



TOWN OF NEWTON Affordable Housing Status Report

May 2019

A Declaratory Judgment was granted by the Superior Court of New Jersey, Law Division, SSX-L-418-15, by Order on May 27, 2016, finding that the Town of Newton is in compliance with its constitutional obligations for affordable housing and provides a realistic opportunity for low-and moderate-income housing. The Court approved the Town of Newton's Housing Element and Fair Share Plan dated December 2015. The Town is immune from builder's remedy litigation and exclusionary zoning challenges for a period of ten (10) years from the date of the Order, and received the judicial equivalent of substantive certification; and its Spending Plan, 2015-2025 was approved by the Court.

The Town of Newton worked in earnest to address the conditions set forth to further achieve the goal of the Town's Mt. Laurel affordable housing obligations. This report identifies the actions that have taken place since the last affordable housing report in May 2018.

The Town has completed the following actions:

Affordable Housing Trust

- As of May 2019, the Town's Affordable Housing Trust Fund has a balance of \$101,101.29. The Town's Rehabilitation Revolving Loan Fund has a balance of \$10,888.32.

November 26th, 2018 Town Council Meeting

Town of Newton Ordinance 2018-20, Amending Newton Town Code Section 100-19 regarding water and sewer connection fees.

- The County and Municipal Water Supply Act and the Municipal and County Sewerage Facilities Act were recently amended by the adoption of N.J.S.A 40A:31- 11.3 and N.J.S.A 40A:26A-II.3, which require a 50% reduction in connection fees for new connections to the water supply system and to the sewerage system which is to be charged to public housing authorities, non-profit organizations building affordable housing projects, and any other affordable housing, including affordable housing units in inclusionary projects. Water supply or sewerage system that were demolished or refurbished to allow for new affordable housing units and for which a connection fee was previously paid; and for such affordable housing units previously connected to the

water supply or sewage system that were demolished or refurbished to allow for new affordable housing units, the connection fee shall be the lesser of the 50% reduced rate or the current non-reduced rate minus the credit for the connection fee previously paid.

December 10th, 2018 Town Council Meeting

RESOLUTION #248-2018

RESOLUTION FINDING AND DETERMINING THE DEVELOPMENT PROPOSAL SUBMITTED BY CCI FOUNDATION, INC., TO CONSTRUCT A SUPPORTIVE AND SPECIAL NEEDS GROUP HOUSING PROJECT ON MADISON AVENUE (BLOCK 14.03, LOT 11.01) IN THE TOWN OF NEWTON, MEETS OR WILL MEET AN EXISTING HOUSING NEED, AND PLEDGING \$60,000.00 FROM THE TOWN'S AFFORDABLE HOUSING TRUST FUND

CCI Foundation, Inc. c/o Capitol Care, Inc. ("Sponsor") proposes to construct a 4-bedroom improvement designed and intended to serve as a supportive and special needs group home for income-qualified individuals with disabilities pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency ("HMFA") Law of 1983, as amended, N.J.S.A. 55:14K-1, et seq., the rules promulgated thereunder, N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (collectively referred to as the "HMFA Requirements"), within the Town of Newton ("Town") on property situated along Madison Avenue, identified on the Town's Official Tax Maps as Block 14.03, Lot 11.01 ("Project").

Town of Newton Fair Share Plan Summary				
Project Name	Type	Units	Bonuses	Total Credits
PRIOR ROUND				
Sussex County ARC Group Homes	Supportive/Special Needs rental	7	0	7
Birth Haven Group Home	Supportive/Special Needs rental	6	0	6
Bristol Glen Assisted Living Facility	Senior Rental	1	0	1
Merriam Gateway Inclusionary Project	Rental	6	4	10
Prior Round Total				24
Prior Round Obligation				24
THIRD ROUND				
Completed Units				
Bristol Glen Assisted Living	Senior Rental	5	0	5
Progressive Health Residential Health Care	Supportive/Special Needs rental	4	0	5
Samaritan Inn (<i>very low income</i>)	Alternative Living Arrangements	11	11	22
Katie's House Supportive Housing	Two, Two-Bedroom Group Homes	4	4	4
Community Options Group Home	One, Four-Bedroom Group Home	4		4
Newton Town Centre	Senior Rental	65		15*
Total Completed		93	15	55
Inclusionary Zoning				
SD-9	Family For-Sale	54		54
SD-9	Family Rental	17		17
AHO	Family Rental	18		18
Total Inclusionary		89		89

Redevelopment Plan				
Paterson Avenue	Rental or for sale	14		14
Hicks Avenue	Rental or for sale	7		7
Merriam Gateway	Rental	9		9
Total Redevelopment		30		30
Proposed Special Needs/Supportive Housing				
SCARC, Inc. Group Home	Supportive/Special Needs rental	6		6
CCI Foundation, Inc.	Group Home	4		4
Total Proposed Group Homes		10		10
Development Approvals				
Clayton Square	Family Rental	6		6
Total Approved		6		6
Third Round Fair Share Plan Total				190
Third Round Obligation				83
Potential Excess Credits to Apply to Present Need and Future Obligations				108
*Senior Units to Carryover for Future Rounds				50
Rehabilitation				
Municipal Rehabilitation Program	Completed Rehabilitations	21		21
Municipal Rehabilitation Program or New Construction	Proposed Rehabilitation or New Construction (excess credits)	51		51
Third Round Rehabilitation/Present Need Total				72