


August 13, 2024  
# 22164-23

**AFFORDABLE HOUSING ANNUAL**  
**MONITORING REPORT**

**FOR EVESHAM TOWNSHIP**  
**BURLINGTON COUNTY, NJ**

In accordance with the Township's Final Judgment of Compliance and Repose, dated July 21, 2022, and signed by the Honorable Judge Jeanne T. Covert, A.J.S.C., annual reporting, and monitoring is required of Evesham Township by August 16, 2022, and every year thereafter. This report serves as the annual reporting requirement for the year 2024 of the Township's affordable housing compliance in the Third Round (1999-2025).

**Prepared For**  
Evesham Township  
Municipal Complex  
984 Tuckerton Road  
Marlton, NJ 08053

**Prepared By**  
  
David J. Benedetti, AICP, PP  
NJ PP #33LI00368300  
Environmental Resolutions, Inc.  
815 East Gate Drive, Suite 103  
Mount Laurel, NJ 08054



*The original document was appropriately signed and sealed in accordance with  
Chapter 41 of Title 13 of the State Board of Professional Planners.*

***Affordable Housing Annual Monitoring Report  
Evesham Township, Burlington County, New Jersey***

August 13, 2024

Environmental Resolutions, Inc. has prepared this annual monitoring report for the Evesham Township outlining the progress made by the Township since the adoption of the Housing Plan Element and Fair Share Plan by the Planning Board in November of 2021. In accordance with the Township's Final Judgment of Compliance and Repose, dated July 21, 2022, and signed by the Honorable Judge Jeanne T. Covert, A.J.S.C., annual reporting, and monitoring is required of Evesham Township by **August 16, 2022**, and every year thereafter. This report serves as the annual reporting requirement for the year 2024 of the Township's affordable housing compliance in the Third Round (1999-2025).

The settlement agreement with Fair Share Housing Center determined that Evesham had a fair share obligation of the following:

- Present Need (Rehab Obligation) - 15
- Prior Round Obligation (1987-1999) - 534
- Third Round Prospective Need (1999-2025) - 680

The forms on the following pages outline the status of the Township's affordable housing trust fund activity, rehabilitation program, prior round and third round housing projects, and very low-income unit reporting.

**Trust Fund Monitoring:**

The Township adopted an Amended Affordable Housing Trust Fund Spending Plan on June 22, 2022. After that amendment, Affordable Housing Annual Monitoring Reports were prepared per the Settlement Agreement with Fair Share Housing Center. CME prepared the August 19, 2022, Report, and ERI prepared the August 2023 Report. The Report of Audit for the Township of Evesham was completed by Bowman & Company, LLC on May 24, 2024, for the year ending December 31, 2023. The Audit shows that the fund balance increased by \$702,813 after expenditures, deposits, interest, and other revenues into the Township's Trust Fund. In 2023 the Township spent \$71,769 in funds on administrative expenses, and \$35,000 on the Market to Affordable Program. Exhibit A contains detailed information regarding the status of the Township's AHTF.

The unaudited records of the Finance Department for the six months of 2024 ending June 30, 2024, the Affordable Housing Trust Fund increased from a Beginning Balance of \$2,942,438 to \$2,999,936 as of June 30, 2024. This increase was due to payments by developers and interest. There was \$78,271 added to the AHTF from Developers, \$50,631 was interest income, and expenditures of \$50,578 to plan, implement, and administer the Affordable Plan.

**2024 AFFORDABLE HOUSING TRUST FUND**  
**(1/1/2024 to 6/30/2024)**

| DESCRIPTION                             | INCREASE | DECREASE | BALANCE     |
|---|----------|----------|-------------|
| Beginning Balance                       |          |          | \$2,942,438 |
| Reimbursements/Payments from Developers | \$78,271 |          | \$3,020,709 |
| CGP&H LLC                               |          | \$20,429 | \$3,000,280 |
| Environmental Resolutions Inc           |          | \$20,410 | \$2,979,870 |
| Parker Mccay PA                         |          | \$24,630 | \$2,955,240 |
| Interest                                | \$50,631 |          | \$3,005,871 |
| ENCUMBERED FUNDS                        |          | \$5,935  |             |

**BALANCE AS OF 6/30/2024**

**\$2,999,936**

No new compliance mechanisms have been identified to date that would require an amendment to the Housing Plan or the adopted Spending Plan.

**Rehabilitation Monitoring:**

The Township initially had an assigned rehabilitation obligation of 94 units. This was reduced to 15 units after the Township demonstrated that the number of actual deficient units also occupied by low or moderate-income households was 15. The Burlington County Rehabilitation Program provided an activity report for the rehabilitation activities in Evesham Township. The Amended Settlement Agreement dated November 23, 2021, and subsequently executed by all parties stipulated that Evesham Township met the Present Need requirement of 15 units with a rehabilitation program operated by the Township and Burlington County. No new rehabilitations of deficient homes in the Township have been completed since adopting the Housing Element and Fair Share Plan.

**Prior Round and Third Round Monitoring:**

The current status of each project and mechanism included within the Township's compliance plan is included in Exhibit C.

