

FLORENCE TOWNSHIP, BURLINGTON COUNTY
TRUST FUND MONITORING - January 31, 2020

	Inception - December 31, 2017	January 1, 2018 - January 31, 2020	Total
REVENUE SUMMARY			
Barrier Free Escrow	\$0.00	\$0.00	\$0.00
Development Fees	\$5,683,729.16	\$4,618.50	\$5,688,347.66
Interest Earned	\$268,207.30	\$13,556.70	\$281,764.00
Other Income	\$0.00	\$0.00	\$0.00
Payments-in-Lieu of Construction	\$814,168.05	\$0.00	\$814,168.05
TOTAL	\$6,766,104.51	\$18,175.20	\$6,784,279.71
EXPENDITURE SUMMARY			
Administration	\$509,323.39	\$94,571.22	\$603,894.61
Affordability Assistance	\$902,495.45	\$0.00	\$902,495.45
Barrier Free Conversions	\$0.00	\$0.00	\$0.00
Housing Activity	\$3,704,070.64	\$389,902.05	\$4,093,972.69
TOTAL	\$5,115,889.48	\$484,473.27	\$5,600,362.75
TRUST FUND ACCOUNT BALANCE AS OF January 31, 2020 =			\$1,183,916.96

HOUSING ACTIVITY: January 1, 2018 - January 31, 2020	
BCCAP Roebling Village Inn rehabilitation	\$287,917.85
Market to Affordable site acquisition - 209 Iron Street	\$101,984.20
TOTAL	\$389,902.05

ADMINISTRATION ACTIVITY: January 1, 2018 - January 31, 2020	
Consulting Fees	\$76,653.39
Legal Fees	\$17,917.83
TOTAL	\$94,571.22

FLORENCE TOWNSHIP, BURLINGTON COUNTY																					
PROJECT/UNIT MONITORING - March 13, 2020																					
Site / Program Name:	96 Total Third Round Rehabilitation Share: 65 completed			Florence Housing Authority - 50 completed rehabs			Senior Rental Rehabilitation - BCCAP - 14 completed rehabs			Burlington County Home Improvement Loan Program - 1 completed rehab			Local Rental Rehabilitation			RCA			Roebling Arms		
Project Type:	Rehabilitation			Rehabilitation			Rehabilitation			Rehabilitation			Rehabilitation			RCA with the Township of Pemberton			100% Affordable Development		
Block & Lot / Street:	--			--			Block 137, Lot 1 / 32 Riverside Avenue			--			--			--			Block 122, Lot 2.03 / 1340 Hornberger Avenue		
Status:	--			Completed			Completed			1 unit completed			No Applications Recv'd to Date			Completed			Completed		
Date:	--			Completed between 2010 and 2018			Final inspection date 2/15/2017 and 5/8/2018			--			--			--			CO 11/2/1998		
Length of Affordability Controls:	--			Housing Authority Controls			over 35 years			Perpetual			At least 10 years			--			40 years		
Administrative Agent:	1. Florence Housing Authority - 50 completed family rental rehabs 2. Roebling Inn, BCCAP - 14 completed senior rental rehabs 3. CGP&H Family Rental Rehab Program - underway 4. Burlington County Home Improvement Loan Program - 1 completed rehab			Florence Housing Authority, 620 West Third Street, Florence, NJ, 08518, 609-499-0575			Burlington County Community Action Program, 718 Route 130 South, Burlington, NJ 08016, 609-386-5800			Burlington County Department of Community Development and Housing, 795 Woodlane Road, Westampton, NJ 08060, 609-265-5072			Community Grants Planning & Housing Inc. (CGP&H), 1249 South River Road, Suite 301, Cranbury, NJ 08512, 609-664-2769			--			Multiple Sclerosis Association of America - Cherry Hill, NJ 800-532-7667 ext 144		
Contribution:	--			--			--			--			--			103 credits			--		
Type of Units:	--			Rehabilitation, family affordable rental units			Rehabilitation, age-restricted affordable rental units			Owner-Occupied			Rehabilitation, affordable rental			--			Supportive and Special Needs		
Total Affordable Units:	--			50			14			1			--			--			24		
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	Eff.	1 BR	2 BR
Very Low-Income	--	--	--				--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Low-Income	--	--	--				--	--	--	--	--	--	--	--	--	--	--	--	8	16	--
Moderate-Income	--	--	--				--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Comments				Between 2010 and 2018, major system repair/ replacement was completed on 50 units, \$23,596 per unit. The work included new hot water heaters, storm doors, crawl space doors, exhaust fans, security cameras and repairs encompassed rehabilitation of roofs, common spaces, etc.			The Township provided approx. \$500,000 for the rehabilitation of 14 units incl. major load bearing structural upgrades, new windows, doors, storm doors and hot water tanks. Also, plumbing, electrical, and weatherization repairs. Roughly \$35,715 per unit.			As per Burlington County Home Improvement Loan Program, no new applications during this monitoring period.			Program to begin Summer 2020. CGP&H calculated rental ranges, prepared landlord outreach and advertisement for the Burlington County Times.								

