

2021 AFFORDABLE HOUSING ANNUAL MONITORING REPORT

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

July 15, 2021

Prepared By:



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**BORDENTOWN TOWNSHIP, BURLINGTON COUNTY
2021 ANNUAL MONITORING REPORT**

The purpose of this report is to outline the status of affordable housing projects as well as to account for affordable housing trust fund (AHTF) activity. The Township of Bordentown 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's Housing Plan provides for a total of 647 affordable housing credits to address its Affordable Housing Obligation. Pursuant to the final Amended Settlement Agreement, on each anniversary of the Amended Settlement Agreement, the Township shall provide annual reporting of the status of all affordable housing activity within the municipality. The following constitutes that report.

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

On August 14, 2020, Bordentown Township's affordable housing trust fund account had a balance of \$1,308,940.53. Since that time, the account has generated approximately \$1,150,759.02 in development fees and interest and expended a total of \$649,566.46. As of April 19, 2021, roughly \$1,810,133.09 remains in the Township's affordable housing trust fund account.

PRIOR AND THIRD ROUND MONITORING

Bordentown Township, Burlington County Annual Project Form 8/8/2019 - Present										
Site/Program Name:	Bradford Pointe			Bordentown Waterfront Community (BWC)			VOA-I			
Affordable Housing Round:	Prior and Third Round			Third Round			Third Round			
Project Type:	100% Affordable			Inclusionary Development			100% Affordable, Age-Restricted, Support & Special Needs			
Block & Lot	B 139, L 11			B 140; 141, L 5-8, 10-16, 18; 4			B 140, L 3.02			
Street:	Bradford Court			Burlington Road			Burlington Road			
Status:	Built			Ongoing			Built			
Date:	Controls Began 5/17/01			Planning Board Approval 8/8/2019			C.O. Issuance 7/1/2019			
Length of Controls:	35 years			30 years (to begin with occupancy)			30 years			
Administrative Agent:	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			
Contribution (PIL):	N/A			N/A			N/A			
Type of Units:	Family Rental			Family Rental			Senior, Special Needs			
Total Affordable Units:	168			18			69			
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	Group Home/ Assisted Living Bedrooms
Very Low Income	-	-	-	-	3	1	2	-	-	5
Low Income	-	84	84	1	2	3	23	-	-	-
Moderate Income	-	-	-	1	4	3	39	-	-	-
Comments:	-			Anticipated bedroom mix per AHPNJ calculator - Per PB resolution of approval, development will comply with UHAC. The Township has purchased the property and the project and is currently negotiating with a developer. Environmental remediation is set to commence in the 4th quarter of 2021.			-			

Bordentown Township, Burlington County									
Annual Project Form 8/8/2019 - Present									
Site/Program Name:	Rising Sun Meadows			The Reserve at Crosswicks			VOA-II		
Affordable Housing Round:	Third Round			Third Round			Third Round		
Project Type:	Inclusionary Development			Inclusionary Development			100% Affordable		
Block & Lot:	B 138.01, L 41-43			B 1.01, L 3, 6			B 140.1, L 1.02, 2.01		
Street:	Route 130			596 South Route 206			Route 130		
Status:	Approved not built			Under Construction			Approved not built		
Date:	Planning Board Approval 1/1/2019			Planning Board Approval 7/11/2019			Planning Board Approval 6/14/2018		
Length of Controls:	30 years (to begin with occupancy)			30 years (to begin with occupancy)			30 years (to begin with occupancy)		
Administrative Agent:	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		
Contribution (PIL):	N/A			N/A			N/A		
Type of Units:	Family Rental			Family Rental			Family Rental		
Total Affordable Units:	36			40			66		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low Income	2	-	5	2	2	4	4	6	5
Low Income	13	-	-	2	6	4	3	12	4
Moderate Income	18	-	-	4	8	8	6	17	9
Comments:	Project final plats were recorded with the County on 6/10/21 (Instrument # 5651584). Construction is set to begin in the 3rd quarter of 2021.			Anticipated bedroom mix per AHPNJ calculator - Per PB resolution of approval, development will comply with UHAC. Construction is underway with the first CO anticipated in the 1st quarter of 2022.			Anticipated bedroom mix per AHPNJ calculator - Per PB resolution of approval, development will comply with UHAC. The project was deemed complete on 6/10/21 and a hearing of the site plan application is scheduled for 7/8/21.		

