

**Stafford Township, Ocean County**

**Project/Unit Monitoring - June 15, 2023 (Page 1)**

Site / Program Name	Stafford Township Home Improvement Program	Atria Stafford (prev. Summerville Stafford)	Cedar Run	Community Options - Admiral	Community Options - Starboard
<b>Project Type</b>	Housing Rehabilitation Program	Assisted Living	100% Affordable Age Restricted Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental
<b>Block &amp; Lot / Street</b>	Various	B: 13 / L: 35.05 Route 72	B: 123 / L:11 Route 9	Admiral Ave	Starboard Ave
<b>Status</b>	Under Construction	Completed	Completed	Completed	Completed
<b>Date</b>	Various	CO issued 11/19/99	6/1989	4/23/1997	2008
<b>Length of Affordability Controls</b>	10 Years	See Notes	50 Years	20 Years	30 Years
<b>Administrative Agent</b>	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>	Atria Stafford, 1275 Route 72 West, Manahawkin, NJ 08050, (609) 389-9568, <a href="https://www.atriaseniorliving.com/retirement-communities/atria-stafford-manahawkin-nj/">https://www.atriaseniorliving.com/retirement-communities/atria-stafford-manahawkin-nj/</a>	Arbor Management, 240 S. Main St, West Creek, NJ 08092, (609) 597-4396, <a href="http://arbormanagement.com">arbormanagement.com</a>	Community Options, 16 Farber Road, Princeton, NJ 08540, (609) 951-9900, <a href="https://www.comop.org/">https://www.comop.org/</a>	Community Options, 16 Farber Road, Princeton, NJ 08540, (609) 951-9900, <a href="https://www.comop.org/">https://www.comop.org/</a>
<b>Contribution</b>	N/A	N/A	N/A	N/A	N/A
<b>Type of Units</b>	Housing Rehabilitation Program	Assisted Living	Age Restricted Rental	Special Needs Rental	Special Needs Rental
<b>Total Affordable Units</b>	94	5	72	3	3
<b>Units Notes</b>	46 units have been rehabilitated to date.	Credits are applied to the Prior Round Obligation. Units are Medicaid beds and not subject to control period.	72 credits applied to the Unmet Need.	Group home - units are bedrooms.	Group home - units are bedrooms.
<b>Income/Bedroom Distribution</b>	Eff. Std. BR 1 BR 2 BR 3 BR 4	Eff. Std. BR 1 BR 2 BR 3 BR 4	Eff. Std. BR 1 BR 2 BR 3 BR 4	Eff. Std. BR 1 BR 2 BR 3 BR 4	Eff. Std. BR 1 BR 2 BR 3 BR 4
<b>Very-Low-Income</b>	- - - - -	5 - - - -	- - - - -	- 3 - - -	- 3 - - -
<b>Low-Income</b>	- - - - -	- - - - -	- 72 - - -	- - - - -	- - - - -
<b>Moderate-Income</b>	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -



**Stafford Township, Ocean County**

**Project/Unit Monitoring - June 15, 2023 (Page 3)**

Site / Program Name	Pinecrest Village					Stafford Habitat Program					Ocean Acres/ Homes Now					Manahawkin Family Apartments (Cornerstone @ Grassy Hollow)					Mixed Use Zone				
<b>Project Type</b>	Inclusionary Family Sale					100% Affordable Family Sale					100% Affordable Family Sale					100% Affordable Family Rental					Inclusionary Family				
<b>Block &amp; Lot / Street</b>	B:123 / L:17 Baltimore Ave					Various					Various					B: 120.2 / L: 43-45					Various				
<b>Status</b>	Under Construction					Completed					Under Construction					Under Construction					Proposed/Zoned				
<b>Date</b>	10/2007					Various					Most recent deed restriction recorded 6/17/19					Received site plan approval 4/5/2017					NA				
<b>Length of Affordability Controls</b>	30 Years					30 Years					30 Years					30 Years					30 Years				
<b>Administrative Agent</b>	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>					Homes Now, Inc., 2141 Route 88 East, Suite 4, Brick Twp., NJ 08560, ,					The Walters Group, 500 Barnegat Boulevard North Building 100, Barnegat, NJ 08619, (609) 607-9500, <a href="https://www.waltersgroupapartments.com/">https://www.waltersgroupapartments.com/</a>					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>				
<b>Contribution</b>	N/A					N/A					N/A					N/A					N/A				
<b>Type of Units</b>	Family Sale					Family Sale					Family Sale					Family Rental					Family				
<b>Total Affordable Units</b>	75					9					15					94					64				
<b>Units Notes</b>	74 units have been built.										11 credits applied to the 3rd Round Obligation, 8 credits applied towards Unmet Need. Nine homes have been completed to date, two of which are group homes. The eight 1 bedroom units are part of group homes.					Phase I is complete (60 units). Remaining 34 units in Phase II: six 1 bedroom units, nineteen 2 bedroom units, and nine 3 bedroom units. Submitted for the last 3 tax credit app rounds, but not yet been funded.					Exact income and bedroom distribution to be finalized. Zoning permits rental and for sale development.				
<b>Income/Bedroom Distribution</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>
<b>Very-Low-Income</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	6	3	-	-	4	5	-	-
<b>Low-Income</b>	-	-	22	16	-	-	-	4	1	-	-	-	-	1	-	-	5	20	9	-	-	2	14	7	-
<b>Moderate-Income</b>	-	-	21	16	-	-	-	-	1	3	-	8	1	5	-	-	9	26	12	-	-	6	19	7	-