**Ongoing Conditions of Monitoring:**

- The Habitat for Humanity project, consisting of two (2) units, proposed for Oak Avenue has not yet submitted site plan drawings for approval by the Township. Habitat for Humanity has indicated that this project is expected to occur in 2025.
- The Brightview Phase II, consisting of ten (10) low-mod units has been abandoned by the developer and will not be completed.
- Two 'semi-private' rooms in the CareOne facility function like a two-bedroom apartment. CareOne generally does not place related individuals within these apartments but does not have a policy that prohibits them from doing so. As of this time, these units are not occupied by related individuals.

- The Redeveloper's Agreement with AMS for the Marlton Executive Project, which requires the developer to provide a \$1,045,000 payment to the Township's affordable housing trust fund, has been executed and the initial payment of \$522,500 was made on June 21, 2023.
- A new project at 23 East Main Street will provide one (1) moderate-income three-bedroom unit. Construction is anticipated to be completed in 2025 or 2026.
- 211 Quail Road is a two-bedroom, for sale unit, that had previously been subject to an affordable housing deed restriction, the term of which expired in 2015, and is now back in the affordable housing program with the help of the Market to Affordable funds.

### **VERY LOW-INCOME MONITORING:**

The Township must provide 13% of all units approved or planned after July 2008 as very low-income units. This equals a total of at least 51 VLI units required. There are currently 42 VLI units constructed within the Township, with another 28 planned. However, at least half of the VLI unit requirements must be family units. In total, there are 22 family units in the Township. To compensate for this VLI family unit shortfall, Evesham Township plans to use its affordability assistance programs, as the Spending Plan outlines.

### **CONCLUSION**

The Township is on track with the implementation of the terms of the FSHC Settlement Agreement and the final Judgment of Compliance and Repose as outlined in the adopted Housing Plan Element and Fair Share Plan approved by the court. Evesham will continue to proactively implement its Housing Plan Element and Fair Share Plan to maintain compliance and is actively seeking new opportunities to provide affordable housing, such as 23 East Main Street and 211 Quail Road.

Governor Phil Murphy signed into law Assembly Bill A4/S50 in late March 2024, which reforms municipal responsibilities concerning the provision of affordable housing, abolished COAH, and appropriated \$16 million for affordable housing. This law also changed the reporting requirements and dates for all municipalities.

The implementation of this law will have significant ramifications and challenges for Evesham Township as well as most municipalities in New Jersey. The first date of concern is August 1, 2024, when NJDCA must complete present and prospective need calculations and these calculations are to be published by November 30, 2024, giving municipalities the months of December 2024 and January 2025 to review the calculations and adopt a "binding resolution" to comply with the Act.

The Round 3 affordable housing plans expire on June 30, 2025, and municipalities must adopt a Housing Element and Fair Share Plan (HEFSP) by July 1, 2025, or lose Builder's Remedy immunity. Interested parties have until August 31, 2025, to file a challenge to any HEFSP and the challenged Fair Share Plans must be finalized by December 31, 2025.

Additionally, Evesham Township has filed the required the required Trust Fund Report to the Department of Community Affairs by the June 15 deadline.

**EXHIBIT A:  
AFFORDABLE HOUSING TRUST FUND  
MONITORING**

**AFFORDABLE HOUSING TRUST FUND MONITORING**

|   |  |
|---|--|
| MUNICIPALITY NAME:                                    | Evesham Township   |
| COUNTY:   | Burlington County  |
| Date through which funds reported:                    | December 31, 2022  |
| Name of person filling out form and affiliation/role: | David J. Benedetti, AICP, PP, ERI                              |
| Date of filling out form:                             | August 13, 2024  |
| Email:  | <a href="mailto:dbenedetti@erinj.com">dbenedetti@erinj.com</a> |
| Municipal Housing Liaison for municipality:           | Kevin Rijs   |
| Email:  | <a href="mailto:RijsK@evesham-nj.gov">RijsK@evesham-nj.gov</a> |
| Income Limits Year Being Used by Municipality*:       |  |

**TRUST FUND INFORMATION** (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.)

|                                  | December 31, 2022   | January 1, 2023 to December 31, 2023 | Total              |
|----------------------------------|---------------------|--------------------------------------|--------------------|
| <b>REVENUE SUMMARY</b>           |                     |                                      |                    |
| Barrier Free Escrow              |                     |                                      | \$0                |
| Development Fees                 |                     | \$ 771,456                           | \$771,456          |
| Interest Earned                  |                     | \$ 87,344                            | \$87,344           |
| Other Income                     |                     |                                      | \$0                |
| Payments-in-Lieu of Construction |                     |                                      | \$0                |
| <b>TOTAL</b>                     | <b>\$ 2,948,528</b> | <b>\$ 858,800</b>                    | <b>\$3,807,328</b> |

|  |                   |                   |                  |
|--|-------------------|-------------------|------------------|
| <b>EXPENDITURE SUMMARY</b>               |                   |                   |                  |
| Administration**                         |                   | \$ 122,347        | \$122,347        |
| Affordability Assistance***              | 37 S Maple Avenue | \$ 35,000         | \$35,000         |
| Very Low-Income Affordability Assistance |                   |                   | \$0              |
| Barrier Free Conversions                 |                   |                   | \$0              |
| Housing Activity                         |                   |                   | \$0              |
| <b>TOTAL</b>                             | <b>\$ -</b>       | <b>\$ 157,347</b> | <b>\$157,347</b> |

