>Affordable Housing Ordinance</li><li>Development Fee Ordinance</li><li>Rezoning Ordinances</li></ul>	HGA / Mark Roselli	1/3/19
January 3, 2019	Township	Publish Public Notice for Planning Board Special Hearing	Lisa Sharp	12/24/18
January 21, 2019	Planning Board	Conduct a Special Meeting to review the above ordinances for Master Plan consistency	Planning Board	-
		Provide a report back to the Township Committee		Before 1/28/19 Committee Hearing
January 28, 2019	Township Committee	Public Hearing (Second Reading) and Adoption of the affordable housing and rezoning ordinances;  Adoption of affordable housing resolutions: <ul style="list-style-type: none"><li>Affirmative Marketing Plan</li><li>Administrative Agent</li><li>Municipal Housing Liaison</li><li>Spending Plan</li></ul>	HGA / Mark Roselli	Resolutions Due 1/17/19
January 30, 2019	Daily Record Newspaper	Public of Notice of the Township's Compliance Hearing to the public (30 days prior to hearing)	Steve Kunzman	Due to Newspaper by 1/19/19
	Township	All documents on file at the Township by this date		-
March 1, 2019	Court	Compliance Hearing	Court	-

# Summary of Settlement

Housing Component	Certified Units
Credit for surplus prior round units (3 rentals at The Farm)	3
Credit for group home (Universal Institute)	5
Credit for excess RCA transfers	2
Municipal construction for new rentals at The Farm	2
Accessory apartments	10
New group home (CPNJ)	4
Private development (KRE / Mt. Kemble)	16
Hurstmont & Glen Alpin (multi-family age-restricted	40
Rental bonus	21
Durational adjustment for units in 202 overlay	73
Total Units	176

# Evolution Of Our Negotiations

Initial demand was 300 units and a town-wide overlay permitting high density housing anywhere in the township

**We approached the negotiation by completely rejecting those demands as inappropriate for Harding – they would have completely and forever changed Harding**

# Evolution Of Our Negotiations

## Our Objectives:

- ✓ **Minimize any financial impact on the town**
- ✓ **Minimize negative impact on Harding's way of life and open spaces**
- ✓ **Embrace good and appropriate planning**
- ✓ **Reduce our unit obligation**

# Evolution Of Our Negotiations

## Outcome:

- ✓ **We succeeded in reducing our unit obligation by nearly 50%**
- ✓ **We will receive \$1,000,000 from KRE to help meet our obligation at The Farm**

# Evolution Of Our Negotiations

## Outcome:

- ✓ **We employed good planning in the development of our overlay zone**
- ✓ **We are using Hurstmont and Glen Alpin in a positive way to meet the obligation and move us closer to diversion.**

## Ordinance 3-2019

Establishes the Development Affordable Housing Contribution Fees (Residential & Non-Residential)

- ✓ Collection
- ✓ Maintenance
- ✓ Expenditures

### Non Residential (Examples)

New Construction - 2½% of the equalized assessed value of land & improvements

Additions – 2½% of the increase in equalized assessed value resulting from and additions to existing structures



# Ordinance 4-2019

Prepared by Affordable Housing Professionals of New Jersey (AHPNJ) - April 2018

## 2018 AFFORDABLE HOUSING REGIONAL INCOME LIMITS BY HOUSEHOLD SIZE

Income limits not officially adopted by the State of New Jersey. Contact your municipality to see if applicable in your jurisdiction. Additional information about AHPNJ income limits is posted on

