

Township of Upper Deerfield, Cumberland County
Affordable Housing Annual Unit/Project Monitoring
 November 1, 2022

Site / Program Name:	Rehabilitation	Rehabilitation	Countryside Village	Devereux Foundation	Scioto Properties	Bristol Ponds	Mill Creek (formerly Seabrook East)	Stone Bridge Run	Town Center																
Project Type:	Small Cities Home Rehabilitation Program grants	Township revolving rehabilitation fund	100% Affordable Development	Alternative Living Arrangements	Alternative Living Arrangements	Inclusionary Development	Inclusionary Development	Inclusionary Development	Inclusionary Development																
Block & Lot / Street:			Block 804, lot 1 Block 806, lot 1.01 Block 809, lot 1 Block 810, lot 1 Block 812, lot 1 99, 919-999 Deerfield Dr.	Block 1708, lot 9.01 28 Park Dr. Block 1803, lot 6 50 Roberts Ave.	Block 1501, lot 18 6 Oak Hill Drive	Block 1901, lots 8, 15, 15.02, 15.03 and 16 Cornwell Drive	Block 818, lots 1, 2, 3, 5, 6 Block 820, lots 12 and 13 1 Taft St., 3 Taft St., 5 Taft St., 30 Eisenhower Dr., 32 Eisenhower Dr., 915 MacArthur Dr., 917 MacArthur Dr.	Block 1808, lots 2, 16 and 17 Laurel Heights Drive	Between Love Lane and Cornwell Drive																
Status:	Rehabilitation obligation satisfied.	Rehabilitation obligation satisfied.	Completed	Completed	Completed	Approved	Completed	Approved (original 2007 approval extended; set-aside increased)	Adopted redevelopment plan																
Date:			2006-2008	1998	2013	Approval 5/17/2021	July 1, 2021																		
Length of Affordability Controls:			30 years	DHS mortgage/perpetual			≥ 30 years																		
Administrative Agent:			Vesta Management Corp. 99 Deerfield Dr. Seabrook, NJ 08302 (856) 451-6337 https://vestacorp.com/countryside-village/	Devereux Foundation 286 Mantua Grove Rd., Bldg. 4 West Deptford, NJ 08066 (856) 599-6400 https://www.devereux.org/site/PageServer?pagename=nj_index	Scioto Properties 4145 Powell Rd. Powell, OH 43065 (614) 889-5191 https://scioto.com		Piazza & Associates 201 Rockingham Row Princeton, NJ 08540 609-786-1100 https://www.piazzaj.com/property/mill-creek/																		
Contribution:																									
Type of Units:			Family affordable rental	Special needs affordable rental	Special needs affordable rental	Family affordable rental	Family affordable rental	Family affordable for-sale	Age-restricted affordable for-sale																
Total Affordable Units:	31 obligation; 45 completed since 4/1/2010		283	7	4	36	7 on-site	56	70																
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	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	
Very Low-Income																									
Low-Income																									
Moderate-Income																									
Comments:			Prior Round (181) and Third Round (31); remainder to future round. Because this was a tax-credit development that allowed all units to be rented to households making 60% of regional median income, the Township is required to demonstrate annually that at least 100 units are rented to low- or very low-income households.. 2022 tenant rent roll shows 169 units w/low- or very low-income tenants.				Redevelopment designation adopted in December 2018. Settlement Agreement requires 53% low-income units to offset an identified shortage. Development was approved as a mixed-use project that will include 36 affordable units. Project also includes three commercial developments. Redevelopment agreement and PILOT agreement currently being finalized. Developer is submitting sewer and water plans to DEP. Income-bedroom split is FHA/UHAC, with modification to 53% low-income as required.																		