| ADMINISTRATION: Date in Approved Spending Plan to Present |                                       |                 |
|---|---------------------------------------|-----------------|
| Name  | List types of administrative expenses | Amount          |
|   | Legal                                 | \$24,629.82     |
|   | Planner                               | \$16,623.75     |
|   | Admin Agent                           | \$30,515.02     |
|   | Court Master                          | \$0.00          |
| <b>TOTAL</b>  |                                       | <b>\$71,769</b> |

| AFFORDABILITY ASSISTANCE: Date in Approved Spending Plan to Present |  |                 |
|---|--|-----------------|
| Name  | List affordability assistance projects and programs          | Amount          |
|   | Down Payment Assistance                                      | \$15,000.00     |
|   | 211 Quail Road (Consent order in process)[Market to Afford.] | \$75,000.00     |
| <b>TOTAL</b>  |  | <b>\$90,000</b> |

| HOUSING ACTIVITY: Date in Approved Spending Plan to Present |                          |            |
|---|--------------------------|------------|
| Type of Housing Activity                                    | Specific Site or Program | Amount     |
|   |                          |            |
|   |                          |            |
| <b>TOTAL</b>  |                          | <b>\$0</b> |

**Comments:**

\*View 2022 income limits: [https://ahpni.org/member\\_docs/Income\\_Limits\\_2023.pdf](https://ahpni.org/member_docs/Income_Limits_2023.pdf)  
[https://ahpni.org/member\\_docs/Income\\_Limits\\_2022.pdf](https://ahpni.org/member_docs/Income_Limits_2022.pdf)  
[https://ahpni.org/member\\_docs/Income\\_Limits\\_2021.pdf](https://ahpni.org/member_docs/Income_Limits_2021.pdf)  
[https://ahpni.org/member\\_docs/Income\\_Limits\\_2020.pdf](https://ahpni.org/member_docs/Income_Limits_2020.pdf)  
[https://ahpni.org/member\\_docs/Income\\_Limits\\_2019\\_FINAL.pdf](https://ahpni.org/member_docs/Income_Limits_2019_FINAL.pdf)  
[https://ahpni.org/member\\_docs/Income\\_Limits\\_2018.pdf](https://ahpni.org/member_docs/Income_Limits_2018.pdf)  
[https://ahpni.org/member\\_docs/Income\\_Limits\\_2017.pdf](https://ahpni.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**



**EXHIBIT C:  
PRIOR ROUND AND THIRD ROUND  
MONITORING**

**Evesham Township, Burlington County**

**Project/Unit Monitoring - June 25, 2024 (Page 1)**

| Site / Program Name              | Various RCA   |      |      |      |      | Evesham Rehab Assistance Program   |      |      |      |      | Artis Senior Living   |      |      |      |      | Barclay Chase   |      |      |      |      | Care One  |      |      |      |      |
|----------------------------------|---|------|------|------|------|--|------|------|------|------|---|------|------|------|------|---|------|------|------|------|---|------|------|------|------|
| Project Type                     | RCA   |      |      |      |      | Housing Rehabilitation Program   |      |      |      |      | Inclusionary Age Restricted Rental  |      |      |      |      | Inclusionary Family Rental  |      |      |      |      | Inclusionary Assisted Living  |      |      |      |      |
| Block & Lot / Street             | N/A   |      |      |      |      | Various  |      |      |      |      | B: 24.23 / L: 1<br>Lippincott Dr  |      |      |      |      | B: 16 / L: 1.06<br>Route 70 E   |      |      |      |      | B: 16 / L:3<br>Route 70 East  |      |      |      |      |
| Status                           | Completed   |      |      |      |      | Completed  |      |      |      |      | Completed   |      |      |      |      | Completed   |      |      |      |      | Completed   |      |      |      |      |
| Date                             | Various   |      |      |      |      | Various  |      |      |      |      | 11/10/2015  |      |      |      |      | 08/22/2017  |      |      |      |      | See Notes   |      |      |      |      |
| Length of Affordability Controls |   |      |      |      |      | 10 Years   |      |      |      |      | 30 Years  |      |      |      |      | 30 Years  |      |      |      |      | See Notes   |      |      |      |      |
| Administrative Agent             | N/A   |      |      |      |      | Burlington County Home Improvement Loan Program, PO Box 6000, Mount Holly, VA 22201, |      |      |      |      | Artis Senior Living, 302 Lippincott Drive, Evesham, New Jersey 08053, (856) 334-0812, <a href="https://www.artisseniorliving.com/senior-living/nj/evesham/artis-senior-living-of-evesham/">https://www.artisseniorliving.com/senior-living/nj/evesham/artis-senior-living-of-evesham/</a> |      |      |      |      | Seldom Scene, 500 Barclay Blvd., Marlton, New Jersey 08053, (856) 446-5091, <a href="https://apartmentsatmarlton.com/">https://apartmentsatmarlton.com/</a> |      |      |      |      | Care One Assisted Living, 173 Bridge Plaza N, Fort Lee, New Jersey 07024, (201) 242-4000, <a href="https://www.care-one.com/">https://www.care-one.com/</a> |      |      |      |      |
| Contribution                     | 199   |      |      |      |      | N/A  |      |      |      |      | N/A   |      |      |      |      | N/A   |      |      |      |      | N/A   |      |      |      |      |
| Type of Units                    | RCA   |      |      |      |      | Housing Rehabilitation Program   |      |      |      |      | Age Restricted Rental   |      |      |      |      | Family Rental   |      |      |      |      | Assisted Living   |      |      |      |      |
| Total Affordable Units           | 0   |      |      |      |      | 15   |      |      |      |      | 6   |      |      |      |      | 33  |      |      |      |      | 4   |      |      |      |      |
| Units Notes                      | Beverly- 60 RCA Gloucester City- 52 RCA, Pemberton- 13 RCA, Palmyra- 64 RCA Burlington City- 10 RCA |      |      |      |      | 13 units completed, 2 units to be completed by 2025.                                 |      |      |      |      | Units are Bedrooms.   |      |      |      |      |   |      |      |      |      | Assisted Living Facility- Units are Medicaid beds.  |      |      |      |      |
| 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                  | -   | -    | -    | -    | -    | -  | -    | -    | -    | -    | -   | 6    | -    | -    | -    | -   | 1    | 4    | -    | -    | -   | 4    | -    | -    | -    |
| Low-Income                       | -   | -    | -    | -    | -    | -  | -    | -    | -    | -    | -   | -    | -    | -    | -    | -   | 2    | 6    | 4    | -    | -   | -    | -    | -    |      |
| Moderate-Income                  | -   | -    | -    | -    | -    | -  | -    | -    | -    | -    | -   | -    | -    | -    | -    | -   | 3    | 10   | 3    | -    | -   | -    | -    | -    |      |









