

2024 AFFORDABLE HOUSING ANNUAL MONITORING REPORT

BOROUGH OF WASHINGTON Warren County, New Jersey

January 2025

Prepared By:



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WASHINGTON BOROUGH, WARREN COUNTY 2024 ANNUAL MONITORING REPORT

The purpose of this Report is to outline the status of affordable housing projects as well as to account for affordable housing trust fund activity. The Borough of Washington executed a Settlement Agreement with Fair Share Housing Center (FSHC) on December 10, 2018. Washington Station Venture and Washington Venture Investment were granted leave to intervene by the Court. An additional Settlement Agreement was executed between Washington Station, Washington Borough, and the Washington Borough Planning Board on October 9, 2018, which was subsequently amended on December 18, 2018. The Borough received its Final Judgement of Compliance and Repose on November 16, 2021.

In accordance with the Settlement Agreement, the Borough is required to provide annual reporting on the status of all affordable housing activity and trust fund spending within the municipality. The following constitutes that Report.

The Borough of Washington's Housing Plan provides for a total of 131 affordable housing credits to address its Affordable Housing Obligation. Pursuant to the 2018 Settlement Agreement, Washington Borough's Affordable Housing Obligation is as follows:

- Present Need / Rehabilitation Share: 69 units
- Prior Round: 0 units
- Third Round: 42 units

GENERAL INFO AND TRUST FUND MONITORING

Since the preparation of the 2022 Annual Monitoring Report, the Borough has not earned any revenue in development fees but has gained approximately \$84.35 in interest. In that same time period, the Borough has spent \$0 on housing activity and approximately \$14,385.13 on professional fees and the administration of units. As of December 3, 2024, the Borough's Affordable Housing Trust Fund has a balance of \$432,993.25.

THIRD ROUND MONITORING

| Borough of Washington, Warren County Annual Project Form | | | | | | | | | | | | |
|---|--|------|------|--|--|--|---|------|------|---|------|------|
| Site/Program Name: | Westgate Apartments | | | Gardner Court | | | Habitat for Humanity (Block 100 Lot 41) | | | Habitat for Humanity (Block 68 Lot 2) | | |
| Affordable Housing Round: | Third Round | | | Third Round | | | Third Round | | | Third Round | | |
| Project Type: | 100% Affordable | | | Support & Special Needs | | | 100% Affordable | | | 100% Affordable | | |
| Block & Lot/Street: | B6, L11.01, 11.02 Kinnaman Avenue | | | B100, L2 1-7, 2-8 Gardeners Court | | | B100, L41 2 Marble Street | | | B68, L2 12 Prosper Way | | |
| Status: | Built | | | Built | | | Built | | | Built | | |
| Date: | COs received in 1981 (Westgate I) and 1985 (Westgate II) | | | Controls began 1/28/1998 | | | Controls began 8/24/2001 | | | Controls began 10/13/2011 | | |
| Length of Controls: | 50 years | | | 40 years | | | 30 years | | | 30 years | | |
| Administrative Agent: | Legal Dweller Waitlist 12 Westgate Apartments Washington, NJ (908) 835-8001 | | | ARC of Warren County 319 W Washington Ave # 2, Washington, NJ (908) 689-7525 arcwarren.org | | | Warren County Habitat for Humanity 31 Belvidere Ave, Washington, NJ (908) 835-1300 warrenhabitat.org | | | Warren County Habitat for Humanity 31 Belvidere Ave, Washington, NJ (908) 835-1300 warrenhabitat.org | | |
| Contribution (PIL): | N/A | | | N/A | | | N/A | | | N/A | | |
| Type of Units: | Family Rental | | | Support & Special Needs | | | Family For-Sale | | | Family For-Sale | | |
| Total Affordable Units: | 68 | | | 14 ¹ | | | 1 | | | 1 | | |
| Income/Bedroom Distribution: | 1 BR | 2 BR | 3 BR | Group Home/Assisted Living Bedrooms | | | 1 BR | 2 BR | 3 BR | 1 BR | 2 BR | 3 BR |
| Very Low Income | - | - | - | 9 | | | - | - | - | - | - | - |
| Low Income | - | - | - | 5 | | | - | - | - | - | - | - |
| Moderate Income | 31 | 37 | - | - | | | - | - | 1 | - | - | 1 |
| Comments: | - | | | Since the 2022 Annual Monitoring Report, ARC of Warren County received a secondary grant from Warren County's Small Cities Grant Program to rehabilitate the units at 2-8 Gardner Court. | | | - | | | - | | |

¹ As indicated in the Housing Element and Fair Share Plan, this facility contains eight (8) 2-bedroom units, two (2) of which are occupied by a parent and child, resulting in a total of 14 eligible credits.

