

# VOGEL, CHAIT, COLLINS AND SCHNEIDER

A PROFESSIONAL CORPORATION

ARNOLD H. CHAIT  
THOMAS F. COLLINS, JR.  
RICHARD L. SCHNEIDER  
DAVID H. SOLOWAY  
THOMAS J. MOLICA, JR.

ATTORNEYS AT LAW

25 LINDSLEY DRIVE, SUITE 200  
MORRISTOWN, NEW JERSEY 07960-4454

(973) 538-3800

E-MAIL: [TCOLLINS@VCCSLAW.COM](mailto:TCOLLINS@VCCSLAW.COM)

MEMBER N. J., N. Y. & GA. BARS

VISIT THE FIRM'S WEBSITE AT [VCCSLAW.COM](http://VCCSLAW.COM)

TELECOPIERS  
(973) 538-3002  
(973) 538-8225

June 25, 2020

Adam M. Gordon, Esq.  
Fair Share Housing Center  
510 Park Boulevard  
Cherry Hill, NJ 08002

Sean Thompson, P.P., Director  
State of New Jersey  
Department of Community Affairs  
101 South Broad Street  
P.O. Box 800  
Trenton, NJ 08625-0800

**Re: Byram Township Settlement Agreement Midpoint Report:  
Very Low Income Status Report and 2020 Annual Report  
Docket No. SSX-L-430-15  
Our File No. 15883.015**

Dear Adam and Sean:

On behalf of the Township of Byram, its Governing Body and Land Use Board, this report shall serve as the Byram Township (Township) Midpoint Realistic Opportunity Review Report and its Review Report regarding very low income housing requirements as envisioned by a Settlement Agreement with the Fair Share Housing Center (FSHC), specifically those requirements as detailed in Paragraphs 19(a) and (b), which was signed by the Township on or about September 16, 2016.

This report is an invitation for any interested party to submit comments to the Township, with a copy to FSHC, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether the mechanisms to meet unmet need should be revised or supplemented.

## Paragraph 17(a): Midpoint Realistic Opportunity Review

Pursuant to the Settlement Agreement, this status report describes the implementation of the 2016 Housing Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether such mechanisms to meet unmet need should be revised or supplemented.

The Township is confirming, by way of this status report, that it has implemented all requirements of the Settlement Agreement. The ordinances authorizing inclusionary developments and requiring mandatory set asides are fully adopted and are in full force and effect. There are no unfulfilled mechanisms that need to be completed. The Village Center Mixed-Use District, Village Business District and Neighborhood Commercial District continue to present a realistic opportunity for the development of additional affordable housing. The Township continues to be ready to partner with qualifying non-profit entities for the development of Group Homes or Market-to-Affordable projects and maintains an active housing rehabilitation program.

### Group Homes

The Township has completed four Group Home projects, details are attached. These group homes represent four affordable units per home and represent housing for very-low income individuals.

### Inclusionary Development

The Township has approved and the developer has completed the adaptive reuse of a former school into an inclusionary multifamily development. The Township adopted Master Plan Amendments, land development ordinance amendments and a re-zoning to permit the development contingent of the site being an inclusionary development. The site has three affordable rental units, details are attached.

The Township has approved and the developer continues to work on the development of one affordable second floor apartment over retail in the Village Business Zone. The project is not yet complete, details are attached.

The Township continues to propose to address its Prior Round obligation through the development of a mixed-use Village Center. Presently, the site is zoned VC Village Center Mixed-Use District, updated March 6, 2006 and again June 20, 2017 by Ord. No. 10-2017. The Township was the first Village Center in the Highlands Plan Conformance Process, adopted a Form Based code for the zone in 2017, and retains 40,000 GPD of sewer allocation for the site to support the development of an inclusionary development, details are attached.