**Evesham Township, Burlington County**

**Project/Unit Monitoring - June 25, 2024 (Page 6)**

| Site / Program Name                     | Community Options - Longhurst   |      |      |      |      | Community Options - North Locust  |      |      |      |      | Durand Academy - Hawk   |      |      |      |      | Evesham Senior Apartments (Walters Group)   |      |      |      |      | Oaks Integrated Care - Barn   |      |      |      |      |
|---|---|------|------|------|------|---|------|------|------|------|---|------|------|------|------|---|------|------|------|------|---|------|------|------|------|
| <b>Project Type</b>                     | 100% Affordable Special Needs Rental  |      |      |      |      | 100% Affordable Special Needs Rental  |      |      |      |      | 100% Affordable Special Needs Rental  |      |      |      |      | 100% Affordable Age Restricted Rental   |      |      |      |      | 100% Affordable Special Needs Rental  |      |      |      |      |
| <b>Block &amp; Lot / Street</b>         | Longhurst Road  |      |      |      |      | Locust Avenue   |      |      |      |      | Hawk Lane   |      |      |      |      | B: 2.06 / 2 Stow Rd   |      |      |      |      | Barn Road   |      |      |      |      |
| <b>Status</b>                           | Completed   |      |      |      |      | Completed   |      |      |      |      | Completed   |      |      |      |      | Completed   |      |      |      |      | Completed   |      |      |      |      |
| <b>Date</b>                             | 1998  |      |      |      |      | See Notes   |      |      |      |      | 1996  |      |      |      |      | 09/07/2018  |      |      |      |      | 2009  |      |      |      |      |
| <b>Length of Affordability Controls</b> | 0 Years   |      |      |      |      | Perpetual   |      |      |      |      | 20 Years  |      |      |      |      | 30 Years  |      |      |      |      | 15 Years  |      |      |      |      |
| <b>Administrative Agent</b>             | Community Options, 16 Farber Road, Princeton, NJ 08540, (609) 951-9900, <a href="https://www.comop.org/">https://www.comop.org/</a> |      |      |      |      | Community Options, 16 Farber Road, Princeton, NJ 08540, (609) 951-9900, <a href="https://www.comop.org/">https://www.comop.org/</a> |      |      |      |      | Durand Academy, 304 Birchfield Drive, Mount Laurel, NJ 08054, (856) 235-3540, |      |      |      |      | The Walters Group, 500 Barnegat Boulevard North Building 100, Barnegat, NJ 08619, (609) 607-9500, <a href="https://www.waltersgroupapartments.com/">https://www.waltersgroupapartments.com/</a> |      |      |      |      | Oaks Integrated Care, 770 Woodlane Road, Mount Holly, New Jersey 08060, (609) 267-5928, <a href="https://oaksintcare.org/">https://oaksintcare.org/</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  |      |      |      |      | Age Restricted Rental   |      |      |      |      | Special Needs Rental  |      |      |      |      |
| <b>Total Affordable Units</b>           | 3   |      |      |      |      | 4   |      |      |      |      | 4   |      |      |      |      | 68  |      |      |      |      | 4   |      |      |      |      |
| <b>Units Notes</b>                      |   |      |      |      |      | DDD Licensed Facility. Units are Bedrooms.  |      |      |      |      |   |      |      |      |      | Current bedroom-income distribution as provided by developer  |      |      |      |      |   |      |      |      |      |
| <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>                  | -   | 3    | -    | -    | -    | -   | 4    | -    | -    | -    | -   | 4    | -    | -    | -    | -   | 8    | 1    | -    | -    | -   | 4    | -    | -    | -    |
| <b>Low-Income</b>                       | -   | -    | -    | -    | -    | -   | -    | -    | -    | -    | -   | -    | -    | -    | -    | -   | 23   | 2    | 0    | -    | -   | -    | -    | -    |      |
| <b>Moderate-Income</b>                  | -   | -    | -    | -    | -    | -   | -    | -    | -    | -    | -   | -    | -    | -    | -    | -   | 32   | 2    | 0    | -    | -   | -    | -    | -    |      |





