

1. GENERAL INFORMATION AND TRUST FUND MONITORING

MUNICIPALITY NAME:	Township of Monroe
COUNTY:	Middlesex County
Date through which funds reported:	
Name of person filling out form and affiliation/role:	Malvika Apte, AICP/PP
Date of filling out form:	4/17/2023
Email:	mapte@cmeusa1.com
Municipal Housing Liaison for municipality:	Tanya Pannucci
Email:	TPannucci@monroetwp.com
Income Limits Year Being Used by Municipality*:	2022 income limit

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.)

	Inception -December 31, 2015	Spending Plan January 1, 2016 to May 30, 2020	June 1, 2020 to February 28, 2022	March 1, 2022 to March 31, 2023	Total
REVENUE SUMMARY					
Barrier Free Escrow					
Development Fees	\$18,415,402.00	\$4,611,386.00	\$4,728,301.00	\$944,650.38	\$28,699,739
Interest Earned	\$1,451,512.00	\$300,001.00	\$10,778.51	\$165,883.53	\$1,928,175
Other Income	\$198,109.00	\$123,222.00	\$49,674.50	\$23,723.00	\$394,729
Payments-in-Lieu of Construction	\$2,000,000.00				\$2,000,000
TOTAL	\$22,065,023.00	5,034,609.00	\$4,788,754.01	\$1,134,256.91	\$33,022,642.92
EXPENDITURE SUMMARY					
Administration**	\$2,342,800.00	\$925,241.00	\$484,723.12	\$154,033.61	\$3,906,798
Affordability Assistance***	\$993,701.00	\$1,728,539.00	\$1,260,580.58	\$485,731.00	\$4,468,552
Very Low-Income Affordability Assistance					\$0
Barrier Free Conversions					\$0
Housing Activity	\$8,994,253.00	\$569,531.00	\$2,161,380.42	\$433,211.63	\$12,158,376
TOTAL	12,330,754.00	\$3,223,311.00	\$3,906,684.12	\$1,072,976.24	\$20,533,725.36
ADMINISTRATION: Date in Approved Spending Plan to Present					
Affordable Housing Administration Wages, Salaries and Benefits		\$287,434.00	\$29,372.28	\$16,901.65	\$333,707.93
Consulting Fee- Professional Planner & Professional Engineer		374,810.00	\$357,192.46	\$73,350.00	\$805,352.46
Legal Fees		224,002.00	\$98,000.00	\$35,483.01	\$357,485.01
Office Supplies and Administrative Costs		38,995.00	\$158.38		\$39,153.38
TOTAL		\$925,241.00	484,723.12	\$125,734.66	\$1,535,698.78
AFFORDABILITY ASSISTANCE: Date in Approved Spending Plan to Present					
Name	List affordability assistance projects and programs	Amount		March 1, 20222 to March 31, 2023	
For Sale Affordability Assistance Program		\$427,016.00		\$11,016.00	\$438,032.00
Rental Unit Affordability Assistance Program		\$1,301,523.00		\$474,715.00	\$1,776,238.00
TOTAL		\$1,728,539		\$485,731.00	\$2,214,270.00
HOUSING ACTIVITY: Date in Approved Spending Plan to Present					
Type of Housing Activity	Specific Site or Program	Amount		March 1, 20222 to March 31, 2023	
Rehabilitation		\$569,531.00	\$1,445,288.00	\$433,211.63	\$2,448,030.63
TOTAL		\$569,531	\$1,445,288	\$433,212.00	\$2,448,031.00

Comments:

*View 2020 income limits: https://ahpnj.org/member_docs/Income_Limits_2020.pdf

https://ahpnj.org/member_docs/Income_Limits_2019_FINAL.pdf

https://ahpnj.org/member_docs/Income_Limits_2018.pdf

https://ahpnj.org/member_docs/Income_Limits_2017.pdf

**Administrative expenses cannot total more than 20% of collected revenues, less any Administrative expenses already disbursed.