		1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8+ Person	Max Increase Rents** Sales***		Regional Asset Limit****
<b>Region 1</b> Bergen, Hudson, Passaic and Sussex	Median	\$63,597	\$68,140	\$72,682	\$81,767	\$90,853	\$94,487	\$98,121	\$105,389	\$112,657	\$119,926	2.2%	5.52%	\$175,679
	Moderate	\$50,878	\$54,512	\$58,146	\$65,414	\$72,682	\$75,589	\$78,497	\$84,311	\$90,126	\$95,940			
	Low	\$31,798	\$34,070	\$36,341	\$40,884	\$45,426	\$47,243	\$49,060	\$52,695	\$56,329	\$59,963			
	Very Low	\$19,079	\$20,442	\$21,805	\$24,530	\$27,256	\$28,346	\$29,436	\$31,617	\$33,797	\$35,978			
<b>Region 2</b> Essex, Morris, Union and Warren	Median	\$66,755	\$71,523	\$76,291	\$85,828	\$95,364	\$99,179	\$102,993	\$110,622	\$118,252	\$125,881	2.2%	1.22%	\$182,955
	Moderate	\$53,404	\$57,218	\$61,033	\$68,662	\$76,291	\$79,343	\$82,395	\$88,498	\$94,601	\$100,705			
	Low	\$33,377	\$35,762	\$38,146	\$42,914	\$47,682	\$49,589	\$51,497	\$55,311	\$59,126	\$62,940			
	Very Low	\$20,026	\$21,457	\$22,887	\$25,748	\$28,609	\$29,754	\$30,898	\$33,187	\$35,475	\$37,764			
<b>Region 3</b> Hunterdon, Middlesex and Somerset	Median	\$75,530	\$80,925	\$86,320	\$97,110	\$107,900	\$112,216	\$116,532	\$125,164	\$133,796	\$142,428	2.2%	2.37%	\$205,458
	Moderate	\$60,424	\$64,740	\$69,056	\$77,688	\$86,320	\$89,773	\$93,226	\$100,131	\$107,037	\$113,942			
	Low	\$37,765	\$40,463	\$43,160	\$48,555	\$53,950	\$56,108	\$58,266	\$62,582	\$66,898	\$71,214			
	Very Low	\$22,659	\$24,278	\$25,896	\$29,133	\$32,370	\$33,665	\$34,960	\$37,549	\$40,139	\$42,728			
<b>Region 4</b> Mercer, Monmouth and Ocean	Median	\$69,447	\$74,407	\$79,368	\$89,289	\$99,209	\$103,178	\$107,146	\$115,083	\$123,020	\$130,956	2.2%	5.19%	\$186,616
	Moderate	\$55,557	\$59,526	\$63,494	\$71,431	\$79,368	\$82,542	\$85,717	\$92,066	\$98,416	\$104,765			
	Low	\$34,723	\$37,204	\$39,684	\$44,644	\$49,605	\$51,589	\$53,573	\$57,541	\$61,510	\$65,478			
	Very Low	\$20,834	\$22,322	\$23,810	\$26,787	\$29,763	\$30,953	\$32,144	\$34,525	\$36,906	\$39,287			
<b>Region 5</b> Burlington, Camden and Gloucester	Median	\$61,180	\$65,550	\$69,920	\$78,660	\$87,400	\$90,896	\$94,392	\$101,384	\$108,376	\$115,368	2.2%	5.05%	\$161,977
	Moderate	\$48,944	\$52,440	\$55,936	\$62,928	\$69,920	\$72,717	\$75,514	\$81,107	\$86,701	\$92,294			
	Low	\$30,590	\$32,775	\$34,960	\$39,330	\$43,700	\$45,448	\$47,196	\$50,692	\$54,188	\$57,684			
	Very Low	\$18,354	\$19,665	\$20,976	\$23,598	\$26,220	\$27,269	\$28,318	\$30,415	\$32,513	\$34,610			
<b>Region 6</b> Atlantic, Cape May, Cumberland, and Salem	Median	\$51,085	\$54,734	\$58,383	\$65,681	\$72,979	\$75,898	\$78,817	\$84,655	\$90,494	\$96,332	2.2%	0.00%	\$136,680
	Moderate	\$40,868	\$43,787	\$46,706	\$52,545	\$58,383	\$60,718	\$63,054	\$67,724	\$72,395	\$77,066			
	Low	\$25,543	\$27,367	\$29,192	\$32,840	\$36,489	\$37,949	\$39,409	\$42,328	\$45,247	\$48,166			
	Very Low	\$15,326	\$16,420	\$17,515	\$19,704	\$21,894	\$22,769	\$23,645	\$25,397	\$27,148	\$28,900			

Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.

\* These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.4(a).

\*\*This column is used for calculating the pricing for rent increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The increase for 2015 was 2.3%, the increase for 2016 was 1.1%, the increase for 2017 was 1.7%, and the increase for 2018 is 2.2% (Consumer price Index for All Urban Consumers (CPI-U): Regions by expenditure category and commodity and service group). Landlords who did not increase rents in 2015, 2016, or 2017 may increase rent by up to the applicable combined percentage from their last rental increase for that unit. In no case can rent for any particular apartment be increased more than one time per year.

\*\*\* This column is used for calculating the pricing for resale increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The price of owner-occupied low and moderate income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.

