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VIA EMAIL ONLY

Mark M. Krane,
Affordable Housing Liaison
Township of Warren
46 Mountain Boulevard
Warren, New Jersey 07059

June 24, 2020

Re: Mid-Point Review
Warren Township 3rd Round Affordable
Housing Settlement Agreement

Dear Mr. Krane:

In my capacity as Township Attorney, I am attaching the Mid-Point Review Report prepared by John T. Chadwick, IV, PP, Township Planner.

In accordance with paragraph 16 of the Mt. Laurel Settlement Agreement, Township of Warren, Somerset County, signed by the Mayor and Township Clerk on October 12, 2018, the attached report (and attachments) **and this letter** are to be posted on the Township's website before the end of business on June 30, 2020.

The attached Mid-Point Review Report includes an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity to advance the production of affordable housing units. This posting invites interested parties to submit comments to your office, with a copy to Fair Share Housing Center, 510 Park Boulevard, Cherry Hill, New Jersey 08002, regarding whether any sites no longer present a realistic opportunity for the production of affordable housing units and should be replaced. Any interested party may, by motion to the Superior Court, Somerset County, (Attn. The Honorable Thomas C. Miller, AJSC) request a hearing before the court regarding these issues.

Thank you.

Very truly yours,



Jeffrey B. Lehrer,
Township Attorney

Mark M. Krane,
Affordable Housing Liaison
Township of Warren
June 24, 2020
Page 2

Enclosure

cc: Adam Gordon, Esq. (with enclosure via email)
John T. Chadwick, IV, PP (with enclosure via email)

MID POINT
AFFORDABLE HOUSING
COMPLIANCE
SUMMARY REPORT

Prepared for

WARREN TOWNSHIP

By:

John T. Chadwick, IV P.P.

3176 Route 27, Suite 1A

Kendall Park, NJ 08824

(732) 297-7669

The original of this document was signed and sealed according to law
John T. Chadwick, IV P.P. License No. 995

June 19, 2020

Conditions of Compliance

The courts approval of the Warren Township Housing Element and Fair Share Plan and judgment of compliance required the Township to adopt ordinances permitting implementation of the Fair Share Plan. The Township has adopted all ordinances necessary for plan implementation. The Township previously filed all of the above by letter of Jeffrey Lehrer, Township Attorney, dated June 20, 2019 Township of Warren for a Judgment of Compliance of its Third Round Housing Element and Fair Share Plan. This document provided exhibits a - y of all ordinances and actions required of the Township. That document is incorporated by reference.

2015-2020 3rd Round Obligation and AHP Plan

Very Low Income

Total 2015-2025 prospective need obligation was calculated by FSHC and approved by the Court-appointed Master. The total obligation for the period 1999-2025 is 865 units plus 25 special needs units.

Inclusionary Zoning

1. Mountain Boulevard (3 sites). The three sites will provide 20 family affordable rental units (20 bonus credits). *One site has been deemed "in need of redevelopment" and is proceeding to development approval.*
2. K. Hovnanian/Emerson/Hillcrest Road. The project is planned to provide 144 for sale market rate units and 48 affordable for sale family units. *The project is proceeding to development approval.*
3. Hillcrest Crossing. The project fronts Hillcrest Road and Rt I-78. The project is planned to provide 132 market rate rental units and 44 affordable rental units. *The project is proceeding to development approval.*
4. Chase Partners. This project is planned as a multi-use development. It is bounded by King George Road, Mountain Avenue and Rt I-78. The project is planned to provide 107 luxury market rate townhouse units; 153 market rate rental units, 8 affordable for sale units and 67 affordable rental units. *The project is in the application review/public hearing stage.*
5. Redevelopment Project/American Properties. The property is approximately 22 acres in size. 80 for-sale market rate units are being constructed and 25 affordable rental units are planned for a total unit count of 105 units. *The site is under construction.*
6. Redevelopment Project/Mount Bethel/Mt Horeb. The plan proposes 16 market rate rental units and 8 affordable rental family units.

