

TOWNSHIP OF HAMPTON, SUSSEX COUNTY

AFFORDABLE HOUSING STATUS UPDATE

June 27, 2022

This is the 2022 Annual Monitoring Report for Affordable Housing in the Township of Hampton, Sussex County, New Jersey. Hampton Township received Second Round Substantive Certification of its Housing Element and Fair Share Plan from the Council on Affordable Housing (COAH) in 2003. The Township petitioned for Third Round Substantive Certification under COAH's revised Third Round methodology in 2008, and the Township's petition was deemed complete in April 2009. After negotiations with the Fair Share Housing Center (FSHC), a settlement agreement was executed by the Township and FSHC on November 29, 2016. In an amended agreement dated October 31, 2017, FSHC confirmed and approved the Township's affordable housing obligation of **237 units**. The Township's 44-unit Prior Round obligation has been fully addressed by supportive and special needs rental units and proposed inclusionary zoning. The 187-unit Round Three Prospective Need obligation is addressed through inclusionary zoning.

Affordable Housing Trust Fund Summary from January 1, 2018 – May 4, 2022	
Total Income	-
Administrative Costs	-
Affordability Assistance	-
Barrier Free Conversion	-
Housing Activity	-
Total Expenditures	-
Balance	-

- Hampton Township COAH Trust Fund Balance as of December 31, 2020: **\$250,508.83**
- Township Committee Meeting 1/4/2022: **Appointment of Township CFO/Administrator Jessica Caruso as the Township Public Agency Compliance Officer. Appointment of Jessica Caldwell as the Municipal Housing Administrative Agent and Liaison.**
- Township Committee Meeting 1/5/2021: **Appointment of Township CFO/Administrator Jessica Caruso as the Township Municipal Housing Liaison and Public Agency Compliance Officer.**
- Township Committee Meeting 10/29/2019: **Discussion on Citizens Improving Affordable Housing.** A motion was made by Committeeman D. Hansen and seconded by Committeeman K. Gourlay, with all members in favor, to send a letter to the Legislators in the 24<sup>th</sup> District encouraging them to support legislation that would allow local and State officials to determine how Affordable Housing matters are handled rather than the NJ Court System.
- Planning Board Meeting 4/18/2019: **Payment of affordable housing fees.** "Pay the affordable housing fees" listed as incomplete item for Angry Eric As-Built Final Site Plan Approval.
- Township Committee Meeting 1/7/2022: **Appointment of Administrator Jessica Caruso as the Township Municipal Housing Liaison and Public Agency Compliance Officer. Appointment of**

**Jessica Caldwell as Hampton Township's Affordable Housing Administrative Agent and Liaison for the Administration of the Affordable Housing Program.**