**Evesham Township, Burlington County**

**Project/Unit Monitoring - (Page 9)**

| Site / Program Name              | Quality Management Associates - North Elmwood  |      |      |      |      | Quality Management Associates - Pelham   |      |      |      |      | Berkshire Woods   |      |      |      |      | Evesboro Downs  |      |      |      |      | Evesham Habitat - Radnor  |      |      |      |      |
|----------------------------------|--|------|------|------|------|--|------|------|------|------|---|------|------|------|------|---|------|------|------|------|---|------|------|------|------|
| Project Type                     | 100% Affordable Special Needs Rental   |      |      |      |      | 100% Affordable Special Needs Rental   |      |      |      |      | Inclusionary Family Sale  |      |      |      |      | Inclusionary Family Sale  |      |      |      |      | 100% Affordable Family Sale   |      |      |      |      |
| Block & Lot / Street             | North Elmwood Drive  |      |      |      |      | Pelham Road  |      |      |      |      | B: 15.2 / L: 1-64 Sullivan Way  |      |      |      |      | B: 24.2 / L: 1 Maresfield Ct  |      |      |      |      | B: 28.11 / L: 2 Radnor Ave  |      |      |      |      |
| Status                           | Completed  |      |      |      |      | Completed  |      |      |      |      | Completed   |      |      |      |      | Completed   |      |      |      |      | Completed   |      |      |      |      |
| Date                             | 2008   |      |      |      |      | 1997   |      |      |      |      | 08/09/2018  |      |      |      |      | 02/12/1991  |      |      |      |      | 12/05/2019- Affordable Housing Agreement  |      |      |      |      |
| Length of Affordability Controls | 0 Years  |      |      |      |      | 20 Years   |      |      |      |      | 30 Years  |      |      |      |      | 20 Years  |      |      |      |      | 30 Years  |      |      |      |      |
| Administrative Agent             | Quality Management Associates, 700 Cinnaminson Avenue Building B, Palmyra, NJ 08065, (856) 735-1011, <a href="https://www.qmainc.com/contact-us/">https://www.qmainc.com/contact-us/</a> |      |      |      |      | Quality Management Associates, 700 Cinnaminson Avenue Building B, Palmyra, NJ 08065, (856) 735-1011, <a href="https://www.qmainc.com/contact-us/">https://www.qmainc.com/contact-us/</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                    | Special Needs Rental   |      |      |      |      | Special Needs Rental   |      |      |      |      | Family Sale   |      |      |      |      | Family Sale   |      |      |      |      | Family Sale   |      |      |      |      |
| Total Affordable Units           | 3  |      |      |      |      | 4  |      |      |      |      | 6   |      |      |      |      | 1   |      |      |      |      | 1   |      |      |      |      |
| Units Notes                      | Not currently being claimed for credit.  |      |      |      |      |  |      |      |      |      |   |      |      |      |      | Counts toward prior round, combined with Westbury Chase development.  |      |      |      |      |   |      |      |      |      |
| 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                  | -  | 3    | -    | -    | -    | -  | 4    | -    | -    | -    | -   | -    | -    | -    | -    | -   | -    | -    | -    | -    | -   | -    | -    | -    | -    |
| Low-Income                       | -  | -    | -    | -    | -    | -  | -    | -    | -    | -    | -   | -    | 1    | 2    | -    | -   | -    | -    | -    | -    | -   | -    | -    | -    | -    |
| Moderate-Income                  | -  | -    | -    | -    | -    | -  | -    | -    | -    | -    | -   | -    | 2    | 1    | -    | -   | -    | 1    | -    | -    | -   | -    | -    | -    | 1    |

