



# MONROE TOWNSHIP Affordable Housing Annual Report

Submitted to:

Fair Share Housing Center

November, 2020

PREPARED BY:

**TRIAD**  
ASSOCIATES  
CELEBRATING 40 YEARS

**TRUST FUND MONITORING**

<b>MUNICIPALITY NAME:</b>	Monroe Township
<b>COUNTY:</b>	Gloucester County
<b>Date through which funds reported:</b>	6/30/2020
<b>Name of person filling out form and affiliation/role:</b>	Beth Mingey, Associate, Triad Associates, Administrative Agent
<b>Date of filling out form:</b>	7/1/2020
<b>Email:</b>	<a href="mailto:bmingey@triadincorporated.com">bmingey@triadincorporated.com</a>
<b>Municipal Housing Liaison for municipality:</b>	Jill McCrea <a href="mailto:jmccrea@monroetownship.nj.org">jmccrea@monroetownship.nj.org</a>
<b>Income Limits Year Being Used by Municipality*:</b>	2020

(Note: Date in Approved Spending Plan = date through which revenues/expenditures are shown in the approved spending plan; if no approved spending plan, show revenues/expenditures through June 30, 2015 in Column B and beginning July 1, 2015 in Column C.)

**TRUST FUND INFORMATION**

REVENUE SUMMARY	Inception - Date in Approved Spending Plan or June 30, 2015		Date in Approved Spending Plan or July 1, 2015 to 6/30/20		Total
	Through 6/30/20		July 1, 2015 to 6/30/20		
		Held By Triad Associates **		Township (Newfiled National Bank)	<b>TOTAL</b>
Barrier Free Escrow			\$ -		\$0
Development Fees	\$ 400,000.00		\$ 874,084.59		\$1,274,085
Interest Earned			\$ 26,380.19		\$26,380
Other Income			\$ -		\$0
Payments-in-Lieu of Construction			\$ 106,537.79		\$106,538
<b>TOTAL</b>	\$ -	\$ 400,000.00	\$ 1,007,002.57		\$1,407,003

EXPENDITURE SUMMARY					
Administration**			\$ 220,324.06		\$220,324
Affordability Assistance***					\$0
Very Low-Income Affordability Assistance					\$0
Barrier Free Conversions					\$0
Housing Activity*		\$ 164,078.30	\$ 70,726.25		\$234,805
<b>TOTAL</b>	\$ -	\$ 164,078.30	\$ 291,050.31		\$455,129
Balance		\$ 235,921.70	\$ 715,952.26		\$951,873.96

ADMINISTRATION: Date in Approved Spending Plan to Present			
Name	List types of administrative expenses		Amount
Triad, Maiser Consulting, Campbell Rocco Law	Consulting Fees		\$220,324.06
<b>TOTAL</b>			\$ 220,324.06

AFFORDABILITY ASSISTANCE: Date in Approved Spending Plan to Present			
Name	List affordability assistance projects and programs		Amount
<b>TOTAL</b>		\$ -	\$ -

HOUSING ACTIVITY: Date in Approved Spending Plan to Present			
Type of Housing Activity	Specific Site or Program		Amount
Market to Affordable For Sale Units (see attached Invoice Detail)	MTA Sale Program	\$ 164,078.30	\$ 37,173.75
Market to Affordable For Rent Units (see attached Invoice Detail)	MTA Rental Program		\$ 33,552.50
<b>TOTAL</b>		\$ 164,078.30	\$ 70,726.25
Balance		\$ 235,921.70	\$ 715,952.26
			\$ 951,873.96

Comments: The Township will perform an audit of the CTM entries to balance Bank Statement to CTM.

**2. REHABILITATION**

<b>Total Third Round rehabilitation obligation</b>	158
<b>Rehabilitation program administrator(s) with email, phone number, and address:</b> (if multiple rehab programs list administrator for each)	Gloucester County Department of Community Development, Christina Velasquez, 1200 N. Delsea Drive, Clayton NJ 08312, 856-307-6650 cvelazquez@co.gloucester.nj.us
<b>Period of time covered</b> (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):	2010-2017

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

Street Address	2		3					4	5	7	8	9	10	11	12	13			
	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)
See Attached Monitoring Spreadsheet																			

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

**Unit Information - Rehabilitation**

**Municipality Name:** Monroe Twp **County:** Gloucester  
**Muni Code:** \_\_\_\_\_  
**Project / Program:** Owner Occupied Rehabilitation Program

**COAH Project Number (COAH use)** \_\_\_\_\_

**1. The following units have been rehabilitated through the** Owner Occupied Rehabilitation Program (CDBG,HOME & USDA Housing Preservation Grant Funds)

