

Edgewater Park Township, Burlington County			
TRUST FUND MONITORING - March 27, 2020			
	Inception thru Sept 30, 2017	10/1/2017 - 1/31/2020	Total
<b>REVENUE SUMMARY</b>			
Barrier Free Escrow	\$0.00	\$0.00	\$0.00
Development Fees	\$37,705.39	\$3,124.50	\$40,829.89
Interest Earned	\$4,427.33	\$240.02	\$4,667.35
Other Income	\$12,615.00	\$36,796.31	\$49,411.31
Payments-in-Lieu of Construction	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$54,747.72</b>	<b>\$40,160.83</b>	<b>\$94,908.55</b>
<b>EXPENDITURE SUMMARY</b>			
Administration	\$10,881.70	\$0.00	\$10,881.70
Affordability Assistance	\$0.00	\$0.00	\$0.00
Very Low Income Affordability Assistance	\$15,717.15	\$0.00	\$15,717.15
Barrier Free Conversions	\$0.00	\$0.00	\$0.00
Housing Activity	\$28,150.34	\$0.00	\$28,150.34
<b>TOTAL</b>	<b>\$54,749.19</b>	<b>\$0.00</b>	<b>\$54,749.19</b>
<b>TRUST FUND ACCOUNT BALANCE AS OF January 31, 2020 =</b>			<b>\$40,159.36</b>

HOUSING ACTIVITY: Inception through 1/31/2020		
	list projects, programs	\$
Salt & Light - Family rental units		\$28,150.34
<b>TOTAL</b>		<b>\$28,150.34</b>

AFFORDABILITY ASSISTANCE: Inception through 1/31/2020		
	list projects, programs	\$
Salt & Light Very Low Income family rental unit		\$15,717.15
<b>TOTAL</b>		<b>\$15,717.15</b>

Other Income: Inception through 1/31/2020		
	list projects, programs	\$
In August 2019, the Township made the Court-required general revenue transfer to the trust fund for the Township rental rehabilitation program. The July 11, 2019 JOR requires that a total of \$40,000 remain in the trust account for the local rental rehabilitation program. The Township will replenish the trust fund upon the request of the rental rehab program's administrative agent CGH&P.		\$36,796.31
<b>TOTAL</b>		<b>\$36,796.31</b>

Edgewater Park Township, Burlington County																			
PROJECT/UNIT MONITORING - March 13, 2020																			
Site / Program Name:	Rehabilitation (homeowner-occupied).			Rehabilitation (renter-occupied)			The Courtyards			Oaks Integrated Care (Formerly Family Service of Burlington County)			The Affordable Homes Group, Inc. (Also known as the Salt & Light Company)			A.D.E.P.T Program, Inc. [group home formerly administered by Prince Association]			
Project Type:	Burlington County Home Improvement Loan Program - Owner Occupied			Local Rental Rehab Program, administrated by CGP&H			Inclusionary Development			Transitional Facilities for the Homeless			Alternative Living Arrangement			Alternative Living Arrangement, Group Home			
Block & Lot / Street:	Various			Various			B 502, L 12.01			Cooper Valley Condo, Units P-3 and A-9, and Arbor Green Condo, Unit 4-N8, each two-bedroom condo units			Arbor Green Condominium, Green Street, Unit 4-J5			B 1002, L 9. Garden Group Home at 106 N. Garden Blvd			
Status:	Ongoing			Ongoing			Completed			Completed			Completed			Completed			
Date:	N/A			N/A			9/15/2002			1999						1998 (Prince)/2018 (ADEPT)			
Length of Affordability Controls:	10-years			10-years			≥ 30 yrs			20			10			annual DHS operating contr.			
Administrative Agent:	Burlington County Home Improvement Loan Program, Department of Human Services, 795 Woodlane Road, Westhampton, NJ 08060, Monica 609-265-5072 <a href="https://www.co.burlington.nj.us/DocumentCenter/View/8618/2018-Home-Improvement-Loan-Program-PDF?bidId=">https://www.co.burlington.nj.us/DocumentCenter/View/8618/2018-Home-Improvement-Loan-Program-PDF?bidId=</a>			Community Grants Planning & Housing Inc. (CGP&H), 1249 South River Road, Suite 301, Cranbury, NJ 08512, 609-664-2769			Piazza & Associates, Princeton Forrestal Village, 216 Rockingham Row, Princeton, NJ 08540, <a href="http://www.piazza-and-associates.com/index.html">http://www.piazza-and-associates.com/index.html</a>			Oaks Integrated Care, 770 Woodlane Road, Mount Holly, NJ 08060, 609-267-5928			The Affordable Homes Group, 1841 Burlington-Mt. Holly Road (Co. Rt. 541), Westampton, NJ 08060, 609-261-4571			A.D.E.P.T Program, Inc., 111 High St, Mt Holly, NJ 08060, 609-267-8484			
Contribution:																			
Type of Units:	Rehabilitation (homeowner-occupied)			Rehabilitation (renter-occupied)			Family Rental (39)			Six (6) very-low income bedrooms			Emergency Shelter Facility (1)			Developmentally Disabled Group Home (4)			
Total Affordable Units:	2						39			6 special needs bedrooms			1			4 low group home bedrooms			
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	
Very Low-Income													1						
Low-Income							6	14											
Moderate-Income							5	14											
Comments:	See additiional County Rehabilitation form.			In August 2019, the Township made the Court-required general revenue transfer to the trust fund for theTwp rental rehab program. The July 11, 2019 JOR requires that a total of \$40,000 remain in the trust account for the local rental rehab program. Twp will replenish the trust fund upon the request of the rental rehab program's administrative agent CGH&P. Outreach will begin in June of 2020. CGP&H are calculating rent ranges, preparing landlord outreach, and working on advertisement in the Burlington County Times.						Oaks Integrated Care extended affordability controls by 20 years in 2015, bringing the controls to 2035.			Meets prior round and was established in 1999 and had 10 year controls. Per K. Pipes, the controls remain in place.						

