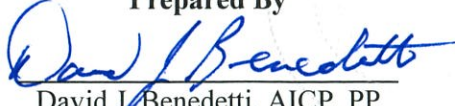


AFFORDABLE HOUSING ANNUAL
MONITORING REPORT

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



Affordable Housing Annual Monitoring Report

Evesham Township, Burlington County, New Jersey

January 13, 2025

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 \$87,417 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 \$3,011,064 as of June 30, 2024. This increase was due to payments by developers and interest. There was \$85,935 added to the AHTF from Developers, \$132,559 was interest income, and expenditures of \$54,341 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		\$16,983	\$3,003,726
Environmental Resolutions Inc		\$20,031	\$2,983,695
Parker McCay PA		\$17,327	\$2,966,368
Interest	\$50,631		\$3,016,999
ENCUMBERED FUNDS		\$5,935	\$3,011,064

BALANCE AS OF 6/30/2024

\$3,011,064

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 Trust Fund Report with 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, 2023

Name of person filling out form and affiliation/role: David J. Benedetti, AICP, PP, ERI
Date of filling out form: 8/13/2024 Updated 1/13/2025
Email: dbenedetti@erini.com

Municipal Housing Liaison for municipality: Kevin Rijs
Email: Rijsk@evesham-nj.gov

Income Limits Year Being Used by Municipality*:

(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	December 31, 2022	January 1, 2023 to December 31, 2023	Total
REVENUE SUMMARY			
Barrier Free Escrow			\$0
Development Fees	\$	85,935	\$85,935
Interest Earned	\$	132,559	\$132,559
Other Income			\$0
Payments-in-Lieu of Construction			\$0
TOTAL	\$	2,245,715	\$ 2,464,209

EXPENDITURE SUMMARY			
Administration**	\$	87,417	\$87,417
Affordability Assistance***	\$	35,000	\$35,000
Very Low-Income Affordability Assistance			\$0
Barrier Free Conversions			\$0
Housing Activity			\$0
TOTAL	\$	122,417	\$122,417

ADMINISTRATION: Date in Approved Spending Plan to Present		Amount
Name	List types of administrative expenses	
	Legal	\$27,066.28
	Planner	\$36,654.78
	Admin Agent	\$23,695.98
	Court Master	\$0.00
TOTAL		\$87,417

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

HOUSING ACTIVITY: Date in Approved Spending Plan to Present		Amount
Type of Housing Activity	Specific Site or Program	
TOTAL		\$0

Comments:

- *View 2022 income limits: 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_2021.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_2018.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	8: 24.23 / L: 1 Lippincott Dr	8: 16 / L: 1.06 Route 70 E	8: 16 / L: 3 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, https://www.artisnrliving.com/senior-living/nj/evesham/artis-senior-living-of-evesham/	Seldom Scene, 500 Barclay Blvd., Marlton, New Jersey 08053, (856) 446-5091, https://apartmentsatmarlton.com/	Care One Assisted Living, 173 Bridge Plaza N, Fort Lee, New Jersey 07024, (201) 242-4000, https://www.care-one.com/
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. 1 2 3 4	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 4
Very-Low-Income	-	-	6	1	4
Low-Income	-	-	-	2	-
Moderate-Income	-	-	-	3	-

