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June 29, 2020

Joseph H. Gallagher, MPA-Township Administrator
Township of Winslow
125 South Route 73
Braddock, NJ 08037

**Re: Midpoint Review of Affordable Housing Obligations
Our File No. CWI00062.19**

Dear Mr. Gallagher,

Please accept this correspondence as a reminder that Winslow Township is required to submit a "midpoint review" document updating interested parties of the status of affordable housing compliance on July 1, 2020. The requirement stems both from the Township's Settlement Agreement with Fair Share Housing Center ("FSHC") and from the Fair Housing Act ("FHA"), specifically N.J.S.A. 52:27D-313, which provides in relevant part: "the Council shall establish procedures for a realistic opportunity review at the midpoint of the certification period and shall provide for notice to the public." Effectively, the Township's Settlement specifies those parameters.

As a result of the foregoing, the Township will be required to post on its municipal website, with a copy to FSHC, a status report as to the implementation of all compliance mechanisms including whether those relied upon to create a realistic opportunity continue to do so. Any interested party could then petition the Court on these issues.

CME has prepared this documentation based on the FSHC (Fair Share Housing Center) monitoring forms that were distributed. CME sought assistance from the Municipal Housing Liaison Ms. Barbara Householder and Ms. Katherine Packowski, Senior Associate Triad Associates to gather information on the current status of Affordable Housing Trust Fund, Rehabilitation Units and Prior and Third Round mechanisms. Please be advised Township of Winslow last reported their Monitoring Reports in 2017.

Please let me know if you have any further questions.

Very truly yours,

CME Associates

Malvika Apte, PP, AICP
Project Leader

Enclosures

cc: Stuart Platt, Esq, Township Solicitor
Lisa Dority, RMC, Municipal Clerk
Fair Share Housing Center



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Midpoint Review Report

Winslow Township has a long standing commitment to comply with its Mount Laurel fair share obligations. On August 16, 2016, the Township of Winslow approved a settlement agreement with Fair Share Housing Center to meet its affordable housing obligations from 1987 to 2025. Also on the same date, the Township's Housing Plan Element and Fair Share Plan was approved by the Court to implement said settlement agreement. Thereby, the Township of Winslow is immune to builder's remedy lawsuits through 2025 as it continues to comply with the requirements of the settlement agreement, and implements the Housing Plan Element and Fair Share Plan.

The purpose of this memo is to provide an annual report of affordable housing activity. The last affordable housing monitoring report was submitted by the Township in 2017. This midpoint review report serves as a progress report on the status of all affordable housing mechanisms in the Township's Housing Element and Fair Share Plan. It also satisfies a requirement of the settlement agreement to provide a midpoint review on all affordable housing activity including activity related to deposits and expenditures from the Affordable Housing Trust Fund. Attached to this report are the Monitoring Forms prepared by the Township Affordable Housing Consultant, Ms. Malvika Apte, PP/AICP in collaboration with Affordable Housing Administrator Ms. Katherine Packowski, Senior Associate, Triad Associates and Ms. Barbara Householder, Municipal Housing Liaison.

The Township participates in Camden County's Rehabilitation Program that has been effect for many years. In 2017 the Township had reported that Nineteen (19) single family units have been rehabilitated in Winslow Township through the County's program since the beginning of 2014. Each rehabilitation was funded through the County of Camden Community Development Block Grant Program. Information on each unit rehabilitated is included within this report as an attachment. Since 2017, additional six (6) units have been rehabilitated through this program, creating the total of rehabilitated units in Winslow Township to be 25 units. The total rehabilitation obligation for the Township is 41 units by 2025. The Township plans to rehabilitate additional sixteen (16) units by 2025.

As reported in 2017, the Township's entire Prior Round Obligation has been satisfied. The following projects relate to compliance with the Third Round Obligation.

Taylor Woods is an inclusionary multi-family residential development located off of Route 73 just north of Cooper Folly Road. This inclusionary development was planned to contribute 40 affordable housing units for Winslow Township's third round fair share obligation. As of the date of this report, all forty (40) affordable units have been constructed and have received a Certificate of Occupancy. Three of these units are set aside for very low income households. Please see attached monitoring form provide the bedroom/income splits. Additionally, please note all the 40 units are currently occupied as confirmed by the Affordable Housing Administrator. Therefore, the Taylor Woods inclusionary development is 100% completed and has provided all of its affordable housing units as outlined in the Township's Housing Element and Fair Share Plan.

The Christ Care Redevelopment Area is a 100% affordable housing project that provides the Township of Winslow with affordable housing credits for both the Prior Round and for the Third Round. As reported in



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2017, Christ Care (I) and Christ Care (II) also known as Winslow Cross/creek/Winslow Commons has been constructed and occupied.

As reported in 2017, ninety two (92) senior rental affordable units have been constructed and occupied for many years. These are noted under prior round obligation. Additionally 45 affordable credits are in the Winslow Cross Creek development and another 49 units are within the Winslow Commons Development. Both of these developments provide 94 family rental units in total and are a part of the Christ Care Redevelopment Area, just under a different moniker. Therefore, these family rental units provide 94 affordable housing credits to the Third Round Obligation.