**Total administrative costs for rehabilitation between 4/1/00 and 6/30/17:** \_\_\_\_\_

Address	2					qualifer	3		4	5	6	7	8	9	10	11	12	13	14	15	16
	Unit / Apt Number	block	block suffix	lot	lot suffix		rental / for-sale	income level	final inspection date	funds expended on hard costs	development fees expended	funds recaptured	major system repaired (pick only one)	was unit below code and raised to code?	effective date of affordability controls	perpetual lien	length of affordability controls	date affordability controls removed	reason for removal of controls	creditworthy (COAH USE)	
						(select one)	(select one)	(mm/dd/yyyy)	(\$)		(\$)	(select from list)	(y/n)	(mm/dd/yyyy)	(N)	(years)	(mm/dd/yyyy)	(pick reason)	(y/n)		
101 Laurel Ln		11205		18		For Sale	Low	4/8/2014	10233.00			Weatherization (Insulation/Siding/Windows/Door)	Yes			99					
1016 Winslow		3503		9		For Sale	Low	5/7/2015	9830.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	6/8/2015	Yes	99					
103 Georgia Ave (mobile home)						For Sale	Low	3/7/2014	5000.00			Heating	No		Yes						
1080 Whitehall Rd		8101		53		For Sale	Low	2/1/2011	7500.00			Sanitary/Septic/Sewer Hookup	Yes		Yes	99					
111 Michigan Ave (mobile home)						For Sale	Low	3/5/2012	3850.00			Heating	No		Yes						
1125 Dublin Ct		13.0101		43		For Sale	Low	3/7/2014	4800.00		0.00	Plumbing/Wells	Yes	11/26/2013	Yes	99	12/28/2014	Foreclosure			
1135 Glassboro Road		13901		22		For Sale	Low	4/19/2012	7500.00			Heating	No	8/6/2013	Yes	99					
116 Nevada Ave (mobile home)						For Sale	Low	4/19/2012	3850.00		0.00	Heating	No		Yes						
123 Ohio Ave (mobile home )						For Sale	Low	2/17/2013	2992.00		0.00	Heating	No		Yes						
126 Ohio Ave (mobile home)						For Sale	Low	9/7/2011	1520.00		0.00	Weatherization (Insulation/Siding/Windows/Door)	Yes		Yes						
1301 Herbert Blvd		613		29		For Sale	Mod	3/24/2015	19250.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	10/17/2014	Yes	99					
1386 Franklinville-Williamstown Rd		12702		9		For Sale	Low	4/15/2011	1600.00			Heating	No	3/4/2011	Yes	99					
1386 Franklinville-Williamstown Rd		12702		9		For Sale	Low	2/4/2011	19975.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	10/26/2010	Yes	99					
1450 18th Avenue		9202		15		For Sale	Low	11/19/2010	5495.00			Plumbing/Wells	Yes	12/7/2010	Yes	99					
1466 Coles Mill Rd		7901		3		For Sale	Low	1/6/2011	5495.00		0.00	Plumbing/Wells	Yes	1/19/2011	Yes	99		Foreclosure			
1491 W. Tuckahoe Road		14301		7		For Sale	Low	5/24/2011	8000.00			Heating	No	12/11/2002	Yes	99					
1493 Pitman Downer Rd		14901		14		For Sale	Mod	9/26/2014	5495.00			Plumbing/Wells	Yes	7/31/2014	Yes	99					
15 Bayberry Ln						For Sale	Low	12/2/2013	4850.00		0.00	Heating	No		Yes						
1612 Blue Bell Road		10301		8		For Sale	Low	8/13/2012	5495.00			Heating	No	6/5/2012	Yes	99					
1664 Blue Bell Rd		10301		4		For Sale	Low	3/8/2013	4350.00			Heating	No	1/28/2013	Yes	99					
1664 Blue Bell Rd		10301		4		For Sale	Low	12/12/2013	8520.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	10/22/2013	Yes	99					

**Unit Information - Rehabilitation**

**Municipality Name:** \_\_\_\_\_ **County:** \_\_\_\_\_  
**Muni Code:** \_\_\_\_\_  
**Project / Program:** \_\_\_\_\_

**COAH Project Number (COAH use)** \_\_\_\_\_

**1. The following units have been rehabilitated through the**

**Total administrative costs for rehabilitation between 4/1/00 and 6/30/07:** \_\_\_\_\_

Address	2					qualifer	3		4	5	6	7	8	9	10	11	12	13	14	15	16
	Unit / Apt Number	block	block suffix	lot	lot suffix		rental / for-sale	income level	final inspection date	funds expended on hard costs	development fees expended	funds recaptured	major system repaired (pick only one)	was unit below code and raised to code?	effective date of affordability controls	perpetual lien	length of affordability controls	date affordability controls removed	reason for removal of controls	creditworthy (COAH USE)	
						(select one)	(select one)	(mm/dd/yyyy)	(\$)		(\$)	(select from list)	(y/n)	(mm/dd/yyyy)	(N)	(years)	(mm/dd/yyyy)	(pick reason)	(y/n)		
1684 Janvier Rd		10603		3		For Sale	Low	4/22/2013	5495.00		0.00	Plumbing/Wells	Yes	1/28/2013	Yes	99	11/13/2014	Foreclosure			
173 Bettinger Rd.		5403		38		For Sale	Low	10/28/2011	7800.00			Weatherization (Insulation/Siding/Windows/Door)	Yes		Yes	99					
1820 York Avenue		15303		25		For Sale	Low	4/19/2012	5795.00			Plumbing/Wells	Yes	3/20/2012	Yes	99	1/13/2017	Repayment			
1941 N Black Horse Pike		201		5001		For Sale	Low	12/2/2011	4000.00		4000.00	Heating	No		Yes	99					
2 Bayberry Ln (mobile home)						For Sale	Low	3/7/2014	4450.00		0.00	Heating	No		Yes						
200 Florida Ave (mobile home)						For Sale	Mod	11/19/2015	3500.00		0.00	Heating	No								
201 Florida Ave (mobile Home)						For Sale	Low	10/18/2011	4000.00		0.00	Weatherization (Insulation/Siding/Windows/Door)	Yes								
205 Adams Avenue (mobile home)						For Sale	Mod	3/24/2015	5000.00		0.00	Heating	No								
205 Michigan Ave (mobile home)						For Sale	Low	4/8/2014	3725.00		0.00	Heating	No								
208 Georgia Ave (mobile home)						For Sale	Low		4469.00		0.00	Heating	No								
216 Kennedy Ave (mobile home )						For Sale	Low	4/19/2012	3850.00		0.00	Heating	No								
231 Truman Avenue (mobile home)						For Sale	Low	1/31/2011	4300.00		0.00	Heating	No								
26 Dale Ln (mobile home)						For Sale	Low		3350.00		0.00	Heating	No								
27 Harrell Ave		1201	19			For Sale	Low	4/8/2014	15900.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	2/24/2014	Yes	99					
28 Harrell Ave		1202	5			For Sale	Mod	2/1/2011	11500.00			Sanitary/Septic/Sewer Hookup	Yes	1/17/2011	Yes	99					
304 Bayberry Ln ( Mobile Home )						For Sale	Low	12/3/2013	4925.00			Heating	No								
308 Kentucky Ave (Mobile Home )						For Sale	Mod	5/20/2014	4395.00			Heating	No								
3375 Jackson Road		7801	26			For Sale	Low	6/16/2015	11000.00			Roof	Yes	11/25/2015	Yes	99					
347 Walnut St		3002	19			For Sale	Mod	3/24/2015	6159.00			Plumbing/Wells	Yes	10/1/2014	Yes	99					
382 N Tuckahoe		12503	8			For Sale	Mod	10/20/2015	14000.00			Sanitary/Septic/Sewer Hookup	Yes	10/13/2015	Yes	99					

