

Township of Florence, Burlington County Annual Affordable Housing Unit Monitoring
November 22, 2022

| Site / Program Name: | Rehabilitation Overview | | | Florence Housing Authority | | | BCCAP | | | Burlington County Home Improvement Loan Program | | | Municipal Rehabilitation Program | | | Regional Contribution Agreement | | | Roebing Arms | | | Roebing Inn | | |
|--|--|------|------|---|------|------|--|------|------|---|------|------|--|------|------|---------------------------------|------|------|--|------|------|--|------|------|
| Project Type: | Rehabilitation | | | Rehabilitation | | | Rehabilitation | | | Rehabilitation | | | Rehabilitation | | | Regional Contribution Agreement | | | 100% Affordable | | | 100% Affordable | | |
| Block & Lot / Street: | | | | Various | | | Block 137, Lot 1 32 Riverside Ave. | | | Various | | | Various | | | | | | Block 122, Lot 2.03 1340 Hornberger Ave. | | | Block 137, Lot 1 32 Riverside Ave. | | |
| Status: | | | | Completed | | | Completed | | | Ongoing | | | Ongoing | | | Completed | | | Completed | | | Completed | | |
| Date: | | | | 2010 - 2018 | | | 2017 and 2018 | | | 2012, 2021 | | | | | | 1999 - 2005 | | | CO 11/2/1998 | | | Completed December 1997 | | |
| Length of Affordability Controls: | | | | Housing Authority Controls | | | over 35 years | | | Perpetual Lien | | | 10 years | | | | | | 40 years | | | 65 years | | |
| Administrative Agent: | 1. Florence Housing Authority - 50 completed family rental rehabs 2. Roebing Inn, BCCAP - 14 completed senior rental rehabs 3. CGP&H Family Rental Rehab Program - underway 4. Burlington County Home Improvement Loan Program - 2 completed rehabs | | | Florence Housing Authority 620 West Third St. Florence, NJ 08518 609-499-0575 https://florence-nj.gov/housing_main.html | | | Burlington County Community Action Program 718 Route 130 South Burlington, NJ 08016 609-386-5800 http://www.bccap.org/ | | | Burlington County Department of Community Development and Housing 795 Woodlane Road Westampton, NJ 08060 609-265-5072 http://www.co.burlington.nj.us/DocumentCenter/View/226/Burlington-County-Home-Improvement-Loan-Program?bidId= | | | Community Grants Planning & Housing 1249 S. River Rd., Suite 301 Cranbury, NJ 08512 609-664-2769 https://www.cgph.net/ | | | | | | Multiple Sclerosis Association of America 375 Kings Highway North Cherry Hill, NJ 08034 800-532-7667 ext 144 https://mymsaa.org/ | | | Burlington County Community Action Program 718 Route 130 South Burlington, NJ 08016 609-386-5800 http://www.bccap.org/ | | |
| Contribution: | | | | | | | | | | | | | | | | | | | | | | | | |
| Type of Units: | | | | Rehabilitation -- family affordable rentals | | | Rehabilitation -- age-restricted affordable rentals | | | Rehabilitation -- owner-occupied units | | | Rehabilitation -- rental units | | | Regional contribution agreement | | | Supportive and Special Needs | | | Age-restricted affordable rental | | |
| Total Affordable Units: | 96-unit obligation; 66 units completed | | | 50 completed | | | 14 completed | | | 2 completed | | | | | | 103 credits | | | 24 | | | 14 | | |
| 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 | 1 BR | 2 BR | 3 BR |
| Very Low-Income | | | | | | | | | | | | | | | | | | | | | | | | |
| Low-Income | | | | | | | | | | | | | | | | | | | 8 | 16 | | 14 | | |
| Moderate-Income | | | | | | | | | | | | | | | | | | | | | | | | |
| Comments | | | | Between 2010 and 2018, major system repair/ replacement was completed on 50 units, \$23,596 per unit. | | | The Township provided approx. \$500,000 for major rehabilitation of 14 units, \$35,715 per unit. | | | No new applications received during this monitoring period. However, in addition to the 2012 unit included in the HEFSP, the county did find documentation of a second unit rehabilitated through the program since 2010. | | | CGP&H reports that, although they have marketed the program, no units have been rehabilitated since the program began in summer 2020. The \$1.2 million reserved in the Spending Plan for 81 units will be reduced to \$450,000 (30 units x \$15,000 per unit) the next time the Spending Plan is amended. | | | | | | | | | | | |