Borough of Washington, Warren County
Annual Project Form

| Site/Program Name: | Habitat for Humanity (Block 69 Lots 12, 13, 14 & 16) | | | Downtown Redevelopment Plan Area | | | Towne Center Project | | |
|---|---|------|------|--|------|------|---|------|------|
| Affordable Housing Round: | Third Round | | | Third Round | | | Third Round | | |
| Project Type: | 100% Affordable | | | Mandatory Set-Aside | | | Inclusionary Zoning | | |
| Block & Lot/ | B69, L12-14, 16 | | | Washington Borough Downtown Redevelopment Area | | | B95, L3-4 | | |
| Street: | 248 E. Washington Avenue | | | | | | 33 W. Washington Avenue | | |
| Status: | Built | | | Ongoing | | | Ongoing | | |
| Date: | Controls began 6/19/2014 | | | Ordinance 2019-22 Adopted 10/1/19 | | | Redeveloper's Agreement executed 6/22/17 | | |
| Length of Controls: | 30 years | | | 30 years (to begin with occupancy) | | | 30 years (to begin with occupancy) | | |
| Administrative Agent: | Warren County Habitat for Humanity 31 Belvidere Ave, Washington, NJ (908) 835-1300 warrenhabitat.org | | | Heyer, Gruel & Associates ² 236 Broad Street, Red Bank, NJ 07701 (732) 741-2900 hgapa.com | | | Heyer, Gruel & Associates ² 236 Broad Street, Red Bank, NJ 07701 (732) 741-2900 hgapa.com | | |
| Contribution (PIL): | N/A | | | N/A | | | N/A | | |
| Type of Units: | Family For-Sale | | | Family Rental or For-Sale | | | Family Rental | | |
| Total Affordable Units: | 1 | | | 25 | | | 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 | - | - | - | TBD | | | TBD | | |
| Low Income | - | - | - | | | | | | |
| Moderate Income | - | - | 1 | | | | | | |
| Comments: | - | | | <p>The Borough amended its Downtown Redevelopment Plan to require any residential/mixed-use development that generates 5 or more units to provide a 20% affordable family set aside. Total affordable units are calculated based on acreage and allowable density. To date, the required set aside has accounted for six (6) affordable units, which are currently approved and/or under construction.³</p> <p>Income and bedroom distribution will be confirmed by the Administrative Agent.</p> | | | <p>As of the writing of this report, it is anticipated that construction on the project will begin again in the spring of 2025.</p> <p>Income and bedroom distribution will be confirmed by the Administrative Agent.</p> | | |
| <p>² Heyer Gruel & Associates is the appointed Administrative Agent for the Borough. However, the developer has the option of appointing its own Administrative Agent for each project.</p> <p>³ See following page for additional information and updates regarding developments in the Downtown Redevelopment Area.</p> | | | | | | | | | |

DOWNTOWN REDEVELOPMENT PLAN

The Borough Council adopted the amended the Downtown Redevelopment Plan on September 20, 2022, utilizing grant funding from the New Jersey Highlands Council. The Plan continues to require any residential or mixed-use development producing 5 or more residential units provide 20% of the units as affordable to moderate, low, and very low-income households, as required by the Borough's Settlement Agreement with Fair Share Housing Center.

To date, two (2) applications have been received by the Borough's Land Use Board for new mixed-use development within the Downtown Redevelopment Area that have triggered the affordable set aside, including the following:

- **2 W. Washington Avenue (Block 23 Lots 17-18, Block 24 Lot 35):** On June 13, 2022, the Land Use Board approved the application, which was subsequently memorialized via Resolution #2022-03 on September 12, 2022, permitting the renovation of the 3-story building and the conversion of the office space to residential units. A total of 10 residential units will be created, resulting in two (2) units that will be reserved for affordable housing. The units will comply with UHAC rules and regulations. Renovation work on the property began in 2023 and is currently underway.
- **1 W. Washington Avenue (Block 95 Lot 7):** The Land Use Board approved the application on October 17, 2022, memorialized via Resolution on November 14, 2022. The applicant received preliminary and final major site plan approval to convert the upper stories of the Stover Building from vacant office space to residential units. The property will be developed with a total of 20 residential units, four (4) of which will be deed restricted as affordable units. The affordable units are proposed to consist of three 2-bedroom and one 3-bedroom units. Renovation work on the property began in 2023 but has since been put on hold while the redeveloper and Borough finalize negotiations; the work is schedule to start back up in January 2025.

REHABILITATION PROGRAM MONITORING

The Borough is working to address its 69-unit Present Need/Rehabilitation Share through its partnership with Warren County, which provides funding to income eligible households through grants or revolving loans. The Borough extended its agreement with the Warren County Housing Program via Resolution 2021-31 at their meeting held on February 2, 2021.

As of January 2023, the Borough had rehabilitated a total of 56 units through the Warren County Housing Program. Further updates are unavailable at this time.

VERY LOW-INCOME REPORTING

The Borough will ensure that 13 percent of all of the affordable units created, with the exception of units constructed as of July 1, 2008 and units subject to preliminary or final site plan approval, will be affordable to very low-income households. Half of the very low-income units will be made available to families.