

# Mid-Point Review of Affordable Housing Activities &

## 2020 Monitoring

Edison Township, Middlesex County



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## EXECUTIVE SUMMARY

Under the supervision of the court-appointed Special Master, the Township of Edison (the “Township”) and Fair Share Housing Center (“FSHC”) entered into a Settlement Agreement in April of 2016, which established agreed upon Rehabilitation, Prior Round (1987-1999), Gap (1999-2015) and Prospective Need (2015-2025) obligations, and laid out how the Township would comply with the same. A hearing with the Special Master occurred in October 2016, whereby the Special Master issued a report recommending the Court grant a final Judgement of Compliance and Repose (“JOR”), subject to conditions. The Settlement Agreement was amended subsequently and a conditional JOR was issued on December 2<sup>nd</sup> 2016. Edison’s Final JOR was filed on January 18, 2017. Following the JOR there was a First Amendment to the Amended Settlement Agreement executed in February 2017.

Edison has made excellent progress meeting the terms of the Settlement Agreement. Most notably, Edison has completed the Roosevelt Hospital project (84 unit 100% affordable age restricted), and the Camp Kilmer Area 3 (170 family & veterans rental) and the Catholic Charities (42 unit family rental) 100% affordable projects are both under construction. Initially, the Township experienced limited participation in its Market to Affordable and Group Home Projects. However, in an effort to increase participation, the Township has taken decisive action by twice increasing the available per unit subsidies for the Market-to-Affordable Program. Since the last increase in late 2019, interest has skyrocketed which the Township expects will hopefully translate to increased closings that will get the Project on track to successful completion. Also, in 2020, the Township asked its Administrative Agent (CGP&H) to undertake an aggressive outreach campaign and take over administering the Group Home outreach component of the Plan. That outreach is bearing fruit and CGP&H reports it is confident that the required number of beds can be created under this Program. Since implementing the more aggressive supportive housing marketing/outreach in the second quarter of 2020, the Township has already received commitments from 7 different supportive housing providers to provide more than 150 additional/new beds to the Township by 2025. Specifically, six beds are expected in 2020; 43 in 2021; 24 in 2022; 36 in 2023; 29 in 2024, and 20 in 2025. Since this launch is so new, CGP&H is still collecting letters of intent and/or Letters of Interest (available upon request) for a total of 158 additional group home units, which is in excess of the Township’s 2025 obligation. Lastly, the Township has completed all inclusionary projects identified in the Plan with the exception of Rivendell Heights and has complied with the Very-Low-Income requirement.

## CONDITIONS OF COMPLIANCE

The Township’s Final Judgement of Compliance and Repose filed on January 18, 2017 did not include any conditions of compliance.

## DEVELOPMENTS THAT ARE NOT COMPLETED

### *Inclusionary Projects*

There is one (1) inclusionary project identified in the Housing Element and Fair Share Plan that is not yet completed (Rivendell Heights). This project is still moving forward. The Township granted preliminary and final site plan approval in December 2018 and signed a Developer’s Agreement in August of 2019. This project will create 38 affordable units when completed.

### **Non-Inclusionary Projects**

As described in the Executive Summary, the Market to Affordable and Group Home Programs have begun, are well funded, are being prioritized by the Township's professional team, and are planned to be fully completed by 2024-2025. Full completion will require close to the entire runway through 2025 because each of these two programs consist of dozens of smaller projects within them, and each smaller project will be implemented as quickly as opportunities arise. More details on all three open projects appear below:

- Market to Affordable Program
- Group Homes
- Catholic Charities, Our Lady of Peace

The more detailed status of these projects are as follows:

Market to Affordable Program: The Market to Affordable (M2A) Sales Program has been heavily marketed by the Township's Administrative Agent CGP&H. Prior to Covid-related shut-downs, there were literally many hundreds of interested parties attending a series of regular in-person information sessions. Since the M2A Program began, the Township has approved two large per unit increases in per unit subsidies for their sales program, first from \$30,000 to \$50,000, and then, most recently, to \$85,000. Concurrently, the Township approved a down payment assistance program for these units from \$10,000 per homeowner to \$15,000 per homeowner. These two sets of changes, particularly, the latest per unit subsidy increase to \$85,000 (that runs with the land), has greatly intensified applicant interest in the sales component of this Program. Regarding the M2A rental program, subsidies for this Program have been increased up to \$105,000 for a 2 or 3-bedroom unit, and the Township issued a press release that was picked up by numerous local print, online, and TV sources, along with direct mailings to increase awareness of the Program and new subsidy amount.

