

Pennsville Township, Salem County			
TRUST FUND MONITORING - Court-approved spending plan figures through March 31, 2017			
	Inception thru March, 31 2017	4/1/2017 - 12/31/2019	Total
Barrier Free Escrow	\$0.00	\$0.00	\$0.00
Development Fees	171,357.53*	\$39,171.88	\$210,529.41
Interest Earned	\$820.73	\$976.28	\$1,797.01
Other Income	\$0.00	\$0.00	\$0.00
Payments-in-Lieu of Construction	\$0.00	\$0.00	\$0.00
TOTAL	\$172,178.26	\$40,148.16	\$212,326.42
EXPENDITURE SUMMARY			
Administration	\$9,356.18	\$0.00	\$9,356.18
Affordability Assistance	\$0.00	\$0.00	\$0.00
Barrier Free Conversions	\$0.00	\$0.00	\$0.00
Housing Activity	\$10,500.00	\$0.00	\$10,500.00
TOTAL	\$19,856.18	\$0.00	\$19,856.18
TRUST FUND ACCOUNT BALANCE AS OF December 31, 2019 =			\$192,470.24

HOUSING ACTIVITY: April 1, 2017 to December 31, 2019	
list projects, programs	\$
	\$
TOTAL	\$0.00

AFFORDABILITY ASSISTANCE: April 1, 2017 to December 31, 2019	
list projects, programs	\$
	\$
TOTAL	\$0.00

*There was a \$2,841.38 discrepancy in the development fee total in the 2017 Spending Plan as of 3/31/2017 which has now been corrected to the 3/31/2017 bank statement amount.

Pennsville Township, Salem County
PROJECT/UNIT MONITORING - July 2017 to May 2020

Site / Program Name:	Rehabilitation (renter and homeowner-occupied), Obligation is 38 units	Pennsville Towers Senior Apartments	Kent Avenue Senior/Special Needs Housing	Site #1 - South Broadway/Hook	Site #2 - Supawna	Site #3 - Supawna
Project Type:	Renter and Homeowner-occupied rehabilitation	100% Affordable Senior Housing	100% affordable rental, senior and special needs, one onsite manager unit	TH - Townhouse Inclusionary Zoning District	TH - Townhouse Inclusionary Zoning District	TH - Townhouse Inclusionary Zoning District
Block & Lot / Street:	Various		B 501, L 19	B 4401, L 16	B 4401, L 17	B 4504, L 7
Status:	Ongoing:	Complete	Complete	No application rec'd to date	No application rec'd to date	No application rec'd to date
Date:	N/A		1/30/2008	Zoning adopted 9/7/2017	Zoning adopted 9/7/2017	Zoning adopted 9/7/2017
Length of Affordability Controls:	10-years	Built in 1984, affordability controls through July 2031	≥ 30 yrs	≥ 30 yrs	≥ 30 yrs	≥ 30 yrs
Administrative Agent:	Triad Associates, 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360, 856.690.9560 https://triadincorporated.com/	Mindy Smith– Administrator for Interstate Realty Management 40 Eaton Road, Pennsville, NJ 08070 Phone: 856-678-3300	Ron Rukenstein & Associates, PO Box #1, Titusille, NJ 08560. 609 730 8138			
Contribution:	-					
Type of Units:	Rehabilitation (homeowner-occupied)	100% Affordable Senior Housing	100% affordable rental, senior and special needs			
Total Affordable Units:	3	99	100			
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
Very Low-Income			14			
Low-Income		99				
Moderate-Income			86			
Income/Bedroom Distribution:	Funding for these rehabilitations came from a \$120,000 Small Cities Grant. See attached rehabilitation chart for details. The Township's rehabilitation obligation is reduced to 34 after one rehab credit documented in the 2017 Plan and three (3) here.			Developer previously expressed interest in 2010/2011 in developing this site in conjunction with the adjacent Site #2 Supawna (Block 4401, Lot 17), but no formal application received recently.	Developer previously expressed interest in 2010/2011 in developing this site in conjunction with the adjacent Site #1 South Broadway/ Hook (Block 4401, Lot 16), but no formal application received recently.	Developers have recently expressed interest in developing this site in conjunction with the adjacent Site #4 Supawna (Block 4504, Lot 21), but no formal inclusionary development application received.

Pennsville Township, Salem County

PROJECT/UNIT MONITORING - July 2017 to May 2020

Site / Program Name:	Site #4 - Supawna	Site #5 - Orchard Avenue	Site #6 - Churchtown Road	Site #7 - Hook Road	Site #8 - Hook Road	Site #9 - South Broadway										
Project Type:	TH - Townhouse Inclusionary Zoning District	MF-1 Multifamily Inclusionary Zoning District	MF-2 Multifamily Inclusionary Zoning District	TH - Townhouse Inclusionary Zoning District	TH - Townhouse Inclusionary Zoning District	MU-2 Mixed-Use Commercial and Residential Inclusionary Zoning District										
Block & Lot / Street:	B 4504, L 21	B 501, L 6	B 1101, L 31	B 4301, L 40	B 4301, L 41	B 4201, L 17										
Status:	No application rec'd to date	No application rec'd to date	No application rec'd to date	No application rec'd to date	No application rec'd to date	No application rec'd to date										
Date:	Zoning adopted 9/7/2017	Zoning adopted 9/7/2017	Zoning adopted 9/7/2017	Zoning adopted 9/7/2017	Zoning adopted 9/7/2017	Zoning adopted 9/7/2017										
Length of Affordability Controls:	≥ 30 yrs	≥ 30 yrs	≥ 30 yrs	≥ 30 yrs	≥ 30 yrs	≥ 30 yrs										
Administrative Agent:																
Contribution:																
Type of Units:																
Total Affordable Units:																
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	
Very Low-Income																
Low-Income																
Moderate-Income																
Comments	Developers have recently expressed interest in developing this site in conjunction with the adjacent Site #3 Supawna (Block 4504, Lot 7), but no formal inclusionary development application received.															Developer has recently expressed interest in developing this site, but no formal inclusionary development application received.

Pennsville Township, Salem 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 Mechanism	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)
Inclusionary Zoning in place for nine (9) sites				
Once development applications are filed, Twp will list each inclusionary development				
Total	0	0	0	
Total very low-income family units constructed				
				0
Total very low-income senior units constructed				
				0
Total very low-income special-needs units constructed				
				0
Total very low-income family units planned				
				0
Total very low-income senior units planned				
				0
Total very low-income special-needs units planned				
				0
Total current very-low income obligation:		13% of total future affordable units		

These Prior Round very low-income units satisfy the very low-income obligation per the FSHC Agreement and Township's Court-approved Plan:

Development/Compliance Mechanism	Total Affordable Units	VLI units constructed as of date of report	Type of Very Low Income Unit (Family, Senior, Special Needs)
Kent Avenue Senior/Special Needs Housing	100	14	Special Needs
Total	100	14	
Total very low-income family units			0
Total very low-income senior units			0
Total very low-income special-needs units			14