

**Township of Deptford, Gloucester County**  
**Annual Unit and Project Monitoring**  
 May 6, 2023

Site / Program Name:	Rehabilitation	Rehabilitation	New Sharon Woods	Deptford Park	Housing Authority of Gloucester County	Village at New Sharon
Project Type:	Gloucester County Rehabilitation Program	Deptford Park Apartments	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; and Block 396, Lots 2, 3, 9, 10, 12, 14, 17 and 21 Various addresses
Status:	Ongoing	Completed	Completed	Completed	Completed	Completed
Date:		2015	1983		After April 1, 1980	1998
Length of Affordability Controls:	10 years	Perpetual	Refinanced 2006; 20-year controls	Perpetual	Perpetual	20 years
Administrative Agent:	Gloucester County Department of Housing and Community Development 1200 N. Delsea Drive, Building E Clayton, NJ 08312 (856) 307-6664 <a href="http://www.gloucestercountynj.gov/depts/e/ed/hcdev/oorp.asp">http://www.gloucestercountynj.gov/depts/e/ed/hcdev/oorp.asp</a>	Housing Authority of Gloucester County 100 Pop Moylan Blvd. Deptford, NJ 08096 856-845-4959 <a href="http://www.hagc.org/">http://www.hagc.org/</a>	Fair Share Housing Development, Inc. 1 Ethel Lawrence Blvd. Mount Laurel, NJ, 08054 (856) 439-9901 <a href="https://fairsharedevelopment.org/housing/development/new-sharon-woods/">https://fairsharedevelopment.org/housing/development/new-sharon-woods/</a>	Housing Authority of Gloucester County 100 Pop Moylan Blvd. Deptford, NJ 08096 856-845-4959 <a href="http://www.hagc.org/">http://www.hagc.org/</a>	Housing Authority of Gloucester County 100 Pop Moylan Blvd. Deptford, NJ 08096 856-845-4959 <a href="http://www.hagc.org/">http://www.hagc.org/</a>	
Contribution:						
Type of Units:	Rehabilitation	Rehabilitation	Family affordable rentals	Age-restricted affordable rentals	Family affordable rentals	Family affordable for-sale
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
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
Very Low-Income				84	2	8
Low-Income				13		3
Moderate-Income				2		6
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

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Site / Program Name:	Conifer Village			Nancy J. Elkis Senior Housing (formerly Deptford Park II)			Tanyard Oaks			Habitat for Humanity			Deptford Landing			Willow Ridge		
Project Type:	100% Affordable Development			100% Affordable Development			100% Affordable Development			100% Affordable Development			Inclusionary Development			Inclusionary Development		
Block & Lot / Street:	Block 80, Lot 4 485 Deptford Ave.			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.		
Status:	Completed			Completed			Completed			Completed			Completed			Completed		
Date:	2010			1997			2010			2017			2012, 2013			2005		
Length of Affordability Controls:	30 years			30 years			30 years			30 years			30 years			30 years		
Administrative Agent:	Conifer Village at Deptford 485 Deptford Avenue Westville NJ 08093 <a href="https://coniferllc.com/properties/conifer-village-at-deptford/">https://coniferllc.com/properties/conifer-village-at-deptford/</a>			Housing Authority of Gloucester County 100 Pop Moylan Blvd. Deptford, NJ 08096 856-845-4959 <a href="http://www.hagc.org/">http://www.hagc.org/</a>			Tanyard Oaks 1100 Tanyard Oaks Court Sewell, NJ 08080 (856) 464-0099 <a href="https://www.cis-tanyardoaks.com/">https://www.cis-tanyardoaks.com/</a>						Housing Affordability Service New Jersey Housing and Mortgage Finance Agency 637 South Clinton Avenue P.O. Box 18550 Trenton, NJ 08650 609-278-7505 <a href="https://www.nj.gov/dca/hmfa/about/has/about/">https://www.nj.gov/dca/hmfa/about/has/about/</a>			Housing Affordability Service New Jersey Housing and Mortgage Finance Agency 637 South Clinton Avenue P.O. Box 18550 Trenton, NJ 08650 609-278-7505 <a href="https://www.nj.gov/dca/hmfa/about/has/about/">https://www.nj.gov/dca/hmfa/about/has/about/</a>		
Contribution:																		
Type of Units:	Family affordable rentals			Age-restricted affordable rentals			Family affordable rentals			Family affordable for-sale			Family affordable for-sale			Family affordable for-sale		
Total Affordable Units:	90			80			65			2			4			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
Very Low-Income	1	6	3	34			3	4	3									
Low-Income	3	23	13	34			10	28	17					1	1		1	1
Moderate-Income	4	23	14	12								2		1	1		1	1
Comments:	Prior Round (74) and Third Round (16)			Third Round			Third Round			Third Round			Third Round			Third Round		