- Township Committee meeting 9/25/2018: **Adoption of Ordinances 2018-13, 2018-14, 2018-15, and 2018-16.**
- Planning Board Meeting 9/20/2018: **COAH Ordinances.** Ordinances 2018-13, 2018-14, and 2018-15 deemed to be consistent with the COAH requirements.
- Township Committee Meeting 8/28/2018: **Introduction of Ord. 2018-14.** Amendment to Article IV, for Block 3501, Lot 44.09. **Introduction of Ord. 2018-15.** Amendment to Article IV, for Block 3501, Lot 44.08. **Introduction of ord. 2018-16.** Repealing Ord. 2018-05 and 2018-06.
- Township Committee Meeting 6/26/2018: **Adoption of Ord. 2018-07.** Ordinance to address requirements of the Fair Housing Act and Uniform Housing Affordability Controls regarding compliance with the Township's affordable housing obligations. **Adoption of Ord. 2018-08.** Repealing 2018-04. **Adoption of Ord. 2018-09.**
- Planning Board Meeting 6/21/2018: **Discussion on affordable housing issue.** Ordinances with regards to the Affordable Housing Zone District were referred to the Planning Board for approval. The board was in favor of the plan.
- Township Committee Meeting 6/7/2018: **Introduction of Ord. 2018-08.** Repealing Affordable Housing Zone District which includes Block 3501, Lot 30.01. **Amending Ord. 2018-09.** Amend to read as "Apartment/Townhouse – Multiple Family – Residential – Highway Commercial – Manufacturing District" which includes Block 3501, Lot 30.01. **Referral of 2018-08 and 2018-09 to Planning Board.**
- Township Committee Meeting 5/22/2018: **Adoption of Ordinances 2018-04, 2018-05, and 2018-06.** Affordable housing blocks. **Appointment of Jessica Caldwell as Municipal Housing Administrative Agent. Adoption of Township of Hampton Affirmative Marketing Plan. Adoption of resolution approving Spending Plan and approving operating manual for the administration of rehabilitation units.**
- Planning Board Meeting 5/17/2018: **Discussion on affordable housing issue.** Discussion of Block 3501, Lots 30.01 and 44.08; Block 3603, Lots 7.02 and 7.03. Motion to approve discussion on the COAH parcels.
- Township Committee Meeting 5/9/2018: **Amendments to proposed Ordinances 2018-04, 2018-05. Adoption of Resolution referring 2018-05, 2018-05, and 2018-06 to Township Planning Board.**
- Township Committee Meeting 4/24/2018: **Introduction of ordinances for new Affordable Housing Zone Districts.** Introduction of Ord. 2018-04 which includes Block 3501, Lot 30.01; Ord. 2018-05 which includes block 3501, Lot 44.08; and Ord. 2018-06 which includes Block 3603, Lots 7.02 and 7.04. **Resolution approving and endorsing the amendments to the Hampton Township Master Plan to Amend the Housing Element and Fair Share Plan.** Approval of HEFSP.
- Planning Board Meeting 4/19/2018: **Executive Session.** Discussing litigation.
- Township Committee Meeting 3/27/2018: **Adoption of Master Plan Amendment and Fair Share Plan.** Motion to table the matter.
- Planning Board Meeting 3/15/2018: **Discussion on affordable housing issue.** Review of Affordable Housing Plan that was approved by court & how it affects the Master Plan. Master Plan portion of the issue was approved.

- Township Committee Meeting 2/27/2018: **Municipal Housing Liaison.** Township Administrator E. Klose stated that Ms. J. Caldwell would provide affordable housing monitoring services on an annual basis for the Township. The Rehabilitation portion of the program does not have a specific timeframe or a deadline.
- Planning Board Meeting 2/15/2018: **Discussion on affordable housing issue.** Mr. Morgenstern (Board Attorney) talked briefly on the status to the issue and advised the Board conduct a Master Plan review to make the necessary changes to the Zoning at the March 15<sup>th</sup> meeting so that the Committee can act on this at their March meeting.
- Township Committee Meeting 1/2/2018: **Appointment of Township Municipal Housing Liaison.** Appointment of Administrator Eileen Klose as the Township Municipal Housing Liaison.
- 3/10/21: Completion of rehabilitation unit for Pusateri – Block 607, Lot 77 – 114 Kemah-Mecca Lake Road, replaced boiler, well pump and water heater. Cost \$11,927.75

The following table summarizes Hampton Township's Fair Share compliance as of June 2022.

Obligation	Credits	Bonus Credits
<b>Present Need Obligation</b>	<b>6</b>	
Proposed SCARC Supportive Housing	6	-
<i>Present Need Total</i>	<i>6</i>	
<b>Prior Round Obligation</b>	<b>44</b>	
Alternate Living enter for Humanistic Change	3	3
Alternate Living SCARC Glencrest Drive	3	3
Alternate Living SCARC Tooley Road	3	3
Pio Costa Property Inclusionary Zoning	14	-
Martin Tract (15 Route 206, LLC)	10	2
<i>Prior Round Total</i>	<i>44</i>	
<b>Third Round Obligation</b>	<b>187</b>	
Pio Costa / Cage Investors Inclusionary Zoning	93	-
Martin Site	57	47
<i>Third Round Need Total</i>	<i>187</i>	
<b>Total Credits</b>	<b>237</b>	