7. Redevelopment project. The Flag Plaza complex is a redevelopment district. The project will create 24 market rate rental units and 20 affordable rental units. *The project is under construction.*

Non-Inclusionary Zoning/100% Affordable

1. There are 32 affordable special needs housing units planned for the Wagner Farm site. The project is beginning site development (soil analysis and ground water testing). All households are Medicaid income eligible (very low income). The Township and applicant are finalizing contract of sale and stipulations.
2. A project known as North Hill/Washington Valley will provide special needs units for special needs persons. There are 10 affordable housing units. The project is planned to be developed simultaneously with the Hillcrest Crossing (see below).
3. Redevelopment project/100 percent affordable project. The Township has entered into an agreement with PIRHL to develop 80 rental units on the remainder of the Township owned property. *The project has received Planning Board preliminary site plan approval. Final approval is scheduled for June 30, 2020.*
4. A 60-unit 100% affordable apartment development has contracted with the Township to extend controls for an additional 30 years. The contract is fully executed and the deed restriction has been recorded. Township payments have begun.
5. A 57-unit owner occupied affordable townhouse development has extended controls for an additional 30 years which is located in the urban renewal district. The deed restriction has been recorded.

The Township's Affordable Housing Plan will provide for its full fair share obligation.

APPENDIX

TABLE 1 – TOWNSHIP AFFORDABLE HOUSING PLAN

TABLE 2 – REHABILITATION AND PROJECT MONITORING

TABLE 3 – VERY LOW INCOME

**TABLE 4 – AFFORDABLE HOUSING TRUST FUND
EXPENDITURES**

TABLE 1

Warren Township AHP

1 PRIOR ROUND - OBLIGATION							
2	Development	Type of development	Sale	Rental	RCA	Family Rental/Special Needs Bonus Credits	Total w/ bonus
3a	Pre-86-4 bds/spc needs (WarrenvilleRd)	Special Needs		4		4	8
3b	Pre-86-3 bds/spc needs (MtHorebRd)	Special Needs		3		3	6
4	Town Center	Age restricted	3	3		0	6
5a	Township Affordable 100% WoodlandAcres (ownership)	Family for-sale	57				57
5b	Township Affordable 100% WhisperingHills (rental)	Family rental		60		60	120
5c	Township Affordable 100% LibertyCorner Village (rental)	Family rental		28		28	56
6a	Coop Housing B114 L22.01 & 22.02	Age restricted		5		0	5
6b	NJCP	Special Needs		6		6	12
7	Chelsea 1	Assisted Living		8			8
8	Jontoni	Special Needs		10		10	20
9	RCA - New Brunswick	RCA			166		166
10	Coop Housing B114.01 L73	Age restricted		5		0	5
11	Mt. Bethel Village	Special Needs		25		25	50
12	Substantial Compliance Bonus						24
13	Total ('87-99)		60	157	189	136	543
14							
15	GAP AND PROSPECTIVE NEED - CREDITS AS OF JULY 1, 2015						
16							
17	RCA - Perth Amboy	RCA			85		85
18	Promenade	Age-restricted for-sale	42				42
19	Chelsea II	Assisted Living (transferred to special needs - Mt Bethel Village)		7		7	14
20	Whispering Hills	Extensions of controls		60			60
21	Mt Bethel Village	Special Needs		19		19	38
22	Brightview	Assisted Living		11			11
23	Coop Housing B114 L22.01 & 22.02	Age restricted		15		1	16
24	Total Credits (99-25)		42	112	85	27	266
25	GAP AND PROSPECTIVE NEED - CALCULATED NEED FOR 1999-2025 (PURSUANT TO N.J.A.C. 5:93-2.17, EXCLUDING REHABILITATION OBLIGATION)						
26	Woodland Acres	Extensions of controls	57				57
27	Mtn Blvd (3 Sites)	Family rental		20		20	40
28	Flag Plaza	Family rental		20		20	40
29	Mt Bethel Area	Family rental		25		25	50
30	K Hov	Family for-sale	48				48
31	Mt Horeb & Mt Bethel (Vincedes)	Family rental		8			8
32	Wagner Farm -(Block 83, Lot 4)	Special Needs		32		32	64
33	Hillcrest Crossing	Family rental		44		44	88
34	North Hill Wash Valley	Special Needs		10		10	20
35	Lindberg Ave Twp Project	Family rental		80		46	126
36	Chase	Family rental and for-sale	8	67			75
37	Additional Special Needs Bedrooms (5 by 6/1/21, remainder by 12/31/24)	Special Needs		25			25
38	Total Mechanisms to Address Calculated Need (99-25)		113	331		197	641