FLORENCE TOWNSHIP, BURLINGTON COUNTY																		
PROJECT/UNIT MONITORING - March 13, 2020																		
Site / Program Name:	Roebling Inn			Transitional Housing - West Second Street			Transitional Housing - 140 Alden Street			Transitional Housing - 340 Alden Street			Salt & Light - 300 and 320 Alden			Duffy - MEND/Conifer		
Project Type:	100% Affordable Development			100% Affordable Development			100% Affordable Development			100% Affordable Development			100% Affordable Development - Supportive / Special Needs Housing			100% Affordable Development		
Block & Lot / Street:	Block 137, Lot 1 / 32 Riverside Avenue			Block 16, Lot 10 / 717 W. Second Street			Block 118, Lot 8 / 140 Alden Street			Block 116, Lot 5 / 340 Alden Street			Block 116, Lot 6 / 300 and 320 Alden Avenue			Block 45, Lots 8, 13, 14, 15		
Status:	Completed			Completed			Completed			Completed			Completed			Completed		
Date:	Completed December 1997			CO 1/10/1997			CO 7/26/2013			CO 4/3/2013			CCO 6/27/2007			CO 6/1/2015		
Length of Affordability Controls:	35 years beginning in 1997. BCCAP provided a 30-year extension that begins in 2032 and extends to 2062			30 years			≥ 30 yrs			≥ 30 yrs			≥ 30 yrs			45 yrs		
Administrative Agent:	Burlington County Community Action Program, 718 Route 130 South, Burlington, NJ 08016, 609-386-5800			The Affordable Homes Group, 1841 Burlington-Mt. Holly Road (Co. Rt. 541), Westampton, NJ 08060, 609-261-4571			The Affordable Homes Group, 1841 Burlington-Mt. Holly Road (Co. Rt. 541), Westampton, NJ 08060, 609-261-4571			The Affordable Homes Group, 1841 Burlington-Mt. Holly Road (Co. Rt. 541), Westampton, NJ 08060, 609-261-4571			Salt and Light, Inc., 1841 Burlington-Mt. Holly Road (Co. Rt. 541), Westampton, NJ 08060, 609-261-4571			Moorestown Ecumenical Neighborhood Development (MEND), 99 East Second Street, Moorestown, New Jersey 08057, 856-722-7070		
Contribution:	--			--			--			--			--			--		
Type of Units:	Age-restricted affordable rental			Special Needs Affordable Rental			Special Needs Affordable Rental			Special Needs Affordable Rental			Family Affordable Rental / Transitional			Age-Restricted Affordable Rental/Supportive and Special Needs		
Total Affordable Units:	14			1			2			6			7			53 (5 SN)		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	2 BR	3 BR	4 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	--	--	--	--	--	--	--	--	--	--	--	--	5	--	--	7	--	--
Low-Income	14	--	--	--	--	1	2	--	--	4	--	2	1	--	1	25	--	--
Moderate-Income	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	21	--	--

