

LAWRENCE TOWNSHIP AFFORDABLE HOUSING BOARD
Regular Meeting
Thursday, October 26, 2017

Present: Peter Ferrone
Susan McCloskey
Kevin VanHise
Jean Washington

Absent: Murali Mallampati
Jessica Ann Clifford
Christopher Bobbitt, Council Liaison

Excused Absence: None

Also Present: Andrew Link, Liaison
Susan Snook, Secretary

Statement of Adequate Notice:

Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meeting Act, N.J.R.S. 10:4-10, specifying the date, time and place of the meeting.

Minutes:

The July 27, 2017 minutes were unanimously approved.

Meeting Schedule:

The 2018 Meeting Schedule was unanimously approved.

Public Participation (for items not on agenda):

None

Township Actions:

Mr. Link gave a brief summary of the Township Actins on the following units:

- 1319 Colts Circle – the Township is still working with the person that is trying to buy it; however, not sure is she is going to be successful, so we might be seeking other people to purchase it in the near future.
- 34 Chamberlin Court – is being rehabilitated and is near completion so as soon as everything is signed off with Construction we will be selling that.

Chairperson VanHise asked if there is a buyer lined up or is there a waiting list. Mr. Link stated we have a standing referral list for people who are eligible for that type of unit and we have not contacted anybody yet.

Housing Rehabilitation Program:

Mr. Link stated in addition to 34 Chamberlin Court we have one other rehab in progress and another application or two waiting in the wings.

Mr. Ferrone asked to expand what would qualify for rehab and do we go into for older units to go in there and refurbish and bring them up to speed. Mr. Link responded that health and safety issues and is based on income qualify in order to be eligible for the program. We have a consultant inspector go through the unit as well as our housing inspector and identifies deficiencies and does a work write up and put it out to bid. There has to be some health safety major system that needs to be repaired or replaced.

Berk's Walk (Lawrenceville Gardens) Two Affordable Rentals:

Mr. Link stated they are building eight (8) additional units along Franklin Corner Road and they are supplying two (2) affordable units by using two of their existing units into affordable rentals. They are ready to rent them now and we are in the process of sending out the information to Berk's Walk on how the rental process will take place and also names from our referral list so they can start to rent them.

Chairperson VanHise asked if they are administering those units or is that in-house here. Mr. Link responded that they are taking care of the administration and we are providing over sight and also the names from our referral list to fill the vacancies. But they would count towards our affordable housing numbers.

Update Status of Changes at State Level:

Chairperson VanHise stated it is the same as the last ten months. The trial concluded and Judge Jacobson's decision and the affordable housing world will reactivate and kick back off again. All eyes are still on her and a lot of judges are starting to move their dockets in anticipation of the case in Mercer. Princeton and West Windsor are the two towns that are left and have not settled and waiting a verdict. The verdict should solidify what Judge Jacobson believes to be the correct methodology on calculating municipal obligations. For Lawrence, who has settled, it is more of an academic exercise to find out what is going to happen and to see how good we did in the settlement versus what the actual ruling will be; however, there are a lot of judges around the State that are going to be interested in how she treats all of the issues as they get ready to go with their own trials.

The original hope was that she would have the opinion done by the end of August and then it was the October period and now probably looking within the next couple of weeks. Everything at the state is being static.

Mr. Ferrone asked if they make a decision within the next three or four weeks, as far as a time line to move forward, is there an anticipation of long of what we need to do. Mr. Link stated we are already moving forward and preparing our Fair Share plan right now. Chairperson VanHise stated that Lawrence reached a settlement on the obligation and with the developers that were challenging the Township's plans, so in advance of the trial, Lawrence settled on the obligations itself and that gives the Court to give a time frame in which then you have to finalize your plan and get it adopted and do all of the ordinances that go along with that and we are in the process of finalizing all of that. Once all the paper work is done, they show back up in court and tell the judge we reached the settlement and have the fairness hearing where the court found the settlements that were fair and protected the low and moderate income households and did everything the court required at the hearing and is done, this is called the compliance hearing, and the court will issue a final judgement and give the Township its immunity through the third round or 2025.

LAWRENCE TOWNSHIP AFFORDABLE HOUSING BOARD

Thursday, October 26, 2017

Page 3

The one caveat that will still be up in the air for Lawrence is for all of the towns that actually reached a settlement there is a provision in the settlement agreement that says if the court adjudicates the obligation to be less than 80% of what your settlement number is, the town is actually eligible to take advantage of the lower number. All of the compliance mechanisms need to remain in place and move forward with those in the third round. What you are actually doing is accruing credits in the fourth round. If the obligation is within that 20%, so say if the Township's settlement is 1,000 units and the court goes to verdict, and say it is 750 but you settled on a 1,000 so our obligation will be reduced to the 750.

Other Business:

None

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 6:42 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook
Recording Secretary

Minutes approved: March 22, 2018