

AFFORDABLE HOUSING

2022 ANNUAL MONITORING REPORT

PREPARED FOR:

Middle Township
Cape May County, New Jersey

June 12, 2023

Prepared By:



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Affordable Housing Annual Monitoring Report

Middle Township, Cape May County, New Jersey

CME Associates (“CME”) has prepared this annual monitoring report on behalf of the Township of Middle, Cape May County, outlining progress made by the Township since the adoption of the Housing Element and Fair Share Plan by the Planning Board in May of 2022. This report should satisfy the annual reporting requirements for the year 2022 of the Township’s affordable housing compliance in the Third Round (1999-2025).

The Settlement Agreement with Fair Share Housing Center determined that Middle had the following fair share obligations:

- Present Need (Rehabilitation Obligation) – 48
- Prior Round Obligation (1987-1999) – 454
- Third Round Prospective Need (1999-2025) – 320

EXHIBITS:

- A. Affordable Housing Trust Fund Monitoring
- B. Rehabilitation Monitoring
- C. Prior Round and Third Round Monitoring
- D. Very Low-Income Monitoring

EXHIBIT A:
AFFORDABLE HOUSING TRUST FUND MONITORING

1. GENERAL INFORMATION AND TRUST FUND MONITORING

MUNICIPALITY NAME:	Middle Township
COUNTY:	Cape May County
Date through which funds reported:	31-Mar-23
Name of person filling out form and affiliation/role:	CME Associates- Chris Dochney AICP/PP
Date of filling out form:	June 6, 2023
Email:	cdochney@cmeusa1.com
Municipal Housing Liaison for municipality:	Suzanne Schumann
Email:	sschumann@middletownship.com
Income Limits Year Being Used by Municipality*:	2022

(Note: Date in Approved Spending Plan = date through which revenues/expenditures are shown in the approved spending plan; if no approved spending plan, show revenues/expenditures through June 30, 2015 in Column B and beginning July 1, 2015 in Column C.)

TRUST FUND INFORMATION

	Inception - April 29, 2022	April 29, 2022 - March 31, 2023	Total
REVENUE SUMMARY			
Barrier Free Escrow			\$0
Development Fees	\$ 1,781,684	\$ 50,181	\$1,831,865
Interest Earned	\$ 137,765	\$ 1,035	\$138,801
Other Income			\$0
Payments-in-Lieu of Construction			\$0
TOTAL	\$ 1,919,450	\$ 51,216	\$1,970,666

EXPENDITURE SUMMARY			
Administration**	\$ 334,563	\$ 43,544	\$378,108
Affordability Assistance***			\$0
Very Low-Income Affordability Assistance			\$0
Barrier Free Conversions			\$0
Housing Activity	\$ 1,319,686	\$ -	\$1,319,686
TOTAL	\$ 1,654,249	\$ 43,544	\$1,697,794

ADMINISTRATION: April 29, 2022 - March 31, 2023		
Name	List types of administrative expenses	Amount
	Attorneys	\$20,174.63
	Consultants	\$17,846.75
	Court Master	\$7,350.00
TOTAL		\$45,371

AFFORDABILITY ASSISTANCE: April 29, 2022 - March 31, 2023		
Name	List affordability assistance projects and programs	Amount
TOTAL		\$0

HOUSING ACTIVITY: April 29, 2022 - March 31, 2023		
Type of Housing Activity	Specific Site or Program	Amount
TOTAL		\$0

Comments:

*View 2020 income limits: https://ahpnj.org/member_docs/Income_Limits_2020.pdf
https://ahpnj.org/member_docs/Income_Limits_2019_FINAL.pdf
https://ahpnj.org/member_docs/Income_Limits_2018.pdf
https://ahpnj.org/member_docs/Income_Limits_2017.pdf

**Administrative expenses cannot total more than 20% of collected revenues, less any Administrative expenses already disbursed.

***Affordability Assistance must equal at least 30% of revenues collected after July 2008, with one-third of that dedicated to very low-income Affordability Assistance

EXHIBIT B:
REHABILITATION MONITORING

2. REHABILITATION

Total Third Round rehabilitation obligation	48
Rehabilitation program administrator(s) with email, phone number, and address: (if multiple rehab programs list administrator for each)	Middle Township Rehabilitation Program
Period of time covered (Only completed rehabs since either the adoption of the Element or Fair Share Plan or the previous annual report should be included on this sheet)	May 2022 - Present

Please list below all units rehabilitated towards the municipality's Third Round rehabilitation obligation.