**Stafford Township, Ocean County**  
**Trust Fund Balance as of June 1, 2023**

	INCEPTION DEC 31, 2021	JAN 1, 2022 JUN 1, 2023	TOTAL
<b>REVENUE SUMMARY</b>			
Barrier Free Escrow	\$0.00	\$0.00	\$0.00
Development Fees	\$1,879,523.29	\$516,241.88	\$2,395,765.17
Interest Earned	\$340.00	\$0.00	\$340.00
Other Income	\$62.00	\$0.00	\$62.00
Payments-in-Lieu of Construction	\$280,000.00	\$0.00	\$280,000.00
<b>TOTAL</b>	<b>\$2,159,925.29</b>	<b>\$516,241.88</b>	<b>\$2,676,167.17</b>
<b>EXPENDITURE SUMMARY</b>			
Administration	\$322,541.99	\$162,162.66	\$484,704.65
Affordability Assistance	\$297,158.40	\$281,548.70	\$578,707.10
Barrier Free Conversions	\$0.00	\$0.00	\$0.00
Housing Activity	\$838,614.34	\$150,710.00	\$989,324.34
<b>TOTAL</b>	<b>\$1,458,314.73</b>	<b>\$594,421.36</b>	<b>\$2,052,736.09</b>
<b>TRUST FUND ACCOUNT BALANCE AS OF June 1, 2023</b>			<b>\$623,431.08</b>

**HOUSING ACTIVITY : JAN 1, 2022 - JUN 1, 2023**

Home Improvement Program - 104 Timberlake Dr	\$2,700.00
Home Improvement Program - 1206 Canal Ave	\$20,400.00
Home Improvement Program - 16 Spring Lake Rd	\$4,800.00
Home Improvement Program - 16 Spring Lake Rd	\$5,800.00
Home Improvement Program - 16 Spring Lake Rd	\$8,600.00
Home Improvement Program - 24 Oak Tree Ln	\$10,600.00
Home Improvement Program - 24 Oak Tree Ln	\$3,200.00
Home Improvement Program - 24 Oak Tree Ln	\$15,200.00
Home Improvement Program - 3 Raven Rock Road	\$14,900.00
Home Improvement Program - 5 Magnolia Rd	\$12,860.00
Home Improvement Program - 9 Hillsdale Ct	\$7,450.00
Home Improvement Program - 9 Hillsdale Ct	\$15,200.00
Home Improvement Program - 9 Raven Rock Rd	\$8,600.00
Home Improvement Program - 9 Raven Rock Rd	\$9,400.00
Home Improvement Program - 9 Raven Rock Rd	\$11,000.00
<b>TOTAL</b>	<b>\$150,710.00</b>

**AFFORDABILITY ASSISTANCE: JAN 1, 2022 - JUN 1, 2023**

Down Payment Assistance	\$8,291.00
Down Payment Assistance	\$11,258.00
Down Payment Assistance	\$11,421.00
Down Payment Assistance	\$8,291.00
Down Payment Assistance	\$8,249.00
Down Payment Assistance	\$8,200.00
Down Payment Assistance	\$5,550.00
Down Payment Assistance	\$3,500.00
Down Payment Assistance	\$8,000.00
Down Payment Assistance	\$11,055.00
Down Payment Assistance	\$6,000.00
Down Payment Assistance	\$9,257.00
Down Payment Assistance	\$15,640.70
Down Payment Assistance	\$9,257.00
Down Payment Assistance	\$8,249.00
Perry's Lake New Home Assistance	\$149,330.00
<b>TOTAL</b>	<b>\$281,548.70</b>

## Stafford Township, Ocean County: Very-Low Income Units 2023

Development/Compliance Mechanism	Project Status	Controls Date	Affordable Units	Very-Low Income Units
Community Options - Lighthouse Drive	Completed	11/21/18	4	4
Ocean Acres/ Homes Now	Under Construction	Most recent deed restriction recorded 6/17/19	15	0
Manahawkin Family Apartments (Cornerstone @ Grassy Hollow)	Under Construction	Received site plan approval 4/5/2017	94	13
Stafford Habitat Program	Completed	Various	9	0
<b>Totals:</b>			<b>122</b>	<b>17</b>
			<i>(%) of VLI units: 13%</i>	