TABLE 2

**Rehabilitation and Project Monitoring
Warren Township, Somerset County
Project/Unit Monitoring - June 2020**

Site/Program Name	Warren Rehabilitation Program	RCA - New Brunswick	RCA - Perth Amboy	Whispering Hills	ARC - Warrenville Rd
Project Type	Rehabilitation	RCA	RCA	Inclusionary Family Rental	100% Affordable Special Needs Rental
Block & Lot / Street	Various	N/A	N/A	B: 88.03 / L: 1.01 - 1.60 Primrose Way	B: 77 / L: 12 Warrenville Rd
Status	Under Construction	Completed	Completed	Completed	Completed
Date	Various	NA	NA	2/26/2013	See Notes
Length of Affordability Controls	10 Years			30 Years	See Notes
Administrative Agent	Rehabco, 470 Mantoloking Rd, Brick, NJ 08723, (732) 477-7750, https://www.rehabconj.com/contact-us	N/A	N/A	Central Jersey Housing Resource Center, 660 1st Avenue Raritan, NJ 08869 www.cjhrc.org	ARC of Somerset County, 141 S. Main St, Manville, NJ 08835, (908) 725-8544, https://www.thearcofsomerset.org
Contribution	N/A	166	85	N/A	N/A
Type of Units	Rehabilitation	RCA	RCA	Family Rental	Special Needs Rental
Total Affordable Units	38	166	85	60	4
Units Notes	Warren has completed two (2) rehabs and anticipates the remaining 36 by 2025.			Prior round credits. Units had controls extended beginning 1/8/2013 as identified in the 2/26/13 deed restriction. Payments started (see Table IV)	Prior round credits, received substantive certification in 1995.
Income/Bedroom Distribution	Eff. Std. -	Eff. Std. -	Eff. Std. -	Eff. Std. -	Eff. Std. -
Very-Low-Income	BR 1 -	BR 1 -	BR 1 -	BR 1 -	BR 1 -
Low-Income	BR 2 -	BR 2 -	BR 2 -	BR 2 -	BR 2 -
Moderate-Income	BR 3 -	BR 3 -	BR 3 -	BR 3 -	BR 3 -
	BR 4 -	BR 4 -	BR 4 -	BR 4 -	BR 4 -
	BR 5 -	BR 5 -	BR 5 -	BR 5 -	BR 5 -
	BR 6 -	BR 6 -	BR 6 -	BR 6 -	BR 6 -
	BR 7 -	BR 7 -	BR 7 -	BR 7 -	BR 7 -
	BR 8 -	BR 8 -	BR 8 -	BR 8 -	BR 8 -
	BR 9 -	BR 9 -	BR 9 -	BR 9 -	BR 9 -
	BR 10 -	BR 10 -	BR 10 -	BR 10 -	BR 10 -
	BR 11 -	BR 11 -	BR 11 -	BR 11 -	BR 11 -
	BR 12 -	BR 12 -	BR 12 -	BR 12 -	BR 12 -
	BR 13 -	BR 13 -	BR 13 -	BR 13 -	BR 13 -
	BR 14 -	BR 14 -	BR 14 -	BR 14 -	BR 14 -
	BR 15 -	BR 15 -	BR 15 -	BR 15 -	BR 15 -
	BR 16 -	BR 16 -	BR 16 -	BR 16 -	BR 16 -
	BR 17 -	BR 17 -	BR 17 -	BR 17 -	BR 17 -
	BR 18 -	BR 18 -	BR 18 -	BR 18 -	BR 18 -
	BR 19 -	BR 19 -	BR 19 -	BR 19 -	BR 19 -
	BR 20 -	BR 20 -	BR 20 -	BR 20 -	BR 20 -
	BR 21 -	BR 21 -	BR 21 -	BR 21 -	BR 21 -
	BR 22 -	BR 22 -	BR 22 -	BR 22 -	BR 22 -
	BR 23 -	BR 23 -	BR 23 -	BR 23 -	BR 23 -
	BR 24 -	BR 24 -	BR 24 -	BR 24 -	BR 24 -
	BR 25 -	BR 25 -	BR 25 -	BR 25 -	BR 25 -
	BR 26 -	BR 26 -	BR 26 -	BR 26 -	BR 26 -
	BR 27 -	BR 27 -	BR 27 -	BR 27 -	BR 27 -
	BR 28 -	BR 28 -	BR 28 -	BR 28 -	BR 28 -
	BR 29 -	BR 29 -	BR 29 -	BR 29 -	BR 29 -
	BR 30 -	BR 30 -	BR 30 -	BR 30 -	BR 30 -
	BR 31 -	BR 31 -	BR 31 -	BR 31 -	BR 31 -
	BR 32 -	BR 32 -	BR 32 -	BR 32 -	BR 32 -
	BR 33 -	BR 33 -	BR 33 -	BR 33 -	BR 33 -
	BR 34 -	BR 34 -	BR 34 -	BR 34 -	BR 34 -
	BR 35 -	BR 35 -	BR 35 -	BR 35 -	BR 35 -
	BR 36 -	BR 36 -	BR 36 -	BR 36 -	BR 36 -
	BR 37 -	BR 37 -	BR 37 -	BR 37 -	BR 37 -
	BR 38 -	BR 38 -	BR 38 -	BR 38 -	BR 38 -

