

# MIDPOINT REVIEW

**JULY 1, 2020**

Township of Hope

Warren County, New Jersey

Prepared By:



**Heyer, Gruel & Associates**  
Community Planning Consultants  
236 Broad Street, Red Bank, NJ 07701  
(732) 741-2900

**Midpoint Review**  
**Township of Hope, Warren County**

*Purpose*

Hope Township's Settlement Agreement with Fair Share Housing Center ("FSHC") requires that Hope Township comply with the statutory midpoint review requirements of the Fair Housing Act ("FHA") and specifically N.J.S.A. 52:27D-313, which provides in relevant part: "[t]he Township shall establish procedures for a realistic opportunity review at the midpoint of the certification period and shall provide for notice to the public." Pursuant to the Settlement Agreement, that review requires the Township to post on its website, with a copy to FSHC, a status report regarding its compliance mechanisms and whether or not unbuilt sites/unfulfilled mechanisms continue to present a realistic opportunity. Such posting shall invite any interested party to submit comments to the Township, with a copy to FSHC, regarding the implementation of the Plan.

*Relevant Background*

In response to Mount Laurel IV, Hope Township filed a Declaratory Judgment action, along with a motion for temporary immunity, on July 9, 2015. The Township and the Fair Share Housing Center (FSHC) executed a Settlement Agreement on September 27, 2017. Pursuant to the executed Settlement Agreement, the Township has the following obligation:

Rehabilitation Share: 9

Prior Round Obligation: 8

Third Round Obligation: 70

In an Order dated January 10, 2019, Hope Township received its Conditional Judgment of Compliance and Repose ("JOR") to remain in effect until July 1, 2025. There were five (5) conditions attached to the Township's JOR. These conditions are as follows:

1. Adoption of a Spending Plan  
Resolution #2018-33 was passed by the Township Committee on May 9, 2018 which adopted the Spending Plan.
2. Endorsement of the Housing Element and Fair Share Plan by the Township Committee  
Resolution #2018-32 was passed by the Township Committee on May 9, 2018 which endorsed the Housing Element and Share Plan.
3. Adoption of Accessory Apartment Ordinance

Ordinance #2018-02 was introduced and was subsequently adopted at its second reading on February 20, 2018. This ordinance includes provisions regarding affordable housing, development fees, accessory apartment program, and the mandatory set-aside ordinance.

4. Execution with Warren County for the nine (9) units of rehab

The Township has not executed an agreement with Warren County for the rehabilitation of 9 units of rehab.

5. Adoption of Zoning Ordinance requiring mandatory set aside for development over five (5) units.

Ordinance #2018-02 was introduced and was subsequently adopted at its second reading on February 20, 2018. This ordinance includes provisions regarding affordable housing, development fees, accessory apartment program, and the mandatory set-aside ordinance.

Rehabilitation Program Update

Hope Township has a Rehabilitation/Present Need obligation of 9 units.

**Warren County Rehabilitation Program**

Hope Township continues to partner with the Warren County Rehabilitation Program, which provides funding as grants or as revolving loans to income eligible households.

The Township is in the process of securing an agreement with Warren County. The Township anticipates having an executed agreement by the end of July.

Realistic Opportunity Review

<u>Mechanism</u>	<u>Description</u>	<u>Ordinances Adopted (Yes/No)</u>	<u>Status</u>	<u>Notes/Additional Information</u>
Accessory Apartment Program	6 proposed accessory apartments	Ordinance No. 18-02	Units have yet to be created through this program	No applications have been submitted for the Program.

Mandatory Set Aside Ordinance	All residential development consisting of five or more units at densities in excess of four units per acre are required to provide an affordable housing set-aside. Rental projects shall have a mandatory set-aside of 15%, and for-sale projects shall have a mandatory set-aside of 20%.	Ordinance No. 18-02	Units have yet to be created through this program	No development applications have been submitted that would trigger the mandatory set-aside.
-------------------------------	---	---------------------	---	---

Unmet Need or Deferred Mechanism

<u>Mechanism</u>	<u>Description</u>	<u>Ordinances Adopted (Yes/No)</u>	<u>Status</u>	<u>Notes/Additional Information</u>
Durational Adjustment	The Township received a durational adjustment due to the lack of water/sewer in the Township	-	Hope Township continues to have no water/sewer service within the municipality.-	-

No changes have been made with respect to the sewer and/or water capacity. The Township continues to have no water or sewer service.

Very Low-Income Analysis

Development	# OF TOTAL AH UNITS POST 2008	VL	Low	Mod
<b>Proposed</b>				
Accessory Apartments (proposed)	6	1	2	3
<b>PROPOSED TOTALS</b>	<b>6</b>	<b>1</b>	<b>2</b>	<b>3</b>
		<b>17%</b>		

Conclusion

Hope Township's plan implementation continues to create a realistic opportunity, and the Township maintains sufficient mechanisms for addressing its obligation.