

**Mid-Point Review of
Affordable Housing Activities
And
2021 Monitoring**

BOROUGH OF GLASSBORO, GLOUCESTER COUNTY

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APPENDICES: 2020 ANNUAL MONITORING REPORT

1. Trust Fund Monitoring
2. Rehabilitation Reporting
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EXECUTIVE SUMMARY

The Borough of Glassboro and Fair Share Housing Center (“FSHC”) entered into a Settlement Agreement on July 28, 2017, which established the following affordable housing obligations: Rehabilitation-18 units, Prior Round (1987-1999)-0 units (Glassboro was classified an urban aid municipality); and Gap (1999-2015) and Prospective Need (2015-2025)-352 units. A properly noticed Fairness Hearing was held on September 12, 2017 and the Court entered an order of Fairness and Preliminary Compliance approving the Settlement Agreement between the Borough and Fair Share on October 10, 2017. There was a Final Compliance Hearing on March 22, 2018 and the Court entered a Final Judgement of Compliance and Repose in the Borough’s favor on April 24, 2018.

At the time the Court approved the Settlement Agreement, Glassboro had completely satisfied its 352 unit Gap and Prospective Need obligation and had a 218 unit surplus towards a future Round obligation without the application of applicable bonus credits

CONDITIONS OF COMPLIANCE

Glassboro’s Final Judgement of Compliance and Repose filed on July 19, 2019 included the following conditions of compliance:

- The Borough shall provide annual reporting of affordable housing trust fund activity to the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services, or other entity designated by the State of New Jersey (collectively referred to as the “State of New Jersey”) on the first anniversary of the entry of this Final Third Round Judgment of Compliance and Repose and every anniversary thereafter through July 1, 2025, with a copy provided to Fair Share Housing Center and posted on the municipal website using forms developed by the State of New Jersey. The reporting shall include an accounting of all housing trust fund activity, including the source and amount of funds collected and the amount and purposes for which any funds have been expended.
- The Borough shall provide annual reporting of the status of all affordable housing activity within the municipality on the first anniversary of the entry of this Final Third Round Judgment of Compliance and Repose and every anniversary thereafter through July 1, 2025, with a copy provided to Fair Share Housing Center, by posting such information on the municipal website with a copy of such posting provided to Fair Share Housing Center, using forms previously developed by the Council on Affordable Housing or other forms endorsed by Fair Share Housing Center.
- For the midpoint realistic opportunity review in conformance with N.J.S.A. 52:27D-313, the Borough will post on its municipal website, with a copy to Fair Share Housing Center, a status report as to its implementation of its Fair Share Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and should be replaced. Any interested party may by motion request a hearing before the court regarding these issues.

With the submission of this report and attached appendices, Glassboro has satisfied the conditions described above.

DEVELOPMENTS THAT ARE COMPLETED AND OCCUPIED

- Whitney Crescent/Bentley Woods-80 units
- Holy Bush I and II-252 units
- Delsea Manor-40 units
- Elsemere East Homeownership-10 units
- Hodson Manor-40 units
- Katherine Group Home-4 units
- Family Services of Burlington County-4 units
- Together-7 units
- Devereux Foundation-5 units
- Robin's Nest, Inc.-30 units
- Arc of Glassboro I-4 units
- Arc of Glassboro II-6 units

DEVELOPMENTS THAT HAVE BEEN APPROVED SINCE THE FINAL JUDGMENT OF REPOSE AND COMPLIANCE

- 220 Rowan Boulevard – Nexus Management LLC
For Rent Family Inclusionary 12 units
Construction complete/units occupied
Administrative Agent: Triad Associates
- Park Place North – Nexus Management LLC
For Rent Family Inclusionary 4 units
Construction complete/units occupied
Administrative Agent: Triad Associates
- Park Place South – Nexus Management LLC
For Rent Family Inclusionary 8 units
Construction complete/units occupied
Administrative Agent: Triad Associates
- Higgins Drive – Pennrose
100% Affordable For Rent – 65 Units
Funded through NJ Supportive Housing Trust fund
Under Construction

REHABILITATION OBLIGATION

Glassboro participates in the County of Gloucester's CDBG Program Improvement Program for single-family owner-occupied units. In addition, the Borough has contracted with Triad Associates to administer a Housing Rehabilitation Program for Owner Occupied and Rental units using funds from the Borough's Affordable Housing Trust Fund..

VERY LOW-INCOME ANALYSIS

There have been 12 very low- income units constructed at Bentley Woods for projects constructed after July 17, 2008.

CONCLUSION

There are not any unbuilt sites or unfulfilled mechanisms set forth in the Borough's Housing Element and Fair Share Plan so the Borough can confidently assert that the sites in the Plan present a realistic opportunity for the production of affordable housing. In addition, the Borough has approved three projects since its Judgment of Repeal which are constructed and occupied thereby creating an additional 24 affordable housing units in Glassboro.