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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.

\_\_\_\_\_  
Municipal Housing Liaison

\_\_\_\_\_  
Date (mm/dd/yyyy)

\_\_\_\_\_

\_\_\_\_\_  
Date (mm/dd/yyyy)

**Unit Information - Rehabilitation**

**Municipality Name:** \_\_\_\_\_ **County:** \_\_\_\_\_

**Muni Code:** \_\_\_\_\_

**Project / Program:** \_\_\_\_\_

**COAH Project Number (COAH use)** \_\_\_\_\_

**1. The following units have been rehabilitated through the**

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						(select one)	(select one)	(mm/dd/yyyy)	(\$)		(\$)	(select from list)	(y/n)	(mm/dd/yyyy)	(N)	(years)	(mm/dd/yyyy)	(pick reason)	(y/n)		
407 Kennedy Ave						For Sale	Low	5/6/2013	4100.00		0.00	Heating	No		Yes						
41 Clayton Road		11805		12		For Sale	Low		16705.00			Weatherization (Insulation/Siding/Windows/Door)	Yes		Yes		99				
424 N Main		1801		19		For Sale	Low	2/13/2015	4371.00			Heating	No	2/26/2015	Yes		99				
430 Ridge Dr		11001		9		For Sale	Low	5/6/2013	5075.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	5/7/2013	Yes		99				
500 Orbanus Ln		2702		28		For Sale	Mod	6/10/2013	5495.00			Plumbing/Wells	Yes	5/7/2013	Yes		99				
63 Avery		11502		56		For Sale	Mod	2/16/2016	8500.00			Heating	No	2/18/2016	Yes		99				
758 N Tuckahoe		13001		3		For Sale	Low	5/1/2015	19175.00			Sanitary/Septic/Sewer Hookup	Yes	5/21/2015	Yes		99				
78 Hanover Lane (mobile home)						For Sale	Low	1/22/2012	4850.00		0.00	Heating	No		Yes						
830 N Tuckahoe		13101		5		For Sale	Low	6/25/2015	13617.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	7/6/2015	Yes		99				
830 Thoreau Ln		12002		15		For Sale	Low	9/6/2011	8600.00			Heating	No	4/26/2012	Yes		99				
830 Thoreau Ln		12002		15		For Sale	Low	4/19/2012	11050.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	10/4/2011	Yes		99				
924 S Main St		3303		26		For Sale	Low	4/19/2012	6560.00			Heating	No	3/20/2012	Yes		99				
924 S. Main Street		3303		26		For Sale	Low	3/24/2015	3900.00			Heating	No	10/1/2014	Yes		99				
1612 Blue Bell Road		10301		8		For Sale	Low	8/18/2012	5495.00			Heating	No	6/5/2012	Yes		99				
966 Coles Mill Rd		7801		13		For Sale	Low	5/25/2012	4800.00			Weatherization (Insulation/Siding/Windows/Door)	Yes		Yes						
1135 Glassboro Road		13901		22		For Sale	Low	4/19/2012	2370.00			Sanitary/Septic/Sewer Hookup	Yes	3/20/2012	Yes		99				
117 Nevada Ave (mobile home)						For Sale	Low	4/22/2014	1.00			Heating	No		Yes						
107 Georgia Ave (mobilehome )						For Sale	Low	4/22/2014	1.00			Heating	No		Yes						
1135 Glassboro Road		13901		22		For Sale	Low	10/18/2012	17500.00			Sanitary/Septic/Sewer Hookup	Yes	7/25/2012	Yes		99				
205 Michigan Ave (mobile home)						For Sale	Low	3/12/2015	3725.00			Heating	No		Yes						
430 Ridge Dr		11001		9		For Sale	Low		6100.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	4/21/2013	Yes		99				
1135 Glassboro Road		13901		22		For Sale	Low		7500.00				Yes	8/6/2013	Yes		99				
1135 Glassboro Road		13901		22		For Sale	Low		20500.00				Yes	11/15/2006	Yes		99				

Verification by Municipal Housing Liaison 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.

