Manchester Township, Ocean County

Project/Unit Monitoring - April 5, 2022 (Page 1)

Site / Program Name	Manchester Home Improvement Program	ARC Ocean County Chapter	ARC Ocean County Group Home	Serv Supportive Housing 1	Serv Supportive Housing 2
Project Type	Housing Rehabilitation Program	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental
Block & Lot / Street	Various	Delaware Ave	Sixth Avenue	Colt Place	Trenton Ave
Status	Under Construction	Completed	Completed	Completed	Completed
Date	Various	3/27/2012	6/20/1991	9/12/2011	8/10/2012
Length of Affordability Controls	10 Years	30 Years	Perpetual	30 Years	30 Years
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	ARC of Ocean County, 815 Cedar Bridge Ave, Lakewood, NJ 08701, (732) 363-3335, arcocean.org	ARC of Ocean County, 815 Cedar Bridge Ave, Lakewood, NJ 08701, (732) 363-3335, arcocean.org	SERV Behavioral Health Systems, 380 Scotch Road, W. Trenton, NJ 08041, ,	SERV Behavioral Health Systems, 380 Scotch Road, W. Trenton, NJ 08041, ,
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Housing Rehabilitation Program	Special Needs Rental	Special Needs Rental	Special Needs Rental	Special Needs Rental
Total Affordable Units	**99**	**4**	**5**	**3**	**4**
Units Notes	54 units have been completed, 45 units to be completed by 2025.	Group home, units are bedrooms.	Group home, units are bedrooms.	Group home, units are bedrooms.	Group home, units are bedrooms.

Income/Bedroom Distribution	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
Very-Low-Income	-	-	-	-	-	-	4	-	-	-	-	5	-	-	-	-	3	-	-	-	-	4	-	-	-
Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Manchester Township, Ocean County

Project/Unit Monitoring - April 5, 2022 (Page 2)

Site / Program Name	Devereux Foundation	Easter Seals-Manchester	Preferred Behavioral Health	Employ Ability Unlimited	Mobility Special Care Housing
Project Type	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental
Block & Lot / Street	Northampton Blvd	Sixth Ave	Hwy 539	Chester Ave	Alberta Street
Status	Completed	Completed	Completed	Completed	Completed
Date	11/11/2011	10/1/2001	6/11/1997	10/16/1996	05/02/2016
Length of Affordability Controls	Perpetual	Perpetual	Perpetual	Perpetual	30 Years
Administrative Agent	Devereux, 286 Mantua Grover Road, Bldg 4, West Deptford, NJ 08066, (856) 599-6400, https://www.devereux.org	Easter Seals of New Jersey, 1 Kimberly Road, East Brunswick, NJ , (732) 257-6662, https://www.easterseals.com/nj/	Preferred Behavioral Health, 591 Lakehurst Road, Toms River, NJ 08755, (732) 367-4700, https://www.preferredbehavioral.org/	Employ Ability Unlimited, 9000 Commerce Parkway, Suite A, Mt. Laurel, NJ 08054, ,	Mobility Special Care Housing Inc., 958 Adelphia Road, Freehold, NJ 07728, (800) 974-3009, https://www.facebook.com/pages/category/Consulting-Agency/Mobility-Special-Care-Housing-Inc-320348318073309/
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Special Needs Rental	Special Needs Rental	Special Needs Rental	Special Needs Rental	Special Needs Rental
Total Affordable Units	**3**	**3**	**3**	**4**	**4**
Units Notes	Group home, units are bedrooms.	Group home, units are bedrooms.	Group home, units are bedrooms.	Group home, units are bedrooms.	Group home, units are bedrooms.

Income/Bedroom Distribution	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
Very-Low-Income	-	3	-	-	-	-	3	-	-	-	-	3	-	-	-	-	4	-	-	-	-	4	-	-	-
Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Manchester Township, Ocean County

Project/Unit Monitoring - April 5, 2022 (Page 3)

Site / Program Name	Manchester Village	Heritage at Whiting	Autumn Ridge Townhouses	Birchwood (Willows) at Whiting	Presbyterian Homes (Manchester Pines)
Project Type	100% Affordable Family Rental	100% Affordable Age Restricted Rental	Inclusionary Family Sale	100% Affordable Age Restricted Rental	100% Affordable Age Restricted Rental
Block & Lot / Street	B: 79 / L: 31 Manor Drive	B: 100 / L: 10.02 Lacey Rd	B: 30 / L: 1.01, 2, 4, and 52	B: 83.01 / L: 7.03 Hwy 70	B: 82.09 / L: 14.01 Hilltop Road
Status	Completed	Completed	Completed	Completed	Completed
Date	01/01/2001	11/2016	09/08/2016- Master Deed.	05/27/2020	09/23/2009- Master Deed.
Length of Affordability Controls	45 Years	32 Years	30 Years	30 Years	40 Years
Administrative Agent	Conifer, 20000 Horizon Way, Suite 180, Mount Laurel, NJ 08054, (856) 793-2078, https://coniferllc.com/contact/	Springpoint, 4814 Outlook Dr. Ste 201, Wall Township, NJ 07753, ,	Housing Affordability Services, Division of Housing 101 Broad Street, CN 806, Trenton, NJ 08542, ,	Ingerman, 5 Powell Lane, Collingswood, NJ 08108, (856) 662-1730, https://ingerman.com/	Springpoint, 4814 Outlook Dr. Ste 201, Wall Township, NJ 07753, ,
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Family Rental	Age Restricted Rental	Family Sale	Age Restricted Rental	Age Restricted Rental
Total Affordable Units	**57**	**69**	**17**	**76**	**84**
Units Notes	LIHTC project, exempt from UHAC.	3 Family Units, 66 Age Restricted Units. 51 units used for third round, 68 units preserved for future rounds. 1 Caretaker Unit.		8 units being used for prior round, remaining 68 units reserved for future rounds.	51 units are applied to the prior round, 33 units to the 3rd Round obligation. 1 Caretaker Unit.

