

LAWRENCE TOWNSHIP AFFORDABLE HOUSING BOARD
Regular Meeting
Thursday, May 24, 2018

Present: Peter Ferrone, Vice Chairperson
Susan McCloskey
Mary McKillip
Keva Stewart
Joyce Scott

Absent: Jean Washington
Murali Mallampati

Excused Absence: Kevin VanHise, Chairperson
Jarnail Tucker
Christopher Bobbitt, Council Liaison
Susan Snook, Secretary

Also Present: Andrew Link, Liaison

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 welcomed Joyce Scott to the Board. Ms. Scott gave a description of her work status and is a co-worker with Ms. Stewart.

Minutes:

The April 26, 2018 minutes were approved per unanimous vote.

Public Participation (for items not on agenda):

None

Expiring Affordable Control:

Mr. Link stated we have affordable for sale units and rental units. For sale units are restricted as affordable units for 30 years and since some of them were built in 1987 and 1988, that 30-year term is coming to pass. We are interested in keeping those in our program and we are offering, if they are original owners, \$5,000.00 if they would sign a new set of controls for 30-years and restrict the unit again. Also in order to get credit for those units then we have to repair any deficiencies in them to make sure they are brought up to code so a Certificate of Occupancy can be issued.

We recently received the new set of documents from our attorney to have people sign to extend the controls and we have our first set signed, which happened recently and we are gradually moving forward with it. We have to work our way through getting the code items corrected, which will be interesting to see how we do that because one of the issues right off the bat is we have one unit our inspector went through it and identified some issues, but not big enough to put it out to bid.

Ms. Scott asked where these units are located. Mr. Link responded they are throughout the Township; a lot of for sale units are in Lawrence Square Village, Eagles Chase, Stonerise, and Tiffany Woods. Ms. Stewart asked how many are expiring. Mr. Link stated we sent out 30 letters to people in the first wave of letters and ten people were interested in continuing the controls and 20 decided to let the controls expire. There are another dozen or so that have expired since then and/or soon to expire, so we need to address them but we are still working with the first group. After that in about a year, there will be one or two and another wave comes through.

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Mr. Link stated that one of the units that the homeowner decided not to re-up and declined the \$5,000.00, the person had died and the estate decided they did not want to do it. It is a first floor unit, which are more popular where Lawrence Square Village has three floors. We decided, as an experiment, to see if we could purchase this unit and we pay the market rate price and then sell it to an income eligible household and the idea is to be cheaper to do this to keep the unit in the program rather at some point looking at the cost of new construction.

Township Actions:

Mr. Link stated occasionally the Township will purchase a unit when it goes to a sheriffs sale and we fix them up and sell them to income eligible households

- 1319 Colts Circle: sold this month.
- 34 Chamberlin Court: we had a buyer but could not get financing so we now have a new person that we just signed a contract with and hopefully will close in 45-days.
- 232 Federal Point Boulevard: we are trying to get the deed from the Mercer County Sheriff's Office; they stated they sent it; however, no one here saw the deed. So a new deed has to be prepared and is taking time. We have not seen the inside of this unit.

Housing Rehabilitation Program:

Mr. Link stated we have a program where we offer income eligible households funding to do repairs in their house up to \$25,000.00 and if they continue to live in the house for ten years, it is forgiven. We have a hired a consultant to manage the program and she has been putting out a lot of applications but no success. There are two people who qualified.

Updated Status of Changes at State Level:

Chairperson VanHise sent an e-mail stating there are no changes at the State level.

Other Business:

None

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 6:44 p.m.

After the meeting adjourned, Ms. Stewart asked how people know about the housing rehabilitation program. Mr. Link responded that there is an application and we have it on our web site that is the public outreach for it.

Digital audio file of this meeting is available upon request.

Respectfully submitted,


Susan J. Snook
Recording Secretary

Minutes approved: June 28, 2018