\_\_\_\_\_  
Municipal Housing Liaison

\_\_\_\_\_  
Date (mm/dd/yyyy)

\_\_\_\_\_

\_\_\_\_\_  
Date (mm/dd/yyyy)

**Unit Information - Rehabilitation**

**Municipality Name:** \_\_\_\_\_ **County:** \_\_\_\_\_  
**Muni Code:** \_\_\_\_\_  
**Project / Program:** \_\_\_\_\_

**COAH Project Number (COAH use)** \_\_\_\_\_

**1. The following units have been rehabilitated through the**

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Address	2						3	4	5	6	7	8	9	10	11	12	13	14	15	16
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							(select one)	(select one)	(mm/dd/yyyy)	(\$)		(\$)	(select from list)	(y/n)	(mm/dd/yyyy)	(N)	(years)	(mm/dd/yyyy)	(pick reason)	(y/n)
1577 Janvier Rd		12601		56			For Sale	Low	8/5/2016	2289.00			Plumbing/Wells	Yes	8/9/2016	Yes	99			
1177 Morgan Rd		2703		3			For Sale	Low	11/2/2016	20578.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	11/7/2016	Yes	99			
1261 Herbert Blvd		1102		1			For Sale	Low	10/4/2016	10605.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	10/31/2016	Yes	99			
498 Coles Mill Rd		7601		10			For Sale	Low	9/2/2016	13432.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	8/9/2016	Yes	99			
1440 N Main St		801		17			For Sale	Low	10/5/2016	3814.00			Plumbing/Wells	Yes	3/3/2017	Yes	99			
1440 N Main St		801		17			For Sale	Low	2/28/2017	17790.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	3/3/2017	Yes	99			
272 Hammond Dr		2007		7			For Sale	Low	10/7/2016	14045.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	10/11/2016	Yes	99			
3424 N Shore Dr		9703		20			For Sale	Mod	2/28/2017	21860.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	3/3/2017	Yes	99			
1577 Janvier Rd		12601		56			For Sale	Low	11/2/2016	10115.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	11/7/2016	Yes	99			
1416 N Tuckahoe Rd		14401		5			For Sale	Low	2/28/2017	6600.00			Heating	No	3/3/2017	Yes	99			
632 Chestnut St		12101		14			For Sale	Low	2/28/2017	11950.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	3/3/2017	Yes	99			
630 Barbados Dr		90105		12			For Sale	Low	2/28/2017	5895.00			Heating	No	3/3/2017	Yes	99			
363 Huber Ave		4902		20			For Sale	Low	2/28/2017	5714.00			Plumbing/Wells	Yes	3/9/2017	Yes	99			
363 Huber Ave		4902		20			For Sale	Low		13760.00			Weatherization (Insulation/Siding/Windows/Door)	Yes		Yes	99			
221 Trinidad Blvd		90101		44			For Sale	Low	3/29/2017	2950.00			Heating	No	3/31/2017	Yes	99			
322 Oklahoma Ave (Mobile Home )							For Sale	Low	3/29/2017	3600.00			Heating	No		Yes				
1124 Daisey Ave		9505		24			For Sale	Mod	6/27/2017	21235.00			Weatherization (Insulation/Siding/Windows/Door)	Yes	6/29/2017	Yes	99			
1621 Blue Bell Rd		10301		8			For Sale	Low		1225.00			Sanitary/Septic/Sewer Hookup	Yes	10/2/2012	Yes	99			
1621 Blue Bell Rd		10301		8			For Sale	Low		8978.00			Sanitary/Septic/Sewer Hookup	Yes	12/22/2014	Yes	99			

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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.

\_\_\_\_\_  
Municipal Housing Liaison Date (mm/dd/yyyy)

\_\_\_\_\_  
Date (mm/dd/yyyy)