**Evesham Township, Burlington County**

**Project/Unit Monitoring - (Page 10)**

| Site / Program Name                     | Harvest House/Stokes-Evans Mansion  |      |      |      |      | Shannon Greene Condominiums   |      |      |      |      | South Maple Avenue Apartments   |      |      |      |      | The Shoppes & Residences at Renaissance Sq.   |      |      |      |      | Westbury Chase  |      |      |      |      |
|---|---|------|------|------|------|---|------|------|------|------|---|------|------|------|------|---|------|------|------|------|---|------|------|------|------|
| <b>Project Type</b>                     | Inclusionary Family Rental  |      |      |      |      | Inclusionary Family Sale  |      |      |      |      | 100% Affordable Family Rental   |      |      |      |      | Inclusionary Family Rental  |      |      |      |      | Inclusionary Family Sale  |      |      |      |      |
| <b>Block &amp; Lot / Street</b>         | B: 4.09 / L: 15.01<br>Main St   |      |      |      |      | B: 51.02 / L: 20<br>Kings Grant Dr  |      |      |      |      | B: 4.07 / L: 8.01<br>Maple Ave  |      |      |      |      | B: 27.02 / L: 2<br>Route 70 E   |      |      |      |      | Various   |      |      |      |      |
| <b>Status</b>                           | Completed   |      |      |      |      | Completed   |      |      |      |      | Completed   |      |      |      |      | Completed   |      |      |      |      | Completed   |      |      |      |      |
| <b>Date</b>                             | 08/16/2018- Site Plan Agreement.  |      |      |      |      | 12/15/1989  |      |      |      |      | 02/09/2016  |      |      |      |      | 12/20/2018- Deed Restriction.   |      |      |      |      | See Notes   |      |      |      |      |
| <b>Length of Affordability Controls</b> | 30 Years  |      |      |      |      | 20 Years  |      |      |      |      | 30 Years  |      |      |      |      | 30 Years  |      |      |      |      | See Notes   |      |      |      |      |
| <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 Sale   |      |      |      |      | Family Rental   |      |      |      |      | Family Rental   |      |      |      |      | Family Sale   |      |      |      |      |
| <b>Total Affordable Units</b>           | 8   |      |      |      |      | 4   |      |      |      |      | 5   |      |      |      |      | 34  |      |      |      |      | 6   |      |      |      |      |
| <b>Units Notes</b>                      |   |      |      |      |      |   |      |      |      |      |   |      |      |      |      |   |      |      |      |      | Unit 35 Hewlings Dr. 99 year controls, 30 Faybrooke Dr.- perpetual controls. All other units are 20 year controls.  |      |      |      |      |
| <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>                  | -   | -    | 1    | -    | -    | -   | -    | -    | -    | -    | -   | 1    | -    | -    | -    | -   | 3    | 2    | -    | -    | -   | -    | -    | -    | -    |
| <b>Low-Income</b>                       | -   | 1    | 2    | 1    | -    | -   | -    | -    | -    | -    | 1   | 1    | -    | -    | -    | -   | -    | 9    | 4    | -    | -   | -    | -    | -    | -    |
| <b>Moderate-Income</b>                  | -   | -    | 2    | 1    | -    | -   | -    | 4    | -    | -    | -   | 1    | 1    | -    | -    | -   | 3    | 10   | 3    | -    | -   | -    | -    | 6    | -    |

**Evesham Township, Burlington County**

**Project/Unit Monitoring - (Page 11)**

| Site / Program Name              | Whitebridge Village   |      |      |      |      | Winding Brook   |      |      |      |      | Woodview at Marlton   |      |      |      |      | Extension of Controls       |      |      |      |      | Evesham DPW Yard  |      |      |      |      |   |
|----------------------------------|---|------|------|------|------|---|------|------|------|------|---|------|------|------|------|-----------------------------|------|------|------|------|---|------|------|------|------|---|
| Project Type                     | Inclusionary Family Sale  |      |      |      |      | Inclusionary Family Sale  |      |      |      |      | Inclusionary Family Rental  |      |      |      |      | 100% Affordable Family Sale |      |      |      |      | Inclusionary Family Rental  |      |      |      |      |   |
| Block & Lot / Street             | B: 17 / L: 7.01 & 9 Squirrel Rd   |      |      |      |      | B: 14.03 / L: 1-42 & 69, B: 14.04 / L: 1-27 Sharp Rd  |      |      |      |      | B: 17 / L: 11 Daphne Dr   |      |      |      |      | Various                     |      |      |      |      | B: 16 / L: 1.03 Evesboro-Medford Rd   |      |      |      |      |   |
| Status                           | Completed   |      |      |      |      | Completed   |      |      |      |      | Completed   |      |      |      |      | Completed                   |      |      |      |      | Proposed/Zoned  |      |      |      |      |   |
| Date                             | 09/12/1996  |      |      |      |      | 06/20/2017- Developer's Agreement   |      |      |      |      | 9/1/1999  |      |      |      |      | various                     |      |      |      |      | 3/1/2023 - Amended Redevelopment Plan   |      |      |      |      |   |
| Length of Affordability Controls | 30 Years  |      |      |      |      | 30 Years  |      |      |      |      | 99 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> |      |      |      |      | T.B.D.                      |      |      |      |      | 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 Sale   |      |      |      |      | Family Rental   |      |      |      |      | Family Sale                 |      |      |      |      | Family Rental   |      |      |      |      |   |
| Total Affordable Units           | 46  |      |      |      |      | 6   |      |      |      |      | 44  |      |      |      |      | 8                           |      |      |      |      | 20  |      |      |      |      |   |
| Units Notes                      |   |      |      |      |      |   |      |      |      |      | Property is located in AH Zone  |      |      |      |      |                             |      |      |      |      | Bedroom-Income Distribution is Projected, Not 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                  | -   | -    | -    | -    | -    | -   | -    | -    | -    | -    | -   | -    | -    | -    | -    | -                           | -    | -    | -    | -    | -   | -    | 1    | 1    | 1    | - |
| Low-Income                       | -   | -    | 21   | -    | -    | -   | -    | 1    | 2    | -    | -   | 10   | 9    | 3    | -    | -                           | -    | -    | -    | -    | -   | -    | 1    | 5    | 1    | - |
| Moderate-Income                  | -   | -    | 25   | -    | -    | -   | -    | 1    | 2    | -    | -   | 10   | 9    | 3    | -    | -                           | -    | -    | -    | -    | -   | -    | 2    | 6    | 2    | - |