Christ Care Phases III, IV and V are proposed to address the Third Round Obligation, which comprises of 72 senior rental units and 92 family rental units. This has been modified from the approved settlement agreement of 70 senior units and 113 family units. However due to the overall excesses credits, the applicant will meet the obligation requirement in the third round. Overall third round credits provided as 843. With the third round obligation of 700, this allows an excess of 143 credits. 94 of these credits will be deducted for moving a portion of third round obligation to fourth round (per mediation agreement). This will leave 49 excess credits for the future.

Township of Winslow satisfies it's very low income obligation of 13% of all units built post 2008. Winslow Township is required to provide 26 very low income units since 2008. Tamerlane Apartments provides 50 existing very low income units and new projects such as Christ Care and Taylor Woods provide 36 very low income units. Therefore, Winslow Township satisfies the 13% very low income requirement.

The affordable housing trust fund information has been attached to this report. Additionally we also attaching the 2017 CTM Affordable Trust Fund report that was submitted as well as current CTM balance report. As of April 30, 2020, there has been a collection \$663,728.92 into the fund, expenditures on housing activity in the amount of \$261,488, \$81,255.17 on administration costs, and no expenditures on affordability assistance as no one has qualified for that program. This leaves a remaining balance of \$320,825.42 in the trust fund.

In conclusion, all of the requirements of the Township's settlement agreement continue to be complied with including all family rental, age-restricted, and very low income unit requirements. Winslow Township is on track to satisfy all of its affordable housing obligations by the year 2025 and all requirements of its settlement agreement.

1. GENERAL INFORMATION AND TRUST FUND MONITORING

MUNICIPALITY NAME:	Township of Winslow
COUNTY:	Camden County
Date through which funds reported:	4/30/2020
Name of person filling out form and affiliation/role:	Malvika Apte AICP/PP
Date of filling out form:	6/9/2020
Email:	mapte@cmeusa1.com
Municipal Housing Liaison for municipality:	Barbara Householder
Email:	bhouseholder@winslowtownship.com
Income Limits Year Being Used by Municipality*:	2020 Income Limit

(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 -August 31,2017	September 1, 2017 to April 30, 2020	Total
REVENUE SUMMARY			
Barrier Free Escrow	0.00	0.00	0.00
Development Fees	385,713.92	273,015.00	658,728.92
Interest Earned	2,192.19	3,146.80	5,338.99
Other Income		0.07	0.07
Payments-in-Lieu of Construction			0.00
TOTAL	387,906.11	276,161.87	664,067.98

EXPENDITURE SUMMARY			
Administration**	81,255.17		81,255.17
Affordability Assistance***			0.00
Very Low-Income Affordability Assistance			0.00
Barrier Free Conversions			0.00
Housing Activity	161,648.33	100,000.00	261,648.33
TOTAL	242,903.50	100,000.00	342,903.50

ADMINISTRATION: Date in Approved Spending Plan to Present		
Name	List types of administrative expenses	Amount
Consulting Fees	Housing Element and Fair Share Plan Prep., etc.	76,808.43
Consulting Fees	Consulting Work (CME)	976.00
Other Admin. Costs	Class Act Reporting Agency - Copy of Transcript	175.00
Personnel	Municipal Housing Liaison Stipend (D. Dougherty)	3,295.74
TOTAL		81,255.17

AFFORDABILITY ASSISTANCE: Date in Approved Spending Plan to Present		
Name	List affordability assistance projects and programs	Amount
TOTAL		\$0

HOUSING ACTIVITY: Date in Approved Spending Plan to Present		
Type of Housing Activity	Specific Site or Program	Amount
New Construction	Extension/Improvements of Infrastructure (Taylor Woods)	28,611.75
New Construction	Extension/Improvements of Infrastructure (CCU Sr. Rentals II)	133,036.58
Supp/Spec Needs Hsg	Community Options	100,000.00
TOTAL		261,648.33

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

2. REHABILITATION

Total Third Round rehabilitation obligation	41
Rehabilitation program administrator(s) with email, phone number, and address: (if multiple rehab programs list administrator for each)	Triad Associates
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):	2014-2019