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Sumerfields West Partners/Summerfields West II/Friendly Village	Route 322 Associates	Barclay Glen South	Country Village at Whitehall (now Whitehall Gardens)	Blaze Mill/MTA	607 Main Morgan LLC	Catholic Charities	Mink Lane/Landfill Redevel	Acme Shopping Cente	Williamstown Square
Project developer:	Sumerfields West Partners	Route 322 Associates	Barclay Glen South	Country Village at Whitehall	Blaze Mill/MTA	Morgan Development Group	Catholic Charities	Mink Lane/Landfill Redevel	Redevelopment	Redevelopment
Compliance Mechanism:	Inclusionary Zoning	Inclusionary Zoning	Inclusionary Zoning	Inclusionary Zoning	Market to Affordable	Inclusionary Zoning	100% Affordable	Redevelopment	Redevelopment	Redevelopment
Compliance Mechanism #2 (if project has multiple):										
Round:	Gap Period	Gap Period	Gap Period	Gap Period	Gap Period	Future Round	Gap Period - 45 Future Round - 31	Future Round	Future Round	Future Round
Block (if multiple separate by commas):	3901, 8501	(Cassidy Tract, #1780) 15001	101	see attached	Multiple - see attached	#1751 11604	TBD	901, 2101, 2201	11301, Lots 1, 2, 2.01, 2.02, 3, 4, 5, and 6, Block 113.0102, Lots 10-23 inclusive, and Block 11201, Lot 1	3601
Lot (if multiple separate by commas):	31 and 32, 5, 10, 12, 20,22	5, 50.1	2, 53	see attached	Multiple - see attached	1		2-7, 5-5.01, 5-11		Lots 11-18 inclusive and Lots 43-46
Address:		Route 322 and Fries Mill Road			Multiple - see attached		32 Carroll Ave	Sicklerville Road Area	Southside of Route	
Construction required to begin by (for mechanisms other than inclusionary development):										
Status:	Approved, not built	Proposed/Zoned	Site Plan Approved	Phase I Under Construction	In Process	Site Plan Approved	Proposed	Proposed	Proposed	Proposed
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):			9/6/2016	1/1/2011	3/26/2018				9/1/2010	9/1/2010
If "approved not built" or "under construction," date of site plan and/or subdivision approval:			9/6/2016							
If "under construction," expected date of completion:				12/31/2021						
Date of issuance of C.O.:					Multiple - see attached					
If "built," date controls began:					Multiple - see attached					
Length of Affordability Controls (years):	30	30	30	30	30	30	30	30	30	30
Administrative Agent or other entity responsible for affirmative marketing:	Triad Associates, 1301 W. Forest Grove Road, Vineland, NJ 08360 856-690-9590 bmingey@triadincorporated.com			Triad Associates, 1301 W. Forest Grove Road, Vineland, NJ 08360 856-690-9590 bmingey@triadincorporated.com	Triad Associates, 1301 W. Forest Grove Road, Vineland, NJ 08360 856-690-9590 bmingey@triadincorporated.com					
Contribution (for payments in lieu)					\$1,540,000	\$125,000				
Total Affordable Housing Units Proposed	54	16	37	22	56	0	76	50	50	52
Total Affordable Housing Units Completed to Date					6					
Type of Affordable Units:										
Family	54	16	37	0	48	0	0	50	50	52
Family For-Sale	54	16			38					
Family Rental			37		10			50	50	52
Senior				22			76			
Senior For-Sale				22			0			
Senior Rental							76			
Supportive/Special needs					8	5	0			
Supportive For-Sale							0			
Supportive Rental					8	0	0			

Bedroom/Income Splits:

<b>1 BR/ or Efficiency Affordable Units</b>	0	0	0	0	1	0		0	0	0
Very Low-Income:										
Low-Income:					1					
Moderate-Income:										
<b>2 BR Affordable Units</b>	0	0	0	0	1	0		0	0	0
Very Low-Income:										
Low-Income:										
Moderate-Income:					1					
<b>3+ BR Affordable Units</b>	0	0	0	0	4	0		0	0	0
Very Low-Income:										
Low-Income:										
Moderate-Income:					4					
<b>Supportive/Special Needs Units:</b>	0	0	0	0	0	0		0	0	0
Very Low-Income:										
Low-Income:										
Moderate-Income:										

OVERALL PRIOR AND THIRD ROUND SUMMARY

	NUMBER	
Total Units	6	Completed
Very-Low Income Units	0	Completed
Low-Income	0	Completed
Moderate-Income	6	Completed
Family	307	Proposed and Completed
Senior	98	Proposed and Completed
Supportive/Special Needs	8	Proposed and Completed
For Sale	130	Proposed and Completed
Rental	283	Proposed and Completed

Comments:



3. PRIOR ROUND MONITORING

Site / Program Name:	Mimosa Ridge	Carino Park Apartments	GCHA Scattered Site Housing	Willow Creek/Monroe Towne East	Monroe Towne	Pleasant Acres/Monroe Towne II	Justin Commons	Oak Street Redevel	Garden Villas	Barclay Glen/Barclay Glen North	
Project developer:	Mimosa Associates	Franland Construction Company	GCHA Scattered Site Housing	Willtown Associates	DOBCO Associates	DOBCO Associates	Justin Commons	Rural Opportunities, INC (NJRHAC)	Garden Villas	Barclay Glen	
Compliance Mechanism:	Prior Round Credits	Prior Round Credits	Prior Round Credits	100% Inclusionary	100% Inclusionary	100% Inclusionary	100% Inclusionary	100% Inclusionary	Inclusionary Zoning	Inclusionary Zoning	
Compliance Mechanism #2 (if project has multiple):	100% Affordable										
Round:	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round-62; Gap Period - 70	Prior Round	Prior Round	Prior Round	
Block (if multiple separate by commas):	Block 110.0101 Lots 1-9, 11-14; Block 110.0102 Lots 6-21; Block 110.0103 lots 6, 6-18	11603	613,1603,2104,8201, 89, 9902, 11902, 13502	3401	1701	1701	143001	11701 Lots 44, 45; Block 11902, lots	110.0407	101	
Lot (if multiple separate by commas):		12	1, 4 and 38, 4, 11, 20, 8, 5, 1, 10	5	11.02	11.01	57		87	3,03.08	
Address:	Crestwood Drive: 1000, 1001, 1004, 1005, 1008, 1009, 1013, 1017, 1020, 1021, 1024, 1025, 1029, 1033, 1037, 1041; Ridge Drive:	100 Chestnut Street, Williamstown, NJ 08094		175 Walnut Street, Williamstown, NJ 08094	800 North Main Street, Williamstown, NJ 08094	800 North Main Street, Williamstown, NJ 08094		210, 312, 327, 331 Oak Street, Williamstown, NJ 08094			
Construction required to begin by (for mechanisms other than inclusionary development):											
Status:	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	
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:	12/31/1985	11/31/1984	7/10/1981	1987	12/31/1988	4/28/1988	2011	1998			
Length of Affordability Controls (years):	20	permanent	permanent	20	20	20	30	20	30	30	
Administrative Agent or other entity responsible for affirmative marketing:	Weikel, Zoning / Code Enforcement Officer	Weikel, Zoning / Code Enforcement Officer	Housing Authority of Gloucester County	Kernan Engineers	Kernan Engineers	Fred Weikel, Zoning / Code Enforcement Officer	MBI Development Co (Ingerman)	NJRHAC			
Contribution (for payments in lieu)											
Total Affordable Housing Units Proposed	30	100	10	38	36	36	132	4	17	31	
Total Affordable Housing Units Completed to Date	30	100	10	38	36	36	132	4	17	31	
Type of Affordable Units:											
Family	30		10	38	36	36	132	4	17	31	
Family For-Sale								4	17		
Family Rental	30		10	38	36	36	132			31	
Senior		100									
Senior For-Sale											
Senior Rental		100									
Supportive/Special needs											
Supportive For-Sale											
Supportive Rental											