See the table below for a description of the funding changes. This assistance was originally at \$30,000 per unit at the start of this initiative.

<b>First Subsidy Increase</b>	<b>Current Subsidy Amount effective 2019</b>
For Sale Units: <ul style="list-style-type: none"> <li>• \$50,000 regardless of bedroom size</li> </ul>	For Sale Units: <ul style="list-style-type: none"> <li>• \$85,000 regardless of bedroom size</li> </ul>
For Rental Units <ul style="list-style-type: none"> <li>• \$50,000 regardless of bedroom size</li> </ul>	For Rental Units <ul style="list-style-type: none"> <li>• \$65,000 for 1-bedroom units</li> <li>• \$105,000 for 2 &amp; 3-bedroom units</li> </ul>

To date, the Township has completed four (4) M2A sale units out of the 115 units proposed in the Housing Element and Fair Share Plan. There is one closing expected to occur on June 19, 2020, bringing that total to five. Currently, there are also five additional single family unit applicants pending closing and four more approved applicants searching for single family homes, which brings the number of completed and active cases to 13 units. Continuing, approximately 100 more interested applicants that would have attended monthly workshops, though those workshops have been temporarily discontinued due to Covid-19. Moreover, new potential participants enter into CGP&H's application system almost daily.

In addition, there are currently two (2) active applications for a total of 25 rental units the Township is considering for approval. The combination of instituting the workshops in the fall of 2019 and increasing the subsidy amount and several other internal streamlining of processes is helping the Township turn the corner on this Program. By the end of 2020, the Township envisions that at least 9 sale units (and up to 13 units) will be completed and possibly 25 rental market to affordable units as well. Going forward, the goal will be to average between one and two closings a month for the single family unit part of the Program. That number can be reduced somewhat if more landlords are brought into the Program. After several years of necessary marketing and then tweaking the Program's terms on two separate occasions, based on feedback from applicants, and market realities, the Program, is now very attractive to hundreds of applicants and should reach its 115 unit goal by July 1, 2025.

Supportive Housing: The Township has completed one (1) new group home for a total of four (4) credits against its proposed obligation of 153 credits. Due to retirement of internal Township staff that was heading up this Program, in early 2020 the Township handed off the responsibility for marketing its group home campaign to CGP&H, and by April 2020 CGP&H had an aggressive outreach campaign in place. Since this handover, discussions have been held with many providers of supportive housing, and interest is currently estimated at 26 more beds to be added over the next 12 months, and 162 beds in total by 2025. Based on the discussions CGP&H's team has held with providers in 2020, the special needs housing community's interest in the Township is very clear, and while a proper and aggressive launching of the Township's marketing campaign was delayed during the transition to CGP&H, the Township fully expects to be able to meet its entire special needs housing obligation before the July 1, 2025 deadline. Letters of interest and letters of intent are actively being received and can be made available upon request.

In compliance with the terms of its Settlement Agreement, the Township will continue to review the progress of both the M2A and Supportive Housing Programs as part of its annual project monitoring reports to ensure the Programs stay on track going forward. These reports will be placed on the Township's website with copies sent to Fair Share Housing Center and the parties in the Settlement Agreement.

Catholic Charities: This Project is currently under construction with an expected completion date of January 2021.

### ***Construction Deadlines***

In the HEFSP, the Roosevelt Hospital Project was noted as expecting to begin construction in 2016. This Project was completed in December 2017. Additionally, the Camp Kilmer Building 1065, Area 3 was required to have construction start within two years of a Judgment of Repose. Half of this development is completed and units are being affirmatively marketed and filled this month, and the other half of this Project received funding from HMFA and is moving forward as well.

As discussed above, the Township is continuing to take significantly increasing aggressive steps to fulfill its M2A and Group Home obligations in order to deliver these units by 2025. These actions are being taken in recognition that the Township has temporarily fallen short of its expectations as per the completion scheduled outlined in HEFSP for Group Homes and M2A units. The Township had proposed completing 36 for-sale M2A units and 19 rental M2A units for a total of 55 M2A units by the end of 2020. Thus far, five (5) M2A units have been completed with other units in progress as mentioned previously in this Report. The Township additionally proposed 22 group homes completed by the end

of 2020. Thus far, one (1) group home has been completed. Again, as described above, the Township is diligently taking all possible actions to ensure compliance with its M2A and Group Home obligations.

## **REHABILITATION OBLIGATION**

The Township administers its own municipal Housing Rehabilitation Program. Both rental and owner-occupied homes are eligible for this Program. The Township has completed 23 units out of its total obligation of 421 units.

