

Affordable Housing Projects - Summary Report

**Byram Township
Sussex County
2019**

Prior Round/Current Round Obligation

Project	Project Type	Sub Type	Status	PLAN			COMPLETED		
				Affordable Units	Bonus Credits	Total	Completed Units	Bonus Credits	Total
8 Francis Terrace	Supportive/Special Needs	Group Home	Complete	4	4	8	4	4	8
23 Waterloo Road	Supportive/Special Needs	Group Home	Complete	4	4	8	4	4	8
52 Lee Hill Road	Supportive/Special Needs	Group Home	Complete	4	4	8	4	4	8
63 Lee Hill Road	Supportive/Special Needs	Group Home	Complete	4	4	8	4	4	8
Village School Apartments	Inclusionary Development	Rental	Complete	3	3	6	3	3	6
14 Belton Street	Non-Profit Partnership	For Sale	Complete	1	0	1	1	0	1
Venture II	Inclusionary Development	Rental	Approved	1	1	2	0	0	0
Village Center Mixed Use	Inclusionary Development	Sales/Rental	Zoned	26	9	35	0	0	0
Totals				47	29	76	20	19	39

Rehabilitation Obligation

Project	Block/Lot	Funds Expended	Fees Expended	Funds Recaptured	Date of Controls	Length of Controls	Expiration of Controls
13 Allamuchy Trail	153/231	\$4,700	\$1,800	\$4,700	5/1/2013	10	2/1/2016
14 Lake Drive	241/491	\$9,291	\$1,800	\$0	1/25/2012	10	1/25/2022
19 Dennis Hill Road	332/3.15	\$4,300	\$1,800	\$0	5/1/2013	10	5/1/2023
35 Lake Drive	249/27	\$3,025	\$1,800	\$0	3/15/2013	10	3/15/2023
405 Springbrook Trail	315/2133	\$10,000	\$1,800	\$0	3/14/2011	10	3/14/2021
64 Ash Street	11/608	\$8,000	\$1,800	\$8,000	3/12/2011	10	7/3/2013
74 Lackawanna Drive	364/3	\$10,000	\$1,800	\$0	8/23/2018	10	8/23/2028
4 Brook Trail	111/3	\$8,200	\$1,800	\$0	8/23/2018	10	8/23/2028
128 South Shore Road	209/22	\$9,500	\$1,800	\$0	8/23/2018	10	8/23/2028
Totals		\$67,016	\$16,200	\$12,700			
Total Rehabilitation Share		13					
Total Rehabilitation Complete		9					
Total Rehabilitation Remaining		4					

AFFORDABLE HOUSING PROJECT / PROGRAM INFORMATION FORM

PART A – PROJECT HEADER

Municipality: Byram Township

County: Sussex County

• Project or Program Name: Group Home – 8 Francis Terrace

• Project Status

Status Date

Proposed/Zoned

Preliminary Approval

Final Approval

Affordable Units under Construction

Completed

12/10/2013

Deleted from Plan

• Project Type:

- Accessory apartments
- Assisted Living Residences
- Credits without Controls-Prior Cycle
- ECHO Units
- Inclusionary Development
- Market to Affordable
- New Construction - 100% Affordable
- Redevelopment
- Rehabilitation
- **Supportive/Special Needs Housing**

If a Supp/Spec Needs Housing project, identify Project Sub Type:

- Transitional Facility for the Homeless
- Residential Health Care Facility
- Congregate Living Facility Arrangements
- **Group Homes**
- Boarding Homes
- Permanent Supportive Housing
- Supportive Shared Living Housing

PART B – PROJECT DETAIL

Project Address: 8 Francis Terrace

Project Block/Lot: 69/11

Project Acreage: 0.578 acres Density: 6.92 units/acre Set Aside: 100%

Project Sponsor:

- Municipally Developed
- **Nonprofit Developed**
- Private Developer

Project Sponsor Name: New Bridge Services, Inc.

Project Developer Name: New Bridge Services, Inc.