**Evesham Township, Burlington County
Project/Unit Monitoring - June 25, 2024 (Page 2)**

Site / Program Name	Conifer/Mend (Sharp Road Apartments)	Cornerstone at Marlton	Elmwood House (B'Nai Brith)	Inglis House Gardens	Allies Inc - Overington
Project Type	100% Affordable Family Rental	100% Affordable Family Rental	100% Affordable Age Restricted Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental
Block & Lot / Street	B: 14 / L: 2 Sharp Rd	B: 96 / L: 2.03 Executive Dr	B: 15.03 / L: 170 Elmwood Rd	Elmwood Rd.	Overington Avenue
Status	Completed	Completed	Completed	Completed	Completed
Date	01/31/2008	06/21/2018- Site Plan Approval	4/16/1996	2003	2006
Length of Affordability Controls	30 Years	30 Years	40 Years	40 Years	40 Years
Administrative Agent	MEND Inc., 99 East Second Street, Moorestown, New Jersey 08057, (856) 722-7070, https://mendinc.org	The Walters Group, 500 Barnegat Boulevard North Building 100, Barnegat, NJ 08619, (609) 607-9500, https://www.waltersgroupapartments.com/	B'Nai B'Brith, 444 North Elmwood Road, Marlton, New Jersey 08053, (856) 810-1140, https://www.bnaibrith.org/	Inglis, 2600 Belmont Avenue, Philadelphia, Pennsylvania 19131, (215) 878-5600, https://www.inglis.org/	Allies Inc., 1262 Whitehorse-Hamilton Square Road Building A, Suite 101, Hamilton, New Jersey 08690, (609) 689-0136, https://alliesnj.org/
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Family Rental	Family Rental	Age Restricted Rental	Special Needs Rental	Special Needs Rental
Total Affordable Units	104	64	89	16	4
Units Notes		Current bedroom-income distribution as provided by developer.		Units are Bedrooms.	
Income/Bedroom Distribution	Eff. Std. -	Eff. Std. -	Eff. Std. -	Eff. Std. -	Eff. Std. -
Very-Low-Income	BR 1 2 3 4 2 6 3	BR 1 2 3 4 5 1 6	BR 1 2 3 4 - - - -	BR 1 2 3 4 16	BR 1 2 3 4 4
Low-Income	BR 1 2 3 4 11 41 25	BR 1 2 3 4 2 16 18	BR 1 2 3 4 89	BR 1 2 3 4 -	BR 1 2 3 4 -
Moderate-Income	BR 1 2 3 4 3 9 4	BR 1 2 3 4 1 7 8	BR 1 2 3 4 -	BR 1 2 3 4 -	BR 1 2 3 4 -

**Evesham Township, Burlington County
Project/Unit Monitoring - June 25, 2024 (Page 3)**

Site / Program Name	Allies Inc - Radnor	Bancroft - East Cedar	Bancroft - Elberta	Brightview Greentree	Bancroft - Elmgate Road
Project Type	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	Inclusionary Independent Living Facility	100% Affordable Special Needs Rental
Block & Lot / Street	Radnor Boulevard	East Cedar Avenue	Elberta Lane	8 2.01 / 1.8.01 Greentree Rd	Elmgate Road
Status	Completed	Completed	Completed	Completed	Completed
Date	2007	2005	2000	12/07/2012	7/13/2001
Length of Affordability Controls	30 Years	0 Years	0 Years	30 Years	20 Years
Administrative Agent	Allies Inc., 1262 Whitehorse-Hamilton Square Road Building A, Suite 101, Hamilton, New Jersey 08690, (609) 689-0136, https://alliesnj.org/	Bancroft, 1255 Caldwell Road, Cherry Hill, NJ 08034, 856-348-1137,	Bancroft, 1255 Caldwell Road, Cherry Hill, NJ 08034, 856-348-1137,	CGPRH, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	Bancroft, 1255 Caldwell Road, Cherry Hill, NJ 08034, 856-348-1137,
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Special Needs Rental	Special Needs Rental	Special Needs Rental	Independent Living Facility	Special Needs Rental
Total Affordable Units	4	4	3	17	4
Units Notes				8 Special Needs Units, 9 Medicaid Units.	
Income/Bedroom Distribution	Eff. BR BR BR BR Std. 1 2 3 4	Eff. BR BR BR BR Std. 1 2 3 4	Eff. BR BR BR BR Std. 1 2 3 4	Eff. BR BR BR BR Std. 1 2 3 4	Eff. BR BR BR BR Std. 1 2 3 4
Very-Low-Income	- 4 - - -	- 4 - - -	- 3 - - -	- - - - -	- 4 - - -
Low-Income	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
Moderate-Income	- - - - -	- - - - -	- - - - -	- 17 - - -	- - - - -