***Affordability Assistance must equal at least 30% of revenues collected after July 2008, with one-third of that dedicated to very low-income Affordability Assistance

2. REHABILITATION

Total Third Round rehabilitation obligation	104
Rehabilitation program administrator(s) with email, phone number, and address: (if multiple rehab programs list administrator for each)	Tanya Pannucci One municipal plaza, Monroe Township, NJ 08831 tpannucci@monroetwp.com
Period of time covered (Only completed rehabs since either the adoption of the Housing Element and Fair Share Plan or the previous annual report should be included on this sheet):	01/01/2016 to 3/29/2023

Please list below all units rehabilitated towards the municipality's Third Round rehabilitation obligation.

Street Address	Case Number (if applicable)	Rehab program used (e.g. county program, municipal rental rehab)	Block	Lot	Unit Number	Owner	Renter	3			Final Inspection Date (mm/dd/yy)	Funds expended on hard costs (\$)	Funds recaptured	Major system(s) repaired	9	10	11	12	13	
								Very Low	Low	Moderate										
115 Old Forge Road	322-15					x					Information Unavailable	02/03/16	\$62,590.00	n/a	Remove and replace: roof shingles, gutters, ridge vent; install new ridge & rafters, ceiling joists, new siding on gable, hurricane clips, new R-38 insulation, soffit on back of home, wrap all existing fascia board w/ aluminum trim, remove sheathing and install joists/sheathing/shingles		9/15/2015	10	n	
381 Schoolhouse Road	324-15					x					Information Unavailable	06/08/16	\$75,618.48	n/a	Removed and replaced: roof, gutters & leaders, sliding door, attic steps, air conditioner & furnace, overhead garage door, hot water heater; Main bathroom - demo and all new floor/shower/fixtures		3/22/2016	10	n	
57 Evergreen Terrace	326-15					x					Information Unavailable	02/11/16	\$90,645.00	n/a	Remove and replace: gutters/leaders, new windows, front concrete service walk, front & back door, baseboard heat system, hot water heater, Main and Second Bathroom - total demo and install drywall, sink, tile floor, tub/shower, sink, fixtures, vanity; Kitchen total demo and install cabinets, counter tops, backsplash, tile floor		2/11/2016	10	n	
52 Forest Park Terrace	328-16					x					x	06/08/16	\$44,157.00	n/a	Shutters, roof replaced, chimney work, and vinyl siding, bathroom, gutters and doors replaced		6/8/2016	10	n	
77 Ashmall Avenue	330-16					x						05/25/17	\$60,484.00	n/a	Remove and replace: kitchen cabinets, counter top, sink, tile floor, gas range, entry/storm door, bay and double hung windows, Bathroom (floor, tub, vent fan, fixtures), water heater, gas furnace and AC condenser; install house wrap, duct work, new railing at front and rear exterior stairways		5/25/2017	10	n	
24 Sheffield Avenue	331-16					x						05/19/17	\$58,965.00	n/a	Remove and replace roof, gutters & leaders, aluminum on all fascia/rake boards, wood windows with vinyl, siding with vinyl siding, porch columns, shutters for 2 windows, interior doors, hot water heater, valve at washing machine, shower door in master bedroom, kitchen sink base cabinet; Main bathroom total demo and install tub, toilet, sink, tile floor vanity, fixtures; Master bathroom total demo and install tile floor, shower stall sine, vanity, fixtures; Bring electrical and plumbing to code		05/19/17	10	n	