Edgewater Park Township, Burlington County																		
PROJECT/UNIT MONITORING - March 13, 2020																		
Site / Program Name:	Fox Run			Varsaci Site			Abergel/Ariel Realty Site			Salt & Light Company								
Project Type:	Inclusionary Development			Inclusionary Development - Adopted Zoning			Inclusionary Development - Approved Development			Market to Affordable Housing Program								
Block & Lot / Street:	B 1202, L 4.01			B 203, L 3, L 3.02 on Bridgeboro Road, B 404.06, L 1 on Mt. Holly Road			B 1202, L 1.10, 9			B 502.1, L 1. Green Street., Units 4-J2, and 5-N2.								
Status:	Complete			No applications received to date			Planning Board Final Site Plan Approval Dec 2019. Resolution memorialized in Feb, 2020.			Completed								
Date:	Construction completed on 4/13/2017			Inclusionary Zoning change adopted 12/4/18			Final Site Plan Res memorialized in Feb, 2020.			C.O. Date: 10/17/2017								
Length of Affordability Controls:	≥ 30 yrs						≥ 30 yrs			50 years								
Administrative Agent:	Piazza & Associates, Princeton Forrestal Village, 216 Rockingham Row, Princeton, NJ 08540, <a href="http://www.piazza-and-associates.com/index.html">http://www.piazza-and-associates.com/index.html</a>									The Affordable Homes Group, 1841 Burlington-Mt. Holly Road (Co. Rt. 541), Westampton, NJ 08060, 609-261-4571								
Contribution:																		
Type of Units:	Family Affordable For Sale Home (20)						Family Affordable For Rent (24)											
Total Affordable Units:	20						24											
Income/Bedroom Distribution:	1BR	2BR	3BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income							1	2	1	1								
Low-Income		5	5				1	5	2	1								
Moderate-Income		5	5				2	8	2									
	All units have been sold.			Inclusionary Zoning in place, Twp has met with the Varsaci family a number of times to discuss development plans, no development applications received to date, per Tom Pullion, Township Administrator.			An Affordable Housing Agreement and Deed Restriction are currently being prepared. Income/bedroom breakdowns must adhere to the above grid.											

Edgewater Park Township, Burlington County - Very-Low Income Monitoring Report - Total Affordable Units and Total Very Low Income Units proposed, approved and constructed since July 17, 2008. Per N.J.S.A. 52:27D-329.1., very low income units are units affordable to and reserved for households at or below 30% of regional median income.

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)
Salt & Light Market to Affordable	2	1	0	Family
Abergel Realty - Approved Site Plan	24	0	4	Family
Varsaci Site - Adopted Zoning	17	0	3	Family
Fox Run - Family Affordable Sale Units	20	0	0	Family
<b>Total</b>	<b>63</b>	<b>1</b>	<b>7</b>	

Total very low-income family units constructed	1
Total very low-income senior units constructed	0
Total very low-income special-needs units constructed	0
Total very low-income family units planned	7
Total very low-income senior units planned	0
Total very low-income special-needs units planned	0
Total current very-low income obligation: 63 total affordable units x 0.13 = 8.19	9

These Prior Round very low-income units satisfy very low-income obligation per FSHC Agreement:

Development/Compliance Mechanism	Total Affordable Units	VLI units constructed as of date of report	Type of Very Low Income Unit (Family, Senior, Special Needs)
Oaks Integrated Care	6	6	Special Needs
<b>Total</b>	<b>6</b>	<b>6</b>	
Total very low-income family units			0
Total very low-income senior units			0
Total very low-income special-needs units			6