

Township of Upper Deerfield, Cumberland County
Affordable Housing Annual Unit/Project Monitoring
 November 1, 2020

TOWNSHIP OF UPPER DEERFIELD, CUMBERLAND COUNTY																											
PROJECT/UNIT MONITORING -November 1, 2020																											
Site / Program Name:	Rehabilitation			Rehabilitation			Countryside Village			Devereux Foundation			Scioto Properties			Bristol Ponds			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			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			67 lots on MacArthur Drive			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			Adopted redevelopment area, redevelopment plan			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:							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			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 if on-site, including 1 VLI; 8 if off-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	1BR	2BR	3BR	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:							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. 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.									The redevelopment designation required by the Settlement Agreement and the redevelopment plan required by the Settlement Agreement were both adopted in December 2018. A redeveloper was named in December 2019, and as of October 2020 site plans are undergoing review before the formal submission of a development application. Settlement Agreement requires 53% low-income units to offset an identified shortage.			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. As of October 2020, 22 building permits have been issued for Seabrook East; four COs have been issued.			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.			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.		