Municipal Subsidy: \$62,500

Construction Type:

- New (includes reconstruction and conversions)
- **Rehabilitation**

Number of market units proposed: NA

Number of market units completed: NA

Number of market units with certificates of occupancy issued after 1/1/2004: NA

Number of affordable units under construction: NA

Effective date of affordability controls: 05/15/2013

Length of Affordability Controls:

- (in years) _____
- **Perpetual**

PART C – COUNTS

Affordable Unit Counts:

- Total non-age-restricted: _____ Sales: 4 Rentals: _____
- Total age-restricted: _____ Sales: _____ Rentals: _____

Bedroom Distribution of Affordable Units:

Sale units

- efficiency low _____
- 1 bedroom very -low 4
- 2 bedroom low _____
- 3 bedroom low _____
- efficiency mod _____
- 1 bedroom mod _____
- 2 bedroom mod _____
- 3 bedroom mod _____

Rental units

- efficiency low _____
- 1 bedroom low _____
- 2 bedroom low _____
- 3 bedroom low _____
- efficiency mod _____
- 1 bedroom mod _____
- 2 bedroom mod _____
- 3 bedroom mod _____

Completed Units:

- Number of affordable units completed in this project 4
- Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls 0

Bonus Credits

- Number of Credits Eligible: 4

Total Credit Count: 8

AFFORDABLE HOUSING PROJECT / PROGRAM INFORMATION FORM

PART A – PROJECT HEADER

Municipality: Byram Township

County: Sussex County

• Project or Program Name: Group Home – 23 Waterloo Road

• Project Status

Status Date

Proposed/Zoned

Preliminary Approval

Final Approval

Affordable Units under Construction

Completed

11/07/2008

Deleted from Plan

• Project Type:

- Accessory apartments
- Assisted Living Residences
- Credits without Controls-Prior Cycle
- ECHO Units
- Inclusionary Development
- Market to Affordable
- New Construction - 100% Affordable
- Redevelopment
- Rehabilitation
- **Supportive/Special Needs Housing**

If a Supp/Spec Needs Housing project, identify Project Sub Type:

- Transitional Facility for the Homeless
- Residential Health Care Facility
- Congregate Living Facility Arrangements
- **Group Homes**
- Boarding Homes
- Permanent Supportive Housing
- Supportive Shared Living Housing

PART B – PROJECT DETAIL

Project Address: 23 Waterloo Road

Project Block/Lot: 29/207

Project Acreage: 0.403 acres Density: 9.92 units/acre Set Aside: 100%

Project Sponsor:

- Municipally Developed
- **Nonprofit Developed**
- Private Developer

Project Sponsor Name: Mentor Network

Project Developer Name: Mentor Network

Municipal Subsidy: NA

Construction Type:

- New (includes reconstruction and conversions)
- **Rehabilitation**

Number of market units proposed: NA

Number of market units completed: NA

Number of market units with certificates of occupancy issued after 1/1/2004: NA

Number of affordable units under construction: NA

Effective date of affordability controls: _____

Length of Affordability Controls:

- (in years) _____
- Perpetual

PART C – COUNTS

Affordable Unit Counts:

- Total non-age-restricted: _____ Sales: _____ Rentals: 4
- Total age-restricted: _____ Sales: _____ Rentals: _____

Bedroom Distribution of Affordable Units:

Sale units

- efficiency low _____
- 1 bedroom low _____
- 2 bedroom low _____
- 3 bedroom low _____
- efficiency mod _____
- 1 bedroom mod _____
- 2 bedroom mod _____
- 3 bedroom mod _____

Rental units

- efficiency low _____
- 1 bedroom very-low 4
- 2 bedroom low _____
- 3 bedroom low _____
- efficiency mod _____
- 1 bedroom mod _____
- 2 bedroom mod _____
- 3 bedroom mod _____

Completed Units:

- Number of affordable units completed in this project 4
- Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls 0