The Rehabilitation Program is advertised on the Township's website, Edison TV, fliers are displayed at the Edison Senior Center and the Program is advertised in the Senior Center's monthly newspaper. The Township also sends out between 5-10 applications a year. The Township will continue to explore ways and additional options available to significantly increase participation in this Program.

## **VERY LOW INCOME ANALYSIS**

91 of the 509 units or 18% that have been approved since 2008 are reserved for very low-income households.

## **INVITATION OF SUBMISSIONS**

Any interested party may submit comments to the municipality regarding whether any sites no longer present a realistic opportunity and should be replaced by contacting:

Leslie London, Esq  
c/o McManimon, Scotland & Baumann, LLC  
75 Livingston Avenue  
Roseland, New Jersey 07068  
(973) 622-5335  
(973)622-7333 fax  
llondon@msbnj.com

Any party may by motion request a hearing before the court regarding these issues.

# APPENDIX 1 – 2020 UNIT MONITORING FORM













**Edison Township, Middlesex County**

**Project/Unit Monitoring - March 6, 2020 (Page 6)**

Site / Program Name	Development Resources Corporation					Enable Oak Tree Road					Dungarvin NJ: Kenmore Road					Group Home Initiative GHI					Village at Historic Clara Barton					
<b>Project Type</b>	100% Affordable Special Needs Rental					100% Affordable Special Needs Rental					100% Affordable Special Needs Rental					Special Needs Rental					Inclusionary Age Restricted Sale					
<b>Block &amp; Lot / Street</b>	Riverview Ave					Oak Tree Rd					Kenmore Rd					Various					B: 757 L:41; 33 Liddle Avenue					
<b>Status</b>	Completed					Completed					Completed					Under Construction					Completed					
<b>Date</b>	10/1/2004					4/9/2014					04/29/2002					Various					4/13/2007					
<b>Length of Affordability Controls</b>	Perpetual					40 Years					Perpetual					See Notes					30 Years					
<b>Administrative Agent</b>	Delta Community Supports, Building 14, Suite 400 1777 Sentry Parkway W, Blue Bell, PA 19422, (215) 654-1000, <a href="https://deltaweb.org/contact-us/">https://deltaweb.org/contact-us/</a>					Enable NJ, 13 Roszel Road, Suite B110, Princeton, NJ 08540, (609) 987-5003, <a href="https://enablenj.org/contact/">https://enablenj.org/contact/</a>					Dungarvin, 1543 State Route 27, Suite 24, Somerset, NJ 08873, (732) 463-7227, <a href="https://www.dungarvin.com/locations/new-jersey/">https://www.dungarvin.com/locations/new-jersey/</a>					N/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>	Special Needs Rental					Special Needs Rental					Special Needs Rental					Special Needs Rental					Age Restricted Sale					
<b>Total Affordable Units</b>	<b>2</b>					<b>3</b>					<b>3</b>					<b>153</b>					<b>21</b>					
<b>Units Notes</b>																Edison proposes to create 153 new group home bedrooms by 2025. 4 units were created in 2018, leaving 149 units to be provided.										
<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>	-	-	-	-	-	-	<b>3</b>	-	-	-	-	<b>3</b>	-	-	-	-	-	-	-	-	-	-	<b>11</b>	-	-	-
<b>Low-Income</b>	-	<b>2</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Moderate-Income</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>10</b>	-	-	-

# Edison Township, Middlesex County

## Project/Unit Monitoring - (Page 7)

Site / Program Name	Edison Market to Affordable -Sale					Knapp Ave. Market to Affordable Rental					Mill Road: Market to Affordable Rental					Belmont Ave Market to Affordable Rental					Harrigan St Market to Affordable Rental				
Project Type	100% Affordable Family Sale					Inclusionary Family Rental					100% Affordable Family Rental					Inclusionary Family Rental					Inclusionary Family Rental				
Block & Lot / Street	Various					B:96 / L:18.A Knapp Ave					B: 265.C / L: 81 Mill Rd					B: 160.V / L:19.B Belmont Ave					B: 318 / L: 7 Harrigan St				
Status	Completed					Completed					Completed					Completed					Completed				
Date	Various					6/8/2012					6/8/2012					10/1/2013					01/10/2012				
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, <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>					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>					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>				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Family Sale					Family Rental					Family Rental					Family Rental					Family Rental				
Total Affordable Units	4					1					2					1					1				
Units Notes																									
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	-	-	-	4	-	-	-	-	1	-	-	-	2	-	-	-	-	1	-	-	-	-	1	-	-