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						Owner	Renter	Very Low	Low	Moderate									
37 Erickson Avenue	332-16									x	02/02/17	\$18,625.00	n/a	Remove and replace concrete service walk in front of home, sections of baseboard heater, main bathroom toilet, gas boiler/hot water system; install leader drain extensions, blown insulation to all walls that lacked proper insulation, drywall, kickplate under front door sill		2/2/2017	10	n	
371 Waterside Boulevard	333-17					x					09/08/17	\$29,550.00	n/a	Remove and replace: Kitchen flooring, front entryway tile, hot water heater, gas powered HVAC system, kitchen range hood, Main Bathroom tile, Bath fan roof exhaust vent, vinyl sliding patio door, Main bathroom sink fixtures and toilet, Bedroom - broken double closet doors		9/8/2017	10	n	
51 Forest Park Terrace	337-18					x					Information Unavailable	\$39,335.00	n/a	Remove and replace roof, gutters & leaders, fascia, concrete driveway, front service walk, install bathroom window, 2 living room windows, vinyl siding, new concrete connecting new driveway to back concrete pad; Disassemble and dispose of shed.		11/28/2018	10	n	
42 East Sherman Street	339-18					x					08/07/19	\$93,600.00	n/a	Remove and replace: roof, gutters & leaders, soffits and fascia, siding, 11 windows, front door, rear door, front steps and landing, rear steps and landing, bedroom doors (3), baseboard heating system; Main Bathroom - total demo and install drywall, tile floor, tub, toilet, vent fan, vanity and fixtures; Basement wall repair on interior and exterior		8/7/2019	10	n	
371C Duranta Plaza/ 26/78C-371C	340-18					x					Information Unavailable	09/25/19	\$38,790.00	Remove and replace: 6 windows, front and rear entry doors, overhead garage door, garage entry door, toilet in main bathroom, bedroom doors, vinyl siding, install steps to rear entry, remove electric baseboard heat		9/25/2019	10	n	
180B Mimosa Plaza 26/46.2/C-180	341-19					X						12/05/19	\$19,050.00	Remove and replace: front entry door, rear sliding door, overhead garage door, 4 windows, electric baseboard, air conditioning thermostat		12/5/2019	10	n	
242 A Vernon Road 26/51/C242A	342-19					X					Information Unavailable	11/23/20	\$36,362.40	Remove and replace single sliding vinyl windows, remove and replace front entry door and storm door, remove and replace rear sliding door with 2 fixed panels, remove and replace all gutters and leaders, remove and replace toilet, remove and replace all interior doors, remove and replace interior sliding closet doors, install battery operated smoke and Co2 detectors, install a GFI outlet in garage, repair outlet in living room that is not functioning, remove electric baseboard heat, remove and replace electric hot water heater.		11/23/2020	10	N	
102C Dogwood Plaza 26/32.2/102C	343-19					X					Information Unavailable	01/05/20	\$15,092.01	Remove and replace: 4 windows, front entry door, Drywall repair of hallway ceiling		1/15/2020	10	N	