**Rehabilitation and Project Monitoring
Warren Township, Somerset County
Project/Unit Monitoring - June 2020**

Site/Program Name	Woodland Acres	Town Center Project - Rentals	Town Center Project - Ownership	Liberty Corner	Mt. Horeb Rd Group Home
Project Type	100% Affordable Family Sale	Inclusionary Age Restricted Rental	Inclusionary Age Restricted Sale	Inclusionary Family Rental	100% Affordable Special Needs Rental
Block & Lot / Street	B: 114.01 / L: 68.01 - 68.49, 68.51, 68.53, 68.55, 68.57, 68.59, 68.61, 68.63, 68.65, 68.67.	B: 74 / L: 6.5, 6.51, 6.52 Town Center Drive	B: 74 / L: 522, 523, 524 Town Center Dr	B: 24.01 / L: 23 Liberty Corner Rd	Mt. Horeb Rd
Status	Completed	Completed	Completed	Completed	Completed
Date	Controls extended 1/5/2009	4/1998	4/29/1996	See Notes	See Notes
Length of Affordability Controls	See Notes	30 Years	30 Years	See Notes	See Notes
Administrative Agent	Housing Affordability Services, Division of Housing 101 Broad Street, CN 806, Trenton, NJ 08542	Vicendese Family LP, PO Box 4005, Warren, NJ 07059, (908) 755-2723, VFproperties.com	Housing Affordability Services, Division of Housing 101 Broad Street, CN 806, Trenton, NJ 08542	BNE Real Estate Group, 16 Microlab Rd, Suite A, Livingston, NJ 07039, (908) 300-5568, https://bne realestate.com/	Enable NJ, 13 Roszel Road, Suite B110, Princeton, NJ 08540, (609) 987-5003, https://enablenj.org/contact/
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Family Sale	Age Restricted Rental	Age Restricted Sale	Family Rental	Special Needs Rental
Total Affordable Units	57	3	3	28	3
Units Notes	Controls extended until 2/1/2042	Prior Round Credits, Affordable Housing Agreement identifies units as "low and moderate income units". All 3 units are 2-bedroom units.	Prior Round Credits	Received Substantive Certification in 1995. Prior Round Credits. Affordability controls will expire in 2020.	Received Substantive Certification in 1995
Income/Bedroom Distribution	Eff. Std.	Eff. Std.	Eff. Std.	Eff. Std.	Eff. Std.
Very-Low-Income	BR 1 2 3 4	BR 1 2 3 4	BR 1 2 3 4	BR 1 2 3 4	BR 1 2 3 4
Low-Income	BR 1 2 3 4	BR 1 2 3 4	BR 1 2 3 4	BR 1 2 3 4	BR 1 2 3 4
Moderate-Income	BR 1 2 3 4	BR 1 2 3 4	BR 1 2 3 4	BR 1 2 3 4	BR 1 2 3 4

