

TOWNSHIP OF GREEN, SUSSEX COUNTY

ANNUAL STATUS OF AFFORDABLE HOUSING

Per Settlement Agreement between the Township of Green and the Fair Share Housing Center

May 15, 2022

This is the 2022 Annual Monitoring Report for Green Township, Sussex County, New Jersey. In 2016, Green Township adopted a revised Housing Element and Fair Share Plan, which provided a framework for the Township to achieve its fair share of present and prospective regional need for low- and moderate-income housing. In September of 2016, the Township and Fair Share Housing Center agreed to a settlement of Mount Laurel litigation. In the Plan, the Township addressed its third-round obligations until 2025 through a durational adjustment, accessory apartments, supportive housing and other mechanisms.

Affordable Housing Trust Fund Summary from August 1, 2021 to April 4, 2022	
Total Income	\$ 13,543.49
Administrative Costs	\$ 3,452.50
Affordability Assistance	-
Barrier Free Conversion	-
Housing Activity	-
Total Expenditures	\$ 3,452.50
Balance	\$ 355,047.00

Affordable Housing Activity from August 1, 2021 through April 25, 2022:

- Resolution 2021-128: Authorizing discharge of housing rehabilitation mortgage for 27 Mackerley Road in the amount of \$10,115.00 plus interest.
- Green Township Committee September 8, 2021: Discussion on Housing Rehabilitation Loans. Mr. Zschack stated that two residents have inquired about the existence of this program and requested the Committee's thoughts on continuing this program. The current Annual Income Amounts need to be adjusted and the loan amount per dwelling should be increased. Mrs. Padula explained the loan process and the money that remains in trust account. Mr. Zschack will contact the Township Planner/Administrative Agent and will discuss further with the Township Committee once the Housing Rehabilitation Program has been updated. The Committee agreed to update program documents and income limits.
- Green Township Committee December 6, 2021: The Township Clerk received the draft documents from Jessica Caldwell concerning the restarting of the Housing Rehabilitation Program.
- Green Township Committee February 7, 2022: Discussion on Housing Rehabilitation Program. The Committee reviewed the Housing Rehabilitation Program prepared by the Township Planner. Minor modifications were made.
- Green Township Committee February 23, 2022: Discussion on Housing Rehabilitation Program. The Township received and distributed via email the amended Housing Rehabilitation Program Manual.

- Resolution 2022-68: Adoption of the Operating Manual for the Administration of Rehabilitation Units, dated February 2022 and drafted by Jessica Caldwell of the firm J. Caldwell & Associates, LLC.

Summary of Fair Share Plan			
Mechanism	Project Name	Description	Units/Credits
Third Round			
Inclusionary Zoning	Greenfield Hills	Family for-sale	5
Prior Round Credits	RCA Hoboken	RCA	2
Accessory Apartments		Family rental	5
Market to Affordable		Family for-sale	5
Supportive Housing	Willow Glen Academy	Group Home for disabled adults	3
Third Round Subtotal			20
Prior Round			
Regional Contribution Agreement	RCA Hoboken	RCA	11
Supportive Housing	Center for Humanistic Change	Group Home for disabled adults	3
Supportive Housing	Community Options	Group Home for disabled adults	3
Third Round Subtotal			16
Prior Round Subtotal			20
Total Units Provided			36
Third Round Obligation			102
Durational Adjustment			82*
*82 units will be addressed if/when water and sewer become available; 20 units are proposed in the plan pending funding availability			