

Township of Deptford, Gloucester County
Annual Unit and Project Monitoring
May 6, 2024

Site / Program Name:	Rehabilitation	Rehabilitation	New Sharon Woods	Deptford Park	Housing Authority of Gloucester County	Village at New Sharon	Conifer Village		
Project Type:	Gloucester County Rehabilitation Program	Deptford Park Apartments	100% Affordable Development	100% Affordable Development	100% Affordable Development	100% Affordable Development	100% Affordable Development		
Block & Lot / Street:		Block 456, Lot 12 120 Pop Moylan Blvd.	Block 398.01, Lot 6 100 Hillcrest Avenue	Block 456, Lot 12 120 Pop Moylan Blvd.	Scattered sites	Block 395, Lots 10 and 11; Block 396, Lots 2, 3, 9, 10, 12, 14, 17, 20, 21, 24 - 34 Various addresses	Block 80, Lot 4 485 Deptford Ave.		
Status:	Ongoing	Completed	Completed	Completed	Completed	Completed	Completed		
Date:		2015	1983		After April 1, 1980	1998	2010		
Length of Affordability Controls:	10 years	Perpetual	Refinanced 2006; 20-year controls	Perpetual	Perpetual	20 years	30 years		
Administrative Agent:	Gloucester County Department of Housing and Community Development 1200 N. Delsea Drive, Building E Clayton, NJ 08312 (856) 307-6664 http://www.gloucestercountynj.gov/depts/e/ed/hcdev/oorp.asp	Housing Authority of Gloucester County 100 Pop Moylan Blvd. Deptford, NJ 08096 856-845-4959 http://www.hagc.org/	Fair Share Housing Development, Inc. 1 Ethel Lawrence Blvd. Mount Laurel, NJ, 08054 (856) 439-9901 https://fairsharedevelopment.org/housing/development/new-sharon-woods/	Housing Authority of Gloucester County 100 Pop Moylan Blvd. Deptford, NJ 08096 856-845-4959 http://www.hagc.org/	Housing Authority of Gloucester County 100 Pop Moylan Blvd. Deptford, NJ 08096 856-845-4959 http://www.hagc.org/		Conifer Village at Deptford 485 Deptford Avenue Westville NJ 08093 https://coniferllc.com/properties/conifer-village-at-deptford/		
Contribution:									
Type of Units:	Rehabilitation	Rehabilitation	Family affordable rentals	Age-restricted affordable rentals	Family affordable rentals	Family affordable for-sale	Family affordable rentals		
Total Affordable Units:	94-unit obligation; 44 completed plus 47 Deptford Park units for a total of 91 completed units	47 units rehabilitated	50	99	19	22	90		
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1BR 2BR 3BR	1 BR 2 BR 3 BR		
Very Low-Income				84	2	8	1	6	3
Low-Income				13		3	3	23	13
Moderate-Income				2		6	4	23	14
Comments:	The county reports four units rehabilitated during the 12 months ended March 31, 2023.		Prior Round; 44 low-income, six moderate-income	Prior Round (74 units) and Third Round (25 units)	Prior Round (2) and Third Round (17)	Prior Round	Prior Round (74) and Third Round (16)		