Bedroom/Income Splits:

<b>1 BR/or Efficiency Affordable Units</b>	0	100	0	0	14	12	12	0	0	0	0
Very Low-Income:		40									
Low-Income:		60			13	11	11				
Moderate-Income:					1	1	1				
<b>2 BR Affordable Units</b>	30	0	0	1	24	24	24	0	0	0	0
Very Low-Income:				1							
Low-Income:	28				23	23	23				
Moderate-Income:	2				1	1	1				
<b>3+ BR Affordable Units</b>	0	0	0	13	0	0	0	0	4	0	0
Very Low-Income:				13							
Low-Income:											
Moderate-Income:									4		
<b>Supportive/Special Needs Units:</b>	0	0	0	0	0	0	0	0	0	0	0
Very Low-Income:											
Low-Income:											
Moderate-Income:											

OVERALL PRIOR AND THIRD ROUND SUMMARY

	NUMBER	
Total Units	434	Completed Units
Very-Low Income Units	54	Completed Units (Incomplete Data)
Low-Income	192	Completed Units (Incomplete Data)
Moderate-Income	12	Completed Units (Incomplete Data)
Family	334	Completed Units
Senior	100	Completed Units
Supportive/Special Needs	0	Completed Units
For Sale	21	Completed Units
Rental	413	Completed Units

Comments:

Site / Program Name:	Sumerfields West Partners/Summerfields West II/Friendly Village	Route 322 Associates	Barclay Glen South	Country Village at Whitehall	Blaze Mill/MTA	607 Main Morgan LLC	Catholic Charities	Mink Lane/Landfill Redevel
	<p>A Settlement Agreement was made in November 2017 by the Township with Summerfields West, LLC, Partners, and Friendly Village LLC., trading as Temple Companies. The Settlement Agreement is also included in the May 5, 2018 Settlement Agreement with the Fair Share Housing Center and the Temple Companies. The Agreement provided that in the previously approved Summerfields West, 11.11% of the units must be affordable or 17 affordable of the 145 units. Another Summerfields site has proposed 338 units with an additional 37 affordable units, if the total 338 units are approved. The Settlement Agreement provides that these 54 affordable units will be transferred to Friendly Village, which is a mobile home park of non-age restricted for-sale units. As of 11/17/20, coordination with the Pinelands Management Commission has been resolved. The pads have been assigned and contract with Administrative Agent is pending. Affirmative marketing will start in 2021. Final bedroom distribution and affordable sales prices will be set in 2021.</p>	<p>A Use Variance and Preliminary Major Subdivision and Site Plan approval was granted for a mixed-use development located at Route 322 and Fries Mill Road. Proposal includes 79 residential lots including 16 affordable for-sale units. No development has occurred.</p>	<p>This development received use variance approval (ZBA Resolution #14-33) which permitted up to 336 apartment units. The final site plan approval granted on September 6, 2016 (ZBA Resolution #16040) permitted the construction of 336 apartments with an affordable housing setaside or 11.1% or 37 affordable units of which a maximum of 12 units may be placed in the Barclay Glen Apartment complex, with the remainder being placed on the property. No development has occurred.</p>	<p>This development received approval in 2007 for an age-restricted community of 240 residential units, including 192 market rate units and 48 affordable units. In 2011, the approval was converted to all-age community through Planning Board Resolutions 27-11, 29-11, 31-11, 25. Now the developer has proposed to convert the community back to age-restricted housing. According to the Township Planner Tim Kernan, there would be 192 market-rate age restricted lots with 22 affordable age-restricted for-sale twin home units on-site, which is in place of the optional in-lieu contribution. The development is now called Whitehall Gardens. As of 11/20/20, two units will be built in Phase I, anticipated construction completion date 12/31/2021. Administrative Agent contract is pending. Affirmative marketing will be completed in mid-2021 along with final bedroom distribution and affordable sales prices.</p>	<p>On July 15, 2013, a Court Order was issued approving the Final Judgement of Compliance and Repose and Order approving the Settlement Agreement between the Township and Blaze Mill Development Group, LLC. The Settlement Agreement provided for 250 apartments on the 61-acre site as part of a mixed-use development including a minimum of 100,000 square feet of non-residential development. The Agreement stipulated that the Developer's affordable housing obligation would be met through the payment of \$6,160 per each market-rate apartment or a total of \$1,540,000. As of 11/20, no construction has begun so no funds have been received. These funds will implement a Market to Affordable Program in the Township. A total of 56 affordable apartments are stipulated, which would result in an off-site housing setaside of 22.4%. On March 26, 2018, the Township Council approved by resolution, the Market to Affordable Program Guidelines for both low- and moderate-income units. The Market to Affordable Program seeks to alleviate some of the effects of home foreclosure and abandonment or neglect of properties in the Township while at the same time addressing a portion of its Gap Period obligation. The program is intended to create a total of 56 affordable for-sale and rental units, deed restrict them and re-sell or rent them to qualified buyers and/or tenants. All housing units will be brought up to code prior to resale or rental. This program is included in the Township's Spending Plan. The program began in 2018 and as of 6/30/20 has completed two rental units and four sale units.</p>	<p>The 0.33 acre property located on Main Street in the Pinelands RGA zone received a use variance, preliminary and final site plan and subdivision approval to construct five townhouses. All units will be deed-restricted to low and/or moderate-income disabled persons. These affordable units will be used to offset required affordable units on other Monroe Township properties that are owned by the developer. As of November, 2020, this development has been eliminated from the HEFSP. A MOU is under first reading by the Township Council on Monday November 23, 2020. This is tied to the Catholic Charities development project. Morgan will donate \$125,000 to the Monroe Affordable Housing Trust Fund and donate their property to the Township for public use. Affordable units will be removed from HEFSP. See Catholic Charities discussion.</p>	<p>Per Township Planner, Catholic Charities has been working with the Township to develop 76 units of 100% affordable age-restricted housing. However, this development, which is supported by the Township, was put on-hold due to lack of HUD 202 funds. Catholic Charities has recently reactivated this development and plans to use tax-free bonds and new HUD funding. At this time, no site is identified. The HEFSP assumes that this development will occur within the next eight years. Of the 76 apartments, 45 units address the Gap Period obligation; the remainder address future Township affordable housing obligations. As of November, 2020, this project is on-going. Site has been selected and the Township will have the first reading of the Ordinance related to the St. Mary's Redevelopment Plan, Housing Trust Fund distribution of \$125K and Morgan Group land donation and \$125K funding to Trust Fund on November 23, 2020.</p>	<p>On May 15, 2006, the Monroe Township Council passed Ordinance O:14-2008 which established a redevelopment zone for the Mink Lane/Landfill area. Previously the Monroe Township Planning Board in Resolution PB25-06, recommended the designation of the Redevelopment Area and the adoption of a Redevelopment Plan. The Redevelopment Plan included 75 family affordable housing units as part of a mixed-use development to be built on the east side of Sicklerville Road. Subsequently this Redevelopment Plan was overturned in the Court and it has been on hold. In 2017, the Township has revisited and significantly expanded the redevelopment area, now known as the Sicklerville Road area. The Planning Board was authorized to conduct a preliminary investigation to determine whether this expanded area qualified as an area in need of non-condemnation redevelopment (Resolution R:190-2017). This area is identified for 50 'future' affordable housing credits in the HEFSP. As of 11/20/2020, Mink Lane Redevelopment is projected to be included for possible future round affordable housing obligation, but is currently on hold.</p>