# Edison Township, Middlesex County

## Project/Unit Monitoring - (Page 8)

Site / Program Name	Woodbridge Ave: Market To Affordable Rental					Highland Ave: Market to Affordable Rental					Player Ave Market to Affordable Rental					Edison Housing Authority Market to Affordable Rental AKA Housing Authority					Center Place at Edison AKA Beachwood					
<b>Project Type</b>	Inclusionary Family Rental					100% Affordable Family Rental					100% Affordable Family Rental					Inclusionary Family Rental					Inclusionary Family Rental					
<b>Block &amp; Lot / Street</b>	B: 375.C / L: 8.A Woodbridge Ave					B: 61 / L: 32 Highland Ave					B: 314 / L:1.A Player Ave					B: 692.L / L: 3.F Qual C023B Garfield Ave B: 182 / L: 1.A Woodedge Ave					B: 396 / L: 5 Edward Stec Blvd					
<b>Status</b>	Completed					Completed					Completed					Completed					Completed					
<b>Date</b>	2/25/2013					10/1/2013					8/2/2011					Woodedge: 9/12/2013, Garfield Ave: 7/24/2014					12/3/2007					
<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>					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>					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 Rental					Family Rental					Family Rental					Family Rental					Family Rental					
<b>Total Affordable Units</b>	7					3					2					2					45					
<b>Units Notes</b>																Garfield (Low 1B); Woodedge (Low 2B)										
<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>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	1	-
<b>Low-Income</b>	-	1	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	3	11	5	-
<b>Moderate-Income</b>	-	2	4	-	-	-	1	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	4	11	6	-

# Edison Township, Middlesex County

## Project/Unit Monitoring - (Page 9)

Site / Program Name	Rivendell II					Camelot at Edison					Truman Square 1&2: AKA Camp Kilmer 1&2 AKA Area 3					Catholic Charities-OLP aka St. Paul the Apostle SH					Rivendell Heights				
Project Type	Inclusionary Family Rental					Inclusionary Family Rental					100% Affordable Family Rental					100% Affordable Age Restricted Rental					Inclusionary Family Rental				
Block & Lot / Street	B: 3.B / L: 19 Yosko Dr					B: 762 / L: 1.A 88 Jackson St					TSq1: B: 3E Lot 3.011 ; Tsq2: B:3E Lot 3.012					B: 748 / L: 36 Amboy Ave					B: 3.B / L: 18 Truman Dr				
Status	Completed					Completed					Under Construction					Under Construction					Proposed/Zoned				
Date	5/1/2007					12/06/2019					See Notes					10/23/2019					NA				
Length of Affordability Controls	30 Years					30 Years					30 Years					See Notes					30 Years				
Administrative Agent	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>					Pennrose Property, 1301 N. 31st St, Philadelphia, PA 19121, (267) 386-8600, <a href="https://www.pennrose.com/">https://www.pennrose.com/</a>					Catholic Charities, 319 Maple Street, Perth Amboy, NJ 08861, (732) 324-8200, <a href="https://ccdom.org/middlesex">https://ccdom.org/middlesex</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>				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Family Rental					Family Rental					Family Rental					Age Restricted Rental					Family Rental				
Total Affordable Units	<b>22</b>					<b>33</b>					<b>170</b>					<b>42</b>					<b>38</b>				
Units Notes											Truman Square 1 under construction, TSq2: Proposed, seeking funding. Controls apply as follows: HMFA: begin at 10% lease-up, County Housing: initial occupancy, HOME: from initial occupancy.					30 year deed restriction + 15 year extension.					Income/bedroom distribution to be 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	-	-	-	-	-	-	2	2	1	-	-	9	17	6	-	-	6	-	-	-	-	2	3	-	-
Low-Income	-	-	8	3	-	-	1	8	3	-	-	18	37	11	-	-	20	-	-	-	-	2	9	4	-
Moderate-Income	-	-	9	2	-	-	3	10	3	-	-	3	42	27	-	-	15	1	-	-	-	3	11	4	-