Any interested party may submit written comments to the Borough of Glassboro with a copy to Fair Share Housing Center as to whether any affordable housing sites in the Borough's Fair Share Plan and Housing Element no longer present a realistic opportunity and should be replaced. Any interested party may by motion request a hearing before the Court.

1. GENERAL INFORMATION AND TRUST FUND MONITORING

MUNICIPALITY NAME:	Glassboro Borough
COUNTY:	Glassboro Borough
Date through which funds reported:	
Name of person filling out form and affiliation/role:	Karyn Paccione, CFO/Katherine Packowski
Date of filling out form:	4-Jun-21
Email:	Karyn Paccione <KPaccione@glassboro.org> kpackowski@triadincorporated.com
Municipal Housing Liaison for municipality:	Karyn Paccione
Email:	Karyn Paccione <KPaccione@glassboro.org>
Income Limits Year Being Used by Municipality*:	2021

TRUST FUND INFORMATION

	Inception - Current April 30, 2021		Total
REVENUE SUMMARY			
Barrier Free Escrow			\$0
Development Fees to 12/13/17 & 01/01/18 to 04/30/21	1,705,591.42		\$1,705,591.42
Interest Earned to 12/13/17 & 01/01/18 to 04/30/21	115,519.54		\$115,519.54
Other Income to 12/31/2014	58,780.60		\$58,780.60
Payments-in-Lieu of Construction			\$0.00
TOTAL	\$ 1,879,892	\$ -	\$1,879,891.56

EXPENDITURE SUMMARY			
Administration**			\$0
Affordability Assistance***			\$0
Very Low-Income Affordability Assistance			\$0
Barrier Free Conversions			\$0
Housing Activity			\$0
TOTAL		\$ -	\$0

Balance

ADMINISTRATION: Date in Approved Spending Plan to Present		
Name	List types of administrative expenses	Amount
Legal 12/13/2017 01/01/18 to 04/30/21	66,123.61	\$66,123.61
Consultants- Ailaimo, Gluckworth, Triad to 07/14/2017 01/01/18 to 04/30/21	181,846.51	\$181,846.51
Other Admin Costs to 05/14/2014	36,362.20	\$36,362.20
Personnel to 7-30-2008	66,719.46	\$66,719.46
	351,051.78	
TOTAL		\$351,052

AFFORDABILITY ASSISTANCE: Date in Approved Spending Plan to Present		
Name	List affordability assistance projects and	Amount
TOTAL		\$0

HOUSING ACTIVITY: Date in Approved Spending Plan to Present		
Debt/Bond Payments 12/7/2016		\$100,000.00
Bently Woods Purchase 04/29/2010	\$	650,000
Housing Rehabilitation Cases completed Prior to 08/28/2007		519,051.64
Debt/Bond Payments 1/1/2018 to 4/30/2021	\$	199,800
TOTAL		\$1,468,852

Comments:	Total Expenditures	\$	1,819,903
	Balance		\$59,988.14

*View 2020 income limits: https://ahpnj.org/member_docs/Income_Limits_2020.pdf

https://ahpnj.org/member_docs/Income_Limits_2019_FINAL.pdf

https://ahpnj.org/member_docs/Income_Limits_2018.pdf

https://ahpnj.org/member_docs/Income_Limits_2017.pdf

**Administrative expenses cannot total more than 20% of collected revenues, less any Administrative expenses already disbursed.

***Affordability Assistance must equal at least 30% of revenues collected after July 2008, with one-third of that dedicated to very low-income Affordability As