**Evesham Township, Burlington County
Project/Unit Monitoring - June 25, 2024 (Page 4)**

Site / Program Name	Bancroft - Harvest	Bancroft - Red Haven	Bancroft - Roberts One	Bancroft - Roberts Two	Bancroft - South Elizabeth Court
Project Type	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental
Block & Lot / Street	Harvest Road	Red Haven Drive	Roberts Lane	Roberts Lane	South Elizabeth Court
Status	Completed	Completed	Completed	Completed	Completed
Date			1999	2012	5/30/2001
Length of Affordability Controls	0 Years	0 Years	0 Years	0 Years	20 Years
Administrative Agent	Bancroft, 1255 Caldwell Road, Cherry Hill, NJ 08034, 856-348-1137,	Bancroft, 1255 Caldwell Road, Cherry Hill, NJ 08034, 856-348-1137,	Bancroft, 1255 Caldwell Road, Cherry Hill, NJ 08034, 856-348-1137,	Bancroft, 1255 Caldwell Road, Cherry Hill, NJ 08034, 856-348-1137,	Bancroft, 1255 Caldwell Road, Cherry Hill, NJ 08034, 856-348-1137,
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Special Needs Rental	Special Needs Rental	Special Needs Rental	Special Needs Rental	Special Needs Rental
Total Affordable Units	3	3	3	3	4
Units Notes	Not currently being claimed for credit.	Not currently being claimed for credit.		Not currently being claimed for credit.	
Income/Bedroom Distribution	Eff. BR BR BR BR Std. 1 2 3 4	Eff. BR BR BR BR Std. 1 2 3 4	Eff. BR BR BR BR Std. 1 2 3 4	Eff. BR BR BR BR Std. 1 2 3 4	Eff. BR BR BR BR Std. 1 2 3 4
Very-Low-Income	- 3 - - -	- 3 - - -	- 3 - - -	- 3 - - -	- 4 - - -
Low-Income	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
Moderate-Income	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -

**Evesham Township, Burlington County
Project/Unit Monitoring - June 25, 2024 (Page 5)**

Site / Program Name	Bancroft - Tenby	Community Options - Carlton	Community Options - Fourth	Community Options - Greenbrook	Community Options - Hanover
Project Type	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental
Block & Lot / Street	Tenby Lane	Carlton Avenue	Fourth St	Greenbrook Drive	Hanover Street
Status	Completed	Completed	Completed	Completed	Completed
Date	2000	2016	09/20/2018- Deed Restriction	1996	1997
Length of Affordability Controls	0 Years	20 Years	30 Years	20 Years	40 Years
Administrative Agent	Bancroft, 1255 Caldwell Road, Cherry Hill, NJ 08034, 856-348-1137,	Community Options, 16 Farber Road, Princeton, NJ 08540, (609) 951-9900, https://www.comop.org/	Community Options, 16 Farber Road, Princeton, NJ 08540, (609) 951-9900, https://www.comop.org/	Community Options, 16 Farber Road, Princeton, NJ 08540, (609) 951-9900, https://www.comop.org/	Community Options, 16 Farber Road, Princeton, NJ 08540, (609) 951-9900, https://www.comop.org/
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Special Needs Rental	Special Needs Rental	Special Needs Rental	Special Needs Rental	Special Needs Rental
Total Affordable Units	4	4	4	4	4
Units Notes		Units are Bedrooms.			
Income/Bedroom Distribution	Eff. BR BR BR BR BR BR BR BR BR BR	Eff. BR BR BR BR BR BR BR BR BR BR	Eff. BR BR BR BR BR BR BR BR BR BR	Eff. BR BR BR BR BR BR BR BR BR BR	Eff. BR BR BR BR BR BR BR BR BR BR
Very-Low-Income	Std. 1 2 3 4 - - - - - - - -	Std. 1 2 3 4 - - - - - - - -	Std. 1 2 3 4 - - - - - - - -	Std. 1 2 3 4 - - - - - - - -	Std. 1 2 3 4 - - - - - - - -
Low-Income	- 4 - - - - - - - - - - - -	- 4 - - - - - - - - - - - -	- 4 - - - - - - - - - - - -	- 4 - - - - - - - - - - - -	- 4 - - - - - - - - - - - -
Moderate-Income	- - - - - - - - - - - - - -	- - - - - - - - - - - - - -	- - - - - - - - - - - - - -	- - - - - - - - - - - - - -	- - - - - - - - - - - - - -