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2		3					4		5		7		8		9		10		11		12		13	
Street Address	Case Number (if applicable)	Rehab program used (e.g. county program, municipal rental rehab)	Block	Lot	Unit Number	Owner	Renter	Very Low	Low	Moderate	Final Inspection Date (mm/dd/yy)	Funds expended on hard costs (\$)	Funds recaptured	Major system(s) repaired	Was unit below code and raised to code? (Y/N)	Effective date of affordability controls (mm/dd/yy)	Length of affordability controls (years)	Affordability control removed (Y/N)	Creditworthy (Y/N)					
294a Yardley Dr. 26/67/ 294A	344-19					x					06/29/20	\$33,335.00	n/a	Remove and replace sliding vinyl window, remove and replace front storm door, remove and replace garage storm door, remove and replace rear sliding glass door, replace main vent fan and dedicated switch in main bathroom, replace vent fan and wire to dedicated switch in master bathroom, remove wall to wall carpeting throughout home, install battery operated smoke detector and Co2 detectors install GFI outlet, replace/repair outlet above microwave in kitchen, remove electric baseboard heat, remove and replace kitchen faucet and replace hot and cold water valves at washing machine.		6/29/2020	10	n						
306 A Flanders Road 26/57/306A	345-19					x					06/29/20	\$20,335.00	N/A	Remove and replace sliding window, remove and replace front entry door and storm door, remove and replace rear sliding door, replace breakers in electrical panel for kitchen area, install battery operated smoke and Co2 detectors, remove electric baseboard heat.		6/29/2020	10	N						
29A Benjamin Franklin Dr 27.5/32.58	346-20					x					11/25/20	\$16,720.00	N/A	Remove and replace attic fan, double hung window, front screen door. Repair rear screen door. Install GFI outlet in bathroom, battery back up for sump pump. Remove and replace HVAC system. Install smoke and Co2 detectors.		11/25/2020	10	N						
437B Belford Rd 26/82/437B	348-20					x					11/23/20	\$28,755.00	N/A	Remove and replace: front entry door, rear entry door, double hung vinyl window, main bathroom. Install GFI outlet for kitchen, bathrooms, garage. Remove electric baseboard heat, electric hot water heater.		11/23/2020	10	N						
111 Beluscio Ct 177/3	349-20					x					10/20/20	\$24,130.00	N/A	Remove and replace: roof, windows, front door and screen door, rear door, side door and screen door. Replace support posts for small roof over porch. Remove and replace wood walkout and steps, bedroom doors. Install new vent fan in bathroom, install new comfort height toilet, mold test, change breaker in electrical panel, label electrical panel, install new GFI outlet in bathroom and kitchen. Replace exterior light at side entrance, install spotlight with switch for basement entrance, install new switch and light fixture in basement.		10/20/2020	10	N						
546C Comus Plz 26/108/546C	350-20					x					03/10/21	\$20,970.00	N/A	Remove and replace: front entry door, rear sliding door, double hung vinyl window, main bathroom, master bathroom. Install new smoke detectors, Co2 detectors. Rewire switches in bedrooms. Remove electric baseboard heat, remove and replace electric hot water heater.		3/10/2021	10	N						
408B Genista Plz 26/78/408B	351-20					x					06/11/21	\$33,792.00	N/A	Remove and replace: front entry door, rear sliding door, sliding vinyl window, main bathroom, master bathroom. Install drop ceiling tiles. Remove and replace non functioning interior doors. Install new smoke detectors, Co2 detectors, GFI outlet. Remove electric baseboard heat.		6/11/2021	10	N						

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						Owner	Renter	Very Low	Low	Moderate									
15 Mayberry Ave 147.28/2	352-21					x						\$81,720.00	n/a	Remove and replace roof, gutters, leaders, soffits, siding, rear entry door with frame, remove tree in front, termite damage, bathrooms, laundry room, water pipe in basement, smoke detectors, Co2 detectors, GFI outlets, mold remediation as necessary.		4/1/2022	10	N	
397A Orington Ln. 56/55/397A	353-21					X		Information Unavailable			01/31/22	\$66,990.00	N/A	Remove flooring, replace insulation and drywall, remove and replace front door, remove and replace outlets, replace baseboard heating, replace bathroom vanity, replace kitchen cabinets, remove and replace hot water heater, replace appliances (fridge, stove top, oven, dishwasher, washing machine, dryer), mold remediation as necessary.		3/30/2022	10	N	
345C Old Nassau Rd. 56/55/397A	354-21					x						\$66,170.00	N/A	Replace insulation, drywall, replace all interior doors, replace floor, remove and replace outlets, replace baseboard heating, replace bathroom vanity, remove and replace toilet, replace shower enclosure, replace all kitchen cabinets, replace hot water heater, replace appliances (fridge, dishwasher, stove, dishwasher, washing machine, dryer), remove and replace all smoke detectors and Co 2 detectors, mold remediation as necessary.		3/31/2022	10	N	
288C Sudbury Ln. 56/43.3/288C	355-21					x		Information Unavailable				\$73,848.00	N/A	Replace insulation, drywall, replace all interior doors, replace floor, remove and replace outlets, replace baseboard heating, replace bathroom vanity, remove and replace toilet, replace shower enclosure, replace all kitchen cabinets, replace hot water heater, replace appliances (fridge, dishwasher, stove, dishwasher, washing machine, dryer), remove and replace all smoke detectors and Co 2 detectors, mold remediation as necessary.		3/28/2022	10	N	
436A Newport Way 56/66.01/436A	356-21					x		Information Unavailable				\$86,935.00	N/A	Replace insulation, drywall, replace all interior doors, replace floor, remove and replace outlets, replace baseboard heating, replace bathroom vanity, remove and replace toilet, replace shower enclosure, replace all kitchen cabinets, replace hot water heater, replace appliances (fridge, dishwasher, stove, dishwasher, washing machine, dryer), remove and replace all smoke detectors and Co 2 detectors, mold remediation as necessary.		3/21/2022	10	N	
384A Sudbury Ln. 56/45/384A	357-21					x		Information Unavailable				\$73,500.00	N/A	Replace insulation, drywall, replace all interior doors, replace floor, remove and replace outlets, replace baseboard heating, replace bathroom vanity, remove and replace toilet, replace shower enclosure, replace all kitchen cabinets, replace hot water heater, replace appliances (fridge, dishwasher, stove, dishwasher, washing machine, dryer), remove and replace all smoke detectors and Co 2 detectors, mold remediation as necessary.		3/7/2022	10	N	
420A Newport Way 56/57/420A	358-21					x						\$75,120.00	N/A	Replace insulation, drywall, replace all interior doors, replace floor, remove and replace outlets, replace baseboard heating, replace bathroom vanity, remove and replace toilet, replace shower enclosure, replace all kitchen cabinets, replace hot water heater, replace appliances (fridge, dishwasher, stove, dishwasher, washing machine, dryer), remove and replace all smoke detectors and Co 2 detectors, mold remediation as necessary.		3/31/2022	10	N	

