

# **2020 AFFORDABLE HOUSING ANNUAL MONITORING REPORT**

## **TOWN OF HARRISON Hudson County, New Jersey**

November 2020

Prepared By:



**Heyer, Gruel & Associates**

Community Planning Consultants

236 Broad Street, Red Bank, NJ 07701

(732) 741-2900

**HARRISON TOWN, HUDSON COUNTY  
2020 ANNUAL MONITORING REPORT**

The purpose of this report is to outline the status of affordable housing projects as well as to account for housing trust fund activity. The Town of Harrison executed an Amended Settlement Agreement with Fair Share Housing Center (FSHC) on November 12, 2019. Harrison's plan provides for 614 affordable housing credits to address its Affordable Housing Obligations. A Final Judgement of Compliance and Repose was issued by the Court on June 4, 2020. Pursuant to the 2019 Amended Settlement Agreement, Harrison's Affordable Housing Obligation is as follows:

- Present Need / Rehabilitation Share: 155 units
- Prior Round: 30 units
- Third Round: 429 units

**GENERAL INFO AND TRUST FUND MONITORING**

<b>Harrison Town, Hudson County</b>			
Trust Fund Monitoring 6/23/2006 – Present			
	<b>6/23/2006 - 6/4/2020</b>	<b>6/4/2020 – Present</b>	<b>Total</b>
<b>Revenue Summary</b>			
Barrier Free Escrow	\$0	\$0	\$0
Development Fees	\$5,377,060.59	\$18,712.00	\$5,395,771.59
Interest	\$171,872.24	\$456.72	\$172,328.96
Other Income	\$0	\$0	\$0
Payments-in-Lieu of Construction	\$0	\$0	\$0
<b>Total</b>	<b>\$5,548,931.83</b>	<b>\$19,168.72</b>	<b>\$5,568,100.55</b>
<b>Expenditure Summary</b>			
Administration	\$0	\$0	\$0
Affordability Assistance	\$0	\$0	\$0
Barrier Free Conversions	\$0	\$0	\$0
Housing Activity	\$333,350.00	\$0	\$333,350.00
<b>Total</b>	<b>\$333,350.00</b>	<b>\$0</b>	<b>\$333,350.00</b>
<b>Trust Fund Balance as of 7/31/2020 =</b>			<b>\$5,234,750.55</b>

**PRIOR AND THIRD ROUND MONITORING**

**Harrison Town, Hudson County**

Annual Project Form 5/11/2020 – Present

<b>Site/Program Name:</b>	Waterfront Redevelopment Area Site #1			Waterfront Redevelopment Area Site #2			Waterfront Redevelopment Area Site #3		
<b>Affordable Housing Round:</b>	Prior and Third Round			Third Round			Third Round		
<b>Project Type:</b>	Mandatory Set-Aside, Inclusionary Zoning			Mandatory Set-Aside, Inclusionary Zoning			Mandatory Set-Aside, Inclusionary Zoning		
<b>Block &amp; Lot:</b>	Portion of B 86, L 1.01			B 103, L 1			B 78, L 1		
<b>Street:</b>	Between First Street and Second Street			Between Second Street and Third Street			Frank E Rogers Boulevard South		
<b>Status:</b>	Proposed			Proposed			Proposed		
<b>Date:</b>	Ordinance 1414 adopted 5/26/20			Ordinance 1414 adopted 5/26/20			Ordinance 1414 adopted 5/26/20		
<b>Length of Controls:</b>	30 years (to begin with occupancy)			30 years (to begin with occupancy)			30 years (to begin with occupancy)		
<b>Administrative Agent:</b>	Heyer, Gruel & Associates 236 Broad Street, Red Bank, NJ 07701 (732) 741-2900 hgapa.com			Heyer, Gruel & Associates 236 Broad Street, Red Bank, NJ 07701 (732) 741-2900 hgapa.com			Heyer, Gruel & Associates 236 Broad Street, Red Bank, NJ 07701 (732) 741-2900 hgapa.com		
<b>Contribution (PIL):</b>	N/A			N/A			N/A		
<b>Type of Units:</b>	Family Rental			Family Rental			Family Rental		
<b>Total Affordable Units:</b>	70			46			120		
<b>Income/Bedroom Distribution:</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<b>Very Low Income</b>	3	5	2	2	3	1	4	8	4
<b>Low Income</b>	4	11	11	3	8	7	8	23	13
<b>Moderate Income</b>	6	16	12	4	11	7	12	31	17
<b>Comments:</b>	Total affordable units are calculated based on acreage and allowable density. Anticipated bedroom mix per AHPNJ calculator - Income and bedroom distribution will be confirmed by the Administrative Agent. Length of controls for any units built will be a minimum of 30 years.			Total affordable units are calculated based on acreage and allowable density. Anticipated bedroom mix per AHPNJ calculator - Income and bedroom distribution will be confirmed by the Administrative Agent. Length of controls for any units built will be a minimum of 30 years.			Total affordable units are calculated based on acreage and allowable density. Anticipated bedroom mix per AHPNJ calculator - Income and bedroom distribution will be confirmed by the Administrative Agent. Length of controls for any units built will be a minimum of 30 years.		

