

# **2020 AFFORDABLE HOUSING ANNUAL MONITORING REPORT**

## **TOWNSHIP OF BORDENTOWN Burlington County, New Jersey**

October 2020

Prepared By:



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**BORDENTOWN TOWNSHIP, BURLINGTON COUNTY  
 2020 ANNUAL MONITORING REPORT**

The purpose of this report is to outline the status of affordable housing projects as well as to account for housing trust fund activity. Bordentown Township executed a series of Settlement Agreements with Fair Share Housing Center (FSHC) and intervenors, resulting in the final Amended Settlement Agreement executed on June 11, 2019. The Township of Bordentown's Housing Plan provides for a total of 647 affordable housing credits to address its Affordable Housing Obligation. Pursuant to the 2019 Amended Settlement Agreement, Bordentown's Affordable Housing Obligation is as follows:

- Present Need / Rehabilitation Share: 11 units
- Prior Round: 211 units
- Third Round: 425 units

**GENERAL INFO AND TRUST FUND MONITORING**

<b>Bordentown Township, Burlington County</b>			
<b>Trust Fund Monitoring 8/16/00 - Present</b>			
	<b>8/16/00 - 1/1/2019</b>	<b>1/2/2019 - Present</b>	<b>Total</b>
<b>Revenue Summary</b>			
Barrier Free Escrow	\$0	\$0	\$0
Development Fees and Interest*	\$3,857,414.36	\$897,406.47	\$4,754,820.83
Other Income	\$0	\$0	\$0
Payments-in-Lieu of Construction	\$0	\$0	\$0
<b>Total</b>	<b>\$3,857,414.36</b>	<b>\$897,406.47</b>	<b>\$4,754,820.83</b>
<b>Expenditure Summary</b>			
Administration	\$745,375.98	\$89,332.36	\$834,708.34
Affordability Assistance	\$0	\$267,203.86	\$267,203.86
Barrier Free Conversions	\$0	\$0	\$0
Housing Activity**	\$1,836,765.45	\$530,575.00	\$2,367,340.45
<b>Total</b>	<b>\$2,582,141.43</b>	<b>\$887,111.22</b>	<b>\$3,469,252.65</b>
<b>Trust Fund Balance as of 8/17/2020 =</b>			<b>\$1,296,383.03</b>

\* Due to the way the older records were kept, income into the account was not split out between interest and development fees for the years 1999 through 2014. During those years, a total income of \$1,277,508.63 was deposited/earned. Between the years 2015 and 8/17/2020, \$3,454,890.34 in development fees were collected and \$22,421.86 in interest was earned.

\*\*Includes \$525,000 for infrastructure upgrades to the VOA-1 development, pursuant to Court Order dated June 10, 2020

**PRIOR AND THIRD ROUND MONITORING**  
**Bordentown Township, Burlington County**  
 Annual Project Form 8/8/2019 - Present

<b>Site/Program Name:</b>	<b>Bradford Pointe</b>			<b>Bordentown Waterfront Community (BWC)</b>			<b>VOA-I</b>			
<b>Affordable Housing Round:</b>	Prior and Third Round			Third Round			Third Round			
<b>Project Type:</b>	100% Affordable			Inclusionary Development			100% Affordable, Age-Restricted, Support & Special Needs			
<b>Block &amp; Lot</b>	B 139, L 11			B 140; 141, L 5-8, 10-16, 18; 4			B 140, L 3.02			
<b>Street:</b>	Bradford Court			Burlington Road			Burlington Road			
<b>Status:</b>	Built			Approved not built			Built			
<b>Date:</b>	Controls Began 5/17/01			Planning Board Approval 8/8/2019			C.O. Issuance 7/1/2019			
<b>Length of Controls:</b>	35 years			30 years (to begin with occupancy)			30 years			
<b>Administrative Agent:</b>	AAH Management aahmgmt.com/property/bradford-pointe			Heyer, Gruel & Associates 236 Broad Street, Red Bank, NJ 07701 (732) 741-2900 hgapa.com			Volunteers of America voa.org			
<b>Contribution (PIL):</b>	N/A			N/A			N/A			
<b>Type of Units:</b>	Family Rental			Family Rental			Senior, Special Needs			
<b>Total Affordable Units:</b>	168			18			69			
<b>Income/Bedroom Distribution:</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	Group Home/Assisted Living Bedrooms
<b>Very Low Income</b>	-	-	-	-	3	1	2	-	-	5
<b>Low Income</b>	-	84	84	1	2	3	23	-	-	-
<b>Moderate Income</b>	-	-	-	1	4	3	39	-	-	-
<b>Comments:</b>				Anticipated bedroom mix per AHPNJ calculator - Per PB resolution of approval, development will comply with UHAC.						