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)	
22 Bromley CT		Camden County	2402.05	11						Mod		19,717.00								
33 Decatur La		Camden County	12102	21					Low			14,160.00								
35 Wilton Way.		Camden County	1204	21					Low			7,587.00								
245 Vinyard Rd		Camden County	3143	2					Low			4,315.00								
251 Camden Ave		Camden County	3127	8					Low			27,901.00								
27 Briarcliff Rd		Camden County	1504	25					Low			11,693.00								
90 Eastmont Lane		Camden County	10904	26					Low			18,273.00								
333 New Brooklyn Rd		Camden County	2608	4					Low			26,812.00								
207 Villa Knoll CT		Camden County	114	54					Low			12,897.00								
265 Waterford Rd		Camden County	5401	1					Low			22,020.00								
2 Pinoak Dr		Camden County	3101	37					Low			23,295.00								
147 Hays Mill Rd		Camden County	4726	7					Low			11,820.00								
52 Pitman Lane		Camden County	10104	17					Low			27,148.00								
532 For Mile Branch Rd		Camden County	10404	14						Mod		12,271.00								
9 Peoria Lane		Camden County	10506	10506					Low			19,492.00								
49 Dunham Loop		Camden County	704	12					Low			18,500.00								
224 Bittlewood Avenue		Camden County								Mod		8,480.00								
25 Birch Ave		Camden County							Low			9,785.00								
35 Arbor Meadow Drive		Camden County							Low			4,095.00								
35 Arbor Meadow Drive									Low			33,650.00								
43 Hewitt Lane									Low			27,120.00								
43 Desmond Run										Mod		8,179.50								

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

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Christ Care Redevelopment (Phase II) (Winslow Cross Creek/Winslow Commons)	Christ Care Redevelopment (Phase III)	Christ Care Redevelopment (Phase IV)	Christ Care Redevelopment(Phase V)	Taylor Woods	
Project developer:						
Compliance Mechanism:	100% Affordable Housing LIHTC	100% Affordable Housing	100% Affordable Housing	100% Affordable Housing	Inclusionary Zoning	
Compliance Mechanism #2 (if project has multiple):						
Round:	Third Round	Third Round	Third Round	Third Round	Third Round	
Block (if multiple separate by commas):	2903	2903	2903	2903	2401	
Lot (if multiple separate by commas):	13	12.01, 12.02. 13.01 and 13.03	12, part of 13.03	9	6.01, 6.02	
Address:	Grimes Road	Grimes Road	Grimes Road	Grimes Road	Taylor Woods Blue	
Construction required to begin by (for mechanisms other than inclusionary development):						
Status:	BUILT	Approved	Approved	Preliminary Approval	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:		9/19/2019	7/19/2018	7/16/2015		
If "under construction," expected date of completion:		8/1/2021	6/1/2020			
Date of issuance of C.O.:	3/10/2014					
If "built," date controls began:	8/15/2014				9/2/2016	
Length of Affordability Controls (years):		45	45	45		
Administrative Agent or other entity responsible for affirmative marketing:	Eastern Pacific Development 300 Lampart Ave, Sicklerville NJ Shannon Bailey 877-857-2697 Tax Credit Developer	Eastern Pacific Development 300 Lampart Ave, Sicklerville NJ Shannon Bailey 877-857-2697 Tax Credit Developer	Eastern Pacific Development 300 Lampart Ave, Sicklerville NJ Shannon Bailey 877-857-2697 Tax Credit Developer	Eastern Pacific Development 300 Lampart Ave, Sicklerville NJ Shannon Bailey 877-857-2697 Tax Credit Developer		
Contribution (for payments in lieu)						
Total Affordable Housing Units Proposed		60		32		
Total Affordable Housing Units Completed to Date	94		72		40	
Type of Affordable Units:						
<i>Family</i>	94	60		32	40	
Family For-Sale						
Family Rental	94	60		32	40	
<i>Senior</i>			72			
Senior For-Sale						
Senior Rental			72			
<i>Supportive/Special needs</i>						
Supportive For-Sale						
Supportive Rental						

Bedroom/Income Splits:

1 BR/or Efficiency Affordable Units	0	0	64	0	8	0
Very Low-Income:			8		3	

Low-Income:						2	
Moderate-Income:			56			3	
2 BR Affordable Units	38	28	8	8	24	0	
Very Low-Income:	6	5		2			
Low-Income:						12	
Moderate-Income:	32	23	8	6	12		
3+ BR Affordable Units	62	32	0	24	8	0	
Very Low-Income:	6	1		5			
Low-Income:						3	
Moderate-Income:	56	31		19	5		
Supportive/Special Needs Units:	0	0	0	0	0	0	
Very Low-Income:							
Low-Income:							
Moderate-Income:							

OVERALL PRIOR AND THIRD ROUND SUMMARY		
	NUMBER	PERCENT
Total Units	206	-
Very-Low Income Units	36	17%
Low-Income	17	8%
Moderate-Income	251	122%
Family	226	110%
Senior	72	35%
Supportive/Special Needs	0	0%
For Sale	0	0%
Rental	298	145%

Comments:

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)
Taylor Woods	40	3	0	Family
Christ Care Redevelopment (Phase II)	94	12	0	Family
Christ Care Redevelopment (Phase III)	60		6	family
Christ Care Redevelopment (Phase IV)	72	8		Senior
Christ Care Redevelopment (Phase V)	32		7	family
Total	298	23	13	

This tab provides reporting required on very low income units, i.e. units affordable to and reserved for households at or below 30% of regional median income. See N.J.S.A. 52:27D-329.1.