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Whitney Cresent/Bentley Woods Apartments	Holly Bush I & II	Delsea Manor Senior/Disabled	Elsmere East Homeownership	Hodson Manor Disabled Rental Apts	Group Homes/Supportive Housing	220 Rowan Blvd	Park Place North	Park Place South	Higgins Drive and Ellis Street/Lincoln Blvd.
Project developer:	Whitney Crescent LLC Community Investment Strategies	NHP Foundation	Housing Authority of the Borough of Glassboro	Private Owners	Multiple Sclerosis AA	Multiple Developers	Nexus Management LLC	Nexus Management LLC	Nexus Management LLC	Pennrose/Glassboro Housing Authority
Compliance Mechanism:	100% Affordable (project based Section 8 apartment)	100% Affordable	100% Affordable Age Restricted	For Sale Family --Inclusionary Development	100% Affordable (HUD)	Group Homes/Supportive Housing	For Rent - Family -- Inclusionary Development	For Rent - Family -- Inclusionary Development	For Rent - Family -- Inclusionary Development	100% Affordable (financed by NJHMFA)
Compliance Mechanism #2 (if project has multiple):										
Round:	Prior/Third Round	Prior/Third Round	Prior/Third Round	Prior/Third Round	Prior/Third Round	Prior/Third Round	Fourth Round	Fourth Round	Fourth Round	Fourth Round
Block (if multiple separate by commas):	151	13.03 31	409	139	44	See Attached Exhibit A	18.02	18.04		151, 152
Lot (if multiple separate by commas):	4, 5	3.05	15.01	10.01	27	See Attached Exhibit A	1	1		1, 1, 2
Address:	3000 Crescent Court	252 Ruth Avenue	141 Delsea Manor Dr.	10 Addresses	20 S. Main Street	See Attached Exhibit A	220 Rowan Blvd	119 Rowan Blvd	117 West High Street	737 Ellis Street
Construction required to begin by (for mechanisms other than inclusionary)										
Status:	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Under Construction
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):										
If "approved not built" or "under construction," date of site plan and/or subdivision approval:										
If "under construction," expected date of completion:										
Date of issuance of C.O.:										
If "built," date controls began:	6/27/2013	7/2/2005					Deed Restrictions have been prepared and forwarded to Developer for review and recording	Deed Restrictions have been prepared and forwarded to Developer for review and recording	Deed Restrictions have been prepared and forwarded to Developer for review and recording	
Length of Affordability Controls (years):	30	30			30		30	30	30	
Administrative Agent or other entity responsible for affirmative marketing:	Whitney Crescent 3000 Crescent Court Glassboro, NJ 08028 (856) 589-0900 (856) 589-0936 https://www.cis-whitnycrescent.com/contactus.aspx	Holly Bush Valerie Steese 856 881-0224 https://www.hollybushgardensapts.com/	Glassboro Housing Authority 181 Delsea Manor Drive Glassboro, NJ 08028 856-881-5211 http://www.hagc.org/ApplyforHousing/tabid/5280/Default.aspx	Housing Affordability Services (HAS)New Jersey Housing and Mortgage Finance Agency 637 South Clinton Avenue P.O. Box 18550 Trenton, NJ 08625 609-278-8834 nencarnacion@njhmfa.gov	MSSA Manor 20 S. Main Street Gloria Bryant (856) 881-6666		Triad Associates 1301 Forest Grove Road Vineland, NJ https://www.triadhousingprograms.com/ 856.690.5749 Angela Galante agalante@triadincorporated.com	Triad Associates 1301 Forest Grove Road Vineland, NJ https://www.triadhousingprograms.com/ 856.690.5749 Angela Galante agalante@triadincorporated.com	Triad Associates 1301 Forest Grove Road Vineland, NJ https://www.triadhousingprograms.com/ 856.690.5749 Angela Galante agalante@triadincorporated.com	Pennrose/Glassboro Housing Authority
Contribution (for payments in lieu)										
Total Affordable Housing Units Proposed	80	250	40	10	40	0	12	4	8	65
Total Affordable Housing Units Completed to Date	80	250	40	10	40	60	12	4	8	
Type of Affordable Units:										
Family										
Family For-Sale					10					
Family Rental	80	250					12	4	8	
Senior										
Senior For-Sale										
Senior Rental			40							49
Supportive/Special needs										
Supportive For-Sale										
Supportive Rental					40					16

Bedroom/Income Splits:

1 BR/or Efficiency Affordable Units										
Very Low-Income:										
Low-Income:			49				1	1		
Moderate-Income:			2				1		1	
2 BR Affordable Units										
Very Low-Income:	8									
Low-Income:	17	136					4	1		3
Moderate-Income:	26	22					3	1		2
3+ BR Affordable Units										
Very Low-Income:	4									
Low-Income:	10	29					1			1
Moderate-Income:	14	5					2	1		1
Supportive/Special Needs Units:										
Very Low-Income:										
Low-Income:							40	60		
Moderate-Income:										

OVERALL PRIOR AND THIRD ROUND SUMMARY		
	NUMBER	PERCENT
Total Units	504	-
Very-Low Income Units	0	0%
Low-Income	0	0%
Moderate-Income	0	0%
Family	0	0%
Senior	0	0%
Supportive/Special Needs	56	11%
For Sale	0	0%
Rental	499	99%

Comments: 252 Units in total - 2 are for Maintenance

4. VERY LOW INCOME REPORTING

Very Low Income Units approved and constructed since July 17, 2008				
Development/Compliance Mechanism	Total Affordable Units	VLI units constructed as of date of report	VLI units not constructed as of date of this report but still planned	Type of Very Low Income Unit (Family, Senior, Special Needs)
Whitney Crescent	80	12		Family
Total	80	12	0	

This tab provides reporting required on very low income units, i.e. units affordable to and reserved for households at or below 30% of r
See N.J.S.A. 52:27D-329.1.