

2025 AFFORDABLE HOUSING ANNUAL MONITORING REPORT

TOWNSHIP OF HARDWICK

Warren County, New Jersey

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Prepared By:



Heyer, Gruel & Associates

Community Planning Consultants

236 Broad Street, Red Bank, NJ 07701

(732) 741-2900

HARDWICK TOWNSHIP, WARREN COUNTY 2024 ANNUAL MONITORING REPORT

The purpose of this report is to outline the status of affordable housing projects and to account for housing trust fund activity. Due to lack of water and sewer infrastructure, Hardwick Township received a durational adjustment in accordance with N.J.A.C. 5:93-4.3. The Township executed a Settlement Agreement on September 20, 2017. The Township was issued a Judgment of Compliance and Repose (JOR) on January 10, 2019, to remain in effect until July 1, 2025. Pursuant to the 2017 Executed Settlement Agreement, the Township is required to prepare an Annual Monitoring Report on the anniversary of the JOR. This is the last annual monitoring report that will be prepared in association with the Township Third Round.

Hardwick Township's Third Round Affordable Housing Obligation is as follows:

Present Need / Rehabilitation Share: 4 units
Prior Round: 6 units
Third Round: 78 units

GENERAL INFO AND TRUST FUND MONITORING

A Spending Plan was prepared in January 2018 and was subsequently adopted by the Hardwick Township Committee on April 18, 2018. The Spending Plan was approved by the Court on January 10, 2019. Since the adoption of the Spending Plan in April 2018, the Township has earned \$18,410.66 in development fees (\$8,511.00 deposited in 2024 alone) and \$318.28 in interest. In April 2022, \$38,063 was transferred into the COAH account and is due to be transferred back to the Township's General Fund.

Further, a total of \$1,705.00 in administrative costs have been expended from the Township's Affordable Housing Trust Fund since the adoption of the Spending Plan. As of September 16, 2024, the Township's Affordable Housing Trust Fund had a balance of \$57,194.05.

REHABILITATION PROGRAM MONITORING

Pursuant to the 2017 Executed Settlement Agreement, Hardwick Township has a Rehabilitation / Present Need obligation of 4 units. The Township received a waiver for rental units, as 0.8% of the units in the Township are renter-occupied. The Township executed an agreement with Warren County on August 16, 2018 to affirmatively market and provide rehabilitation services under the County-wide Rehabilitation Program. Since the execution of this agreement, one owner-occupied unit was rehabilitated and had its final inspection on November 14, 2019. No additional rehabilitation units have been completed.

DURATIONAL ADJUSTMENT

The Township received a Durational Adjustment for 77 units. There continues to be no water or sewer service in the Township which would support the creation of low- and moderate-income housing units.

VERY LOW-INCOME REPORTING

The Township will ensure that 13% of all 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.

PRIOR AND THIRD ROUND MONITORING

Hardwick Township, Warren County Annual Project Form				
Site/Program Name:	Little-Hill Alina Lodge	Habitat for Humanity Home		
Affordable Housing Round:	Prior Round	Third Round		
Project Type:	Alternative Living Arrangement	Market to Affordable		
Block & Lot:	B 1103, L 7	B 503, L 5.01		
Street:	61 Ward Road	65 Millbrook-Stillwater Road		
Status:	Built	Built & Occupied		
Date:	Completed 1981	Controls began 6/6/2012		
Length of Controls:	30 years	30 years		
Administrative Agent:	William Robbins, Executive Director Little Hill Foundation https://www.littlehillfoundation.org/	Sussex County Habitat for Humanity https://www.sussexcountyhabitat.org/		
Contribution (PIL):	N/A	N/A		
Type of Units:	Support and Special Needs	Family For-Sale		
Total Affordable Units:	6 (See comment below)	1		
Income/Bedroom Distribution:	Group Home/Assisted Living Bedrooms	1 BR	2 BR	3 BR
Very Low Income	-	-	-	-
Low Income	6	-	-	1
Moderate Income	-	-	-	-
Comments:	Township had previously received COAH credit for 19 bedrooms. Since the Township's Prior Round obligation was recalculated, 6 of the COAH-approved bedrooms satisfy the Township's Prior Round obligation.			