Income/Bedroom Distribution	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
Very-Low-Income	-	-	-	-	-	-	5	3	-	-	-	-	-	-	-	-	8	1	-	-	-	83	-	-	-
Low-Income	-	-	36	21	-	-	51	10	-	-	-	-	5	4	-	-	30	2	-	-	-	-	-	-	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	5	3	-	-	32	3	-	-	-	-	-	-	-

Manchester Township, Ocean County

Project/Unit Monitoring - April 5, 2022 (Page 4)

Site / Program Name	Habitat Sixth Ave	Habitat Patricia Ct.	Habitat Ridgeway	Habitat- Highway 539	Presidential Gardens
Project Type	100% Affordable Family Sale	100% Affordable Family Sale	100% Affordable Family Sale	100% Affordable Family Sale	Inclusionary Family Rental
Block & Lot / Street	B: 1.127 / L: 30-32 / Sixth Ave	B: 2 / L: 776.04 / Patricia Ct	B:31.02 / L: 2 / 2643 Ridgeway Rd	B: 99.159 / L: 1/ Hwy 539	B: 46.01 / L: 1.01 & 1.03
Status	Completed	Completed	Under Construction	Funded / Prelim. Approval	Proposed/Zoned
Date	06/25/2012	10/18/2006	03/13/2017- Developer's Agreement.	1/5/2022- Site Plan Approval	5/4/2020- Amended Site Plan Approval
Length of Affordability Controls	30 Years	30 Years	30 Years	30 Years	30 Years
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Family Sale	Family Sale	Family Sale	Family Sale	Family Rental
Total Affordable Units	**1**	**1**	**1**	**1**	**104**
Units Notes	Habitat for Humanity Home.	Habitat for Humanity Home.	Habitat for Humanity Home. Bedroom-Income Distribution Projected, Not Finalized.	Habitat for Humanity Home.	Waiting for CAFRA approval. Bedroom-Income Distribution is Projected, Not Finalized.

Income/Bedroom Distribution	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
Very-Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	8	2	-
Low-Income	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	6	23	9	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	10	31	11	-

Manchester Township, Ocean County

Project/Unit Monitoring - April 5, 2022 (Page 5)

Site / Program Name	Manchester Development Group	2065 Route 37 Redevelopment	Ridge Creek	Salt & Light 1	Salt & Light 2
Project Type	Inclusionary Family Rental	Inclusionary Family Rental	Inclusionary Family Sale	Family Sale	Family
Block & Lot / Street	B: 62 / L: 14-16, 33 Ridgeway Rd	B: 44 / L: 15.01 (15.01 is subdivided into 15.03, 15.04, 15.05)	B: 43.06 / L: 8 Laketree Ct B: 43.05 / L: 7 Ridgeview Dr	B: 38.105 / L: 13 Bedford Lane	B: 75.134 / L: 59 Ashley Rd
Status	Proposed/Zoned	Funded / Prelim. Approval	Completed	Deleted from Plan	Deleted from Plan
Date	02/07/2017- Settlement Agreement.	9/7/21- PB Site Plan Approval	Various	6/29/2010	NA
Length of Affordability Controls	30 Years	30 Years	20 Years	See Notes	See Notes
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	T.B.D.	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	Salt & Light, 1841 Burlington-Mt. Holly Road, Westampton, NJ 08060, Tel: (609) 261-4571, https://www.affordablehomesgroup.com/salt--light	Salt & Light, 1841 Burlington-Mt. Holly Road, Westampton, NJ 08060, Tel: (609) 261-4571, https://www.affordablehomesgroup.com/salt--light
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Family Rental	Family Rental	Family Sale	Family Sale	Family
Total Affordable Units	**81**	**32**	**4**	**1**	**1**
Units Notes	Bedroom-Income Distribution is Projected, Not Finalized.	Mixed use development. Bedroom-Income Distribution Projected, Not Finalized.	Initial controls expired 2007-2009. 2 units were foreclosed after their control period ended. 2 units extended their controls an additional 20 years for a total of 30 years; expire in 2027.	Units not deed restricted, determined to not be creditworthy. Sold.	Units not deed restricted, determined to not be creditworthy. Sold.

Income/Bedroom Distribution	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
Very-Low-Income	-	2	6	3	-	-	1	4	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
Low-Income	-	6	18	6	-	-	2	5	4	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
Moderate-Income	-	8	24	8	-	-	3	9	4	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-

Manchester Township, Ocean County

Project/Unit Monitoring - April 5, 2022 (Page 6)

Site / Program Name	**Crestwood Village**			
Project Type	Family			
Block & Lot / Street	B 75.131 / L: 13 Canton Drive			
Status	Deleted from Plan			
Date	11/22/2010			
Length of Affordability Controls	See Notes			
Administrative Agent	N/A, , , , ,			
Contribution	N/A			
Type of Units	Family			
Total Affordable Units	**1**			
Units Notes	Units not deed restricted, determined to not be creditworthy.			

Income/Bedroom Distribution	**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**
Very-Low-Income	-	-	-	-	-																				
Low-Income	-	-	-	-	-																				
Moderate-Income	-	-	-	-	-																				