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Street Address	Case Number (if applicable)	Rehab program used (e.g. county program, municipal rental rehab)	Block	Lot	Unit Number	3					4	5	7	8	9	10	11	12	13
						Owner	Renter	Very Low	Low	Modera te									
324A Old Nassau Rd. 56/47.1/324A	359-21					x		Information Unavailable			3/7/2022	\$69,435.00	N/A	Replace insulation, drywall, replace all interior doors, replace floor, remove and replace outlets, replace base board heating, replace bathroom vanity, remove and replace toilet, replace shower enclosure, replace all kitchen cabinets, replace hot water heater, replace appliances (fridge, dishwasher, stove, dishwasher, washing machine, dryer). remove and replace all smoke detectors and Co 2 detectors, mold remediation as necessary.		3/7/2022	10	N	
391C Orrington Ln. 56/55/391C	360-21					x				x	3/1/2022	\$73,304.00	N/A	Replace insulation, drywall, replace all interior doors, replace floor, remove and replace outlets, replace base board heating, replace bathroom vanity, remove and replace toilet, replace shower enclosure, replace all kitchen cabinets, replace hot water heater, replace appliances (fridge, dishwasher, stove, dishwasher, washing machine, dryer). remove and replace all smoke detectors and Co 2 detectors, mold remediation as necessary.		3/1/2022	10	N	
445B Roxbury Ln. 56/66.1/445B	361-21					x				x	3/21/2022	\$73,304.00	N/A	Replace insulation, drywall, replace all interior doors, replace floor, remove and replace outlets, replace base board heating, replace bathroom vanity, replace all kitchen cabinets, replace hot water heater, replace appliances (fridge, dishwasher, stove, dishwasher, washing machine, dryer). remove and replace all smoke detectors and Co 2 detectors, mold remediation as necessary. Remobilized the back of garage to replace sheetrock that was removed and replaced due to the inaccessibility of garage due to furniture in the way.		3/21/2022	10	N	
394B Orrington Ln. 56/55/394B	362-21					x		Information Unavailable			04/01/22	\$82,415.00	N/A	Replace insulation, drywall, replace all interior doors, replace floor, remove and replace outlets, replace base board heating, replace bathroom vanity, remove and replace toilet, replace shower enclosure, replace all kitchen cabinets, replace hot water heater, replace appliances (fridge, dishwasher, stove, dishwasher, washing machine, dryer). remove and replace all smoke detectors and Co 2 detectors, mold remediation as necessary.		4/1/2022	10	N	
395B Orrington Ln. 56/55/395B	363-21					x		Information Unavailable			03/25/22	\$67,900.00	N/A	Replace insulation, drywall, replace all interior doors, replace floor, remove and replace outlets, replace base board heating, replace bathroom vanity, remove and replace toilet, replace shower enclosure, replace all kitchen cabinets, replace hot water heater, replace appliances (fridge, dishwasher, stove, dishwasher, washing machine, dryer). remove and replace all smoke detectors and Co 2 detectors, mold remediation as necessary.		3/25/2022	10	N	
397B Newport Way 56/55/397B	364-21					x				x	04/07/22	\$42,650.00	N/A	Replace insulation, drywall, replace all interior doors, replace floor, remove and replace outlets, replace base board heating, replace bathroom vanity, remove and replace toilet, replace shower enclosure, replace all kitchen cabinets, replace hot water heater, replace appliances (fridge, dishwasher, stove, dishwasher, washing machine, dryer). remove and replace all smoke detectors and Co 2 detectors, mold remediation as necessary.		4/7/2022	10	N	

