

# AFFORDABLE HOUSING

## 2023 ANNUAL MONITORING REPORT

PREPARED FOR:

Middle Township  
Cape May County, New Jersey

April 16, 2024

Prepared By:



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Chris Dochney, PP, AICP  
License No. 6225

## **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**

<b>MUNICIPALITY NAME:</b>	Middle Township
<b>COUNTY:</b>	Cape May County
<b>Date through which funds reported:</b>	31-Dec-23
<b>Name of person filling out form and affiliation/role:</b>	CME Associates- Chris Dochney AICP/PP
<b>Date of filling out form:</b>	April 12, 2024
<b>Email:</b>	<a href="mailto:cdochney@cmeusa1.com">cdochney@cmeusa1.com</a>
<b>Municipal Housing Liaison for municipality:</b>	Suzanne Schumann
<b>Email:</b>	<a href="mailto:sschumann@middletownship.com">sschumann@middletownship.com</a>
<b>Income Limits Year Being Used by Municipality:</b>	2023

**TRUST FUND INFORMATION**

	Inception - March 31, 2023 (date of last reporting)	March 31, 2023 - December 31, 2023	Total
<b>REVENUE SUMMARY</b>			
Barrier Free Escrow			\$0
Development Fees*	\$ 1,831,865	\$ 304,276	\$2,136,141
Interest Earned*	\$ 138,801	\$ 5,587	\$144,387
Other Income			\$0
Payments-in-Lieu of Construction			\$0
<b>TOTAL</b>	<b>\$ 1,970,666</b>	<b>\$ 309,863</b>	<b>\$2,280,528</b>

<b>EXPENDITURE SUMMARY</b>			
Administration**	\$ 378,108		\$378,108
Affordability Assistance***			\$0
Very Low-Income Affordability Assistance			\$0
Barrier Free Conversions			\$0
Housing Activity	\$ 1,319,686	\$ -	\$1,319,686
<b>TOTAL</b>	<b>\$ 1,697,794</b>	<b>\$ -</b>	<b>\$1,697,794</b>

<b>ADMINISTRATION: January 1, 2020 - December 31, 2023</b>		
Name	List types of administrative expenses	Amount
	Attorneys	\$20,828.63
	Consultants	\$20,016.75
	Court Master	\$7,350.00
	FSHC	\$30,000.00
<b>TOTAL</b>		<b>\$78,195</b>

<b>AFFORDABILITY ASSISTANCE: January 1, 2020 - December 31, 2022</b>		
Name	List affordability assistance projects and programs	Amount
<b>TOTAL</b>		<b>\$0</b>

<b>HOUSING ACTIVITY: January 1, 2020 - December 31, 2022</b>		
Type of Housing Activity	Specific Site or Program	Amount
<b>TOTAL</b>		<b>\$0</b>

**Comments:**

\* Development fees and interest are included in this figure

\*\*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 Housing Element and 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.

2		3					4	5	7	8	9	10	11	12	13					
Street Address	Case Number (if applicable)	Rehab program used (e.g. county program, municipal rental rehab)	Block	Lot	Unit Number	Owner	Renter	Very Low	Low	Moderate	Final Inspection Date (mm/dd/yy)	Funds expended on hard costs (\$)	Funds recaptured	Major system(s) repaired	Was unit below code and raised to code? (Y/N)	Effective date of affordability controls (mm/dd/yy)	Length of affordability controls (years)	Affordability control removed (Y/N)	Creditworthy (Y/N)	

Comments:

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	Conifer Green Heron Point	Conifer Meadowlark Run	Habitat for Humanity
Project developer:						
Compliance Mechanism:	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
Block (if multiple separate by commas):	1021	1033	1084	56.01	1523	96.01
Lot (if multiple separate by commas):	3	15	4	46	3, 4	10
Address:	307 Allen Street	200 East Wiley Street	505 Wildwood Avenue	8 Railroad Avenue	4006 Route 9	109 Swainton Goshen Road
Construction required to begin by (for mechanisms other than inclusionary development):						
Status:	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:				Conifer Real Estate	Conifer Real Estate	Habitat for Humanity
Contribution (for payments in lieu)						
Total Affordable Housing Units Proposed	1	1	1	80	79	1
Total Affordable Housing Units Completed to Date	1	1	1	80	79	
Type of Affordable Units:						
Family	1	1	1	80	79	0
Family For-Sale	1	1	1			
Family Rental				80	79	
Senior	0	0	0	0	0	0
Senior For-Sale						
Senior Rental						
Supportive/Special needs	0	0	0	0	0	0
Supportive For-Sale				0		0
Supportive Rental						

**Bedroom/Income Splits:**

<b>1 BR/or Efficiency Affordable Units</b>	4	0	0	13	12	0
Very Low-Income:	4			8	8	
Low-Income:				0	0	
Moderate-Income:				5	4	
<b>2 BR Affordable Units</b>	0	0	0	40	40	0
Very Low-Income:				0	0	
Low-Income:				27	27	
Moderate-Income:				13	13	
<b>3+ BR Affordable Units</b>	0	0	0	27	27	0
Very Low-Income:				0	0	
Low-Income:				15	15	
Moderate-Income:				12	12	
<b>Supportive/Special Needs Units:</b>		0	0	0	0	0
Very Low-Income:						
Low-Income:						
Moderate-Income:						