**Rehabilitation and Project Monitoring
Warren Township, Somerset County
Project/Unit Monitoring - June 2020**

Site/Program Name	Camp Jotoni	Four Seasons at The Promenade	Chelsea I	Chelsea II	Mt. Bethel Village
Project Type	100% Affordable Special Needs Rental	Inclusionary Age Restricted Sale	Assisted Living	Assisted Living	100% Affordable Independent Living Facility
Block & Lot/Street	Old Stirling Rd	B: 70 / L: 19, 20.01, 20.03, 22.01, 22.02 Betsy Ross Dr	B: 82 / L: 8.01 King George Rd	NA	B: 79 / L: 7.01 Mt. Bethel Rd
Status	Completed	Completed	Completed	Completed	Completed
Date	See Notes	10/30/2006	See Notes	NA	7/29/2010
Length of Affordability Controls	See Notes	See Notes	See Notes	See Notes	30 Years
Administrative Agent	ARC of Somerset County, 141 S. Main St, Manville, NJ 08835, (908) 725-8544, https://www.thearcofsomerset.org/	Housing Affordability Services, Division of Housing 101 Broad Street, CN 806, Trenton, NJ 08542	The Chelsea at Warren, 274 King George Rd, Warren, NJ 07059, (908) 312-7223, https://www.chelseaseniorliving.com/new-jersey-senior-care-locations/warren-nj/	N/A	Mt. Bethel Village, 130 Mt. Bethel Rd, Warren, NJ 07059, (908) 757-7000, https://www.mtbethelvillage.com/
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Special Needs Rental	Age Restricted Sale	Assisted Living	Assisted Living	Independent Living Facility
Total Affordable Units	10	42	8	0	41
Units Notes	Third round credits.	Controls are 30 years commencing for each unit on the date of occupancy.	Prior round credits, units are medicaid beds.	7 units transferred to Mt. Bethel Village	10 credits applied to the Prior Round Obligation. Remaining 31 credits applied to the 3rd Round Obligation. Units are medicaid beds.
Income/Bedroom Distribution	Eff. BR BR BR BR BR BR BR BR BR BR BR BR Std. 1 2 3 4	Eff. BR BR BR BR BR BR BR BR BR BR BR BR Std. 1 2 3 4	Eff. BR BR BR BR BR BR BR BR BR BR BR BR Std. 1 2 3 4	Eff. BR BR BR BR BR BR BR BR BR BR BR BR Std. 1 2 3 4	Eff. BR BR BR BR BR BR BR BR BR BR BR BR Std. 1 2 3 4
Very-Low-Income	-	-	-	-	-
Low-Income	-	-	-	-	-
Moderate-Income	-	-	-	-	-

**Rehabilitation and Project Monitoring
Warren Township, Somerset County
Project/Unit Monitoring - June 2020**

Site/Program Name	Brightview	NJCP (CPNJ) Home	Cooperative Housing I	Cooperative Housing II	Toll Bros/American Properties
Project Type	Assisted Living	100% Affordable Special Needs Rental	100% Affordable Age Restricted Rental	100% Affordable Age Restricted Rental	Inclusionary Family Rental
Block & Lot / Street	B: 74 / L: 7.01 Mt. Bethel Rd	Stirling Rd	B: 114 / L: 22.01 & 22.02 Lindbergh Ave	B: 114.01 / L: 73 Lindbergh Ave	B: 78 / L: 15.01 & 15.02 Mt. Bethel Rd
Status	Completed	Completed	Completed	Completed	Under Construction
Date	5/9/2016	4/20/2010	See Notes	See Notes	Planning board approval 5/14/2018
Length of Affordability Controls	30 Years	20 Years	See Notes	See Notes	30 Years
Administrative Agent	Brightview, 218 N. Charles St., Ste 220, Baltimore, MD 21201, (410) 962-0595, https://www.brightviewseniorliving.com	Cerebral Palsy of North Jersey, 220 S. Orange Ave, Suite 300, Livingston, NJ 07039, (973) 763-9900, http://cpnj.org/contact/	https://www.chchousing.org/contact-us	https://www.chchousing.org/contact-us	T.B.D.
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Assisted Living	Special Needs Rental	Age Restricted Rental	Age Restricted Rental	Family Rental
Total Affordable Units	11	6	15	10	25
Units Notes	Units are Medicaid beds.	Very low income.	Received Substantive Certification in 1995 for 5 units, 10 units added.	Received Substantive Certification in 1995 for 5 units, 5 units added.	Income and bedroom requirements to conform to UHAC.
Income/Bedroom Distribution	Eff. Std. BR 1 2 3 4 BR 1 2 3 4 BR 1 2 3 4	Eff. Std. BR 1 2 3 4 BR 1 2 3 4 BR 1 2 3 4	Eff. Std. BR 1 2 3 4 BR 1 2 3 4 BR 1 2 3 4	Eff. Std. BR 1 2 3 4 BR 1 2 3 4 BR 1 2 3 4	Eff. Std. BR 1 2 3 4 BR 1 2 3 4 BR 1 2 3 4
Very-Low-Income	- 11 - - - -	- 6 - - - -	- - - - - 15 - - - -	- - - - - 10 - - - -	- 1 2 1 - -
Low-Income	- - - - -	- - - - -	- - - - -	- - - - -	- 2 6 2 -
Moderate-Income	- - - - -	- - - - -	- - - - -	- - - - -	- 2 7 2 -

