

Township of Upper Deerfield, Cumberland County
Affordable Housing Annual Unit/Project Monitoring
March 31, 2020

TOWNSHIP OF UPPER DEERFIELD, CUMBERLAND COUNTY					
PROJECT/UNIT MONITORING - March 31, 2020					
Site / Program Name:	Rehabilitation	Rehabilitation	Countryside Village	Devereux Foundation	Scioto Properties
Project Type:	Small Cities Home Rehabilitation Program grants	Township revolving rehabilitation fund	100% Affordable Development	Alternative Living Arrangements	Alternative Living Arrangements
Block & Lot / Street:			Block 804, lot 1 Block 806, lot 1.01 Block 809, lot 1 Block 810, lot 1 Block 812, lot 1	Block 1708, lot 9.01 28 Park Dr. Block 1803, lot 6 50 Roberts Ave.	Block 1501, lot 18 6 Oak Hill Drive
Status:	Rehabilitation obligation satisfied.	Rehabilitation obligation satisfied.	Completed	Completed	Completed
Date:			2006-2008	1998	2013
Length of Affordability Controls:			30 years	DHS mortgage/perpetual	
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/SPageServer/?pagename=nj_index	Scioto Properties 4145 Powell Rd. Powell, OH 43065 (614) 889-5191 https://scioto.com
Contribution:					
Type of Units:			Family affordable rental	Special needs affordable rental	Special needs affordable rental

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Site / Program Name:	Rehabilitation			Rehabilitation			Countryside Village			Devereux Foundation			Scioto Properties		
Total Affordable Units:	31 obligation; 45 completed since 4/1/2010			--			283			7			4		
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
Very Low-Income							26	40	27	7			4		
Low-Income							10	44	31						
Moderate-Income							16	40	37						
Comments:							<p>Prior Round (181) and Third Round (31). 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 report annually on the income distribution of this property.</p> <p>5/11/20: Rent roll indicates 93 units rented at less than 30% of current AMI; 85 units rented at less than 50% current AMI. Twelve tenants now above 80% AMI.</p>								

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TOWNSHIP OF UPPER DEERFIELD PROJECT/UNIT MONITORING - M	
Site / Program Name:	Bristol Ponds
Project Type:	Inclusionary Development
Block & Lot / Street:	Block 1901, lots 8, 15, 15.02, 15.03 and 16 Cornwell Drive
Status:	Adopted redevelopment area, redevelopment plan
Date:	
Length of Affordability Controls:	
Administrative Agent:	
Contribution:	
Type of Units:	Family affordable rental

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TOWNSHIP OF UPPER DEERFIELD PROJECT/UNIT MONITORING - M			
Site / Program Name:	Bristol Ponds		
Total Affordable Units:	36		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR
Very Low-Income			
Low-Income			
Moderate-Income			
Comments:	<p>The redevelopment designation required by the Settlement Agreement and the redevelopment plan required by the Settlement Agreement were both adopted in December 2018. A redevelopment agreement authorizing resolution has been adopted; the agreement itself is still being negotiated. Site plans are currently undergoing review before the formal submission of a development application. Settlement Agreement requires 53% low-income units to offset an identified shortage.</p>		

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TOWNSHIP OF UPPER DEERFIELD			
PROJECT/UNIT MONITORING - M			
Site / Program Name:	Seabrook East	Stone Bridge Run	Town Center
Project Type:	Inclusionary Development	Inclusionary Development	Inclusionary Development
Block & Lot / Street:	67 lots on MacArthur Drive	Block 1808, lots 2, 16 and 17 Laurel Heights Drive	Between Love Lane and Cornwell Drive
Status:	Declared an area in need of redevelopment; executed redeveloper's agreement; construction started on market units	Approved (original 2007 approval extended; set-aside increased)	Adopted redevelopment plan
Date:			
Length of Affordability Controls:			
Administrative Agent:			
Contribution:			
Type of Units:	Family affordable rental	Family affordable for-sale	Age-restricted affordable for-sale

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TOWNSHIP OF UPPER DEERFIELD									
PROJECT/UNIT MONITORING - M									
Site / Program Name:	Seabrook East			Stone Bridge Run			Town Center		
Total Affordable Units:	7 if on-site, including 1 VLI; 8 if off-site			56			70		
Income/Bedroom Distribution:	1BR	2BR	3BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income									
Low-Income									
Moderate-Income									
Comments:	<p>The developer may provide affordable units off-site by acquiring 8 nearby dwellings, gut-rehabilitating and deed-restricting them. Should the developer choose this option, the obligation is for 8 affordable units, including one VLI unit. Developer executed contract December 2018. As of April 2020, Seabrook Village has been included in a redevelopment area; a redevelopment plan is being drafted. The developer has informed the Township he is leaning toward providing 8 units via gut rehab in Seabrook Village, and is in the process of taking title to the property.</p>			<p>The Township has rezoned this tract to the required density of six units per acre. Settlement Agreement requires 53% low-income units to offset identified shortage.</p>			<p>A redevelopment plan for this property had been adopted in 2005. The Settlement Agreement required a portion of the area to be rezoned for age-restricted residential development, which rezoning was completed in September 2019. Settlement Agreement requires 53% low-income units to offset identified shortage.</p>		