

Township of Upper Deerfield, Cumberland County
Affordable Housing Annual Unit/Project Monitoring
 November 1, 2021

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 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			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			Approved			Under construction			Approved (original 2007 approval extended; set-aside increased)			Adopted redevelopment plan		
Date:							2006-2008			1998			2013			May 17, 2021											
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			1	3	1				1	5	2			
Low-Income							10	44	31							2	9	3				4	13	5			
Moderate-Income							16	40	37							3	10	4				5	15	6			
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.. Tenant rent roll 11/16/21 shows 179 units w/low- or very low-income tenants: 6 vacant units; 94 units w/tenants @ 30% or less of AMI; 85 units w/tenants @ 50% or less of AMI; 83 units w/tenants @ 80% or less of AMI; 15 units w/tenants @ more than 80% of AMI.									The 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 negotiated. Construction targeted to begin February 2022. Income-bedroom split is FHA/UHAC, with modification to 53% low-income as required.			The developers and builder elected to construct seven rental units on-site in the new development. The units are under construction, and it is anticipated that they will receive COs in November 2021			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. In October 2021 owners requested another extension of their preliminary approvals; the Township is reviewing whether public notice is required.			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. Township reports no applications to date that would be subject to the rezoning.		