**Rehabilitation and Project Monitoring
Warren Township, Somerset County
Project/Unit Monitoring - June 2020**

Site/Program Name	The Flag Plaza	PIRHL 100% Affordable Project - Lindbergh Ave	Wagner Farm	Mount Bethel/Mt Horeb	North Hill/Washington Valley
Project Type	Inclusionary Family Rental	100% Affordable Family Rental	100% Affordable Special Needs Rental	Inclusionary Family Rental	100% Affordable Special Needs Rental
Block & Lot/Street	B: 88.04 / L: 15 Mt. Bethel Rd	B: 114 / L: 22.03 Lindbergh Ave	B: 83 / L: 4 Mountain Ave	B: 71 / L: 37.01 Mt. Bethel Rd	B: 69 / L: 8.01 Washington Valley Rd
Status	Final Approval/construction started	Funded/Prelim.Approval/ final approval schd 6/30/20	No Applications Recv'd to Date	Proposed/Zoned	Proposed/Zoned
Date	Planning Board approval 5/13/2019	Closing with NJHMFA expected mid September 2020.	Transfer and development agreement 8/9/2018	NA	NA
Length of Affordability Controls	30 Years	30 Years	99 Years	30 Years	See Notes
Administrative Agent	CGHP and Township Liason (Twp Administrator)	PIRHL, 5 Commerce Way, Suite 210, Hamilton, NJ, (609) 283-3201, http://www.pirhl.com/	BCUW/Madeline, 555 10th St, Palisades Park, NJ 07650, (201) 944-3222, http://madelinecorp.com/partnership.php	T.B.D.	T.B.D.
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Family Rental	Family Rental	Special Needs Rental	Family Rental	Special Needs Rental
Total Affordable Units	20	80	32	8	10
Units Notes	Income and bedroom distribution to substantially conform to UHAC.	Income and bedroom distribution to conform to UHAC.	Lease of property includes use restriction guaranteeing affordability controls. Unit distribution to be determined	Exact income and bedroom distribution to be finalized.	Property is rezoned to permit special needs housing. Income/bedroom distribution to be finalized.
Income/Bedroom Distribution	Eff. Std. -	Eff. Std. -	Eff. Std. -	Eff. Std. -	Eff. Std. -
Very-Low-Income	BR 1 1 1	BR 2 7 2	BR 1 2 3	BR 1 1 1	BR 1 10
Low-Income	BR 2 3 4	BR 3 3 4	BR 2 3 4	BR 2 3 4	BR 2 3 4
Moderate-Income	BR 1 2 3 4	BR 6 17 6	BR 1 7 4	BR 2 1	BR 1 10
	BR 2 6 2	BR 8 24 8	BR 3 9 3	BR 2 1	BR 1 10

**Rehabilitation and Project Monitoring
Warren Township, Somerset County
Project/Unit Monitoring - June 2020**

Site/Program Name	Mountain Boulevard	K. Hovnanian/ Emerson/Hillcrest Rd	Hillcrest Crossing	Chase Partners - Rental	Pulte - Sale
Project Type	Inclusionary Family Rental	Inclusionary Family Sale	Inclusionary Family Rental	Inclusionary Family Rental	Inclusionary Family Sale
Block & Lot / Street	B: 89/L:4, B: 90/L: 2, B: 92/L: 1 Mountain Blvd	B: 208 / L: 4 & 10 Hillcrest Rd	B: 205 / L: 58 - 61 Hillcrest Rd	B: 85.01 / L: 1-4 King George Rd	B: 85.01 / L: 1-4 King George Rd
Status	Proposed/Zoned	Proposed/Zoned	Proposed/Zoned	Proposed/Zoned/hearings started	Proposed/Zoned/hearings started
Date	NA	NA	NA	N/A	NA
Length of Affordability Controls	30 Years	50 Years	50 Years	50 Years	50 Years
Administrative Agent	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Family Rental	Family Sale	Family Rental	Family Rental	Family Sale
Total Affordable Units	20	48	44	67	8
Units Notes	Exact income and bedroom distribution to be finalized.	Exact income and bedroom distribution to be finalized.	Exact income and bedroom distribution to be finalized.	Exact income and bedroom distribution to be finalized.	Exact income and bedroom distribution to be finalized.
Income/Bedroom Distribution	Eff. Std. BR 1 2 3 4	Eff. Std. BR 1 2 3 4	Eff. Std. BR 1 2 3 4	Eff. Std. BR 1 2 3 4	Eff. Std. BR 1 2 3 4
Very-Low-Income	- 1 1 1 -	- 2 5 - -	- 2 4 - -	- 3 4 2 -	- 1 1 - -
Low-Income	- 1 5 1 -	- 3 10 5 -	- 2 10 5 -	- 4 16 5 -	- 2 1 - -
Moderate-Income	- 2 6 2 -	- 4 14 5 -	- 4 13 4 -	- 6 20 7 -	- 2 1 - -

