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## Memorandum

**To:** Robert Regan, Esq.  
Haworth Borough Attorney

**From:** Caroline Reiter, P.P., AICP  
Haworth Borough Planner

**Date:** June 29, 2020

### **Regarding: Midpoint Affordable Housing Monitoring**

As requested, we have prepared the Borough of Haworth's affordable housing midpoint review in conformance with the Borough's settlement agreement with the Fair Share Housing Center. We offer the following comments in support of Haworth's midpoint review:

1. The Borough of Haworth reached settlement with the Fair Share Housing Center as identified in the Settlement Agreement dated May 14, 2019. The Court has issued a final judgment of Compliance and Repose through July 1, 2025.
2. Block 1100, Lot 12/Lakeshore Developers – The Borough entered into a settlement agreement with the contract purchaser of the subject property. This 5.5 acre lot was rezoned to permit 41 townhouse units, of which nine are family affordable units. The Haworth Planning Board approved the for-sale inclusionary development in April 2020. The nine affordable units will conform to UHAC for bedroom distribution, and will include moderate, low and very low income units.
3. Block 1800, Lot 1 – The Borough is donating approximately two acres of Lot 1 for the construction of 35 total units, including 21 market-rate rental units and 14 affordable units. The affordable units consist of the following: eight family affordable rental units, two age-restricted affordable units, and four one-bedroom supportive units. Presently, the Borough is preparing plans to subdivide the approximately two-acre piece for the inclusionary development. The Borough **intends** to enter into a Memorandum of Understanding with the Bergen County United Way to provide funding for the pre-development costs.
4. As part of the settlement, the Borough utilized three mechanisms to address unmet need: overlay zoning in the Business (“D”) District, increased density on the overlay zoning at White Beeches Driving Range, and a Mandatory Set-Aside Ordinance. All necessary ordinances were adopted by the Haworth Governing body. The Borough's mechanisms to address unmet need conform to the settlement agreement and are sufficient and continue to present a realistic opportunity. No revisions are needed.

We trust this information satisfies the Borough of Haworth's required midpoint review. This midpoint review will be posted on the Borough of Haworth's website, with a copy provided to Fair

Share Housing Center. Such posting shall invite any interested party to submit comments to the municipality, with a copy to Fair Share Housing Center.

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