Bonus Credits

- Number of Credits Eligible: 4

Total Credit Count: 8

AFFORDABLE HOUSING PROJECT / PROGRAM INFORMATION FORM

PART A – PROJECT HEADER

Municipality: Byram Township

County: Sussex County

• Project or Program Name: Group Home – 52 Lee Hill Road

• Project Status	Status Date
Proposed/Zoned	_____
Preliminary Approval	_____
Final Approval	_____
Affordable Units under Construction	_____
Completed	<u>12/04/2012</u>
Deleted from Plan	_____

• Project Type:

- Accessory apartments
- Assisted Living Residences
- Credits without Controls-Prior Cycle
- ECHO Units
- Inclusionary Development
- Market to Affordable
- New Construction - 100% Affordable
- Redevelopment
- Rehabilitation
- **Supportive/Special Needs Housing**

If a Supp/Spec Needs Housing project, identify Project Sub Type:

- Transitional Facility for the Homeless
- Residential Health Care Facility
- Congregate Living Facility Arrangements
- **Group Homes**
- Boarding Homes
- Permanent Supportive Housing
- Supportive Shared Living Housing

PART B – PROJECT DETAIL

Project Address: 52 Lee Hill Road

Project Block/Lot: 337/4

Project Acreage: 1.85 acres Density: 2.16 units/acre Set Aside: 100%

Project Sponsor:

- Municipally Developed
- **Nonprofit Developed**
- Private Developer

Project Sponsor Name: Capitol Care

Project Developer Name: Capitol Care

Municipal Subsidy: NA

Construction Type:

- New (includes reconstruction and conversions)
- **Rehabilitation**

Number of market units proposed: NA

Number of market units completed: NA

Number of market units with certificates of occupancy issued after 1/1/2004: NA

Number of affordable units under construction: NA

Effective date of affordability controls: _____

Length of Affordability Controls:

- (in years) _____
- Perpetual

PART C – COUNTS

Affordable Unit Counts:

- Total non-age-restricted: _____ Sales: _____ Rentals: 4
- Total age-restricted: _____ Sales: _____ Rentals: _____

Bedroom Distribution of Affordable Units:

Sale units

- efficiency low _____
- 1 bedroom low _____
- 2 bedroom low _____
- 3 bedroom low _____
- efficiency mod _____
- 1 bedroom mod _____
- 2 bedroom mod _____
- 3 bedroom mod _____

Rental units

- efficiency low _____
- 1 bedroom very-low 4
- 2 bedroom low _____
- 3 bedroom low _____
- efficiency mod _____
- 1 bedroom mod _____
- 2 bedroom mod _____
- 3 bedroom mod _____

Completed Units:

- Number of affordable units completed in this project 4
- Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls 0

Bonus Credits

- Number of Credits Eligible: 4

Total Credit Count: 8

AFFORDABLE HOUSING PROJECT / PROGRAM INFORMATION FORM

PART A – PROJECT HEADER

Municipality: Byram Township

County: Sussex County

• Project or Program Name: Group Home – 63 Lee Hill Road

• Project Status

Status Date

Proposed/Zoned

Preliminary Approval

Final Approval

Affordable Units under Construction

Completed

01/30/2012

Deleted from Plan

• Project Type:

- Accessory apartments
- Assisted Living Residences
- Credits without Controls-Prior Cycle
- ECHO Units
- Inclusionary Development
- Market to Affordable
- New Construction - 100% Affordable
- Redevelopment
- Rehabilitation
- **Supportive/Special Needs Housing**

If a Supp/Spec Needs Housing project, identify Project Sub Type:

- Transitional Facility for the Homeless
- Residential Health Care Facility
- Congregate Living Facility Arrangements
- **Group Homes**
- Boarding Homes
- Permanent Supportive Housing
- Supportive Shared Living Housing

PART B – PROJECT DETAIL

Project Address: 63 Lee Hill Road

Project Block/Lot: 336/3.05

Project Acreage: 1.127 acres Density: 3.55 units/acre Set Aside: 100%

Project Sponsor:

- Municipally Developed
- **Nonprofit Developed**
- Private Developer

Project Sponsor Name: Capitol Care

Project Developer Name: Capitol Care

Municipal Subsidy: NA

Construction Type:

- New (includes reconstruction and conversions)
- **Rehabilitation**

Number of market units proposed: NA

Number of market units completed: NA

Number of market units with certificates of occupancy issued after 1/1/2004: NA

Number of affordable units under construction: NA

Effective date of affordability controls: _____

Length of Affordability Controls:

- (in years) _____
- Perpetual

PART C – COUNTS

Affordable Unit Counts:

- Total non-age-restricted: _____ Sales: _____ Rentals: 4
- Total age-restricted: _____ Sales: _____ Rentals: _____

Bedroom Distribution of Affordable Units:

Sale units

- efficiency low _____
- 1 bedroom low _____
- 2 bedroom low _____
- 3 bedroom low _____
- efficiency mod _____
- 1 bedroom mod _____
- 2 bedroom mod _____
- 3 bedroom mod _____

Rental units

- efficiency low _____
- 1 bedroom very-low 4
- 2 bedroom low _____
- 3 bedroom low _____
- efficiency mod _____
- 1 bedroom mod _____
- 2 bedroom mod _____
- 3 bedroom mod _____

Completed Units:

- Number of affordable units completed in this project 4
- Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls 0

Bonus Credits

- Number of Credits Eligible: 4

Total Credit Count: 8

PART B – PROJECT DETAIL

Project Address: 55 Lackawanna Drive

Project Block/Lot: 2226/21

Project Acreage: 5.27 acres Density: 4 units/acre Set Aside: 15% rental

Project Sponsor:

- Municipally Developed
- Nonprofit Developed
- **Private Developer**

Project Sponsor Name: 55 LACKAWANA DEVELOPMENT, LLC

Project Developer Name: 55 LACKAWANA DEVELOPMENT, LLC

Construction Type:

- **New (includes reconstruction and conversions)**
- Rehabilitation

Number of market units proposed: 18

Number of market units completed: Under Construction

Number of market units with certificates of occupancy issued after 1/1/2004: 0

Number of affordable units under construction: 3

Effective date of affordability controls: TBD

Length of Affordability Controls:

- (in years) 30
- Perpetual

PART C – COUNTS

Affordable Unit Counts:

- Total non-age-restricted: 3 Sales: _____ Rentals: 3
- Total age-restricted: _____ Sales: _____ Rentals: _____

Bedroom Distribution of Affordable Units:

Sale units

- efficiency low _____
- 1 bedroom low _____
- 2 bedroom low _____
- 3 bedroom low _____
- efficiency mod _____
- 1 bedroom mod _____
- 2 bedroom mod _____
- 3 bedroom mod _____

Rental units -

- efficiency low _____
- 1 bedroom low _____
- 2 bedroom low _____
- 3 bedroom low _____
- efficiency mod _____
- 1 bedroom mod _____
- 2 bedroom mod 2
- 3 bedroom mod 1

Completed Units:

- Number of affordable units completed in this project: 3

- Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls: 0

Bonus Credits

- Number of Credits Eligible: 3

Total Credit Count: 6

AFFORDABLE HOUSING PROJECT / PROGRAM INFORMATION FORM

PART A – PROJECT HEADER

Municipality: Byram Township

County: Sussex County

• Project or Program Name: Non-Profit Partnership – 14 Belton Street

• Project Status	Status Date
Proposed/Zoned	_____
Preliminary Approval	_____
Final Approval	_____
Affordable Units under Construction	<u>09/19/2017</u>
Completed	<u>09/01/2019</u>
Deleted from Plan	_____

• Project Type:

- Accessory apartments
- Assisted Living Residences
- Credits without Controls-Prior Cycle
- ECHO Units
- Inclusionary Development
- **Market to Affordable – LOW INCOME**
- **New Construction/Reconstruction - 100% Affordable**
- Redevelopment
- Rehabilitation
- Supportive/Special Needs Housing