Warren Township, Somerset County: Very-Low Income Units 2020

Development/ Compliance Mechanism	Project Status	Controls Date	Affordable Units	Very-Low Income Units
Whispering Hills	Completed	2/26/2013	60	0
NJCP (CPNJ) Home	Completed	4/20/2010	6	6
Brightview	Completed	5/9/2016	11	11
Mt. Bethel Village	Completed	7/29/2010	41	41
PIRHL 100% Affordable Project Lindbergh Ave	Funded / Preim. Approval & Final scheduled 6/30/20	Closing with NJHMFA expected mid Sep 2020	80	11
Chase Partners - Rental	Zoned/hearing	N/A	67	9
Pulte - Sale	Zoned/hearing	NA	8	2
Hillcrest Crossing	Zoned	NA	44	6
K. Hovnanian/Emerson/Hillcrest Rd	Zoned	NA	48	7
Mount Bethel/Mt Horeb	Zoned	NA	8	2
Mountain Boulevard	Zoned	NA	20	3
North Hill/Washington Valley	Zoned	NA	10	10
The Flag Plaza	Under Construction	Planning Board approval 5/13/2019	20	3
Toll Bros/American Properties	Under Construction	Planning board approval 5/14/2018	25	4
Wagner Farm	No Applications Recv'd to Date	Transfer and development agreement 8/9/2018	32	5
Totals:			480	120

(%) of VLI units: 25%

TABLE 4

Afhstrst

**Affordable Housing Developer Fees Trust
Consolidated Spreadsheet of Affordable Housing Trust Funds**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Totals
Beginning Balance	5,270,361.30	3,892,585.66	3,833,124.01	3,783,013.42	3,697,811.76	3,632,596.57	3,523,318.51	\$3,586,367.46	\$3,534,236.67					\$5,270,361.30
Plus:														
Developer Deposits	361,277.00	273,387.00	207,089.00	197,515.00	257,710.00	393,558.41	487,802.92	349,500.85	67,911.32					2,615,751.50
Interest	9,128.95	8,302.49	7,912.69	4,706.25	3,939.45	4,350.71	21,436.05	59,339.29	14,759.95					133,874.83
Total Receipts														<u>2,749,626.33</u>
Less:														
Rehab Ordinance 12-10 Transfers	200,000.00			1,201.13										200,000.00
Admin costs/Disbursements	368,172.59	41,081.14	165,068.41	86,221.78	126,864.64	357,187.18	196,190.02	260,970.93	10,785.32					1,612,542.01
Chasbob - Exp of Affordability Contris	1,200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	150,000.00	250,000.00	200,000.00	50,000.00					2,650,000.00
Total Disbursements														<u>4,463,743.14</u>
Fee	9.00	70.00	43.87											122.87
Ending Bank Balance	\$3,892,585.66	\$3,933,124.01	\$3,783,013.42	\$3,697,811.76	\$3,632,596.57	\$3,523,318.51	\$3,586,367.46	\$3,534,236.67	\$3,556,121.62	\$0.00	\$0.00	\$0.00	\$0.00	\$3,556,121.62

**Future Costs are Not Shown

	1994-2011 Appendix I	2012 - 2018 Appendix II	TOTAL
Receipts	6,973,469.01	2,615,751.50	9,589,220.51
Interest	741,140.42	133,874.83	875,015.25
less:			
Expenditures	3,594,322.68	4,463,743.14	8,058,065.82

Prepared by Karen 6/9/2020

AFHSTRST FUND combined-condensed