

2020 AFFORDABLE HOUSING ANNUAL MONITORING REPORT

TOWNSHIP OF MILLSTONE Monmouth County, New Jersey

2020

Prepared By:



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**Township of Millstone, Monmouth County
2020 Affordable Housing Annual Monitoring Report**

The purpose of this report is to outline the status of affordable housing projects within the Township of Millstone in the County of Monmouth. The Township executed a settlement agreement, dated September 5, 2019, with Fair Share Housing Center establishing the Township's fair share obligations and mechanisms to meet said obligations. A Conditional Judgment of Compliance and Repose was filed on November 12, 2019 and a Final Judgment of Compliance and Repose was filed on April 29, 2020. A Housing Element and Fair Share Plan was adopted by the Township's Planning Board on January 29, 2020. Pursuant to the Court-approved settlement agreement, on each anniversary of the settlement agreement, the Township shall provide annual reporting of the status of all affordable housing activity within the municipality. The following constitutes that report.

The Township's obligation:

Present Need/Rehabilitation Share: 38 units

Prior Round Obligation: 81 units

Third Round Obligation: 231 units

The Township of Millstone's Court-approved Housing Element and Fair Share Plan provides for 38 units of rehabilitation and 326 affordable housing credits to address its Prior and Third Round Affordable Housing Obligation, which includes 252 affordable units and 74 bonus credits.

Present Need / Rehabilitation Share: 38 units

The Township's original intent was to participate in the Monmouth County Housing Rehabilitation Program as the County program had previously rehabilitated 7 units within the Township (as detailed in the adopted 2020 Housing Element and Fair Share Plan). The Township subsequently learned that the County permanently suspended its housing rehabilitation program. Millstone was therefore required to implement its own owner-occupied rehabilitation program. On January 2, 2020, the Township entered into an agreement with the Affordable Housing Alliance (AHA), a Monmouth County-based non-profit organization who focuses on providing housing and related relief to New Jersey residents, to manage the Township-wide rehabilitation program. The AHA began advertising the program in the spring of 2020. As of July 2020, the Township has not received any inquiries into the program.

Prior Round and Third Round Mechanisms

The following 5 charts provide the status update of all affordable housing developments in Millstone, both proposed and constructed. The Township also received credit for a Regional Contribution Agreement (RCA) with Asbury Park. The Township entered into the RCA with Asbury Park on September 30, 2000. As part of this Agreement, the Township transferred 46 units of its low- and moderate-income obligation to Asbury Park with the agreement to pay \$20,000 per unit of housing transferred. Asbury Park in turn used the money to rehabilitate 46 units of affordable housing. The Township received 46 credits for the RCA towards its Prior Round obligation.

Table 1 of 5

Site/Program Name:	Millstone Road Group Home	Red Valley Group Home	Millstone Canwright House
Affordable Housing Round:	Prior and Third Round (Prior Cycle Credits)	Prior and Third Round (Prior Cycle Credits)	Prior and Third Round
Project Type:	Group Home	Group Home	Group Home
Block & Lot:	Block 51 Lot 8.06	Block 35 Lot 20.01	Block 57 Lot 16.01
Street:	417 Millstone Road	67 Red Valley Road	29 Burn Tavern Road
Status:	Constructed and Occupied	Constructed and Occupied	Constructed and Occupied
Date:	Original Construction 1984; Expanded 2018	Original Construction 1984; Expanded 2018	Deed restriction began July 1, 2005
Controls:	Licensed Group Home	Licensed Group Home	Licensed Group Home with 30-year deed restriction running through June 30, 2035
Type of Units:	Group Home	Group Home	Group Home
Total Affordable Units:	5	5	11
Notes:	Two new units create in 2018 are low-income	Two new units create in 2018 are low-income	-

