**BOROUGH OF CLAYTON  
MIDPOINT REVIEW   
STATUS OF AFFORDABLE  
HOUSING OBLIGATIONS**

**APRIL 21, 2021**

Pursuant to Section 5.l of the Settlement Agreement, dated November 7, 2016, executed between the Borough of Clayton and Fair Share Housing Center in the matter captioned, In Re Affirmation of the Borough of Clayton’s Substantive Certification Granted on October 14, 2009, Docket No.: L-936-15, the Borough of Clayton is obligated to provide a midpoint review of its Clayton’s affordable housing activity. This summary documents the Borough’s effort to implement its Fair Share Plan.

**AFFORDABLE HOUSING OBLIGATION**

The Borough’s Third Round affordable housing obligation is identified in the chart below:

|  |  |  |
| --- | --- | --- |
| **Present Need** | **Prior Round Obligation** | **Prospective Need** |
| 44 | 94 | 162 |

**PRESENT NEED (Rehabilitation)**

The Borough has been addressing rehabilitation through the Gloucester County Owner Occupied Rehabilitation Program funded by HUD. The county does not provide individual reporting of each municipality’s activity, but can verify that residents of the Borough continue to participate in this program.

**PRIOR ROUND OBLIGATION**

The status of Prior Round units are as follows:

**PROJECT STATUS NUMBER OF UNITS**

**(INCLUDING BONUSES)**

ARC of Gloucester County Complete 5  
Emerson Green Complete 8  
Delsea View Apartments Complete 24  
Berk’s Walk Planned Unit Development 57  
 Approved – Project Not Begun  
 Pending Financing  
  
**Number of Units Completed: 40% (37 out of 94)  
*STATUS: Berk’s Walk continues to be a realistic developmental opportunity that will contribute to the Prior Round Obligation and to the Borough’s Prospective Need. Berk Cohen Associates has not indicated to the Borough that it will not pursue this project. The company demonstrated its commitment and interest in growing this complex by receiving Planning Board approval in 2016 to construct* eight (8) “end cap” townhomes to existing apartment *building. These units have been completed and are being rented.***

***As Rowan University continues to expand, and its hosting municipality (Glassboro) becomes built out, Clayton anticipates demand for rental units and home ownership to increase, which should trigger the development not only of this PUD, but possibly others as well.***

**PROSPECTIVE NEED**

**PROJECT STATUS NUMBER OF UNITS**

**(INCLUDING BONUSES)**

Berk’s Walk Planned Unit Development   
 Approved – Project Not Begun 13  
Delsea View Complete 6  
Clayton Mews Complete 35  
Conifer (Camp Salute) Complete 115

**Number of Units Completed: 92% (156 out of 169)  
*STATUS: Berk’s Walk continues to be a realistic developmental opportunity that will contribute to the Prior Round Obligation and to the Borough’s Prospective Need (see above).***