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Site / Program Name:	Nancy J. Elkis Senior Housing (formerly Deptford Park II)			Tanyard Oaks			Habitat for Humanity			Deptford Landing			Willow Ridge			Reserve at Willow Ridge			JAS Homes (Tarp Lane)		
Project Type:	100% Affordable Development			100% Affordable Development			100% Affordable Development			Inclusionary Development			Inclusionary Development			Inclusionary Development			Inclusionary Development		
Block & Lot / Street:	Block 456, Lot 13 100 Pop Moylan Blvd.			Block 398, Lot 29 1195 Tanyard Rd.			Block 410, Lots 10 and 10.01 876 and 878 Tanyard Rd.			Block 389 Lots 1.07 and 1.08 764 and 766 Cattell Rd. Block 392, Lots 10 and 11 205 and 203 Rodney Ave.			Block 386.04, Lots 11 and 12 8 and 9 Gardenia Ct. Block 386.10, Lots 9 and 10 6 and 7 Gardenia Ct.			Block 386.08 Lots 11 and 28 131 and 101 Zinnia Way			Block 233, Lots 145 and 146 400 and 402 Tarp Lane Block 233.01, Lots 3 and 4 389 and 391 Tarp Lane		
Status:	Completed			Completed			Completed			Completed			Completed			Completed			Completed		
Date:	1997			2010			2017			2012, 2013			2005			2009			2011		
Length of Affordability Controls:	30 years			30 years			30 years			30 years			30 years			30 years			30 years		
Administrative Agent:	Housing Authority of Gloucester County 100 Pop Moylan Blvd. Deptford, NJ 08096 856-845-4959 http://www.hagc.org/			Tanyard Oaks 1100 Tanyard Oaks Court Sewell, NJ 08080 (856) 464-0099 https://www.cis-tanyardoaks.com/						Triad Associates 1301 W. Forest Grove Rd. Bldg. 3 Vineland, NJ 08360 856-690-9590 http://www.triadhousingprograms.com/			Housing Affordability Service New Jersey Housing and Mortgage Finance Agency 637 South Clinton Avenue P.O. Box 18550 Trenton, NJ 08650 609-278-7505 https://www.nj.gov/dca/hmfa/about/has/about/			Housing Affordability Service New Jersey Housing and Mortgage Finance Agency 637 South Clinton Avenue P.O. Box 18550 Trenton, NJ 08650 609-278-7505 https://www.nj.gov/dca/hmfa/about/has/about/			Housing Affordability Service New Jersey Housing and Mortgage Finance Agency 637 South Clinton Avenue P.O. Box 18550 Trenton, NJ 08650 609-278-7505 https://www.nj.gov/dca/hmfa/about/has/about/		
Contribution:																					
Type of Units:	Age-restricted affordable rentals			Family affordable rentals			Family affordable for-sale			Family affordable for-sale			Family affordable for-sale			Family affordable for-sale			Family affordable for-sale		
Total Affordable Units:	80			65			2			4			4			2			4		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	34			3	4	3															
Low-Income	34			10	28	17					1	1		1	1				1		2
Moderate-Income	12								2		1	1		1	1				1		2
Comments:	Third Round			Third Round			Third Round			Third Round			Third Round			Third Round			Third Round		

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Site / Program Name:	Community Options	Devereux Foundation	The Arc Gloucester	Rizzuto	Twin Cedars	Rowan College at Gloucester County
Project Type:	Alternative Living Arrangement	Alternative Living Arrangement	Alternative Living Arrangement	Inclusionary Development	Assisted Living	100% Affordable Development/Redevelopment Plan
Block & Lot / Street:	Block 307, Lot 7 1830 Ivanhoe Avenue	Block 120, Lot 3 637 Tanyard Rd. Block 386.13, Lot 51.02 954 Chestnut Ave. Block 636, Lot 15 105 Shelly Lane	Block 199, Lot 7 1460 Cooper St.	Block 84, lot 1 746 Tanyard Rd.	Block 413, Lot 4 1456 Glassboro Rd.	Block 417, Lot 1
Status:	Completed	Completed	Completed	Approved	Approved	Under Construction
Date:	New deed 2017	2007, 2008, 2008	CO 3/12/21			
Length of Affordability Controls:	Perpetual -- capital funding agreement	20 years				
Administrative Agent:	Community Options, Inc. 16 Farber Road Princeton, NJ 08540 609-951-9900 https://www.comop.org/	Devereux Advanced Behavioral Health New Jersey 86 Mantua Grove Rd., Bldg. 4 West Deptford, NJ 08066 (856) 599-6400 https://www.devereux.org/site/SPageServer/?pagename=nj_index	The Arc Gloucester 1555 Gateway Blvd. West Deptford, NJ 08096 856-848-8648 http://www.thearcgloucester.org/portal/			Housing Authority of Gloucester County 100 Pop Moylan Blvd. Deptford, NJ 08096 856-845-4959 http://www.hagc.org/
Contribution:						
Type of Units:	Group home	6 Group homes	Group home	Age-restricted affordable for-sale	Medicaid set-aside	Special-needs units
Total Affordable Units:	3	13	5	12	10	24
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income	3	22	5		10	24
Low-Income						
Moderate-Income						
Comments:	Third Round	Third Round	Third Round.	Third Round; builder has applied for demolition permits and is working with DEP on stormwater management and sewer service.	Third Round. Expansion approved that will provide 10 Medicaid set-aside units. Owner has requested and received second extension of approvals, awaiting certificate of need from State Dept. of Health.	Third Round; adopted redevelopment plan amended to incorporate affordable housing as a permitted use. Project received \$4.2 million NJDCA Affordable Housing Trust Fund grant in January 2022.