		3			4		5		7	8	9	10	11	12	13	
Street Address	Case Number (if applicable)	Rehab program used (e.g. county program, municipal rehab, etc.)	Block	Lot	Unit Number	3			Funds recaptured	Major system(s) repaired	Was unit below code and raised to code? (Y/N)	Effective date of affordability control (mm/dd/yy)	Length of affordability controls (years)	Affordability control removed (Y/N)	Creditworthy (Y/N)	
						Owner	Renter	Very Low								

Comments: See Housing Plan Appendix D2 for list of previous rehab projects

Verification by Program Administrator that all households are income eligible, that appropriate affordability controls are in place and that rental prices conform to COAH regulations.

Verification by Building Code Official that units were below code and raised to code per the NJ State Housing Code or the Rehabilitation Subcode and that the work involved major systems.

Program Administrator _____ Date _____ Code Official _____ Date _____

EXHIBIT C:
PRIOR ROUND AND THIRD ROUND MONITORING

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Prior Cycle Credits	Prior Cycle Credits	Prior Cycle Credits	Prior Cycle Credits	Conifer Green Heron Point	Conifer Meadowlark Run	Habitat for Humanity
Project developer:					Conifer	Conifer	Habitat for Humanity
Compliance Mechanism:	100% Affordable	100% Affordable	100% Affordable	100% Affordable	100% Affordable	100% Affordable	100% Affordable
Compliance Mechanism #2 (if project has multiple):							
Round:	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round
Block (if multiple separate by commas):	1021	1033	1084	1523	56.01	1523	96.01
Lot (if multiple separate by commas):	3	15	4	3, 4	46	3, 4	10
Address:	307 Allen Street	200 East Wiley Street	505 Willwood Ave	8 Railroad Ave	4006 Route 9	109 Swainton Goshen Road	
Construction required to begin by (for mechanisms other than inclusionary development):							
Status:	Built	Built	Built	Built	Built	Built	
If project has site plan / or subdivision approval, date building permits received (DD/MM/YYYY):							
If "approved not built" or "under construction," date of site plan and/or subdivision approval:							
If "under construction," expected date of completion:							
Date of issuance of C.O.:							
If "built," date controls began:					12/1/2016	11/23/2014	
Length of Affordability Controls (years):					30	30	
Administrative Agent or other entity responsible for affirmative marketing:							
Contribution (for payments in lieu)	1	1	1	1	1	1	1
Total Affordable Housing Units Proposed	1	1	1	1	1	1	1
Total Affordable Housing Units Completed to Date							
Type of Affordable Units:							
Family							
Family For-Sale							
Family Rental							
Senior							
Senior For-Sale							
Senior Rental							
Supportive/Special needs							
Supportive For-Sale							
Supportive Rental							

Bedroom/Income Splits:	1 BR/ or Efficiency Affordable Units	2 BR Affordable Units	3+ BR Affordable Units	Supportive/Special Needs Units:
Very Low-Income:	0	0	0	
Low-Income:	8	5	13	
Moderate-Income:	4	40	8	
Very Low-Income:				
Low-Income:				
Moderate-Income:				
Very Low-Income:				
Low-Income:				
Moderate-Income:				
Very Low-Income:				
Low-Income:				
Moderate-Income:				
Very Low-Income:				
Low-Income:				
Moderate-Income:				

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Habitat for Humanity Habitat for Humanity 100% Affordable	Habitat for Humanity Habitat for Humanity 100% Affordable	Habitat for Humanity Habitat for Humanity 100% Affordable	Habitat for Humanity Habitat for Humanity 100% Affordable	Habitat for Humanity Habitat for Humanity 100% Affordable	Habitat for Humanity Habitat for Humanity 100% Affordable	Habitat for Humanity Habitat for Humanity 100% Affordable
Project developer:							
Compliance Mechanism #2 (if project has multiple):							
Round:	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round
Block (if multiple separate by commas):	472	475.01	645	908	942	949	949
Lot (if multiple separate by commas):	833	10	1	1.02	3	3.01	3.02
Address:	317 Indian Trail	137 Indian Trail	703 Reeves Street	511 Langston Ave	311 W Anna Street	311 Summer Street	307 Summer Street
Construction required to begin by (for mechanisms other than inclusionary development):							
Status:							
If project has site plan / or subdivision approval, date building permits received (DD/MM/YYYY):							
If "approved not built" or "under construction," date of site plan and/ or subdivision approval:							
If "under construction," expected date of completion:							
Date of issuance of C.O.:							
If "built," date controls began:							
Length of Affordability Controls (years):							
Administrative Agent or other entity responsible for affirmative marketing:							
Contribution (for payments in lieu)	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity
Total Affordable Housing Units Proposed	1	1	1	1	1	1	1
Total Affordable Housing Units Completed to Date							
Type of Affordable Units:							
Family							
Family For-Sale							
Family Rental							
Senior							
Senior For-Sale							
Senior Rental							
Supportive/Special needs							
Supportive For-Sale							
Supportive Rental							