**3. PRIOR AND THIRD ROUND MONITORING**

Site / Program Name:	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity
Project developer:							
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):	472	475.01	645	908	942	949	949
Lot (if multiple separate by commas):	83	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 Sumner Street	307 Sumner 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:							
	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity
Contribution (for payments in lieu)							
Total Affordable Housing Units Proposed	1	1	1	1	1	1	1
Total Affordable Housing Units Completed to Date							
Type of Affordable Units:							
Family	0	0	0	0	0	0	0
Family For-Sale							
Family Rental							
Senior	0	0	0	0	0	0	0
Senior For-Sale							
Senior Rental							
Supportive/Special needs	0	0	0	0	0	0	0
Supportive For-Sale							
Supportive Rental							

**Bedroom/Income Splits:**

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

**3. PRIOR AND THIRD ROUND MONITORING**

Site / Program Name:	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity
Project developer:							
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):	949	965	1048	1058	1081	1081	1086
Lot (if multiple separate by commas):	3.03	10	9	6	4	6	4
Address:	303 Sumner Street	209 Reeves 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:							
	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity	Habitat for Humanity
Contribution (for payments in lieu)							
Total Affordable Housing Units Proposed	1	1	1	1	1	1	1
Total Affordable Housing Units Completed to Date							
Type of Affordable Units:							
Family	0	0	0	0	0	0	0
Family For-Sale							
Family Rental							
Senior	0	0	0	0	0	0	0
Senior For-Sale							
Senior Rental							
Supportive/Special needs	0	0	0	0	0	0	0
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	ARC of CMC	ARC of CMC	ARC of CMC	ARC of CMC	ARC of CMC
Project developer:	Arc of Cape May County	Arc of Cape May County	Arc of Cape May County	Arc of Cape May County	Arc of Cape May County	Arc of Cape May County	Arc 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):	473	4.02	12.01	52	163.01	163.08	472
Lot (if multiple separate by commas):	57	15	116	26	198	5	69
Address:	22 Lomurno Lane	31 Cardinal Drive	23 W. Beaver Dam Road	747 Goshen Road	9 Carriage Lane	111 E. Woodland Drive	8 Whippoorwill Lane
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:							
	ARC of Cape May County	ARC of Cape May County	ARC of Cape May County	ARC of Cape May County	ARC of Cape May County	ARC of Cape May County	ARC of Cape May County
Contribution (for payments in lieu)							
Total Affordable Housing Units Proposed	3	4	4	4	4	3	4
Total Affordable Housing Units Completed to Date	3	4	4	4	4	3	4
Type of Affordable Units:							
Family	0	0	0	0	0	0	0
Family For-Sale							
Family Rental							
Senior	0	0	0	0	0	0	0
Senior For-Sale							
Senior Rental							
Supportive/Special needs	0	0	0	0	0	0	0
Supportive For-Sale							
Supportive Rental							

**Bedroom/Income Splits:**

<b>1 BR/or Efficiency Affordable Units</b>	0	0	0	0	0	0	0
Very Low-Income:							
Low-Income:							
Moderate-Income:							
<b>2 BR Affordable Units</b>	0	0	0	0	0	0	0
Very Low-Income:							
Low-Income:							
Moderate-Income:							
<b>3+ BR Affordable Units</b>	0	0	0	0	0	0	0
Very Low-Income:							
Low-Income:							
Moderate-Income:							
<b>Supportive/Special Needs Units:</b>	3	4	4	4	4	3	4
Very Low-Income:	3	4	4	4	4	3	4
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	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:							
	ARC of Cape May County	ARC of Cape May County	CAP Counseling Services	Cape Housing 1	Devereaux	Devereaux	MHS of Cape May County
Contribution (for payments in lieu)							
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	0	0	0	0	0	0	0
Family For-Sale							
Family Rental							
Senior	0	0	0	0	0	0	0
Senior For-Sale							
Senior Rental							
Supportive/Special needs	0	0	0	0	0	0	0
Supportive For-Sale							
Supportive Rental							

**Bedroom/Income Splits:**

<b>1 BR/or Efficiency Affordable Units</b>	0	0	0	0	0	0	0
Very Low-Income:							
Low-Income:							
Moderate-Income:							
<b>2 BR Affordable Units</b>	0	0	0	0	0	0	0
Very Low-Income:							
Low-Income:							
Moderate-Income:							
<b>3+ BR Affordable Units</b>	0	0	0	0	0	0	0
Very Low-Income:							
Low-Income:							
Moderate-Income:							
<b>Supportive/Special Needs Units:</b>	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 Ave
Project developer:			WJO Realty	BG11 LLC
Compliance Mechanism:	Redevelopment	Redevelopment	Inclusionary	Inclusionary
Compliance Mechanism #2 (if project has multiple):	Inclusionary	Inclusionary		
Round:	Third 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 Rd	509 Rio Grande Ave
Construction required to begin by (for mechanisms other than inclusionary development):				
Status:	Proposed	Proposed	Approved	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)				
Total Affordable Housing Units Proposed	44	80	3	26
Total Affordable Housing Units Completed to Date				
Type of Affordable Units:				
Family	0	0	0	0
Family For-Sale				
Family Rental				
Senior	0	0	0	0
Senior For-Sale				
Senior Rental				
Supportive/Special needs	0	0	0	0
Supportive For-Sale				
Supportive Rental				

**Bedroom/Income Splits:**

<b>1 BR/or Efficiency Affordable Units</b>	0	0	0	0
Very Low-Income:				
Low-Income:				
Moderate-Income:				
<b>2 BR Affordable Units</b>	0	0	0	0
Very Low-Income:				
Low-Income:				
Moderate-Income:				
<b>3+ BR Affordable Units</b>	0	0	0	0
Very Low-Income:				
Low-Income:				
Moderate-Income:				
<b>Supportive/Special Needs Units:</b>	0	0	0	0
Very Low-Income:				
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
<b>Total</b>	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 30% of Area Median Income. See N.J.S.A. 52:27D-329.1.