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						Owner	Renter	Very Low	Low	Moderate									
277A Millford Ln. 56/41.2/277A	365-21					x					x	03/21/22	\$83,340.00			3/21/2022	10	N	
397C Newport Way 56/55/397C	366-21					x					x	03/21/22	\$55,270.00			3/21/2022	10	N	
326C Newport Way 56/47.1/326C	367-21					x					x	03/07/22	\$76,800.00	N/A		3/7/2022	10	N	
326B Nantucket Ln. 56/47.1/326B	368-21					x						Information Unavailable	04/01/22	\$81,400.00		4/1/2022	10	N	
393A Newport Way 56/55/393A	369-21					x					x	06/07/22	\$43,200.00			6/7/2022	10	N	
328A Nantucket Ln. 56/47.1/328C	370-21					x						Information Unavailable	03/08/23	\$64,430.00		3/8/2023	10	N	
348B Newport Way 56/55/348B	371-21					x					x	03/17/22	\$70,290.00			3/17/2022	10	N	

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						Owner	Renter	Very Low	Low	Moderate	Final Inspection Date (mm/dd/yy)	Funds expended on hard costs (\$)	Funds recaptured							
394A Newport Way 56/55/394A	372-21					x					x	03/30/22	\$79,130.00			3/30/2022	10	N		
326E Natucket Ln 56/47.1/326E	373-21					x					x	03/07/22	\$67,570.00			3/7/2022	10	N		
378B Old Nassau Rd. 56/47.2/378B	374-21					x					x	05/03/22	\$51,650.00			5/3/2022	10			
499A Delair Rd. 26/89.1/499A	375-22					x					x									
845A Taylor Road 26/127/845A	376-22					x						Information Unavailable	12/16/22	\$29,945.00			12/16/2022	10	N	
106A Hemlock Plaza 26/32.2/106A	377-22					x					x									
181B Newport Road 26/46.2/181B	378-22					x					x									
310 Rutland Lane 4835/36.6A/0 310	379-22					x					x									
626A Riverview Way 56/71/436A	380-22					x					x									

Sources: Monroe Township Affordable Housing Liaison, and Center State Engineering (Monroe Township's affordable housing engineer for rehabilitation program)

Work has NOT been deemed complete/final as of 3/29/2023

Work is complete but formal action to finalize and record lien has not taken place yet as of 3/29/2023

affordability controls are in place and that rental prices conform to COAH regulations.

NJ State Housing Code or the Rehabilitation Subcode and that the work involved major systems.