**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
Project Type	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
Block & Lot / Street	Longhurst Road	Locust Avenue	Hawk Lane	B-2.06 / 2 Stow Rd	Barn Road
Status	Completed	Completed	Completed	Completed	Completed
Date	1998	See Notes	1996	09/07/2018	2009
Length of Affordability Controls	0 Years	Perpetual	20 Years	30 Years	15 Years
Administrative Agent	Community Options, 16 Farber Road, Princeton, NJ 08540, (609) 951-9900, https://www.comop.org/	Community Options, 16 Farber Road, Princeton, NJ 08540, (609) 951-9900, https://www.comop.org/	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, https://www.waltersgroupapartments.com/	Oaks Integrated Care, 770 Woodlane Road, Mount Holly, New Jersey 08060, (609) 267-5928, https://oaksintcare.org/
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Special Needs Rental	Special Needs Rental	Special Needs Rental	Age Restricted Rental	Special Needs Rental
Total Affordable Units	3	4	4	68	4
Units Notes		DDD Licensed Facility. Units are Bedrooms.		Current bedroom-income distribution as provided by developer	
Income/Bedroom Distribution	Eff. BR BR BR BR BR BR BR BR BR BR Std. 1 2 3 4 1 2 3 4 1 2 3 4	Eff. BR BR BR BR BR BR BR BR BR BR Std. 1 2 3 4 1 2 3 4 1 2 3 4	Eff. BR BR BR BR BR BR BR BR BR BR Std. 1 2 3 4 1 2 3 4 1 2 3 4	Eff. BR BR BR BR BR BR BR BR BR BR Std. 1 2 3 4 1 2 3 4 1 2 3 4	Eff. BR BR BR BR BR BR BR BR BR BR Std. 1 2 3 4 1 2 3 4 1 2 3 4
Very-Low-Income	-	3	4	8	4
Low-Income	-	-	-	23	-
Moderate-Income	-	-	-	32	-

**Evesham Township, Burlington County
Project/Unit Monitoring - (Page 7)**

Site / Program Name	Oaks Integrated Care - Barn A	Oaks Integrated Care - Chestnut	Oaks Integrated Care - Gaylord	Oaks Integrated Care - Kettle Run	Oaks Integrated Care - North Maple
Project Type	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental
Block & Lot / Street	Barn Road	Chestnut Avenue	Gaylord Lane	Kettle Run Road	North Maple Avenue
Status	Completed	Completed	Completed	Completed	Completed
Date	2010	2011	2008	2014	2005
Length of Affordability Controls	15 Years	0 Years	20 Years	0 Years	40 Years
Administrative Agent	Oaks Integrated Care, 770 Woodlane Road, Mount Holly, New Jersey 08060, (609) 267-5928, https://oaksintcare.org/	Oaks Integrated Care, 770 Woodlane Road, Mount Holly, New Jersey 08060, (609) 267-5928, https://oaksintcare.org/	Oaks Integrated Care, 770 Woodlane Road, Mount Holly, New Jersey 08060, (609) 267-5928, https://oaksintcare.org/	Oaks Integrated Care, 770 Woodlane Road, Mount Holly, New Jersey 08060, (609) 267-5928, https://oaksintcare.org/	T.B.D.
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Special Needs Rental	Special Needs Rental	Special Needs Rental	Special Needs Rental	Special Needs Rental
Total Affordable Units	3	4	3	4	3
Units Notes	Units are Bedrooms.	Not currently being claimed for credit.			
Income/Bedroom Distribution	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 4
Very-Low-Income	- 3 - - -	- 4 - - -	- 3 - - -	- 4 - - -	- 3 - - -
Low-Income	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
Moderate-Income	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -

**Evesham Township, Burlington County
Project/Unit Monitoring - (Page 8)**

Site / Program Name	Occupational Training Center - Concord	Capital Seniors	Occupational Training Center - Longhurst	Quality Management Associates - Evans	Quality Management Associates - Laurel Run
Project Type	100% Affordable Special Needs Rental	Inclusionary Age Restricted Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental
Block & Lot / Street	Concord Road	8:36 / L: 2.05 Executive Dr	Longhurst Road	Evans Road	Laurel Run
Status	Completed	Completed	Completed	Completed	Completed
Date	2018	5/2/2023 - Received CO	2015	1993	2008
Length of Affordability Controls	20 Years	30 Years	0 Years	20 Years	0 Years
Administrative Agent	Occupational Training Center of Burlington County Inc, 2 Manhattan Dr, Burlington, New Jersey 08016, +1 609-267-6677, https://www.otcbc.org/	Capitol Care, 7 Waterloo Rd., Stanhope, New Jersey 07874, (844) 437-3482, https://www.capitol-care.org/new_jersey	Occupational Training Center of Burlington County Inc, 2 Manhattan Dr, Burlington, New Jersey 08016, +1 609-267-6677, https://www.otcbc.org/	Quality Management Associates, 700 Cinnaminson Avenue Building B, Palmyra, NJ 08065, (856) 735-1011, https://www.qmainc.com/contact-us/	Quality Management Associates, 700 Cinnaminson Avenue Building B, Palmyra, NJ 08065, (856) 735-1011, https://www.qmainc.com/contact-us/
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Special Needs Rental	Age Restricted Rental	Special Needs Rental	Special Needs Rental	Special Needs Rental
Total Affordable Units	4	11	4	4	3
Units Notes		Units are Bedrooms.	Not currently being claimed for credit.		Not currently being claimed for credit.
Income/Bedroom Distribution	Eff. Std. -	Eff. Std. -	Eff. Std. -	Eff. Std. -	Eff. Std. -
Very-Low-Income	BR 1 4	BR 1 1.1	BR 1 4	BR 1 4	BR 1 3
Low-Income	BR 2 -	BR 2 -	BR 2 -	BR 2 -	BR 2 -
Moderate-Income	BR 3 -	BR 3 -	BR 3 -	BR 3 -	BR 3 -
	BR 4 -	BR 4 -	BR 4 -	BR 4 -	BR 4 -

**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, https://www.qmainc.com/contact-us/	Quality Management Associates, 700 Cinnaminson Avenue Building B, Palmyra, NJ 08065, (856) 735-1011, https://www.qmainc.com/contact-us/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/
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. 1 2 3 4	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 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
Project Type	Inclusionary Family Rental	Inclusionary Family Sale	100% Affordable Family Rental	Inclusionary Family Rental	Inclusionary Family Sale
Block & Lot / Street	B: 4.09 / L: 15.01 Main St	B: 51.02 / L: 20 Kings Grant Dr	B: 4.07 / L: 8.01 Maple Ave	B: 27.02 / L: 2 Route 70 E	Various
Status	Completed	Completed	Completed	Completed	Completed
Date	08/16/2018- Site Plan Agreement.	12/15/1989	02/09/2016	12/20/2018- Deed Restriction.	See Notes
Length of Affordability Controls	30 Years	20 Years	30 Years	30 Years	See Notes
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Family Rental	Family Sale	Family Rental	Family Rental	Family Sale
Total Affordable Units	8	4	5	34	6
Units Notes					Unit 35 Hewlings Dr. 99 year perpetual controls. 30 Faybrooke Dr. - are 20 year controls.
Income/Bedroom Distribution	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 4
Very-Low-Income	- 1 -	- - -	- 1 -	- 3 -	- - -
Low-Income	- 1 2 1	- - -	- 1 -	- - 4	- - -
Moderate-Income	- 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, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	T.B.D.	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/
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 2 3 4 BR 1 2 3 4 BR 1 2 3 4	Eff. Std. BR 1 2 3 4 BR 1 2 3 4 BR 1 2 3 4	Eff. Std. BR 1 2 3 4 BR 1 2 3 4 BR 1 2 3 4	Eff. Std. BR 1 2 3 4 BR 1 2 3 4 BR 1 2 3 4	Eff. Std. BR 1 2 3 4 BR 1 2 3 4 BR 1 2 3 4
Very-Low-Income	-	-	-	-	-
Low-Income	-	-	10	-	1
Moderate-Income	-	-	10	-	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 Oak Avenue	B: 24.24 / L: 2.01 Lippincott Dr	B 35.30 / L 20 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, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	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. 1 2 3 4	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 4	Eff. Std. 1 2 3 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 2025

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

Development/Compliance Mechanism	Project Status	Controls Date	Affordable Units	Very-Low Income Units
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 Mariton	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

Development/Compliance Mechanism	Project Status	Controls Date	Affordable Units	Very-Low Income Units
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%)