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| Site / Program Name: | 717 W. Second St. | 140 Alden Ave. | 300 - 320 Alden Ave. | 340 Alden Ave. | Duffy School | Project Freedom Hornberger Avenue | Project Freedom Hornberger Avenue | Albax/McHugh Court | | | | | | | | | | | | | | |
|--|--|--|---|--|--|---|---|---|------|------|------|------|------|------|---|------|------|------|------|------|------|---|
| Project Type: | Alternative Living Arrangement | Alternative Living Arrangement | Alternative Living Arrangement | Alternative Living Arrangement | 100% Affordable | 100% Affordable | 100% Affordable | Inclusionary Development | | | | | | | | | | | | | | |
| Block & Lot / Street: | Block 16, Lot 10 717 W. Second St. | Block 118, Lot 8 140 Alden Ave. | Block 116, Lot 6 300 - 320 Alden Ave. | Block 116, Lot 5 340 Alden Ave. | Block 45, Lots 8, 13, 14, 15 225 W. Second St. | Block 121, Lot 4.02 2135 U.S. Route 130 | Block 121, Lot 4.02 2135 U.S. Route 130 | Block 100, Lot 8.03 4 McHugh Court | | | | | | | | | | | | | | |
| Status: | Completed | Completed | Completed | Completed | Completed | Approved | Approved | Completed | | | | | | | | | | | | | | |
| Date: | CO 1/10/1997 | CO 7/26/2013 | CCO 6/27/2007 | CO 4/3/2013 | CO 6/1/2015 | 8/9/2021 | 8/9/2021 | Approved 2007; CO 10/28/2015 | | | | | | | | | | | | | | |
| Length of Affordability Controls: | 30 years | ≥ 30 yrs | ≥ 30 yrs | ≥ 30 yrs | 45 yrs | 45 years | 45 years | ≥ 30 yrs | | | | | | | | | | | | | | |
| Administrative Agent: | The Affordable Homes Group 1841 Burlington-Mt. Holly Road (Co. Rt. 541) Westampton, NJ 08060 609-261-4571 https://www.affordablehomesgroup.com/ | The Affordable Homes Group 1841 Burlington-Mt. Holly Road (Co. Rt. 541) Westampton, NJ 08060 609-261-4571 https://www.affordablehomesgroup.com/ | Salt and Light, Inc., 1841 Burlington-Mt. Holly Road (Co. Rt. 541) Westampton, NJ 08060 609-261-4571 https://www.affordablehomesgroup.com/salt-light | The Affordable Homes Group 1841 Burlington-Mt. Holly Road (Co. Rt. 541) Westampton, NJ 08060 609-261-4571 https://www.affordablehomesgroup.com/ | Moorestown Ecumenical Neighborhood Development (MEND) 99 E. Second St. Moorestown, NJ 08057 856-722-7070 https://mendinc.org/ | Project Freedom, Inc. 1 Freedom Blvd. Lawrenceville, NJ 08648 609-278-0075 | Project Freedom, Inc. 1 Freedom Blvd. Lawrenceville, NJ 08648 609-278-0075 | Triad Associates 1301 W. Forest Grove Rd., Building #3 Vineland, NJ 08360 856-690-9590 https://triadincorporated.com/ | | | | | | | | | | | | | | |
| Contribution: | | | | | | | | | | | | | | | | | | | | | | |
| Type of Units: | Transitional Housing | Transitional Housing | Transitional Housing | Transitional Housing | Age-Restricted Affordable Rental/Special Needs | Family Affordable Rental | Special Needs | Family Affordable For-Sale | | | | | | | | | | | | | | |
| Total Affordable Units: | 1 | 2 | 7 | 6 | 53 (5 SN) | 54 | 24 bedrooms | 1 | | | | | | | | | | | | | | |
| 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 | 1 BR | 2 BR | 3 BR | |
| Very Low-Income | | | | 5 | | | 7 | | | 2 | 4 | 12 | 6 | | | | | | | | | |
| Low-Income | | | 1 | 2 | | 1 | 1 | 4 | 2 | 25 | | 6 | 17 | 9 | | | | | | | | |
| Moderate-Income | | | | | | | | | | 21 | | | 11 | 5 | | | | | | | | 1 |
| Comments | | | | | | | | | | | | | | | Tax credits awarded December 2021. FHLB loan award of \$1.5 million received November 2022. State DEP, DOT permits applied for, and construction anticipated to begin spring 2023. Township has applied for permits for new sewer pump station and design is almost done; once permits are received, the pump station project will go out to bid. | | | | | | | Per agreement w/FSHC, six VLI 2-bedroom units will be occupied by unrelated individuals experiencing homelessness, allowing the Township to claim 12 bedrooms in these six units, for a total of 78 credits in 72 apartments. |