# APPENDIX 2 – VERY LOW INCOME ANALYSIS

## Edison Township, Middlesex County: Very-Low Income Units 2020

Development/Compliance Mechanism	Project Status	Controls Date	Affordable Units	Very-Low Income Units
Harrigan St Market to Affordable Rental	Completed	01/10/2012	1	0
ARC Middlesex: Cambridge Road	Completed	1/30/2014	4	4
Belmont Ave Market to Affordable Rental	Completed	10/1/2013	1	0
Highland Ave: Market to Affordable Rental	Completed	10/1/2013	3	0
Catholic Charities-OLP aka St. Paul the Apostle SH	Under Construction	10/23/2019	42	6
Camelot at Edison	Completed	12/06/2019	33	5
Triple C: Market Street	Completed	12/2/2009	5	5
Woodbridge Ave: Market To Affordable Rental	Completed	2/25/2013	7	0
Triple C: Knapp Street	Completed	4/12/2012	4	4
Enable Oak Tree Road	Completed	4/9/2014	3	3
Kilmer Homes I & II	Completed	5/15/2015	120	13
NJID: Cerebral Palsy 4	Completed	6/21/2018	4	4
Knapp Ave. Market to Affordable Rental	Completed	6/8/2012	1	0
Mill Road: Market to Affordable Rental	Completed	6/8/2012	2	0
SERV Bergen Place	Completed	7/12/2016	3	3
ARC-Middlesex Marie Road	Completed	7/16/2012	3	3
Player Ave Market to Affordable Rental	Completed	8/2/2011	2	0
SERV Webster Place	Completed	9/22/2011	3	3
Keystone: Colton Road	Completed	9/30/2014	3	3
Residence at Roosevelt Park AKA Roosevelt Hospital	Completed	CO Issued 12/28/2017	84	0
Rivendell Heights	Proposed/Zoned	NA	38	5
Truman Square 1&2: AKA Camp Kilmer 1&2 AKA Area 3	Under Construction	See Notes	170	32
Edison Market to Affordable -Sale	Completed	Various	4	0
Group Home Initiative GHI	Under Construction	Various	153	153
Edison Housing Authority Market to Affordable Rental AKA Housing Authority	Completed	Woodedge: 9/12/2013, Garfield Ave: 7/24/2014	2	0
<b>Totals:</b>			<b>695</b>	<b>246</b>
			<i>(%) of VLI units: 35%</i>	

## APPENDIX 3 – 2020 TRUST FUND MONITORING FORM

**Edison Township, Middlesex County**  
**Trust Fund Balance as of December 31, 2019**

	INCEPTION DEC 31, 2018	JAN 1, 2019 DEC 31, 2019	TOTAL
<b>REVENUE SUMMARY</b>			
Barrier Free Escrow	\$0.00	\$0.00	\$0.00
Development Fees	\$9,493,341.01	\$895,571.50	\$10,388,912.51
Interest Earned	\$640,208.62	\$109,167.13	\$749,375.75
Other Income	\$6,022.14	\$850,000.00	\$856,022.14
Payments-in-Lieu of Construction	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$10,139,571.77</b>	<b>\$1,854,738.63</b>	<b>\$11,994,310.40</b>
<b>EXPENDITURE SUMMARY</b>			
Administration*	\$1,526,952.71	\$157,993.26	\$1,684,945.97
Affordability Assistance	\$2,287,703.66	\$80,247.89	\$2,367,951.55
Barrier Free Conversions	\$0.00	\$0.00	\$0.00
Housing Activity	\$2,010,013.20	\$50,000.00	\$2,060,013.20
<b>TOTAL</b>	<b>\$5,824,669.57</b>	<b>\$288,241.15</b>	<b>\$6,112,910.72</b>
<b>TRUST FUND ACCOUNT BALANCE AS OF December 31, 2019</b>			<b>\$5,881,399.68</b>
<b>*An error in the 2018 Trust Fund report has been amended in this report.</b>			

<b>HOUSING ACTIVITY : JAN 1, 2019 - DEC 31, 2019</b>	
Market to Affordable - 31 Silver Lake Ave	\$50,000.00
<b>TOTAL</b>	<b>\$50,000.00</b>

<b>AFFORDABILITY ASSISTANCE: JAN 1, 2019 - DEC 31, 2019</b>	
Down Payment Assistance - 31 Silver Lake Ave	\$10,000.00
Emergency Repairs	\$7,827.89
Emergency Repairs	\$14,200.00
Emergency Repairs	\$12,500.00
Emergency Repairs	\$13,000.00
Emergency Repairs	\$10,758.00
First Month's Rent	\$594.00
First Month's Rent	\$1,567.00
First Month's Rent	\$1,124.00
First Month's Rent	\$1,124.00
First Month's Rent	\$517.00
First Month's Rent	\$976.00
First Month's Rent	\$1,246.00
First Month's Rent	\$1,329.00
First Month's Rent	\$804.00
First Month's Rent	\$1,435.00
First Month's Rent	\$1,246.00
<b>TOTAL</b>	<b>\$80,247.89</b>