Bordentown Township, Burlington County Annual Project Form 8/8/2019 - Present							
Site/Program Name:	The Point (Team Campus II)		KJohnson Urban Renewal LLC (KJUR)		Market-to-Affordable		
Affordable Housing Round:	Third Round		Third Round		Third Round		
Project Type:	Inclusionary Development		Inclusionary Development		Market-to-Affordable		
Block & Lot:	B 58, L 36-37		B 57, L 6		B 52, 56, 115 L 10.02, 1.03, 3		
Street:	Route 130		Route 130		Southgate & Rydal Apartments (272 Ward Ave), Pointe Breeze Apartments, LLC (710 Route 206), Laurel Run Village Apartments (1021 US-206)		
Status:	Under Construction		No Approvals		Ongoing		
Date:	Planning Board Approval 8/8/2019		MOU executed 6/15/21		Program Manual Adopted 8/10/20		
Length of Controls:	30 years (to begin with occupancy)		30 years (to begin with occupancy)		30 years (to begin with occupancy)		
Administrative Agent:	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		
Contribution (PIL):	N/A		N/A		N/A		
Type of Units:	Age-Restricted Rental		Family Rental		Family Rental		
Total Affordable Units:	19		47		11		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	Bedroom distribution to comply with UHAC	1 BR	2 BR	3 BR
Very Low Income	-	3	-	7	To be determined		
Low Income	-	7	-	17			
Moderate Income	-	9	-	23			
Comments:	Resolution of Approval indicates that 10 units are reserved for very-low and low-income, and 9 units reserved for moderate income. Both buildings are substantially complete. First building COs are anticipated in the 4th quarter of 2021 and the second building COs are anticipated in the 1st quarter of 2022.		Redevelopment Plan Adopted 7/13/20. Pursuant to the MOU executed on 6/15/21, the number of affordable units was changed from 26 to 47 units as a result of the increased yield. The developer has agreed to construct 269 total units, of which up to 47 or 17.47% will be affordable based on AMI. The Developer also agrees to comply with the UHAC bedroom distribution requirements within each income-strata. 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 will be required. Administrative Agent will ensure consistency with UHAC.		

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

Bordentown Township, Burlington County				
Annual Project Form 8/8/2019 - Present				
Site/Program Name:	141 Old York Road	Habitat for Humanity		
Affordable Housing Round:	Third Round	Third Round		
Project Type:	Support & Special Needs	100% Affordable		
Block & Lot:	B 93, L 1.02	B 66, L 12.02, 13-14		
Street:	141 Old York Road	179, 181 and 183 Crosswicks Road		
Status:	Built	No Approvals		
Date:	C.O. Issuance 10/29/93	Ordinance Adopted 8/14/20		
Length of Controls:	N/A	30 years (to begin with occupancy)		
Administrative Agent:	Catholic Charities, Diocese of Trenton catholiccharitiestrenton.org	Habitat for Humanity of Burlington and Mercer Counties 530 NJ-38, Maple Shade, NJ 08052 (856) 439-6717 hfhbmc.org		
Contribution (PIL):	N/A	N/A		
Type of Units:	Support & Special Needs	Family For-Sale		
Total Affordable Units:	5	10		
Income/Bedroom Distribution:	Group Home/Assisted Living Bedrooms	1 BR	2 BR	3 BR
Very Low Income	3	To be determined		
Low Income	2			
Moderate Income	-			
Comments:	-	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." Demolition is complete and site plan/subdivision anticipated to be submitted in September 2021. Administrative Agent will ensure consistency with UHAC.		

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

Bordentown Township, Burlington County				
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)
Bordentown Waterfront Community (BWC)	18	0	4	Family
VOA-I	69	7	0	Senior, Special Needs
Rising Sun Meadows (Zeiger)	36	0	7	Family
The Reserve at Crosswicks (Nissim)	40	0	8	Family
VOA-II	65	0	15	Family
The Point (Team Campus II)	19	0	3	Senior
KJohnson Urban Renewal LLC (KJUR)	26	0	*unknown	Family
Market-to-Affordable	11	0	*unknown	Family
Supportive and Special Needs Housing	14	12	12	Special Needs
Habitat for Humanity	10	0	*unknown	Family
Total	308	19	49	-

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