

Township of Upper Deerfield, Cumberland County
Affordable Housing Annual Unit/Project Monitoring
 November 1, 2023

Site / Program Name:	Rehabilitation			Rehabilitation			Countryside Village			Devereux Foundation			Scioto Properties			Mill Creek (formerly Seabrook East)			Bristol Ponds			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 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 1901, lots 8, 15, 15.02, 15.03 and 16 Cornwell 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			Completed			Approved			Approved (original 2007 approval extended; set-aside increased)			Adopted redevelopment plan								
Date:							2006-2008			1998			2013			July 1, 2021			Approval 5/17/2021														
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/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.piazzanjanj.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			7 on-site			36			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	1BR	2BR	3BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR						
Very Low-Income										7			4					1	1	3	1	1	5	2									
Low-Income																		3	2	9	3	4	13	5									
Moderate-Income							52	128	103									3	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.. 2023 tenant rent roll shows 196 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 agreements have been executed. The redeveloper is waiting on a couple of issues before going to closing on the property. Income-bedroom split is FHA/UHAC, with modification to 53% low-income as required.			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 agreements have been executed. The redeveloper is waiting on a couple of issues before going to closing on the property. Income-bedroom split is FHA/UHAC, with modification to 53% low-income as required.			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. A two-year extension was granted on January 10, 2022, retroactive to July 1, 2021, subject to the developer providing the 20% affordable housing set-aside. Owners have an agreement with a developer, who is currently engaged in due diligence. A resolution requesting a two-year extension retroactive to July 1, 2023 to July 1, 2025 was adopted by the Planning Board on October 11, 2023.			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. A two-year extension was granted on January 10, 2022, retroactive to July 1, 2021, subject to the developer providing the 20% affordable housing set-aside. Owners have an agreement with a developer, who is currently engaged in due diligence. A resolution requesting a two-year extension retroactive to July 1, 2023 to July 1, 2025 was adopted by the Planning Board on October 11, 2023.			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. Although there have been discussions regarding potential age-restricted development, the Township reports no applications have been received that would take advantage of the rezoning. Township reports no applications to date that would be subject to the rezoning.		