

2020 AFFORDABLE HOUSING ANNUAL MONITORING REPORT

TOWNSHIP OF HARMONY Warren County, New Jersey

December 2020

Prepared By:



Heyer, Gruel & Associates

Community Planning Consultants

236 Broad Street, Red Bank, NJ 07701

(732) 741-2900

**HARMONY TOWNSHIP, WARREN 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. Harmony Township executed a Settlement Agreement with Fair Share Housing Center which was approved by the Court on December 20, 2018. The Township received a durational adjustment due to the lack of sewer and water service. The Township was issued a Conditional Judgment of Compliance and Repose on January 28, 2020. The Township is in the process of securing the final JOR. Pursuant to the 2018 Executed Settlement Agreement, Harmony Township's Third Round Affordable Housing Obligation is as follows:

Present Need / Rehabilitation Share: 0 units

Prior Round: 47 units

Third Round: 148 units

REHABILITATION PROGRAM MONITORING

Pursuant to the 2018 Settlement Agreement, the Township of Harmony has a Third Round Rehabilitation Share of 0 units, and therefore has no rehabilitation programs currently in operation.

GENERAL INFO AND TRUST FUND MONITORING

The Township amended its Spending Plan to incorporate the potential funding for the Accessory Apartment Plan. The revised Spending Plan was adopted by the Township Committee on March 3, 2020. It should be noted that there have been no development fees received to date, as there has been no development in the Township. The COAH Trust Fund operates primarily off of Township revenue deposited into the account.

VERY LOW-INCOME REPORTING

Harmony Township, Warren County				
Very Low-Income Units approved and constructed since July 17, 2008				
Development/Compliance Mechanism	Total Affordable Units	VLI units constructed as of date of report	VLI units not constructed as of date of this report but still planned	Type of Very Low-Income Unit (Family, Senior, Special Needs)
Accessory Apartments	0	0	0	Family
United Way Group Home	4	4	0	Special Needs
Total	4	4	0	

There have been no applications received by Harmony Township for the Accessory Apartment Program.

PRIOR AND THIRD ROUND MONITORING

Harmony Township, Warren County

Site/Program Name:	Clymer Village			Habitat for Humanity Duplex (1016 Railroad Avenue- Block 43 Lot 31)			Pink House			Habitat for Humanity Duplex (1046-1048 Third Avenue- Block 43 Lot 28)		
Affordable Housing Round:	Prior and Third Round			Prior and Third Round			Prior and Third Round			Prior and Third Round		
Project Type:	100% Affordable, Age-Restricted			100% Affordable			100% Affordable			100% Affordable		
Block & Lot:	Red School Lane, Lopatcong Township			B43, L31			B 9, L 72-73			B43, L28		
Street:				1016 Railroad Avenue			2830-2834 Belvidere Road			1046-1048 Third Avenue		
Status:	Built			Built			Built			Built		
Date:	Completed 1987			Controls began 4/5/13			Controls began 1/11/07			Controls began 4/5/13		
Length of Controls:	40 years			30 years			99 years			30 years		
Administrative Agent:	Kelley Smith, Municipal Clerk harmonyclerk@ptd.net 908-213-1600 ext. 10			Kelley Smith, Municipal Clerk harmonyclerk@ptd.net 908-213-1600 ext. 10			Kelley Smith, Municipal Clerk harmonyclerk@ptd.net 908-213-1600 ext. 10			Kelley Smith, Municipal Clerk harmonyclerk@ptd.net 908-213-1600 ext. 10		
Contribution (PIL):	N/A			N/A			N/A			N/A		
Type of Units:	Age-Restricted Rental			Family For-Sale			Family Rental			Family For-Sale		
Total Affordable Units:	21			1			3			2		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low Income	-	-	-	-	-	-	-	-	-	-	-	-
Low Income	-	-	-	-	-	1	-	2	-	-	-	2
Moderate Income	21	-	-	-	-	-	1	-	-	-	-	-
Comments:	The entire development consists of 82 units; however, the Township has applied 21 credits to its obligation.											

Harmony Township, Warren County							
Site/Program Name:	Township Rental Duplex			United Way Group Home	Habitat for Humanity (2084 Belvidere Avenue- Block 9 Lot 77)		
Affordable Housing Round:	Prior and Third Round			Prior and Third Round	Prior and Third Round		
Project Type:	100% Affordable			Support & Special Needs	100% Affordable		
Block & Lot:	B39, L14			B26, L56	B9, L77		
Street:	1040 Third Avenue			350 Ridge Road	2084 Belvidere Avenue		
Status:	Built			Built	Built		
Date:	Controls began 1/11/07			Acquired by Advancing Opportunities Inc. from United Way on 3/17/2014	Controls began 5/24/19		
Length of Controls:	99 years			20 years	30 years		
Administrative Agent:	Kelley Smith, Municipal Clerk harmonyclerk@ptd.net 908-213-1600 ext. 10			Advancing Opportunities Inc. advopps.org	Kelley Smith, Municipal Clerk harmonyclerk@ptd.net 908-213-1600 ext. 10		
Contribution (PIL):	N/A			N/A	N/A		
Type of Units:	Family Rental			Support & Special Needs	Family For-Sale		
Total Affordable Units:	1			4	1		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	Group Home/Assisted Living Bedrooms	1 BR	2 BR	3 BR
Very Low Income	-	-	-	4	-	-	-
Low Income	-	1	-	-	-	-	1
Moderate Income	-	-	-	-	-	-	-
Comments:							

Harmony Township, Warren County									
Site/Program Name:	Signature Estates			Habitat for Humanity (Railroad Avenue-Block 42 Lot 17)			Accessory Apartments		
Affordable Housing Round:	Prior and Third Round			Prior and Third Round			Prior and Third Round		
Project Type:	100% Affordable			100% Affordable			Accessory Apartments Program		
Block & Lot:	B38, L11			B42, L17			N/A		
Street:	230 Garrison Road			Railroad Avenue					
Status:	Ongoing			Approved not built			Ongoing		
Date:	Final Major Subdivision 10/3/07			Deed of Sale dated 5/2/17			Ordinance Adopted 12/3/19		
Length of Controls:	Minimum of 30 years			30 years			10 years		
Administrative Agent:	Kelley Smith, Municipal Clerk harmonyclerk@ptd.net 908-213-1600 ext. 10			Kelley Smith, Municipal Clerk harmonyclerk@ptd.net 908-213-1600 ext. 10			Kelley Smith, Municipal Clerk harmonyclerk@ptd.net 908-213-1600 ext. 10		
Contribution (PIL):	\$15,625.00			N/A			N/A		
Type of Units:	Family For-Sale			Family Rental			Family Rental		
Total Affordable Units:	2			1			10		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low Income	To be determined			To be determined			To be determined		
Low Income									
Moderate Income									
Comments:	The developers intended to purchase homes elsewhere in the Township; however, the developer has been unable to sell the market-rate homes. Bedroom and income mix will be confirmed by the Administrative Agent upon construction of units to be deed restricted.			As stated in the Housing Element and Fair Share Plan, construction is required to being within 5 years. Bedroom and income mix will be confirmed by the Administrative Agent.			Bedroom and income mix will be confirmed by the Administrative Agent.		