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Site / Program Name:	Donason Tract			Deptford 15 LLC			Haddonwood Remainder			NJTD Investment Group			Miller			Local 360 United F&C		
Project Type:	100% Affordable Development/ Redevelopment Plan			Rezoning for Inclusionary Development			Rezoning for Inclusionary Development			Rezoning for Inclusionary Development			Rezoning for Inclusionary Development			Rezoning for Inclusionary Development		
Block & Lot / Street:	Block 4.01, Lot 1 1240 Almonesson Road			Block 5.01 lot 13.02 Almonesson Road			Block 203, Lot 10, part of Lot 11			Block 398, Lot 14 880 Cattell Road			Block 86, Lots 4, 5, 15, 17 765 Cattell Road			Block 397, Lot 34 1920 Delsea Drive		
Status:	Proposed			Proposed			Proposed			Under Construction			Proposed			Proposed		
Date:																		
Length of Affordability Controls:																		
Administrative Agent:																		
Contribution:																		
Type of Units:	Age-restricted affordable rentals			Affordable family rental			Affordable family rental			Affordable family			Affordable family			Affordable family		
Total Affordable Units:	74			27			25			42			22			9		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	10	27	37	1	2	1	1	1	1	1	3	2	1	1	1			
Low-Income				2	6	2	2	6	2	3	9	3	1	5	2			
Moderate-Income				2	8	3	2	7	3	4	12	5	2	6	3			
Comments:	Third Round. Redevelopment Plan adopted November 2022. 2022 funding application not successful; awaiting DEP approval of amendment to sewer service area. Original proposal was for 81 units; developer now proposing 74 units; income distribution is UHAC.			Third Round; bedroom distribution is according to UHAC. No expressions of interest as of 3/31/24.			Third Round; bedroom distribution is according to UHAC. Property owner has expressed interest in rezoning the portion of Lot 11 that is still zoned BC-4.			Third Round. DR Horton application approved June 2023. Original proposal was for 41 units; developer now providing 42 units.			Third Round. Bedroom distribution is according to UHAC. No expressions of interest as of 3/31/24.			Third Round. No expressions of interest as of 3/31/24.		

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Site / Program Name:	P&I Investments	Five Points South	Lakes of Bankbridge
Project Type:	Rezoning for Inclusionary Development	Inclusionary Development/ Redevelopment Plan	Rezoning for Inclusionary Development
Block & Lot / Street:	Block 407, lots 31 and 40 Tanyard Road	Block 387.01, Lot 70; Block 417.01, Lots 3-9 and 11 2167 Delsea Drive	Block 398, lot 32 987 Bankbridge Road
Status:	Proposed	Proposed	Proposed
Date:			
Length of Affordability Controls:			
Administrative Agent:			
Contribution:			
Type of Units:	Affordable family	Affordable family rentals	Affordable family
Total Affordable Units:	18	80	101
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income	1 1 1	2 6 3	2 8 3
Low-Income	1 3 6	5 18 6	7 23 8
Moderate-Income	1 2 2	8 24 8	10 30 10
Comments:	Third Round. Bedroom distribution is according to UHAC. Concept plan submitted in conjunction with Lakes of Bankbridge. Currently in litigation over redevelopment designation.	Third Round; bedroom distribution is according to UHAC. Several developers have expressed interest, but no formal application as of 3/31/24.	Third Round; of the total units, 53 must be affordable family rentals. Concept plan submitted in conjunction with P&I. Currently in litigation over redevelopment designation.