FLORENCE TOWNSHIP, BURLINGTON COUNTY
PROJECT/UNIT MONITORING - March 13, 2020

Site / Program Name:	Hornberger Site - Route 130/ Hornberger Ave	Albax/McHugh Court	Sassman	Atlantic/Legacy	Weiss - Florence Associates, LLC	220 Foundry									
Project Type:	Municipally Sponsored 100% Affordable Family Development	Inclusionary Development	100% Affordable	100% Affordable Development	Inclusionary Development	Market-to-Affordable									
Block & Lot / Street:	Block 121, Lot 4.02 / 2135 U.S. Route 130	Block 100, Lot 8.03 / 4 McHugh Court	Block 16, L 19 725 West 2nd Street	Block 147.11; Lots 16-19, 25-28 and 40-48 / Abrams Drive	Block 160.01; Lots 4, 11.01, 11.02, and 24, Route 130	Block 14, Lot 8 / 220 Foundry Street									
Status:	In progress	Completed	Completed	Completed	In Progress - See below	Completed									
Date:		CO 10/28/2015	CO 5/28/2020	COs 2008-2010	See Below	CO 6/4/2014									
Length of Affordability Controls:	45 years	≥ 30 yrs	≥ 30 yrs	≥ 30 yrs	≥ 30 yrs	≥ 30 yrs									
Administrative Agent:		Triad Associates, 1301 West Forest Grove Road, Building #3, Vineland, NJ 08360, 856-690-9590; https://triadincorporated.com/	Piazza & Associates, Princeton Forrestal Village, 216 Rockingham Row, Princeton, NJ 08540, http://www.piazza-and-associates.com/index.html	Housing Affordability Service (HAS). 637 South Clinton Avenue, Trenton, NJ 08611. Main Telephone 609-278-7400. https://www.njhousing.gov/dca/hmfa/about/contact/		Piazza & Associates, Princeton Forrestal Village, 216 Rockingham Row, Princeton, NJ 08540, http://www.piazza-and-associates.com/index.html									
Contribution:	--	--	--	--	--	--									
Type of Units:	Family Affordable Rental / Supportive and Special Needs	Family Affordable For-Sale	Family Affordable Rental	Age-Restricted Affordable For Sale	Family Affordable Rental	Family Affordable Rental									
Total Affordable Units:	78	1	2	17	36	6									
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									
Very Low-Income		--	--	--	1	3	1	--	1	--					
Low-Income		--	--	1	--	3	--	1	8	3	1	1	--		
Moderate-Income		--	--	1	--	1	--	7	6	3	10	4	2	1	--
	With FSHC and Master's consent, Township received Court extension on timing for developer's agreement and site development including tax credit application in 2021. Township funding/overseeing due diligence with DEP regarding wetland and riparian corridor requirements.	2007 Approved	2007 Approved		Developers Agreement executed 2017; Redevelopment Plan approved 2018; Preliminary/ Final Major Site Plan approval on June 25, 2019; Redeveloper's Agreement and PILOT under negotiations; DOT approval sought.										

