

Midpoint Review – July 2020
Borough of North Plainfield

Conditions of Compliance

1. What conditions from the court's approval of the municipal housing element and fair share plan and judgment of compliance and repose (or whatever standard terms is being used), if any, have not yet been satisfied? Explain the reasons for any delay and the steps the municipality is taking to satisfy the condition(s).

The Borough's affordable housing compliance plans are still being evaluated by the Court.

Developments that Are Not Completed

2. For each court-approved inclusionary development project that is not yet constructed, please provide a narrative as to its status and any progress towards construction.

Villa Maria Site

This 14.32-acre site is located in the north-central portion of the Borough of North Plainfield between Grove Street, Somerset Street and Interhaven Avenue and is identified as Block 110, Lots 2.02 through 2.14 on the Borough's tax records. The property is currently developed with multiple vacant buildings and related improvements. It was previously used as a nursing home and rehabilitation facility, which closed in 2002. The oldest buildings on the Villa Maria site were originally constructed in the Nineteenth Century as part of a tuberculosis sanitarium. The site is in an area with established infrastructure and is readily available for redevelopment.

This approximately 14-acre property has also been under consideration for acquisition as open space. However, it would be possible to provide both open space and affordable housing on this property. The North Plainfield Planning Board approved a subdivision a few years ago that created 13 single-family residential lots along Grove Street and one large lot for the remainder of the property. The total area of these smaller residential lots is 2.36 acres (102,758 square feet). Subtracting the lot at the corner of Grove Street and Interhaven Avenue that is already developed with an existing dwelling in separate ownership, the area of the remaining 12 lots fronting on Grove Street is 2.07 acres (90,048 square feet). It is anticipated 13 low- and moderate-income units could be provided on this portion of the site. A redevelopment plan has been prepared for this property that permits residential development and requires the provision of a minimum of 13 low- and moderate-income units. This redevelopment plan is anticipated to be adopted by North Plainfield's Mayor and Council in July 2020.

3. Have any non-inclusionary development projects (including 100% affordable projects, group homes, accessory apartments, market-to-affordable, extensions of affordability controls, etc.) included in the court-approved plan not yet been built/converted to affordable housing/controls extended? If yes, explain how many units, if any, have been built for each non-inclusionary project or mechanism and when construction is expected to be completed on the remaining units.

No.

4. Are there any projects that have missed any construction deadline established in the court-approved Settlement Agreement, or other mechanisms (e.g. market-to-affordable, accessory apartments, extensions of affordability controls) that have not met the completion schedule set forth

in the Settlement Agreement or Housing Element and Fair Share Plan? If yes, what steps is the municipality taking to complete construction and what is the current timetable?

No.

5. Are all unbuilt developments currently in a sewer service area, and if not what has the municipality done to incorporate the site into a sewer service area?

Yes.

Are there any barriers to obtaining water or sewer for any unbuilt site?

No.

Are there any other regulatory conditions (e.g. changes to DEP permits or conditions) that make it not possible to complete any site as originally contemplated?

No.

Rehabilitation Obligation

6. Is the rehabilitation program being administered by a municipality, county, or both?

County.

Do the program(s) include rental rehabilitation?

Yes.

If the municipality has not met at least half of its rehabilitation obligation by this midpoint review, what affirmative steps is the municipality taking to meet the obligation and to facilitate participation by homeowners and/or landlords?

The Borough's spending plan currently under review by the Court states North Plainfield will dedicate \$165,481 from its affordable housing trust fund to its rehabilitation program. The anticipated cost per unit for rehabilitation is \$15,000. Therefore, it is estimated that 11 units will be rehabilitated through North Plainfield's rehabilitation program through 2025.

For Municipalities with a Prior Round and/or Third Round Vacant Land Adjustment (note please make sure any development referenced in the answers to these questions that includes or will include affordable housing is also in the monitoring spreadsheet):

7. If the municipality's court-approved Prior and/or Third Round plan includes Unmet Need:

a. Has there been any development, proposal for development received by the municipality (even if ultimately rejected), adoption of rezoning or a redevelopment plan for of any parcel larger than 0.5 acres since the settlement was approved by the court on a parcel that was neither previously identified in calculating the municipality's RDP nor included in an inclusionary overlay zone?

No.

b. Has any development occurred or been proposed to occur within any inclusionary overlay zone or for which a mandatory set-aside ordinance, if required to be adopted by the municipality, would apply since the settlement?

No.

c. Have any changed circumstances occurred that result in additional parcels becoming available for development that were neither previously identified in calculating the municipality's RDP nor included in an inclusionary overlay zone? If yes, please identify the parcel(s) and describe how the municipality plans to address the changed circumstances.

No.