If a Supp/Spec Needs Housing project, identify Project Sub Type:

- Transitional Facility for the Homeless
- Residential Health Care Facility
- Congregate Living Facility Arrangements
- Group Homes
- Boarding Homes
- Permanent Supportive Housing
- Supportive Shared Living Housing

PART B – PROJECT DETAIL

Project Address: 14 Belton Street

Project Block/Lot: 5/719

Project Acreage: 0.11 acres Density: 9.1 units/acre Set Aside: 100%

Project Sponsor:

- Municipally Developed
- **Nonprofit Developed**
- Private Developer

Project Sponsor Name: Morris Habitat For Humanity, Inc.

Project Developer Name: Morris Habitat For Humanity, Inc.

Municipal Subsidy: \$50,000

Construction Type:

- **New (includes reconstruction and conversions)**
- Rehabilitation

Number of market units proposed: NA

Number of market units completed: NA

Number of market units with certificates of occupancy issued after 1/1/2004: NA

Number of affordable units under construction: NA

Effective date of affordability controls: 09/19/2017

Length of Affordability Controls:

- **(in years)** 30
- Perpetual

PART C – COUNTS

Affordable Unit Counts:

- Total non-age-restricted: _____ Sales: 1 Rentals: _____
- Total age-restricted: _____ Sales: _____ Rentals: _____

Bedroom Distribution of Affordable Units:

Sale units

- efficiency low _____
- 1 bedroom low _____
- 2 bedroom low _____
- 3 bedroom low 1
- efficiency mod _____
- 1 bedroom mod _____
- 2 bedroom mod _____
- 3 bedroom mod _____

Rental units

- efficiency low _____
- 1 bedroom low _____
- 2 bedroom low _____
- 3 bedroom low _____
- efficiency mod _____
- 1 bedroom mod _____
- 2 bedroom mod _____
- 3 bedroom mod _____

Completed Units:

- Number of affordable units completed in this project 1
- Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls 0

Bonus Credits

- Number of Credits Eligible: 0

Total Credit Count: 1

AFFORDABLE HOUSING PROJECT / PROGRAM INFORMATION FORM

PART A – PROJECT HEADER

Municipality: Byram Township

County: Sussex County

• Project or Program Name: Inclusionary Development – Venture II

• Project Status

Status Date

Proposed/Zoned

Zoning updated 06/20/2017

Preliminary Approval

05/02/2013

Final Approval

TBD

Affordable Units under Construction

Currently

Completed

TBD

Deleted from Plan

• Project Type:

- Accessory apartments
- Assisted Living Residences
- Credits without Controls-Prior Cycle
- ECHO Units
- **Inclusionary Development**
- Market to Affordable
- New Construction - 100% Affordable
- Redevelopment
- Rehabilitation
- Supportive/Special Needs Housing

If a Supp/Spec Needs Housing project, identify Project Sub Type:

- Transitional Facility for the Homeless
- Residential Health Care Facility
- Congregate Living Facility Arrangements
- Group Homes
- Boarding Homes
- Permanent Supportive Housing
- Supportive Shared Living Housing

PART B – PROJECT DETAIL

Project Address: 11 State Route 206

Project Block/Lot: 27/383

Project Acreage: 1.03 acres

Density: 3 units/acre

Set Aside: 33%

Project Sponsor:

- Municipally Developed
- Nonprofit Developed
- **Private Developer**

Project Sponsor Name: VENTURE TWO, LLC

Project Developer Name: VENTURE TWO, LLC

Construction Type:

- **New (includes reconstruction and conversions)**
- Rehabilitation

Number of market units proposed: 2

Number of market units completed: 0

Number of market units with certificates of occupancy issued after 1/1/2004: 0

Number of affordable units under construction: 1

Effective date of affordability controls: TBD

Length of Affordability Controls:

- (in years) TBD
- Perpetual

PART C – COUNTS

Affordable Unit Counts:

- Total non-age-restricted: 1 Sales: _____ Rentals: 1
- Total age-restricted: _____ Sales: _____ Rentals: _____

Bedroom Distribution of Affordable Units:

Sale units

- efficiency low _____
- 1 bedroom low _____
- 2 bedroom low _____
- 3 bedroom low _____
- efficiency mod _____
- 1 bedroom mod _____
- 2 bedroom mod _____
- 3 bedroom mod _____

Rental units

- efficiency low _____
- 1 bedroom low _____
- 2 bedroom low _____
- 3 bedroom low _____
- efficiency mod _____
- 1 bedroom mod 1
- 2 bedroom mod _____
- 3 bedroom mod _____

Completed Units:

- Number of affordable units completed in this project: 0
- Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls: 0

Bonus Credits

- Number of Credits Eligible: 1

Total Credit Count: 2

PART B – PROJECT DETAIL

Project Address: 54 Route 206/Route 206

Project Block/Lot: 365/2 and 365/5

Project Acreage: 54.46 acres/18.8 developable Density: 6.9 units/acre Set Aside: 20%

Project Sponsor:

- Municipally Developed
- Nonprofit Developed
- **Private Developer**

Project Sponsor Name: TBD

Project Developer Name: TBD

Construction Type:

- **New (includes reconstruction and conversions)**
- Rehabilitation

Number of market units proposed: 104

Number of market units completed: 0

Number of market units with certificates of occupancy issued after 1/1/2004: 0

Number of affordable units under construction: 0

Effective date of affordability controls: TBD

Length of Affordability Controls:

- (in years) TBD
- Perpetual

PART C – COUNTS

Affordable Unit Counts:

- | | | |
|--------------------------------|----------|-------------|
| • Total non-age-restricted: 20 | Sales: 0 | Rentals: 20 |
| • Total age-restricted: 6 | Sales: 6 | Rentals: 0 |

Bedroom Distribution of Affordable Units:

Sale units - TBD

- efficiency low _____
- 1 bedroom low _____
- 2 bedroom low _____
- 3 bedroom low _____
- efficiency mod _____
- 1 bedroom mod _____
- 2 bedroom mod _____
- 3 bedroom mod _____

Rental units - TBD

- efficiency low _____
- 1 bedroom low _____
- 2 bedroom low _____
- 3 bedroom low _____
- efficiency mod _____
- 1 bedroom mod _____
- 2 bedroom mod _____
- 3 bedroom mod _____

Completed Units:

- Number of affordable units completed in this project: 0

- Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls: 0

Bonus Credits

- Number of Credits Eligible: 9

Total Credit Count: 35

TOWNSHIP OF BYRAM
AFFORDABLE HOUSING ACTIVITY
THROUGH 09/09/2019

<u>Date</u>	<u>Activity</u>	<u>Amount</u>	<u>Balance</u>
09/01/18			\$62,156.55
09/30/18	Interest Earned	\$85.70	\$62,242.25
10/31/18	Interest Earned	\$100.97	\$62,343.22
11/30/18	Interest Earned	\$91.88	\$62,435.10
12/31/18	Interest Earned	\$95.02	\$62,530.12
01/31/19	Interest Earned	\$95.09	\$62,625.21
02/28/19	Interest Earned	\$85.97	\$62,711.18
03/31/19	Interest Earned	\$89.10	\$62,800.28
04/30/19	Interest Earned	\$157.94	\$62,958.22
05/31/19	Interest Earned	\$166.55	\$63,124.77
06/30/19	Interest Earned	\$150.66	\$63,275.43
07/31/19	Interest Earned	\$218.27	\$63,493.70
08/31/19	Interest Earned	\$226.23	\$63,719.93
		\$1,563.38	

* PO 19525 - Check 1161 - Morris Habitat for Humanity Agreement issued 09/04/19
- Encumbered 2018