<b>Bordentown Township, Burlington County</b>									
<b>Annual Project Form 8/8/2019 - Present</b>									
<b>Site/Program Name:</b>	<b>Rising Sun Meadows</b>			<b>The Reserve at Crosswicks</b>			<b>VOA-II</b>		
<b>Affordable Housing Round:</b>	Third Round			Third Round			Third Round		
<b>Project Type:</b>	Inclusionary Development			Inclusionary Development			100% Affordable		
<b>Block &amp; Lot:</b>	B 138.01, L 41-43			B 1.01, L 3, 6			B 140.1, L 1.02, 2.01		
<b>Street:</b>	Route 130			596 South Route 206			Route 130		
<b>Status:</b>	Approved not built			Approved not built			Approved not built		
<b>Date:</b>	Planning Board Approval 1/1/2019			Planning Board Approval 7/11/2019			Planning Board Approval 6/14/2018		
<b>Length of Controls:</b>	30 years (to begin with occupancy)			30 years (to begin with occupancy)			30 years (to begin with occupancy)		
<b>Administrative Agent:</b>	Heyer, Gruel & Associates 236 Broad Street, Red Bank, NJ 07701 (732) 741-2900 hgapa.com			Heyer, Gruel & Associates 236 Broad Street, Red Bank, NJ 07701 (732) 741-2900 hgapa.com			Volunteers of America voa.org		
<b>Contribution (PIL):</b>	N/A			N/A			N/A		
<b>Type of Units:</b>	Family Rental			Family Rental			Family Rental		
<b>Total Affordable Units:</b>	36			40			65		
<b>Income/Bedroom Distribution:</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<b>Very Low Income</b>	2	-	5	2	2	4	2	5	6
<b>Low Income</b>	13	-	-	2	6	4	3	12	5
<b>Moderate Income</b>	18	-	-	4	8	8	5	17	10
<b>Comments:</b>				Anticipated bedroom mix per AHPNJ calculator - Per PB resolution of approval, development will comply with UHAC.			Anticipated bedroom mix per AHPNJ calculator - Per PB resolution of approval, development will comply with UHAC.		

<b>Bordentown Township, Burlington County</b>									
Annual Project Form 8/8/2019 - Present									
<b>Site/Program Name:</b>	<b>The Point (Team Campus II)</b>			<b>KJohnson Urban Renewal LLC (KJUR)</b>			<b>Market-to-Affordable</b>		
<b>Affordable Housing Round:</b>	Third Round			Third Round			Third Round		
<b>Project Type:</b>	Inclusionary Development			Inclusionary Development			Market-to-Affordable		
<b>Block &amp; Lot:</b>	B 58, L 36-37			B 57, L 6			B 52, 56, 115 L 10.02, 1.03, 3		
<b>Street:</b>	Route 130			Route 130			Southgate & Rydal Apartments (272 Ward Ave), Pointe Breeze Apartments, LLC (710 Route 206), Laurel Run Village Apartments (1021 US-206)		
<b>Status:</b>	Approved not built			No Approvals			Ongoing		
<b>Date:</b>	Planning Board Approval 8/8/2019			Redevelopment Plan Adopted 7/13/20			Program Manual Adopted 8/10/20		
<b>Length of Controls:</b>	30 years (to begin with occupancy)			30 years (to begin with occupancy)			30 years (to begin with occupancy)		
<b>Administrative Agent:</b>	Heyer, Gruel & Associates 236 Broad Street, Red Bank, NJ 07701 (732) 741-2900 hgapa.com			Heyer, Gruel & Associates 236 Broad Street, Red Bank, NJ 07701 (732) 741-2900 hgapa.com			Heyer, Gruel & Associates 236 Broad Street, Red Bank, NJ 07701 (732) 741-2900 hgapa.com		
<b>Contribution (PIL):</b>	N/A			N/A			N/A		
<b>Type of Units:</b>	Age-Restricted Rental			Family Rental			Family Rental		
<b>Total Affordable Units:</b>	19			26			11		
<b>Income/Bedroom Distribution:</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<b>Very Low Income</b>	-	3	-	-	-	-	To be determined		
<b>Low Income</b>	-	7	-	-	-	-			
<b>Moderate Income</b>	-	9	-	-	-	-			
<b>Comments:</b>	Resolution of approval indicates that 10 units are reserved for very-low and low-income, and 9 units reserved for moderate income.			No applications have been submitted. Administrative Agent will ensure consistency with UHAC.			The Program Manual was adopted by the Committee on 8/10/20. Per the Amended Settlement Agreement, the Township proposes to construct all 11 units by 2024, at least 9 by 2023 and at least 3 by 2022. This is proportionate with what the Agreement contemplates. The AHPNJ Calculator indicates that a maximum of (5) moderate-income units and a minimum of (6) low- and very low-income units are required. Additionally, a maximum of (2) 1-bedroom units, and minimums of (4) 2-bedroom units and (3) 3- or 4-bedroom units would be required. Administrative Agent will ensure consistency with UHAC.		

