

LAWRENCE TOWNSHIP AFFORDABLE HOUSING BOARD  
Regular Meeting  
Thursday, February 22, 2018

Present: Peter Ferrone  
Jean Washington  
Mary McKillip  
Jarnail Tucker

Absent: Murali Mallampati

Excused Absence: Susan McCloskey  
Kevin VanHise

Also Present: Andrew Link, Liaison  
Christopher Bobbitt, Council 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.

**Welcome New Members:**

The board members introduced themselves.

**Election of New Officers:**

The floor was opened up for nominations for Chairperson and Vice Chairperson.

Peter Ferrone nominated Kevin VanHise as Chairperson and seconded by Jean Washington and approved per unanimous vote.

Jean Washington nominated Pete Ferrone as Vice Chairperson and second by Jarnail Tucker and approved per unanimous vote.

**Minutes:**

The October 26, 2017 minutes was tabled to the next meeting to be held on March 22, 2018 because there were only two members present to vote.

**Public Participation (for items not on agenda):**

None

**Expiring Affordable Control:**

Vice Chairperson Ferrone stated there are two units in Eagles Chase (515 and 615) are no longer considered affordable units and is to their benefit because they are no longer under the affordable maintenance. What is the process when a unit is no longer an affordable unit, does the Association get notified, so the Association can turn around and charge them the full maintenance?

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Mr. Link stated the controls were put in place, usually 30 years, but now it is 30 years and most of the units are controlled for over 30 years. The earliest units were built in 1987 and 1988, so those units for the original owners has come and gone in a lot of cases. We have offered those people \$5,000.00 if they want to enter into a new set of controls for 30 years to keep it as an affordable unit. So far we have made an offer to 30 households, where the controls have expired, and about ten have said yes to the offer and about 20 said no. Those 20 are reassessed as market rate units by our Tax Assessor and are no longer in the affordable housing program.

In the case of Eagles Chase, those controls were 10 and 20 years that is why they have expired now and has not been 30 years for Eagles Chase. Vice Chairperson Ferrone wanted to know if there is anything we can do to keep them affordable units and not give them the choice from a legal standpoint because it is hurting us in the long term for an affordable. Mr. Link commented that there is a very shaky ground to be on legally to say that the Town, can by right, extend the controls, even though the earlier documents were written that actually said that.

Mr. Tucker stated when they are set aside, the builder usually gets tax credits. So once they expire, the only way to continue the affordability is to put new tax credits. Once it goes to market, you can't keep it affordable unless it is designated once again by the Section 42 as an affordable unit. Vice Chairperson Ferrone stated that creates an issue for them based on what the mandate is by the State as far as how many units we have, over the next few years, the units are going to come up for opening up to market value. Mr. Link stated they are still counted as affordable units and to a certain extent, for the people who decide to extend the controls, we get credit for the additional unit. Council Bobbitt asked is that because we look at affordable housing as rounds and Mr. Link commented that it is.

**Township Actions:**

Mr. Link stated these are all units that the Township owns that we acquired from a Sheriff's sale on a foreclosure situation: When we do that then we repair the units and sell them to income qualified household.

- 1319 Colts Circle: in process of moving forward
- 34 Chamberlin Court: we received a signed contract
- 232 Federal Point Boulevard: age restricted unit that we just purchased at a sheriff's sale in January so we do not have the deed yet.

Ms. McKillip asked to describe the process for a sheriff's sale and how it is determined if we want to do that. Mr. Link stated that it is the mortgage lender who forecloses on the property and not the Township. If we go to buy it at a sheriff's sale, it is still under the affordable controls that we have the right to buy it so it would be ours. We have done that by going to the sheriff's sale or working out an arrangement with the lender beforehand and it never gets to the sheriff's sale because we acquire it. There have been two instances where we chose not to purchase the units (one was in poor condition of an odor issue and decided not to move forward with that one and the other one the cost to purchase was more than the affordable price we would could turn around and sell it and the condition of the unit was unknown, so we declined that one).

Mr. Tucker stated the main purpose to purchase at a sheriff's sale was to keep the affordable aspect. Mr. Link responded to keep it an affordable unit and we fix them up and reattach the affordable controls. It is our procedure that when anyone buys a unit, in a foreclosure or whatever, we have the new owner of the affordable unit sign a new set of thirty-year controls.

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**Housing Rehabilitation Program:**

Mr. Link stated using the affordable housing trust funds, which are monies that we get from development, we apply some of that money to offer it to income eligible households to have their units repaired such as furnace replacement, roof replacement, window replacement and we have a consultant that manages that program for us. She currently has six applications out now and still hearing back from the people.

**Updated Status of Changes at State Level:**

Mr. Link referred to an e-mail from Kevin VanHise dated February 21, 2018, copy attached.

**Other Business:**

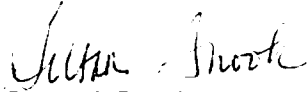
Councilman Bobbitt stated that the affordable housing settlement is still not finalized. The Special Master came to Mr. Roskos; Township Council and Mr. Caton, our Planner and there are still some things we need to take a look at. We received this information right before we were to go see Judge Jacobson. It was scheduled for April 10<sup>th</sup>. The schedule before was it was to be signed last week but Council has to address some items.

**Adjournment:**

There being no further business to come before the Board, the meeting was adjourned at 6:59 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook  
Recording Secretary

Minutes approved: March 27, 2018