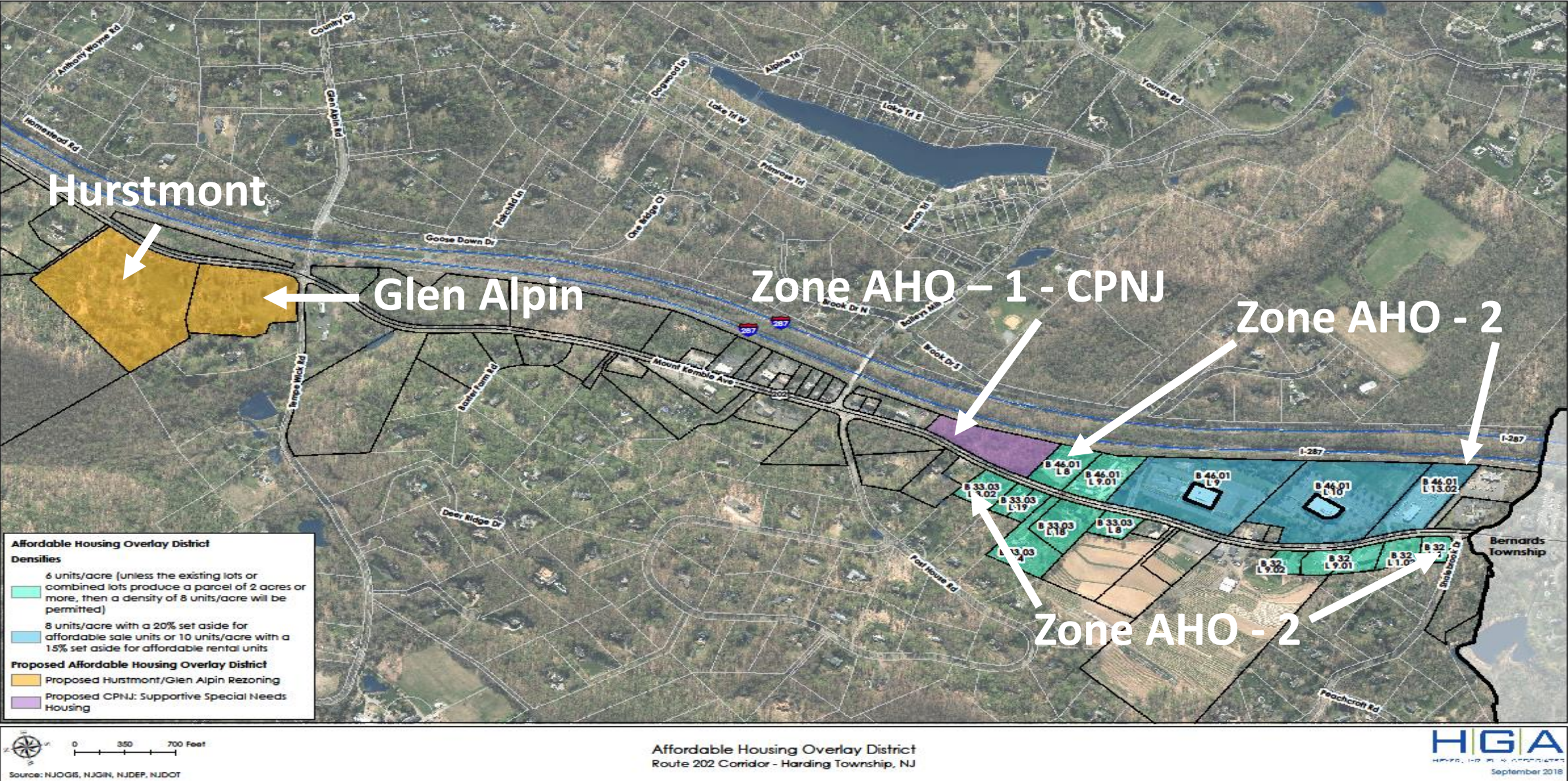
Low income tax credit developments may increase based on the low income tax credit regulations.

\*\*\*\* The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3.

Note: Since the Regional Income Limits for Region 6 in 2017 were higher than the 2018 calculations, the 2017 income limits will remain in force for 2018 (as previously required by N.J.A.C. 5:97-9.2(c)).



Ordinance 5-2019





## Ordinance 6 - 2019

Housing Component	Certified Units
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