FLORENCE TOWNSHIP, BURLINGTON COUNTY						
PROJECT/UNIT MONITORING - March 13, 2020						
Site / Program Name:	Salt & Light - Norman		Salt & Light - Scattered	Oaks Integrated, Family Service, Twin Oaks	Community Options	SERV - 440 West 4th Street
Project Type:	100% Affordable		Market-to-Affordable	Alternative Living Arrangement	Alternative Living Arrangement	Alternative Living Arrangement
Block & Lot / Street:	Block 116, Lot 7 / 301 Norman Avenue		One (1) unit at Block 155.25, Lot 5 / 25-5 Florence Tollgate, nine (9) units at other locations	29-1, 10-2, 31-1, 37-1, and 37-5 Florence Tollgate; and 79 Riverbank Drive	Block 71, Lot 3 / 330 East 4th Street	Block 31, Lot 1 / 440 West 4th Street
Status:	Approved		One (1) unit completed, agreement signed	Completed	Completed	Approved
Date:	Agreement approved 7/8/2009		Agreement 5/22/2017	COs May 2008-June 2011	Agreement 5/2/2017	--
Length of Affordability Controls:	≥ 30 yrs		≥ 30 yrs	≥ 30 yrs	≥ 30 yrs	30 years
Administrative Agent:	Salt and Light, Inc., 1841 Burlington-Mt. Holly Road (Co. Rt. 541), Westampton, NJ 08060, 609-261-4571		Salt and Light, Inc., 1841 Burlington-Mt. Holly Road (Co. Rt. 541), Westampton, NJ 08060, 609-261-4571	Oaks Integrated Care, 770 Woodlane Road, Mount Holly, NJ 08060, 609-267-5928	Community Options, 16 Farber Road, Princeton, NJ 08540, 609-951-9900	SERV 20 Scotch Plains Road, 3rd Floor Ewing, NJ 08628 (609) 406-0100 www.servbhs.net
Contribution:	--		--	--	--	--
Type of Units:	Family Affordable For Sale		Family Affordable Rental	Alternative Living Arrangement	Alternative Living Arrangement	Alternative Living Arrangement
Total Affordable Units:	1		10	9 group home bedrooms	3 very-low income bedrooms	4 very low income bedrooms
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	Units		
Very Low-Income	--	--	--	1	4	3
Low-Income	--	--	--	4	3	4
Moderate-Income	--	--	1	5	2	
			With FSHC and Master's consent, Township received Court extension on program development timing and to determine next steps for the balance of the program.	Because these are group homes, the credits are for bedrooms, not units. There are nine (9) bedrooms in the six (6) total group homes, and they conform to the above affordability breakdown.		With FSHC and Master's consent, Township received Court extension on site development timing and to determine next steps for this site.

FLORENCE TOWNSHIP, BURLINGTON COUNTY			
PROJECT/UNIT MONITORING - March 13, 2020			
Site / Program Name:	Township-Wide Mandatory Set Aside		
Project Type:	Inclusionary Affordable Housing Set-Aside Requirement		
Block & Lot / Street:	Township Wide		
Status:			
Date:			
Length of Affordability Controls:	≥ 30 yrs		
Administrative Agent:			
Contribution:			
Type of Units:			
Total Affordable Units:			
Income/Bedroom Distribution:	1 BR	2 BR	3 BR
Very Low-Income			
Low-Income			
Moderate-Income			
	No applications have been put forth for development that would trigger the inclusionary set-aside requirements for the Township-wide ordinance.		

Florence Township, Burlington County - Very-Low Income Monitoring Report - Total Affordable Units and Total Very Low Income Units proposed, approved and constructed since July 17, 2008. Per N.J.S.A. 52:27D-329.1., very low income units are units affordable to and reserved for households at or below 30% of regional median income.

Development/ Compliance Mechanisms	Total Affordable Units	VLI units constructed as of date of report	VLI units not constructed as of date of this report but still planned	Type of Very Low Income Unit (Family, Senior, Special Needs)
Duffy - MEND - senior, special needs	53	7	0	Senior
Hornberger Site	78	0	10	Family
Weiss	36	0	5	Family
220 Foundry - Market to Affordable	6	1	0	Family
301 Norman - Market-to Affordable	1	0	0	
Salt&Light - M to A (Tollgate unit comp)	10	0	1	Family
Oaks Integrated/Family Service	9	4	0	Special Needs
Community Options group home	3	3	0	Special Needs
Salt&Light - 300/320 Alden - transitional	pre 2008	5		Family
SERV group home 440 W. 4th	4	0	4	Special Needs
Total	200	20	20	
Total very low-income family units constructed				6
Total very low-income senior units constructed				7
Total very low-income special-needs units constructed				7
Total very low-income family units planned				16
Total very low-income senior units planned				0
Total very low-income special-needs units planned				4
Total current very-low income obligation: 200 total affordable units x 0.13 = 26				26