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| Site / Program Name: | Sassman | Atlantic/Legacy | 220 Foundry Street | 301 Norman | Scattered Sites | Oaks Integrated/Family Service/Twin Oaks | Community Options |
|--|--|--|--|--|---|--|--|
| Project Type: | 100% Affordable | 100% Affordable | Market-to-Affordable | Market-to-Affordable | Market-to-Affordable | Alternative Living Arrangement | Alternative Living Arrangement |
| Block & Lot / Street: | Block 16, L 19 725 W. Second St. | Block 147.11; Lots 16-19, 25-28 and 40-48 Abrams Drive | Block 14, Lot 8 220 Foundry St. | Block 116, Lot 7 301 Norman Ave. | Block 155.25, Lot 5 25-5 Florence Tollgate Place Various other locations | 29-1 Florence Tollgate 10-2 Florence Tollgate 31-1 Florence Tollgate 37-1 Florence Tollgate 37-5 Florence Tollgate 79 Riverbank Dr. | Block 71, Lot 3 330 E. Fourth St. |
| Status: | Completed | Completed | Completed | Approved | Completed/Proposed | Completed | Completed |
| Date: | Approved 2007; CO 5/28/2020 | COs 2008-2010 | CO 6/4/2014 | 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 yrs | ≥ 30 yrs | ≥ 30 yrs |
| Administrative Agent: | Piazza & Associates Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609-786-1100 http://www.piazza-and-associates.com/index.html | Housing Affordability Service (HAS) 637 S. Clinton Ave. Trenton, NJ 08611 609-278-7400 https://www.njhousing.gov/dca/hmfa/about/contact/ | Piazza & Associates Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609-786-1100 http://www.piazza-and-associates.com/index.html | Salt and Light, Inc., 1841 Burlington-Mt. Holly Road (Co. Rt. 541) Westampton, NJ 08060 609-261-4571 https://www.affordablehomesgroup.com/salt-light | Salt and Light, Inc., 1841 Burlington-Mt. Holly Road (Co. Rt. 541) Westampton, NJ 08060 609-261-4571 https://www.affordablehomesgroup.com/salt-light | Oaks Integrated Care 770 Woodlane Rd. Mount Holly, NJ 08060 609-267-5928 https://oaksintcare.org/services/advanced-services/residential-services/ | Community Options 16 Farber Rd. Princeton, NJ 08540 609-951-9900 https://www.comop.org/ |
| Contribution: | | | | | | | |
| Type of Units: | Family Affordable Rental | Age-Restricted Affordable For Sale | Family Affordable Rental | Family Affordable For Sale | Family Affordable Rental | Alternative Living Arrangement | Alternative Living Arrangement |
| Total Affordable Units: | 2 | 17 | 6 | 1 | Obligation of 10; 1 completed. | 9 bedrooms in 6 units | 3 bedrooms |
| 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 | 1 BR 2 BR 3 BR |
| Very Low-Income | | | | 1 | | 4 | 3 |
| Low-Income | 1 | | 1 | 1 | | 3 | |
| Moderate-Income | 1 | | 2 | 1 | 1 | 2 | |
| Comments | | | | | Agreement requires one VLI unit, 4 low-income units; 5 moderate-income units. 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. | |

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| | | | | | | | | | |
|--|--|------|------|---|------|------|---|------|------|
| Site / Program Name: | Weiss - Florence Associates, LLC | | | SERV - 440 West 4th Street | | | Township-Wide Mandatory Set-Aside | | |
| Project Type: | Inclusionary Development | | | Alternative Living Arrangement | | | Inclusionary Affordable Housing Set-Aside Requirement | | |
| Block & Lot / Street: | Block 160.01; Lots 4, 11.01, 11.02, and 24 Route 130 | | | Block 31, Lot 1 440 W. Fourth St. | | | Township Wide | | |
| Status: | Approved | | | Proposed | | | | | |
| Date: | 1/26/2021 | | | | | | | | |
| Length of Affordability Controls: | ≥ 30 yrs | | | 30 years | | | ≥ 30 yrs | | |
| Administrative Agent: | | | | SERV 20 Scotch Plains Rd., 3rd Floor Ewing, NJ 08628 609-406-0100 www.servbhs.net | | | | | |
| Contribution: | | | | | | | | | |
| Type of Units: | Family Affordable Rental | | | Alternative Living Arrangement | | | | | |
| Total Affordable Units: | 36 | | | 4 bedrooms | | | | | |
| Income/Bedroom Distribution: | 1 BR | 2 BR | 3 BR | 1 BR | 2 BR | 3 BR | 1 BR | 2 BR | 3 BR |
| Very Low-Income | 1 | 3 | 1 | 4 | | | | | |
| Low-Income | 3 | 8 | 3 | | | | | | |
| Moderate-Income | 3 | 10 | 4 | | | | | | |
| Comments | Redevelopment Plan approved 2018; Redevelopment agreement and PILOT executed June 2021. Redevelopment agreement specifies income-bedroom distribution. DOT approval received April 2021. Developer is in the process of securing County approvals, but DOT is now asking for additional oversight of improvements on Cedar Lane (a county road that connects to a state road). Negotiations are ongoing. | | | With FSHC and Master's consent, Township received Court extension on site development timing and to determine next steps for this site. | | | No applications have been approved or are pending for development that would trigger the inclusionary set-aside requirements. | | |