



**To:** Donna Gomez, Administrative Assistant  
Fair Share Housing Center  
510 Park Boulevard  
Cherry Hill, NJ 08002

**From:** Jessica Caldwell Dykstra, PP, AICP, LEED-GA  
Town of Newton Affordable Housing Administrative Agent

**Subject:** Annual Reporting for the Town of Newton, Sussex County

**Date:** March 19, 2024

Dear Ms. Gomez:

Enclosed, please find the Town of Newton's annual monitoring report. Additionally, I have attached the most recent report provided by CGP&H, which provides the most updated information on Newton's affordable housing waiting list and other affordable housing administrative agent activities. Please do not hesitate to contact me if you have any questions or require further information.

Very truly yours,

Jessica Caldwell Dykstra, PP, AICP, LEED-GA  
Affordable Housing Administrative Agent  
**J. Caldwell & Associates, LLC**

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## TOWN OF NEWTON, SUSSEX COUNTY

### **ANNUAL STATUS OF AFFORDABLE HOUSING**

*Per Settlement Agreement between  
the Town of Newton and the Fair Share Housing Center*

December 18, 2023

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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 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.

This report identifies the actions that have taken place since the 2022 Annual Monitoring Report.

#### **Affordable Housing Activity from May 15, 2022 to December 13, 2023**

- As of December 13, 2023, the Town's Affordable Housing Trust Fund balance was **\$593,000**.
- **November 9, 2023:** Council Resolution #248-2023 authorizes the disbursement of \$25,000 from the Affordable Housing Trust Fund to Katie's House, Inc. to purchase a residence located at 18 Donald Avenue for use as a group home.
- **May 23, 2022:** Resolution #148-2022: Approve Bills and Vouchers for Payment.

**Summary of Fair Share Plan  
Town of Newton, Sussex County**

<b>Project Name</b>	<b>Type</b>	<b>Units</b>	<b>Bonuses</b>	<b>Total Credits</b>
<b>Prior Round</b>				
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
<i>Prior Round Total</i>				24
<b>Prior Round Obligation</b>				<b>24</b>
<b>Third Round</b>				
<b>Completed Units</b>				
Bristol Glen Assisted Living	Senior Rental	5	0	5
Progressive Health Residential Health Care	Supportive/Special Needs Rental	4	0	4
Samaritan Inn (very low income)	Alternative Living Arrangements	11	11	22
Katie's House Supportive Housing	Two 2-Bedroom Group Homes One 3-bedroom Group Home	7	7	4*
Community Options Group Home	One 4-Bedroom Group Home	4	0	4
Newton Town Centre	Senior Rental	65	0	15**
<i>Total Completed</i>		96	18	55
<b>Inclusionary Zoning</b>				
SD-9	Family For-Sale	54	0	54
SD-9	Family Rental	17	0	17
AHO	Family Rental	18	0	18
<i>Total Inclusionary</i>		89	0	89
<b>Redevelopment Plans</b>				
Paterson Avenue	Rental or For-Sale	14	0	14
Hicks Avenue	Rental or For-Sale	7	0	7
Merriam Gateway	Rental	9	0	9
<i>Total Redevelopment Plans</i>		30	0	30
<b>Proposed Special Needs/Supportive Housing</b>				
SCARC, Inc. Group Home	Supportive/Special Needs Rental	6	0	6
CCI Foundation, Inc.	Group Home	4	0	4
<i>Total Proposed Group Homes</i>		10	0	10
<b>Development Approvals</b>				
Clayton Square	Family Rental	6	0	6
<i>Total Approved</i>		6	0	6
<b>Third Round Fair Share Plan Total</b>				<b>190</b>
<b>Third Round Obligation</b>				<b>83</b>
<i>Potential Excess Credits to Apply to Present Need and Future Obligations</i>				118
<i>* Rental Supportive Housing Credits to Carry Over to Future Rounds</i>				10
<i>** Senior Units to Carryover for Future Rounds</i>				50
<b>Rehabilitation</b>				
Municipal Rehabilitation Program	Completed Rehabilitations	21	0	21
Municipal Rehabilitation Program or New Construction	Proposed Rehabilitation or New Construction (excess credits)	51	0	51
<b>Third Round Rehabilitation/Present Need Total</b>				<b>72</b>

# Affordable Housing Administration Update

WAITING LIST UPDATES (In region applicants are contacted before other applicants)			
	Total Waiting List	Applicants that Live/Work in Region (Bergen, Hudson, Passaic & Hudson Counties)	2024 Housing Activity
RENTAL	6,751	2,153	Contacting applicants on waiting list for 2 vacancies at Clayton Square

**GENERAL NEWTON UPDATES**

- Monitored sale of 100 Sparta Ave (Clayton Square) to new owner in 2023 to ensure continued compliance with deed restriction.

**AFFORDABLE HOUSING FREQUENTLY ASKED QUESTIONS**

1. **How can applicants join the waiting list?** Applicants interested in affordable housing in Newton should be directed to [AFFORDABLEHOMESNEWJERSEY.COM](http://AFFORDABLEHOMESNEWJERSEY.COM).
1. **How long is the wait for affordable housing?** Typical wait times for affordable housing are over 2 years.
2. **Who should applicants contact with questions?** Most questions can be answered on [AFFORDABLEHOMESNEWJERSEY.COM](http://AFFORDABLEHOMESNEWJERSEY.COM). Applicants can also visit their personalized own personalized Affordable Homes New Jersey profile to update their personal information and join waiting lists. Applicants may also leave a message at 609-664-2769 ext. 5 or email [homes@cgph.net](mailto:homes@cgph.net). Voicemails and emails will generate a case in our system and a CGP&H staff member will respond within four business days. We strive for faster response times but it depends on how many inquiries we have in the queue. CGP&H typically receives over two hundred calls and emails from applicants interested in affordable housing each day.
3. **Are there any preferences on the waiting list?** Applicants that live or work in Bergen, Hudson, Passaic & Hudson Counties have preference on the Newton waiting list.
4. **Where else should applicants look for affordable housing?** All affordable housing opportunities are required by law to be posted on [NJHRC.gov](http://NJHRC.gov).

## NEW JERSEY AFFORDABLE HOUSING NEWS

The New Jersey Assembly passed the new affordable housing bill A4 on February 12, 2024 and S50 was received in the Senate. It could potentially pass the Senate soon and be enacted into law. CGP&H is following the bill and amendments especially as it relates to administrative functions such as affirmative marketing requirements, extensions of controls, deed restriction periods and administrative agent responsibilities. The draft bill requires the New Jersey Housing Mortgage Finance Agency (NJ HMFA) to update the Uniform Housing Affordability Controls (UHAC), which could present a significant change to the administrative process.

## QUESTIONS

Contact Megan York at 609-664-2769 ext 19 or [megan@cgph.net](mailto:megan@cgph.net)