The zoning in the Village Business and Neighborhood Commercial Districts was updated December, 6, 2016 by Ord. No. 30-2016 and again June 20, 2017 by Ord. No. 10-2017 to implement the changes as described in the 2016 Housing Plan, including the designation of apartments above permitted commercial uses and assisted living facilities and nursing homes as conditional uses. The development of apartments above permitted commercial uses as a second principal use requires that 15% of the residential units be deed restricted as affordable housing if the project is a rental project and that 20% of the residential units be deed restricted as affordable housing if the project is a for-sale project. All affordable units would be subject to any applicable

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Council on Affordable Housing rules and be compliant with the Uniform Construction Code. The development of an assisted living facility as a principal use requires that 20% of the units be deed restricted for low- and moderate-income residents and that the development comply with N.J.A.C. 5:93-5.16 for assisted living residences.

Non-Profit Partnership/Market-to-Affordable Reconstruction

The Township has completed a partnership project with Morris Habitat for Humanity for the reconstruction and sale of a deed restricted low-income single family house, details are attached.

Rehabilitation

The Township has completed nine rehabilitation projects and has all programs and funding in place to complete at least four more projects.

Paragraph 17 (b): The Review Report of Very Low-Income Housing Requirements

This report also details the satisfaction of the very low-income housing requirements, including very low-income housing requirements referred in N.J.S.A. 52:27D-329.1. Sixteen very low-income units have been provided through group homes. The sixteen units represent 34% of the completed, zoned or approved affordable units in the Township. Opportunities for additional very low-income units are available through the development of the Village Center Mixed-Use development, assisted living facilities or additional group homes.

Very truly yours,

VOGEL, CHAIT, COLLINS & SCHNEIDER  
A Professional Corporation

*/s/Thomas F. Collins, Jr.*

THOMAS F. COLLINS, JR., ESQ., P.P.  
Attorney for the Township of Byram

TFC/lkf

Enc.

cc: Byram Township Planning Board  
Byram Township Council  
Cory Stoner, P.E.  
Alyse Hubbard, Esq.  
Paul Glietz, P.P.



## 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	_____
<b>Completed</b>	<u>12/10/2013</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: 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	_____
<b>Completed</b>	<u>11/07/2008</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: 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	_____
<b>Completed</b>	<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	_____
<b>Completed</b>	<u>01/30/2012</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: 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	_____
<b>Affordable Units under Construction</b>	<u>09/19/2017</u>
<b>Completed</b>	<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
<b>Proposed/Zoned</b>	<u>Zoning updated 06/20/2017</u>
<b>Preliminary Approval</b>	<u>05/02/2013</u>
Final Approval	<u>TBD</u>
<b>Affordable Units under Construction</b>	<u>Currently</u>
Completed	<u>TBD</u>
Deleted from Plan	<u></u>

• 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 05/31/2020

<u>Date</u>	<u>Activity</u>	<u>Amount</u>	<u>Balance</u>
09/01/19			\$63,719.93
09/30/19	Interest Earned	\$129.25	\$63,849.18
10/22/19	Housing Rehab Ops Manual Update	-\$3,950.00	\$59,899.18
10/31/19	Interest Earned	\$116.84	\$60,016.02
11/30/19	Interest Earned	\$103.67	\$60,119.69
12/31/19	Interest Earned	\$83.90	\$60,203.59
01/31/20	Interest Earned	\$80.46	\$60,284.05
02/28/20	Interest Earned	\$72.77	\$60,356.82
03/31/20	Interest Earned	\$84.93	\$60,441.75
04/30/20	Interest Earned	\$79.78	\$60,521.53
05/31/20	Interest Earned	\$77.23	\$60,598.76
		<b>-\$3,121.17</b>	

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

\*PO 21422 - Check 1486 - Weinberg, Strehen J.- Rehab Manual issued 11/05/2019



**Affordable Housing Projects - Summary Report**

**Byram Township  
Sussex County  
2020**

**Prior Round/Current Round Obligation**

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

**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
<b>Totals</b>		<b>\$67,016</b>	<b>\$16,200</b>	<b>\$12,700</b>			
<b>Total Rehabilitation Share</b>	<b>13</b>						
<b>Total Rehabilitation Complete</b>	<b>9</b>						
<b>Total Rehabilitation Remaining</b>	<b>4</b>						

