

**AFFORDABLE HOUSING
THIRD ROUND MID-POINT REVIEW
CITY OF VINELAND
CUMBERLAND COUNTY, NEW JERSEY**

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Table of Contents

Purpose	1
Background	1
Rehabilitation Obligation Review	1
Prior Round Review	2
Third Round Review	2
Summary	2

PURPOSE

The City of Vineland is required to comply with the statutory midpoint review requirements of the Fair Housing Act (“FHA”) and specifically N.J.S.A. 52:27D-313, which provides in relevant part: “[t]he Council shall establish procedures for a realistic opportunity review at the midpoint of the certification period and shall provide for notice to the public.” This report has been prepared to comply with those statutory midpoint review requirements.

BACKGROUND

The City of Vineland had adopted, and the Council on Affordable Housing had certified, a Housing Element and Fair Share Plan for each of the three rounds of affordable housing. In April 2015, after a court finding that the Council on Affordable Housing’s Third Round rules were invalid and the Council was a moribund agency, Fair Share Housing Center issued a report that promulgated Third Round affordable housing obligations for every municipality in the state. The report calculated the City of Vineland’s Rehabilitation obligation at 319 units; its Prior Round obligation at 0 units; and its Third Round obligation at 0 units. The City stipulated to those numbers and adopted an amended Third Round Housing Element and Fair Share Plan, which it submitted to the Court for approval. The Court granted its Judgment of Repose in September of 2015.

REHABILITATION OBLIGATION REVIEW

The City had a Rehabilitation obligation of 319 units. At the time of plan adoption it had successfully rehabilitated 103 units, and has provided documentation to demonstrate that another 191 units have been rehabilitated successfully, taking its total to 294 rehabilitated units. The units had an average hard cost of \$13,415 expended to repair or replace at least one major system, satisfying the requirement to spend an average minimum of \$10,000 on hard costs, and had a lien imposed requiring repayment of the loan when the unit is sold, thus satisfying the regulatory minimum of \$10,000 per unit in hard cost expended and at least 10-year affordability controls.

The City has spent approximately \$1.8 million of trust funds on rehabilitation work between plan adoption and the end of 2019. It anticipates its rehabilitation need to be greater than its 319-unit obligation, and that it will spend most of the \$1.7 million remaining in its trust fund

on rehabilitation efforts between now and July 1, 2025, unless the City petitions the Court to amend its spending plan.

PRIOR ROUND REVIEW

The City had a Prior Round obligation of 0 units.

THIRD ROUND REVIEW

The City had a Third Round obligation of 0 units.

SUMMARY

The City has made significant progress toward satisfying its 319-unit rehabilitation obligation, and anticipates meeting and exceeding that obligation by the end of the Third Round.