Bedroom/Income Splits:

1 BR/ or Efficiency Affordable Units							
Very Low-Income:							
Low-Income:							
Moderate-Income:							
2 BR Affordable Units							
Very Low-Income:							
Low-Income:							
Moderate-Income:							
3+ BR Affordable Units							
Very Low-Income:							
Low-Income:							
Moderate-Income:							
Supportive/Special Needs Units:							
Very Low-Income:							
Low-Income:							
Moderate-Income:							

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Habitat for Humanity Habitat for Humanity 100% Affordable	Habitat for Humanity Habitat for Humanity 100% Affordable	Habitat for Humanity Habitat for Humanity 100% Affordable	Habitat for Humanity Habitat for Humanity 100% Affordable	Habitat for Humanity Habitat for Humanity 100% Affordable	Habitat for Humanity Habitat for Humanity 100% Affordable	Habitat for Humanity Habitat for Humanity 100% Affordable
Project developer:							
Compliance Mechanism #2 (if project has multiple):							
Round:	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round
Block (if multiple separate by commas):	949	1048	1058	1081	1081	1081	1086
Lot (if multiple separate by commas):	3.03	10	6	4	6	4	4
Address:	303 Sumner Street	101 E Anna Street	11 Cochran Street	201 Wildwood Avenue	3 Tennessee Avenue	705 Wildwood Avenue	
Construction required to begin by (for mechanisms other than inclusionary development):							
Status:							
If project has site plan / or subdivision approval, date building permits received (DD/MM/YYYY):							
If "approved not built" or "under construction," date of site plan and/or subdivision approval:							
If "under construction," expected date of completion:							
Date of issuance of C.O.:							
If "built," date controls began:							
Length of Affordability Controls (years):							
Administrative Agent or other entity responsible for affirmative marketing:							
Contribution (for payments in lieu)	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity
Total Affordable Housing Units Proposed	1	1	1	1	1	1	1
Total Affordable Housing Units Completed to Date							
Type of Affordable Units:							
Family							
Family For-Sale							
Family Rental							
Senior							
Senior For-Sale							
Senior Rental							
Supportive/Special needs							
Supportive For-Sale							
Supportive Rental							

Bedroom/Income Splits:

1 BR or Efficiency Affordable Units	0	0	0	0	0	0	0
Very Low-Income:							
Low-Income:							
Moderate-Income:							
2 BR Affordable Units	0	0	0	0	0	0	0
Very Low-Income:							
Low-Income:							
Moderate-Income:							
3+ BR Affordable Units	0	0	0	0	0	0	0
Very Low-Income:							
Low-Income:							
Moderate-Income:							
Supportive/Special Needs Units:	0	0	0	0	0	0	0
Very Low-Income:							
Low-Income:							
Moderate-Income:							