**Harrison Town, Hudson County**

Annual Project Form 5/11/2020 – Present

<b>Site/Program Name:</b>	Harrison Senior Housing			SH Senior Housing Zone		
<b>Affordable Housing Round:</b>	Prior and Third Round			Third Round		
<b>Project Type:</b>	100% Affordable, Age-Restricted			Mandatory Set-Aside, Age-Restricted		
<b>Block &amp; Lot:</b>	B 50.02 L 6			B 89, 189, 193, 198, 199, 202 L 1, 5-8, 27, 33; 1; 1-2, 4-5		
<b>Street:</b>	774 Harrison Avenue			N/A		
<b>Status:</b>	Built			No Approvals		
<b>Date:</b>	Controls began 2014			Ordinance 1404 adopted 6/30/20		
<b>Length of Controls:</b>	30 years			30 years (to begin with occupancy)		
<b>Administrative Agent:</b>	Catholic Charities			Heyer, Gruel & Associates 236 Broad Street, Red Bank, NJ 07701 (732) 741-2900 hgapa.com		
<b>Contribution (PIL):</b>	N/A			N/A		
<b>Type of Units:</b>	Age-Restricted Rental			Age-Restricted Rental		
<b>Total Affordable Units:</b>	15			98		
<b>Income/Bedroom Distribution:</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<b>Very Low Income</b>	-	-	-	10	4	-
<b>Low Income</b>	3	-	-	25	10	-
<b>Moderate Income</b>	12	-	-	35	14	-
<b>Comments:</b>	-			Total affordable units are calculated based on acreage and allowable density. Anticipated bedroom mix per AHPNJ calculator - Income and bedroom distribution will be confirmed by the Administrative Agent. Length of controls for any units built will be a minimum of 30 years.		

### **REHABILITATION PROGRAM MONITORING**

Pursuant to the 2019 Amended Settlement Agreement, the Town of Harrison has a Rehabilitation Share / Present Need Obligation of 155 units. Harrison implemented a Town-wide Rehabilitation Program in May 2020 to be administered by Heyer, Gruel & Associates (HGA). At this time, no inquiries have been made into the Program. The Town also participates in the Hudson County Consortium, who uses HOME Investment Partnership Program (HOME) funds to rehabilitate low- and very low-income units. Any units rehabilitated through this Program will be counted toward the Town's Present Need Obligation. Hudson County administers the Community Development Block Grant ("CDBG"), which can be used to support affordable housing projects. As of this report, there has not been any rehabilitation done through either the HOME or the CDBG that qualifies for credit for Present Need.

### **VERY LOW-INCOME REPORTING**

The Town will ensure that 13% of all affordable units created under the implementation Plan, with the exception of units constructed as of July 1, 2008 and units subject to preliminary or final site plan approval as of July 1, 2008, will be affordable to very low-income households. Half of the very low-income units will be made available to families.