<b>Bordentown Township, Burlington County</b>			
Annual Project Form 8/8/2019 - Present			
<b>Site/Program Name:</b>	<b>3 Berkshire Court</b>	<b>12 Lancaster Court</b>	<b>5 Independence Drive</b>
<b>Affordable Housing Round:</b>	Third Round	Third Round	Third Round
<b>Project Type:</b>	Support & Special Needs	Support & Special Needs	Support & Special Needs
<b>Block &amp; Lot:</b>	B 92.06, L22.035	B 92.05, L 22.191	B 101, L 13
<b>Street:</b>	3 Berkshire Court	12 Lancaster Court	5 Independence Drive
<b>Status:</b>	Built	Built	Built
<b>Date:</b>	Date of Occupancy 8/25/10	Date of Occupancy 8/24/10	C.O. Issuance 3/10/17
<b>Length of Controls:</b>	20 years	20 years	N/A
<b>Administrative Agent:</b>	Oaks Integrated Care oaksintcare.org	Oaks Integrated Care oaksintcare.org	Mentor ABI
<b>Contribution (PIL):</b>	N/A	N/A	N/A
<b>Type of Units:</b>	Support & Special Needs	Support & Special Needs	Support & Special Needs
<b>Total Affordable Units:</b>	2	2	5
<b>Income/Bedroom Distribution:</b>	Group Home/Assisted Living Bedrooms	Group Home/Assisted Living Bedrooms	Group Home/Assisted Living Bedrooms
<b>Very Low Income</b>	2	2	5
<b>Low Income</b>	-	-	-
<b>Moderate Income</b>	-	-	-
<b>Comments:</b>			

<b>Bordentown Township, Burlington County</b>				
Annual Project Form 8/8/2019 - Present				
<b>Site/Program Name:</b>	<b>141 Old York Road</b>	<b>Habitat for Humanity</b>		
<b>Affordable Housing Round:</b>	Third Round	Third Round		
<b>Project Type:</b>	Support & Special Needs	100% Affordable		
<b>Block &amp; Lot:</b>	B 93, L 1.02	B 66, L 12.02, 13-14		
<b>Street:</b>	141 Old York Road	179, 181 and 183 Crosswicks Road		
<b>Status:</b>	Built	No Approvals		
<b>Date:</b>	C.O. Issuance 10/29/93	Ordinance Adopted 8/14/20		
<b>Length of Controls:</b>	N/A	30 years (to begin with occupancy)		
<b>Administrative Agent:</b>	Catholic Charities, Diocese of Trenton catholiccharitiestrenton.org	Heyer, Gruel & Associates 236 Broad Street, Red Bank, NJ 07701 (732) 741-2900 hgapa.com		
<b>Contribution (PIL):</b>	N/A	N/A		
<b>Type of Units:</b>	Support & Special Needs	Family For-Sale		
<b>Total Affordable Units:</b>	5	10		
<b>Income/Bedroom Distribution:</b>	Group Home/Assisted Living Bedrooms	1 BR	2 BR	3 BR
<b>Very Low Income</b>	3	To be determined		
<b>Low Income</b>	2			
<b>Moderate Income</b>	-			
<b>Comments:</b>		Pursuant to the 8/22/20 amended MOU, "[a]ny such affordable unit shall comply with UHAC, applicable COAH affordable housing regulations, any applicable order of the Court, and other applicable laws, and may be offered for sale to low- or moderate-income households that are screened and approved by Habitat in accordance with Habitat's selection criteria. This obligation includes, but is not limited to, income and bedroom splits as prescribed by UHAC." Income and bedroom distribution will be confirmed by the Administrative Agent.		

**REHABILITATION PROGRAM MONITORING**

The Township addresses its 11-unit rehabilitation share through its agreement with Burlington County to participate in the County rehabilitation programs, which remains in effect until the end of 2020. At this point, there have been no inquiries into the program since its establishment.

**VERY LOW-INCOME REPORTING**

<b>Bordentown Township, Burlington County</b>				
Very Low-Income Units approved and constructed since July 17, 2008				
<b>Development/Compliance Mechanism</b>	<b>Total Affordable Units</b>	<b>VLI units constructed as of date of report</b>	<b>VLI units not constructed as of date of this report but still planned</b>	<b>Type of Very Low-Income Unit (Family, Senior, Special Needs)</b>
Bordentown Waterfront Community (BWC)	18	0	2	Family
VOA-I	69	7	0	Senior, Special Needs
Rising Sun Meadows (Zeiger)	36	0	5	Family
The Reserve at Crosswicks (Nissim)	40	0	9	Family
VOA-II	65	0	8	Family
The Point (Team Campus II)	19	0	3	Senior
KJohnson Urban Renewal LLC (KJUR)	26	0	4	Family
Market-to-Affordable	11	0	*unknown	Family
Supportive and Special Needs Housing	14	12	0	Special Needs
Habitat for Humanity	10	0	*unknown	Family
<b>Total</b>	<b>308</b>	<b>19</b>	<b>31</b>	

\* The income / bedroom distribution has not yet been determined as the units are still proposed at this time. The Administrative Agent will confirm that the distribution complies with applicable regulations.