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	ARC of CMC	ARC of CMC	CAP Counseling Serv	Cape Housing 1	Devereaux	Devereaux	Mental Health Services
Project developer:	Arc of Cape May County	Arc of Cape May County	CAP Counseling Services	Cape Housing 1 Inc	Devereaux	Devereaux	MHS of Cape May County
Compliance Mechanism:	Supportive / Special Needs	Supportive / Special Needs	Supportive / Special Needs	Supportive / Special Needs	Supportive / Special Needs	Supportive / Special Needs	Supportive / Special Needs
Compliance Mechanism #2 (if project has multiple):							
Round:	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round
Block (if multiple separate by commas):	1411	1423	99.02	350	5	163.01	38.01
Lot (if multiple separate by commas):	8	4	121	33	24.02	271	16
Address:	50 W Secluded Lane	9 Oslo Ave	819 Route 9 North	17 W Shellbay Ave	500 Route 47 North	70 Route 47 South	119 Route 47 North
Construction required to begin by (for mechanisms other than inclusionary development):							
Status:	Built	Built	Built	Built	Built	Built	Built
If project has site plan / or subdivision approval, date building permits received (DD/MM/YYYY):							
If "approved not built" or "under construction," date of site plan and/or subdivision approval:							
If "under construction," expected date of completion:							
Date of issuance of C.O.:							
If "built," date controls began:							
Length of Affordability Controls (years):							
Administrative Agent or other entity responsible for affirmative marketing:							
Contribution (for payments in lieu)	ARC of Cape May County	ARC of Cape May County	CAP Counseling Services	Cape Housing 1 Inc.	Devereaux	Devereaux	MHS of Cape May County
Total Affordable Housing Units Proposed	6	13	4	3	4	3	4
Total Affordable Housing Units Completed to Date	6	13	4	3	4	3	4
Type of Affordable Units:							
Family							
Family For-Sale							
Family Rental							
Senior							
Senior For-Sale							
Senior Rental							
Supportive/Special needs							
Supportive For-Sale							
Supportive Rental							

Bedroom/Income Splits:

1 BR/ or Efficiency Affordable Units	0	0	0	0	0	0	0
Very Low-Income:							
Low-Income:							
Moderate-Income:							
2 BR Affordable Units	0	0	0	0	0	0	0
Very Low-Income:							
Low-Income:							
Moderate-Income:							
3+ BR Affordable Units	0	0	0	0	0	0	0
Very Low-Income:							
Low-Income:							
Moderate-Income:							
Supportive/Special Needs Units:	6	13	4	3	4	3	4
Very Low-Income:	6	13	4	3	4	3	4
Low-Income:							
Moderate-Income:							

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Rio Grande Redev	Indian Trail Redev	Oyster / Shunpike	509 Rio Grande
Project developer:			WJO Realty	BC11 LLC
Compliance Mechanism:	Redevelopment	Redevelopment	Inclusionary	Inclusionary
Compliance Mechanism #2 (if project has multiple):				
Round:	Prior Round	Third Round	Third Round	Third Round
Block (if multiple separate by commas):	1434	Multiple	348.02	1523
Lot (if multiple separate by commas):	2, 3, 4, 8, 9	Multiple	3	9
Address:	Route 47 at Railroad Ave	Indian Trail Road	Oyster Road / Shunpike Road	509 Rio Grande Avenue
Construction required to begin by (for mechanisms other than inclusionary development):				
Status:	Proposed	Proposed	Approved Not Built	Approved
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):				
If "approved not built" or "under construction," date of site plan and/or subdivision approval:			6/12/2008	5/11/2023
If "under construction," expected date of completion:				
Date of issuance of C.O.:				
If "built," date controls began:				
Length of Affordability Controls (years):				
Administrative Agent or other entity responsible for affirmative marketing:				
Contribution (for payments in lieu)	44			
Total Affordable Housing Units Proposed		80	3	26
Total Affordable Housing Units Completed to Date	0	0	0	0
Type of Affordable Units:				
Family				
Family For-Sale				
Family Rental				
Senior				
Senior For-Sale				
Senior Rental				
Supportive/Special needs				
Supportive For-Sale				
Supportive Rental				

Bedroom/Income Splits:	1 BR/ or Efficiency Affordable Units	2 BR Affordable Units	3+ BR Affordable Units	Supportive/Special Needs Units:
Very Low-Income:	0	0	0	0
Low-Income:				
Moderate-Income:				
Very Low-Income:	0	0	0	0
Low-Income:				
Moderate-Income:				
Very Low-Income:	0	0	0	0
Low-Income:				
Moderate-Income:				
Very Low-Income:	0	0	0	0
Low-Income:				
Moderate-Income:				

EXHIBIT D:
VERY LOW-INCOME MONITORING

4. VERY LOW INCOME REPORTING

Very Low Income Units approved and constructed since July 17, 2008						
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)		
Conifer Green Heron	80	8	0	Family		
Conifer Meadowlark	79	8	0	Family		
509 Rio Grande	26	0	4	Family		
Total	185	16	4			

This tab provides reporting required on very low income units, i.e. units affordable to and reserved for households at or below See N.J.S.A. 52:27D-329.1.