Table 2 of 5

Site/Program Name:	Indian Path	Novad House	Group Home 1
Affordable Housing Round:	Prior and Third Round	Prior Round	Third Round
Project Type:	Inclusionary Development	100% Affordable Family	Group Home
Block & Lot:	Block 20.01 Lots 11-16	Block 57.01 Lot 20.01	Block 57 Lot 16.02
Street:	Moccasin Court	6 Novad Court	31 Burnt Tavern Road
Status:	Constructed and Occupied	Constructed and Occupied	Constructed and Occupied
Date:	1990/2019*	Controls began June 26, 2003	Controls began 2013
Controls:	*	30-year controls ending June 25, 2033	30-year controls ending 2043 but 50-year lease agreement with use restriction
Type of Units:	Family for-rent and for-sale	Family rental	Group Home
Total Affordable Units:	*	1	6
Notes:	New 2019 deed restriction for two low-income	-	All low-income

*In 1990 6 for-sale units were created with 20-year deed controls that expired in 2010. On September 9, 2019, the owner of two of the original six affordable units executed a Deed to Extend Expiring Affordable Housing Restrictions for 30 years. One of the units is for-rent and the other is for-sale.

Table 3 of 5

Site/Program Name:	Group Home II	Allen House I	Allen House II
Affordable Housing Round:	Third Round	Third Round	Third Round
Project Type:	Group Home	100% Affordable	100% Affordable
Block & Lot:	Block 57.01 Lot 20.02	Block 35 Lot 13.03	Block 35 Lot 15
Street:	8 Novad Court	477 Stagecoach Road	471 Stagecoach Road
Status:	Constructed and Occupied	Constructed and Occupied	PB Approval November 2019; currently seeking funding; expected groundbreaking summer 2021
Date:	Controls began 2013	HUD Capital Advance Program Use Agreement 2014	PB Approval November 2019
Controls:	30-year controls ending 2043	40 years per HUD Agreement	TBD once funding is secure
Type of Units:	Group Home	Age-Restricted	Age-Restricted
Total Affordable Units:	6	10	10
Notes:	All low-income	5 very-low income; 5 low-income	To be 5 low-income and 5-moderate income

Table 4 of 5

Site/Program Name:	Burnt Tavern Apartments	Shu Lee/Millstone Village	CKV/Millstone Woods
Affordable Housing Round:	Third Round	Third Round	Third Round
Project Type:	100% Affordable	100% Affordable	100% Affordable
Block & Lot:	Block 57 Lot 14.03	Block 57.01 Lot 21.02	Block 57 Lot 16.03
Street:	17 Burnt Tavern Road	10 and 14 Novad Court	27 Burnt Tavern Road
Status:	Constructed and Occupied	Proposed	Proposed
Date:	Construction completed fall 2019	NA	Construction anticipated early 2022
Controls:	30-year controls	At least 30 years	30-year controls
Type of Units:	Family rental	Family rental	Family for-sale
Total Affordable Units:	4	30	46
Notes:	2 very-low income; 2 low-income	-	-

Table 5 of 5

Site/Program Name:	Baldacino Apartments	Affordable Accessory Apartment
Affordable Housing Round:	Third Round	Third Round
Project Type:	Inclusionary Development	Accessory Apartments
Block & Lot:	Block 11 Lot 19	All single-family zones
Street:	Perrineville Road	All single-family zones
Status:	Rezoning ordinance adopted March 18, 2020 – ordinance 20-04	Ordinance adopted March 18, 2020 – ordinance 20-02; No units constructed as of this Report
Date:	Rezoned March 18, 2020	Ordinance adopted March 18, 2020
Controls:	At least 30 years	NA
Type of Units:	Family rental	Accessory Apartments
Total Affordable Units:	48	10
Notes:	-	-

In addition to the units described in Tables 1 through 5, the Township entered into negotiations with Showplace Farms, LLC, who was a party to the Court-approved settlement agreement with Fair Share Housing Center. Pursuant to that settlement agreement, the Township adopted Ordinance 20-06 on March 18, 2020, amending the Township ordinance to permit a 1.22 million square-foot warehouse and office space development at the property located on Block 23 Lot 8 along Route 33. The developers will contribute 2.5% of the assessed value to the Township’s Affordable Housing Trust Fund. The money generated from the Showplace property will contribute to affordable housing development within Millstone, including the many proposed 100% affordable developments listed on previous pages. The property received preliminary and final major site plan approval at the Planning Board’s August 12, 2020 meeting.