Program Administrator _____

Date _____

Code Official _____

Date _____

3. THIRD ROUND MONITORING

Site / Program Name:	Monroe Chase/Toll Brothers	K Hovnanian Sarlo Conversion/ Municipally Sponsored 100% Affordable Housing	Eagle View	VC-1 JSM Celebrations Mount Mills/ Lofts @ Monroe Parke (Section 2.0)	Celebrations at Monroe/ Lofts @Monroe Parke (section 2.0)
Project developer:	Toll Brothers	Conifer Development	Shared Properties, LLC	JSM at Monroe, LLC	JSM at Monroe, LLC
Compliance Mechanism:	Inclusionary Development	100% Affordable Housing	Inclusionary Development	Age Restricted inclusionary development	
Compliance Mechanism #2 (if project has multiple):					
Round:	Third Round	Third Round	Third Round	Third Round	Third Round
Block (if multiple separate by commas):	14	41	4.01	54	
Lot (if multiple separate by commas):	12.01 & 13	14	14	3, 5 and 24	
Address:		1 Cranbury Half Acre Road		Mount Mills and Spotswood- Englishtown Road	
Construction required to begin by (for mechanisms other than inclusionary development):					
Status:	Built	Approved	Built	Final Approval granted	Built
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):					
If "approved not built" or "under construction," date of site plan and/or subdivision approval:				8/27/2020	
If "under construction," expected date of completion:				8/27/2023	
Date of issuance of C.O.:	1/14/2015-7/21/2015		7/23/2019		12/31/2020
If "built," date controls began:					
Length of Affordability Controls (years):	30		30	30	
Administrative Agent or other entity responsible for affirmative marketing:	Frank Piazza Piazza & Associates, Inc. 201 Rockingham Row Princeton, NJ 08540		Frank Piazza Piazza & Associates, Inc. 201 Rockingham Row Princeton, NJ 08540	Frank Piazza Piazza & Associates, Inc. 201 Rockingham Row Princeton, NJ 08540	Frank Piazza Piazza & Associates, Inc. 201 Rockingham Row Princeton, NJ 08540
Contribution (for payments in lieu)					
Total Affordable Housing Units Proposed	26	80	48	66	
Total Affordable Housing Units Completed to Date	26		48	66	7
Type of Affordable Units:					
Family	26		48		7
Family For-Sale	26				
Family Rental			48		7
Senior				66	
Senior For-Sale					
Senior Rental					
Supportive/Special needs					
Supportive For-Sale					
Supportive Rental					

Bedroom/Income Splits:

1 BR/ or Efficiency Affordable Units	5		10	33	2
Very Low-Income:			2	5	
Low-Income:	3		3	13	
Moderate-Income:	2		5	17	2
2 BR Affordable Units	15		28	33	5
Very Low-Income:			3	4	1
Low-Income:	8		11	12	1
Moderate-Income:	7		14	15	3
3+ BR Affordable Units	6		10		
Very Low-Income:			2		
Low-Income:	3		3		
Moderate-Income:	3		5		
Supportive/Special Needs Units:					
Very Low-Income:					
Low-Income:					
Moderate-Income:					

OVERALL PRIOR AND THIRD ROUND SUMMARY		
	NUMBER	PERCENT
Total completed Units	230	25.73%
Very-Low Income Units	28	12%
Low-Income	92	40%
Moderate-Income	110	48%
Family	538	234%
Senior	283	123%
Supportive/Special Needs	0	0%
For Sale	26	11%
Rental	138	60%

4. VERY LOW INCOME REPORTING

Very Low Income Units approved and constructed since July 17, 2008				
Development/Compliance Mechanism	Total Affordable Units	VLI units constructed as of date of report	VLI units not constructed as of date of this report but still planned	Type of Very Low Income Unit (Family, Senior, Special Needs)
Eagle View	48	7		Family
Lofts @ Monroe	30	4		Family
Georgetown Estates	53	7		Senior
Lofts @ Monroe Parke	7		1	Family
Lofts @Monroe Parke	66		9	Senior
Total	204	18	10	

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