

2023 AFFORDABLE HOUSING ANNUAL MONITORING REPORT

TOWN OF HARRISON

Hudson County, New Jersey

December 2023

Prepared By:



Heyer, Gruel & Associates

Community Planning Consultants

236 Broad Street, Red Bank, NJ 07701

(732) 741-2900

HARRISON TOWN, HUDSON COUNTY

2023 ANNUAL MONITORING REPORT

The purpose of this Report is to outline the status of affordable housing projects as well as to account for affordable housing trust fund activity in the Town of Harrison. The Town executed its first Settlement Agreement with Fair Share Housing Center (FSHC) on November 26, 2018 and an Amended Settlement Agreement on November 12, 2019.

A Final Judgement of Compliance and Repose was issued by the Court on June 4, 2020. An Amendment to the 2019 Settlement Agreement was executed by the Town on June 26, 2021 and by FSHC on June 30, 2021. The Town amended its Housing Element and Fair Share Plan (HEFSP) as well as its Spending Plan to account for new plans to pursue a 100% affordable family rental development at Block 196 Lots 6, 8, 9, 10, and 12.

An Amended Fairness and Final Compliance Hearing was held on July 13, 2021. The resulting August 31, 2021 Order of Fairness and Final Judgement of Compliance: deemed the Town's plan to pursue a 100% affordable family rental development as fair and reasonable; approved the June 8, 2021 Amended HEFSP; and determined that the Amended Settlement Agreement, Amended HEFSP, and all documents adopted in the implementation process are consistent and compliant with the Fair Housing Act and Uniform Housing Affordability Controls. As such, an Amended Final Judgement of Compliance and Repose was entered in favor of the Town's declaratory judgment action, to remain in effect until July 1, 2025.

In accordance with the 2021 Fully Executed Settlement Agreement, the Town is required to provide annual reporting on the status of all affordable housing activity and trust fund spending within the municipality. The following constitutes that Report.

Harrison's plan provides for 614 affordable housing credits to address its Affordable Housing Obligations. Pursuant to the 2021 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

The Town of Harrison's 2020 Affordable Housing Trust Fund Spending Plan was approved by the Court as a component of the Town's Final Judgement of Compliance on June 4, 2020. An Amended Spending Plan dated March 26, 2021 was approved by the Court on April 15, 2021. Between August 1, 2022 and October 23, 2023, the Town earned \$465,186.92 in development fees and \$278,868.64 in interest. Over the same time period, the Town had no expenditures associated with its Trust Fund. As of October 23, 2023, the Town had \$6,607,980.87 remaining in the Affordable Housing Trust Fund account.

PRIOR AND THIRD ROUND MONITORING

Harrison Town, Hudson County									
Annual Project Form 5/11/2020 – Present									
Site/Program Name:	Waterfront Redevelopment Area Site #1			Waterfront Redevelopment Area Site #2			Waterfront Redevelopment Area Site #3		
Affordable Housing Round:	Prior and Third Round			Third Round			Third Round		
Project Type:	Mandatory Set-Aside, Inclusionary Zoning			Mandatory Set-Aside, Inclusionary Zoning			Mandatory Set-Aside, Inclusionary Zoning		
Block & Lot:	Portion of B 86, L 1.01			B 103, L 1			B 78, L 1		
Street:	Between First Street and Second Street			Between Second Street and Third Street			Frank E Rogers Boulevard South		
Status:	No Approvals			No Approvals			No Approvals		
Date:	Ordinance #1435 adopted 3/24/21			Ordinance #1435 adopted 3/24/21			Ordinance #1435 adopted 3/24/21		
Length of Controls:	30 years (to begin with occupancy)			30 years (to begin with occupancy)			30 years (to begin with occupancy)		
Administrative Agent:	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		
Contribution (PIL):	N/A			N/A			N/A		
Type of Units:	Family Rental			Family Rental			Family Rental		
Total Affordable Units:	70			46			120		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low Income	TBD			TBD			TBD		
Low Income									
Moderate Income									
Comments:	Total affordable units are calculated based on acreage and allowable density. As noted in the Town's 2021 Amended Housing Element and Fair Share Plan, 21 units are applied toward the Prior Round obligation, and 49 units are applied toward the Third Round. Income and bedroom distribution will be confirmed by the Administrative Agent.			Total affordable units are calculated based on acreage and allowable density. Income and bedroom distribution will be confirmed by the Administrative Agent.			Total affordable units are calculated based on acreage and allowable density. Income and bedroom distribution will be confirmed by the Administrative Agent.		

Harrison Town, Hudson County
Annual Project Form 5/11/2020 – Present

Site/Program Name:	Harrison Senior Housing			ASH Senior Housing Zone*			Block 196 Lots 6, 8-10, 12		
Affordable Housing Round:	Prior and Third Round			Third Round			Third Round		
Project Type:	100% Affordable, Age-Restricted			Mandatory Set-Aside, Age-Restricted			100% Affordable		
Block & Lot:	B 50.02 L 6			B 89 L 1, 5-8, 27 & 33; B 189 L 1; B 193 L 1-2, 4-5, 27, 32; B 198 L 1; B 199 L 1, 5, 9, 13, 19-21, & 23; B 202 L 1, 13, 17 & 21			B 196 L 6, 8-10, 12		
Street:	774 Harrison Avenue			N/A			701-719 Harrison Avenue		
Status:	Built			No Approvals			Acquired Lots 6 and 10		
Date:	Controls began 2014			Ordinance #1404 adopted 6/30/20			Ordinance #1429 adopted 12/15/20		
Length of Controls:	30 years			30 years (to begin with occupancy)			30 years (to begin with occupancy)		
Administrative Agent:	Catholic Charities 249 Virginia Ave, Jersey City, NJ 07304			TBD; will be decided by the time of site plan approvals.			TBD; will be decided by the time of site plan approvals.		
Contribution (PIL):	N/A			N/A			N/A		
Type of Units:	Age-Restricted Rental			Age-Restricted Rental			Family Rental		
Total Affordable Units:	15			98			25 - 40		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low Income	-	-	-	TBD			TBD		
Low Income	3	-	-						
Moderate Income	12	-	-						
Comments:	As noted in the Town's 2021 Amended Housing Element and Fair Share Plan, 7 credits and 2 rental bonus credits are applied to the Prior Round obligation, and the remaining 8 credits are applied to the Third Round.			*This Zone was formerly referred to as the SAH/SH Senior Housing Zone. Total affordable units are calculated based on acreage and allowable density. Income and bedroom distribution will be confirmed by the Administrative Agent.			In December 2020, the Town approved by ordinance the purchase of Lots 6 and 10 for \$1,020,000. In June 2021, the Town authorized by Resolution R-2021-96 the acquisition of Lots 8, 9, and 12. An appraisal has been prepared and negotiations are ongoing between the Town and property owners.		

REHABILITATION PROGRAM MONITORING

Pursuant to the 2021 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. The Program is open to owner- and renter-occupied housing. No inquiries have been made into the Program as of yet.

The Town also participates in the Hudson County Consortium, which 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.

From 2019 to 2020, one rental unit and one for-sale unit were rehabilitated through the Hudson County Consortium. The units are deed restricted to remain affordable for 15 years. No additional units have been rehabilitated since.

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.