For Municipalities with a Prior Round and/or Third Round Durational Adjustment:

NOT APPLICABLE

1. GENERAL INFORMATION AND TRUST FUND MONITORING

MUNICIPALITY NAME:	North Plainfield Borough
COUNTY:	Somerset County
Date through which funds reported:	5/9/2020
Name of person filling out form and affiliation/role:	Paul Grygiel, AICP, PP, Borough Planner
Date of filling out form:	7/1/2020
Email:	pgrygiel@phillipspreiss.com
Municipal Housing Liaison for municipality:	David E. Hollod, Borough Administrator
Email:	dhollod@npmail.org
Income Limits Year Being Used by Municipality*:	2020

TRUST FUND INFORMATION

	Inception - June 30, 2015	July 1, 2015 to Present	Total
REVENUE SUMMARY			
Barrier Free Escrow		\$ -	\$0
Development Fees		\$ 261,681	\$261,681
Interest Earned		\$ -	\$0
Other Income		\$ -	\$0
Payments-in-Lieu of Construction		\$ -	\$0
TOTAL	\$ -	\$ 261,681	\$261,681

EXPENDITURE SUMMARY			
Administration**		\$ 4,510	\$4,510
Affordability Assistance***		\$ -	\$0
Very Low-Income Affordability Assistance		\$ -	\$0
Barrier Free Conversions		\$ -	\$0
Housing Activity		\$ -	\$0
TOTAL	\$ -	\$ 4,510	\$4,510

ADMINISTRATION: Date in Approved Spending Plan to Present		
Name	List types of administrative expenses	Amount
Phillips Preiss Grygiel Leheny Hughes LLC	affordable housing planning services	\$1,791.25
RCM Ceberio	affordable housing advisory services	\$2,718.75
TOTAL		\$4,510

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

HOUSING ACTIVITY: Date in Approved Spending Plan to Present		
Type of Housing Activity	Specific Site or Program	Amount
TOTAL		\$0

Comments:

*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 Assistance

2. REHABILITATION

Total Third Round rehabilitation obligation	266
Rehabilitation program administrator(s) with email, phone number, and address: (if multiple rehab programs list administrator for each)	Somerset County Comm. Dev. Block Grant Program, CommDev@co.somerset.nj.us, 908-541-5756, PO Box 3000, Somerville, NJ 08876
Period of time covered (Only completed rehabs since either the adoption of the Housing Element and Fair Share Plan or the previous annual report should be included on this sheet):	since 2010

Please list below all units rehabilitated towards the municipality's Third Round rehabilitation obligation.

2					3					4	5	7	8	9	10	11	12	13		
Street Address	Case Number (if applicable)	Rehab program used (e.g. county program, municipal rental rehab)	Block	Lot	Unit Number	Owner	Renter	Very Low	Low	Moderate	Final Inspection Date (mm/dd/yy)	Funds expended on hard costs (\$)	Funds recaptured	Major system(s) repaired	Was unit below code and raised to code? (Y/N)	Effective date of affordability controls (mm/dd/yy)	Length of affordability controls (years)	Affordability control removed (Y/N)	Creditworthy (Y/N)	
166 Sandford Avenue		Friends of the Carpenter	36	21		MCKEEVER, CHERYL L.						\$12,600.00								

Comments:

Verification by Program Administrator that all households are income eligible, that appropriate affordability controls are in place and that rental prices conform to COAH regulations.

Verification by Building Code Official that units were below code and raised to code per the NJ State Housing Code or the Rehabilitation Subcode and that the work involved major systems.

Program Administrator

Date

Code Official

Date

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Devereux Foundation	Everas Community Services	Keystone Community Living	Villa Maria Site
Project developer:				
Compliance Mechanism:	Group Home	Group Home	Group Home	100% affordable
Compliance Mechanism #2 (if project has multiple):				
Round:	Third Round	Third Round	Third Round	Third Round
Block (if multiple separate by commas):	156.01	154.01	194	110
Lot (if multiple separate by commas):	11	2	17	2.02-2.14
Address:	Maple Terrace	West End Avenue	Lawrence Avenue	Grove Street, Somerset Street and Interhaven Avenue
Construction required to begin by (for mechanisms other than inclusionary development):				
Status:	Occupied	Occupied	Occupied	Proposed
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:	1999	2014	2012	
Length of Affordability Controls (years):	ongoing	ongoing	ongoing	
Administrative Agent or other entity responsible for affirmative marketing:	Name Address Phone Email			
Contribution (for payments in lieu)				
Total Affordable Housing Units Proposed	3	4	4	13
Total Affordable Housing Units Completed to Date	3	4	4	0
Type of Affordable Units:				
<i>Family</i>				13
Family For-Sale				0
Family Rental				13
<i>Senior</i>				
Senior For-Sale				
Senior Rental				
<i>Supportive/Special needs</i>	3	4	4	
Supportive For-Sale	0	0	0	
Supportive Rental	3	4	4	

Bedroom/Income Splits:

1 BR/or Efficiency Affordable Units	0	0	0	1
Very Low-Income:				
Low-Income:				
Moderate-Income:				
2 BR Affordable Units	0	0	0	10
Very Low-Income:				
Low-Income:				
Moderate-Income:				
3+ BR Affordable Units	0	0	0	2
Very Low-Income:				
Low-Income:				
Moderate-Income:				
Supportive/Special Needs Units:	0	0	0	0
Very Low-Income:				
Low-Income:				
Moderate-Income:				

OVERALL PRIOR AND THIRD ROUND SUMMARY		
	NUMBER	PERCENT
Total Units	11	-
Very-Low Income Units	0	0%
Low-Income	0	0%
Moderate-Income	0	0%
Family	13	118%
Senior	0	0%
Supportive/Special Needs	11	100%
For Sale	0	0%
Rental	24	218%

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)
Total	0	0	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 regional median income See N.J.S.A. 52:27D-329.1.