**Evesham Township, Burlington County**  
**Project/Unit Monitoring - (Page 12)**

| Site / Program Name              | Evesham Habitat - Oak   |      |      |      |      | Hawthorn Senior   |      |      |      |      | Oakleigh Development  |      |      |      |      | Evesham Market to Affordable  |      |      |      |      | 23 East Main Street            |      |      |      |      |
|----------------------------------|---|------|------|------|------|---|------|------|------|------|---|------|------|------|------|---|------|------|------|------|--------------------------------|------|------|------|------|
| Project Type                     | 100% Affordable Family Sale   |      |      |      |      | Inclusionary Independent Living Facility  |      |      |      |      | Inclusionary Assisted Living  |      |      |      |      | 100% Affordable Family Rental   |      |      |      |      | Family Rental                  |      |      |      |      |
| Block & Lot / Street             | B 4.08/L 5 and 6<br>Oak Avenue  |      |      |      |      | B: 24.24 / L: 2.01<br>Lippincott Dr   |      |      |      |      | B 35.30 / L 20<br>Route 73  |      |      |      |      | Various   |      |      |      |      |                                |      |      |      |      |
| Status                           | Proposed/Zoned  |      |      |      |      | Under Construction  |      |      |      |      | Final Approval  |      |      |      |      | Proposed/Zoned  |      |      |      |      | Proposed/Zoned                 |      |      |      |      |
| Date                             | TBD   |      |      |      |      | 06/20/2019- Adoption of Resolution  |      |      |      |      | 9/21/2020 - Zoning Board Approval   |      |      |      |      | Various   |      |      |      |      | TBD                            |      |      |      |      |
| Length of Affordability Controls | 30 Years  |      |      |      |      | 30 Years  |      |      |      |      | 30 Years  |      |      |      |      | 30 Years  |      |      |      |      | 0 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> |      |      |      |      | T.B.D.                         |      |      |      |      |
| Contribution                     | N/A   |      |      |      |      | N/A   |      |      |      |      | N/A   |      |      |      |      | N/A   |      |      |      |      | N/A                            |      |      |      |      |
| Type of Units                    | Family Sale   |      |      |      |      | Independent Living Facility   |      |      |      |      | Assisted Living   |      |      |      |      | Family Rental   |      |      |      |      | Family Rental                  |      |      |      |      |
| Total Affordable Units           | 2   |      |      |      |      | 24  |      |      |      |      | 10  |      |      |      |      | 19  |      |      |      |      | 1                              |      |      |      |      |
| Units Notes                      | Not completed yet, projected 2024.  |      |      |      |      | Units are Bedrooms.   |      |      |      |      |   |      |      |      |      | Bedroom-Income Distribution is Projected, Not Finalized.  |      |      |      |      | Bedroom size to be determined. |      |      |      |      |
| 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                  | -   | -    | -    | -    | -    | -   | 4    | -    | -    | -    | -   | 10   | -    | -    | -    | -   | 1    | 2    | -    | -    | -                              | -    | -    | -    | -    |
| Low-Income                       | -   | -    | -    | -    | -    | -   | 8    | -    | -    | -    | -   | -    | -    | -    | -    | -   | 1    | 4    | 2    | -    | -                              | -    | -    | -    |      |
| Moderate-Income                  | -   | -    | -    | -    | -    | -   | 12   | -    | -    | -    | -   | -    | -    | -    | -    | -   | 1    | 6    | 2    | -    | -                              | -    | -    | -    |      |

**EXHIBIT D:  
VERY LOW-INCOME MONITORING**

Evesham Township, Burlington County: Very-Low Income Units 2024

**Projects completed before 7/1/2008 or that received preliminary or final site plan approval before that date are typically excluded. Delete this row before submitting.**

| Development/Compliance Mechanism          | Project Status     | Controls Date                            | Affordable Units | Very-Low Income Units |
|---|--------------------|--|------------------|-----------------------|
| Bancroft - Harvest                        | Completed          |  | 3                | 3                     |
| Bancroft - Red Haven                      | Completed          |  | 3                | 3                     |
| Conifer/Mend (Sharp Road Apartments)      | Completed          | 01/31/2008                               | 104              | 11                    |
| South Maple Avenue Apartments             | Completed          | 02/09/2016                               | 5                | 1                     |
| Evesboro Downs                            | Completed          | 02/12/1991                               | 1                | 0                     |
| Winding Brook                             | Completed          | 06/20/2017- Developer's Agreement        | 6                | 0                     |
| Hawthorn Senior                           | Under Construction | 06/20/2019- Adoption of Resolution       | 24               | 4                     |
| Cornerstone at Marlton                    | Completed          | 06/21/2018- Site Plan Approval           | 64               | 12                    |
| Berkshire Woods                           | Completed          | 08/09/2018                               | 6                | 0                     |
| Harvest House/Stokes-Evans Mansion        | Completed          | 08/16/2018- Site Plan Agreement.         | 8                | 1                     |
| Barclay Chase                             | Completed          | 08/22/2017                               | 33               | 5                     |
| Evesham Senior Apartments (Walters Group) | Completed          | 09/07/2018                               | 68               | 9                     |
| Whitebridge Village                       | Completed          | 09/12/1996                               | 46               | 0                     |
| Community Options - Fourth                | Completed          | 09/20/2018- Deed Restriction             | 4                | 4                     |
| Artis Senior Living                       | Completed          | 11/10/2015                               | 6                | 6                     |
| Evesham Habitat - Radnor                  | Completed          | 12/05/2019- Affordable Housing Agreement | 1                | 0                     |
| Brightview Greentree                      | Completed          | 12/07/2012                               | 17               | 0                     |
| Shannon Greene Condominiums               | Completed          | 12/15/1989                               | 4                | 0                     |