Acme Shopping Center	Williamstown Square	Mimosa Ridge	Carino Park Apartments	GCHA Scattered Site Housing	Willow Creek/Monroe Towne East	Justin Commons	Oak Street Redevel	Garden Villas	Barclay Glen/Barclay Glen North
<p>In 2005, the Monroe Township Council authorized (Resolution No. R:361-2005) the Planning Board to initiate an investigation of these properties as a redevelopment area (Block 11301, Lots 1, 2, 2.01, 2.02, 3, and 4 and Block 3601, Lots 11-18 and Lots 43-46 inclusive) and prepare a redevelopment plan. The redevelopment area included properties located on both sides of Route 322 on the southeastern edge of the Williamstown Central Business District. The Preliminary Investigation and Redevelopment Plan led the Planning Board to recommend and the Township Council to adopt Ordinance No. O:15-2006 on May 9, 2006, declaring the study area as an Area in Need of Redevelopment and adopting the Redevelopment Plan. The study area consisted of approximately 110 acres (not including the right-of-way for Route 322). Approximately 25 acres were developed, but not being fully utilized. The Redevelopment Plan envisioned approximately 250 dwelling units (20% affordable) and 325,000 square feet of retail space, of which 170,000 would replace the existing structures on the south side of Route 322. The 1st Amendment Redevelopment Plan was recommended by the Township Planning Board on October 26, 2006 and adopted by the Township Council on February 13, 2007 (Ordinance No. O:02-2007). The 2nd Amendment Redevelopment Plan was recommended by the Township Planning Board to the Township Council on March 27, 2008 (Resolution No. PB-51-08) and adopted Board to the Township Council on March 27, 2008 (Resolution No. PB-51-08) and adopted by the Township Council on June 10, 2008 (Ordinance No. O:17-2008). The 2nd Amendment expanded the redevelopment area on the south side of Route 322 toward Corkery Lane including Block 11301, Lots 5 and 6, Block 113.0102, Lots 20, 21, 22, and 23, and Block 11201, Lot 1. The expanded study area consisted of approximately 127 acres (not including the Route 322 right-of-way). Approximately 34 acres were developed, but not being fully utilized. The 2nd Amendment Redevelopment Plan was envisioned to have approximately 250 dwelling units and 495,000 square feet of retail space (170,000 of which would replace the existing structures on the south side of Route 322). The plan required 20% of the total residential units as deed-restricted affordable housing. Pinelands Development Credits are required to be purchased and redeemed for 25% of all residential units constructed, excluding affordable units. In September 2010, a Redevelopment Plan for Block 3601, Lots 11-18 inclusive and Lots 43-46 inclusive, was prepared to separate these lots from the Acme Shopping Center Redevelopment Plan. That area is referred to as the Williamstown Square Redevelopment Area. The 3rd Amendment Acme Shopping Center Redevelopment Plan was prepared in October 2012.27 The plan includes only the following properties, located on the southside of Route 322: Block 11301, Lots 1, 2, 2.01, 2.02, 3, 4, 5, and 6, Block 113.0102, Lots 10-23 inclusive, and Block 11201, Lot 1. The study area consists of approximately 51 acres with much not being fully utilized. The 4th Amendment of the Acme Shopping Center Redevelopment Plan, Ordinance O:16-19, was adopted by the Township Council on May 29, 2019. The affordable units as required in the 2018 HEFSP remain with no change.</p>	<p>In September 2010, a Redevelopment Plan for Block 3601, Lots 11-18 inclusive and Lots 43-46 inclusive, was prepared to separate these lots from the Acme Shopping Center Redevelopment Plan. That area is referred to as the Williamstown Square Redevelopment Area. The Williamstown Square Redevelopment Plan was adopted by the Township Council in October 2010 (Ordinance No. O:20-2010). July 2020 UPDATE: Currently preparing an amendment to the Williamstown Square Redevelopment Plan for mixed-use development (revising standards). The number of affordable units will increase, but it has not been determined the exact amount. Williamstown Square Amendment #2 was approved in October 2020. Total units will be 425 -75 (pinelands credits) yield 350 net units. Of these, 15% may be rental affordable or 20% sale affordable units. For the purpose of planning, rental units were used in report.</p>	<p>Thirty low-income family rental units were completed in 1985 by Farmers Home Administration (a.k.a. Rural Development). There are minimum 20-year affordability controls on these units with potentially a longer restrictive time-frame.</p>	<p>The Carino Park Apartments, owned and operated by the Gloucester County Housing Authority, were completed in November 1984. It consists of 100 units permanently dedicated for very low-income elderly/disabled/handicapped persons. Documentation is included in the Appendix.</p>	<p>The Authority owns and operates 10 scattered site affordable family rental homes in the Township. Ten of these homes were built between 1980 and 1986. These homes are permanently dedicated to housing for very low-income families. A request for documentation of units was submitted to the Housing Authority on 11/17/20.</p>	<p>Willow Creek (Monroe Towne East) (Block 3401, Lot 5) with 38 family rental units, Monroe Towne (Block 1701, Lot 11.01) with 36 family rental units, and Pleasant Acres (Monroe Towne II (Block 1701, Lot 11.02) with 36 rental units are existing 100% affordable family developments, which were funded through Rural Development in 1988. As documented developments, which were funded through Rural Development in 1988. As documented in the 2012 Court Master's Mt. Laurel Report, Mr. Berezna of Rural Development confirmed that these units received federal subsidies through long term loans. All units are available to low-income households and some receive Rural Development rental assistance.24</p>	<p>This is a 100 percent affordable family rental development consisting of 132 apartments. MBI Development Co. (Ingeman) developed and administers the affordable units. It was initially occupied in 2011 and consists of 18 units reserved for very low income, 48 low income and 66 moderate income units. Sixty-two of the 132 units are credited to the Prior Round obligation, with the remainder credited in the Gap Period Round</p>	<p>This includes four affordable family for-sale homes developed in 1998.</p>	<p>This is an existing inclusionary development with 140 condominiums, of which there are 17 deed-restricted affordable for-sale units</p>	<p>There are two interrelated Barclay Glen developments. <b>Barclay Glen (Block,101, Lot 3) is an existing inclusionary development of 204 apartments with 23 affordable family rental units.</b> Barclay Glen North (Block 101, Lot 3.08) is an existing 72 units inclusionary development with 8 affordable family rental units. Taken together, there are 31 affordable units in Barclay Glen and Barclay Glen North consisting of 16 low income and 15 moderate income units.</p>

#### 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)
Sumerfields West Partners/Summerfields West II/Friendly Village	54		7	Family
Route 322 Associates	16		2	Family
Barclay Glen South	37		5	Family
Country Village at Whitehall	22		0	Senior
Blaze Mill/MTA	n/a	n/a	n/a	n/a
607 Main Morgan LLC	0		0	Family
Catholic Charities	76		10	Senior
Mink Lane/Landfill Redevel	50		7	Family
Acme Shopping Center	50		7	Family
Williamstown Square	52		7	Family
Justin Commons	132	18		Family
<b>Total</b>	<b>489</b>	<b>18</b>	<b>45</b>	

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.

Regarding the Very Low-Income Housing requirement, the Township shall require 13% of all units referenced in this plan, with the exception of units constructed prior to July 1, 2008, and units which have already received preliminary or final site plan approval, to be very low-income units.