

RESOLUTION NO. 98-2022

RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON OF INTENT TO FUND SPENDING PLAN SHORTFALL FOR AFFORDABLE HOUSING PROGRAMS IN THE TOWNSHIP'S AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, pursuant to the New Jersey Supreme Court's decision in In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015) ("Mount Laurel IV"), the Township of Harrison ("Township") instituted an action in the Superior Court entitled In the Matter of the Application of the Township of Harrison in Gloucester County, Docket No. GLO-L-908-15; and

WHEREAS, during the pendency of the action, the Township entered into a Settlement Agreement with Fair Share Housing Center ("FSHC"), dated November 14, 2019, setting forth the Township's proposed plan to meet its affordable housing obligations and resolving the matters in the case; and

WHEREAS, by Order on Fairness Hearing entered on January 7, 2020, the Court approved the Settlement Agreement; and

WHEREAS, by Resolution No. 35-2016, adopted on September 15, 2016, and by Amendment adopted on December 3, 2020 by Resolution No. 33-2020, the Harrison Township Joint Land Use Board adopted a Housing Element and Fair Share Plan (the "Plan") that addresses the Township's third round affordable housing obligations; and

WHEREAS, by Resolution No. 197-2016, adopted September 19, 2016, and Resolution No. 186-20, adopted on December 7, 2020, the Township Committee adopted resolutions endorsing the Plan; and

WHEREAS, prompted by changes resultant from the intended sale of a project set forth in the Township's Plan, in 2021, the Township and FSHC worked to negotiate an amendment to the Settlement Agreement, culminating in the execution of an Amended Settlement Agreement dated December 20, 2021; and

WHEREAS, pursuant to the terms of the Amended Settlement Agreement, on March 3, 2022, following a public hearing, the Board approved and adopted an amendment to the Township's Housing Element and Fair Share Plan, entitled "Amendment to the 2016 Third Round Housing Element and Fair Share Plan, Township of Harrison, Gloucester County, New Jersey," dated March 4, 2022; and

WHEREAS, by Resolution No. 97-2022, adopted April 4, 2022, the Mayor and Committee of the Township of Harrison adopted a resolution endorsing the 2022 Amendment to the Township's Housing Element and Fair Share Plan; and

WHEREAS, the Amended Plan continues to include a number of compliance mechanisms, such as inclusionary developments, supportive and special needs housing and municipally sponsored projects; and

WHEREAS, pursuant to the substantive regulations of the New Jersey Council on Affordable Housing ("COAH"), certain portions of the Township's Amended Plan may require a financial commitment by the Township as set forth in the Township's Spending Plan; and

WHEREAS, in order to assure the creditworthiness of the various compliance techniques included in the Amended Plan and to ensure an adequate and stable funding source for the components of the Plan and Spending Plan, the Township shall rely on funds in its Affordable Housing Trust Fund; and

WHEREAS, the Township also anticipates that funding will come from other sources to satisfy its municipally sponsored construction obligations, including, but not limited to, development fees, in-lieu contributions, and governmental sources such as the Federal Low Income Housing Tax Credits, New Jersey Balanced Housing Funds, HUD funding, Federal Home Loan Bank Board financing, and NJ Housing and Mortgage Finance Agency financing; and

WHEREAS, in the event that the above funding sources prove inadequate to complete the affordable housing programs included in the Amended Plan and Spending Plan, the Township shall provide sufficient funding to address any shortfalls.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Harrison, that the Township does hereby agree to appropriate funds or authorize the issuance of debt to fund any shortfall in its affordable housing program that may arise whether due to inadequate funding from other sources or for any other reason; and

BE IT FURTHER RESOLVED that any future affordable housing funding which becomes available may be used to reimburse the Township for the costs incurred.

ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on April 4, 2022.

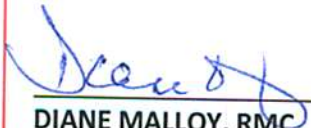
TOWNSHIP OF HARRISON

BY:



LOUIS F. MANZO, MAYOR

ATTEST:



DIANE MALLOY, RMC
Municipal Clerk

ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Manzo	✓			
DeLaurentis	✓			
Powell				✓
Williams	✓			
Wingate	✓			

CERTIFICATION

I hereby certify that the above Resolution is a true copy of a resolution adopted by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, at a regular meeting held by the same on April 4, 2022, in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.



DIANE MALLOY, RMC
Municipal Clerk