|   |                |                                       |    |    |
|---|----------------|---------------------------------------|----|----|
| The Shoppes & Residences at Renaissance Sq.   | Completed      | 12/20/2018- Deed Restriction.         | 34 | 5  |
| Quality Management Associates - Evans         | Completed      | 1993                                  | 4  | 4  |
| Community Options - Greenbrook                | Completed      | 1996                                  | 4  | 4  |
| Durand Academy - Hawk                         | Completed      | 1996                                  | 4  | 4  |
| Community Options - Hanover                   | Completed      | 1997                                  | 4  | 4  |
| Quality Management Associates - Pelham        | Completed      | 1997                                  | 4  | 4  |
| Community Options - Longhurst                 | Completed      | 1998                                  | 3  | 3  |
| Bancroft - Roberts One                        | Completed      | 1999                                  | 3  | 3  |
| Bancroft - Elberta                            | Completed      | 2000                                  | 3  | 3  |
| Bancroft - Tenby                              | Completed      | 2000                                  | 4  | 4  |
| Inglis House Gardens                          | Completed      | 2003                                  | 16 | 16 |
| Bancroft - East Cedar                         | Completed      | 2005                                  | 4  | 4  |
| Oaks Integrated Care - North Maple            | Completed      | 2005                                  | 3  | 3  |
| Allies Inc - Overington                       | Completed      | 2006                                  | 4  | 4  |
| Allies Inc - Radnor                           | Completed      | 2007                                  | 4  | 4  |
| Oaks Integrated Care - Gaylord                | Completed      | 2008                                  | 3  | 3  |
| Quality Management Associates - Laurel Run    | Completed      | 2008                                  | 3  | 3  |
| Quality Management Associates - North Elmwood | Completed      | 2008                                  | 3  | 3  |
| Oaks Integrated Care - Barn                   | Completed      | 2009                                  | 4  | 4  |
| Oaks Integrated Care - Barn A                 | Completed      | 2010                                  | 3  | 3  |
| Oaks Integrated Care - Chestnut               | Completed      | 2011                                  | 4  | 4  |
| Bancroft - Roberts Two                        | Completed      | 2012                                  | 3  | 3  |
| Oaks Integrated Care - Kettle Run             | Completed      | 2014                                  | 4  | 4  |
| Occupational Training Center - Longhurst      | Completed      | 2015                                  | 4  | 4  |
| Community Options - Carlton                   | Completed      | 2016                                  | 4  | 4  |
| Occupational Training Center - Concord        | Completed      | 2018                                  | 4  | 4  |
| Evesham DPW Yard                              | Proposed/Zoned | 3/1/2023 - Amended Redevelopment Plan | 20 | 3  |
| Elmwood House (B'Nai Brith)                   | Completed      | 4/16/1996                             | 89 | 0  |
| Capitol Seniors                               | Completed      | 5/2/2023 - Received CO                | 11 | 11 |
| Bancroft - South Elizabeth Court              | Completed      | 5/30/2001                             | 4  | 4  |
| Bancroft - Elmgate Road                       | Completed      | 7/13/2001                             | 4  | 4  |
| Woodview at Marlton                           | Completed      | 9/1/1999                              | 44 | 0  |

|                                  |                |                                   |    |    |
|----------------------------------|----------------|-----------------------------------|----|----|
| Oakleigh Development             | Final Approval | 9/21/2020 - Zoning Board Approval | 10 | 10 |
| Care One                         | Completed      | See Notes                         | 4  | 4  |
| Community Options - North Locust | Completed      | See Notes                         | 4  | 4  |
| Westbury Chase                   | Completed      | See Notes                         | 6  | 0  |
| 23 East Main Street              | Proposed/Zoned | TBD                               | 1  | 0  |
| Evesham Habitat - Oak            | Proposed/Zoned | TBD                               | 2  | 0  |
| Evesham Market to Affordable     | Proposed/Zoned | Various                           | 19 | 3  |
| Evesham Rehab Assistance Program | Completed      | Various                           | 15 | 0  |
| Extension of Controls            | Completed      | various                           | 8  | 0  |
| Various RCA                      | Completed      | Various                           | 0  | 0  |

**Totals:                    781                    210**

*(%) of VLI units: 26%*