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Site / Program Name:	Reserve at Willow Ridge	JAS Homes (Tarpy Lane)	Community Options	Devereux Foundation	The Arc Gloucester													
Project Type:	Inclusionary Development	Inclusionary Development	Alternative Living Arrangement	Alternative Living Arrangement	Alternative Living Arrangement													
Block & Lot / Street:	Block 386.08 Lots 11 and 28 131 and 101 Zinnia Way	Block 233, Lots 145 and 146 400 and 402 Tarpy Lane Block 233.01, Lots 3 and 4 389 and 391 Tarpy Lane	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.													
Status:	Completed	Completed	Completed	Completed	Completed													
Date:	2009	2011	New deed 2017	2007, 2008, 2008	CO 3/12/21													
Length of Affordability Controls:	30 years	30 years	Perpetual -- capital funding agreement	20 years														
Administrative Agent:	Housing Affordability Service New Jersey Housing and Mortgage Finance Agency 637 South Clinton Avenue P.O. Box 18550 Trenton, NJ 08650 609-278-7505 <a href="https://www.nj.gov/dca/hmfa/about/has/about/">https://www.nj.gov/dca/hmfa/about/has/about/</a>	Housing Affordability Service New Jersey Housing and Mortgage Finance Agency 637 South Clinton Avenue P.O. Box 18550 Trenton, NJ 08650 609-278-7505 <a href="https://www.nj.gov/dca/hmfa/about/has/about/">https://www.nj.gov/dca/hmfa/about/has/about/</a>	Community Options, Inc. 16 Farber Road Princeton, NJ 08540 609-951-9900 <a href="https://www.comop.org/">https://www.comop.org/</a>	Devereux Advanced Behavioral Health New Jersey 86 Mantua Grove Rd., Bldg. 4 West Deptford, NJ 08066 (856) 599-6400 <a href="https://www.devereux.org/site/SPa geServer/?pagename=nj_index">https://www.devereux.org/site/SPa geServer/?pagename=nj_index</a>	The Arc Gloucester 1555 Gateway Blvd. West Deptford, NJ 08096 856-848-8648 <a href="http://www.thearcgloucester.org/p ortal/">http://www.thearcgloucester.org/p ortal/</a>													
Contribution:																		
Type of Units:	Family affordable for-sale	Family affordable for-sale	Group home	6 Group homes	Group home													
Total Affordable Units:	2	4	3	13	5													
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			
Very Low-Income							3						22			5		
Low-Income			1			2												
Moderate-Income			1			2												
Comments:	Third Round	Third Round	Third Round	Third Round	Third Round.													

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Site / Program Name:	Rizzuto	Twin Cedars	Rowan College at Gloucester County	Donason Tract	Deptford 15 LLC											
Project Type:	Inclusionary Development	Assisted Living	100% Affordable Development/ Redevelopment Plan	100% Affordable Development/ Redevelopment Plan	Rezoning for Inclusionary Development											
Block & Lot / Street:	Block 84, lot 1 746 Tanyard Rd.	Block 413, Lot 4 1456 Glassboro Rd.	Block 417, Lot 1	Block 4.01, Lot 1 1240 Almonesson Road	Block 5.01 lot 13.02 Almonesson Road											
Status:	Approved	Approved	Approved	Proposed	Proposed											
Date:																
Length of Affordability Controls:																
Administrative Agent:			Housing Authority of Gloucester County 100 Pop Moylan Blvd. Deptford, NJ 08096 856-845-4959 <a href="http://www.hagc.org/">http://www.hagc.org/</a>													
Contribution:																
Type of Units:	Age-restricted affordable for-sale	Medicaid set-aside	Special-needs units	Age-restricted affordable rentals	Affordable family rental											
Total Affordable Units:	12	10	24	80	27											
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				
Very Low-Income													1	2	1	
Low-Income														2	6	2
Moderate-Income														2	8	3
Comments:	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, through January 2024.	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.	Third Round. Redevelopment Plan adopted November 2022. Redeveloper selected, funding application submitted.	Third Round; bedroom distribution is according to UHAC. No expressions of interest as of 3/31/23.											

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Site / Program Name:	Haddonwood Remainder			NJTD Investment Group			Miller			Local 360 United F&C			P&I Investments		
Project Type:	Rezoning for Inclusionary Development			Rezoning for Inclusionary Development			Rezoning for Inclusionary Development			Rezoning for Inclusionary Development			Rezoning for Inclusionary Development		
Block & Lot / Street:	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			Block 407, lots 31 and 40 Tanyard Road		
Status:	Proposed			Application Submitted			Proposed			Proposed			Proposed		
Date:															
Length of Affordability Controls:															
Administrative Agent:															
Contribution:															
Type of Units:	Affordable family rental			Affordable family			Affordable family			Affordable family			Affordable family		
Total Affordable Units:	25			42			22			9			18		
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
Very Low-Income	1	1	1	1	3	2	1	1	1				1	1	1
Low-Income	2	6	2	3	9	3	1	5	2				1	3	6
Moderate-Income	2	7	3	4	12	5	2	6	3				1	2	2
Comments:	Third Round; bedroom distribution is according to UHAC. No expressions of interest as of 3/31/22.			Third Round. DR Horton application anticipated to be 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 3/31/23.			Third Round. No expressions of interest as of 3/31/23.			Third Round. Bedroom distribution is according to UHAC. Concept plan submitted in conjunction with Lakes of Bankbridge. Currently in litigation over redevelopment designation.		

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<b>Site / Program Name:</b>	<b>Five Points South</b>	<b>Lakes of Bankbridge</b>				
Project Type:	Inclusionary Development/ Redevelopment Plan	Rezoning for Inclusionary Development				
Block & Lot / Street:	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				
Date:						
Length of Affordability Controls:						
Administrative Agent:						
Contribution:						
Type of Units:	Affordable family rentals	Affordable family				
Total Affordable Units:	80	101				
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	2	6	3	2	8	3
Low-Income	5	18	6	7	23	8
Moderate-Income	8	24	8	10	30	10
Comments:	Third Round; bedroom distribution is according to UHAC. Several developers have expressed interest, but no formal application as of 3/31/23.	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.				