

<b>Project ID:</b>	DEVELOPFEE			<b>Project:</b>	DEVELOPER FEE ACCOUNT	
<b>Investors</b>	868068121				(COAH Affordable Housing)	
Type:	interest not split with Twp.					
<b>Date</b>	<b>Disbursements</b>	<b>Ck.</b>	<b>Amount</b>	<b>Date</b>	<b>Receipts</b>	<b>Amount</b>
1/10/18	Janice Wright-Affordable Housing	1324	5,000.00	1/1/18	forwarding balance	1,567,656.33
1/22/18	Reimb. Cur. for Clarke Caton Hintz Paymt	1325	6,327.68	2/16/18	DRA Fidelco CK#4126 Perm#15-2086	109,274.00
1/24/18	Evelyn Long-Affordable House	1327	5,000.00	2/21/18	RealGem Realty CK175, Perm#17-1355	4,200.00
1/19/18	Clarke Caton Hintz	56584	1,794.76	3/19/18	Acumen Realty App #17-02	11,925.00
1/19/18	CGP&H LLC	56594	4,445.64	3/20/18	Wilson Lema/Richi Const. App #16-05	5,588.00
1/19/18	CGP&H LLC	56594	6,129.68	3/29/18	Alves & Sons CK#4848, App #18-01	1,860.00
1/19/18	CGP&H LLC	56594	3,550.51	1/31/18	January Interest	197.95
1/19/18	Elizabeth McKenzie	56600	187.00	2/28/18	February Interest	180.54
1/19/18	Jeffrey Surenian & Associates	56630	2,231.39	3/31/18	March Interest	209.85
2/23/18	Clarke Caton Hintz	56761	1,482.57	4/24/18	Mayra Ramirez Permit #15-00309 App #15-02	2,850.00
2/23/18	Elizabeth McKenzie	56778	125.00	4/30/18	April Interest	202.76
2/23/18	Jeffrey Surenian & Associates	56823	1,163.25	5/31/18	May Interest	208.08
3/21/18	CGP&H LLC	57026	2,035.81	6/30/18	June Interest	200.72
3/21/18	Elizabeth McKenzie	57037	2,562.50	8/1/18	Current Acct - to reimburse 2017 Admin.	131,000.00
3/21/18	Elizabeth McKenzie	57037	1,562.50		Costs (charged to 2017 Econ. Dev. Budget)	
3/21/18	Jeffrey Surenian & Associates	57079	1,492.06			
4/5/18	Clarke Caton Hintz	1336	2,443.50			
4/5/18	Clarke Caton Hintz	1337	2,493.21			
4/19/18	Jeffrey Surenian & Associates	57307	3,020.62			
4/24/18	Francis McIntyre, Esq.	1340	536.70			
4/25/18	Gertrude Bienvenu-Affordable Housing	1341	5,000.00			
5/17/18	Clarke Caton Hintz	57464	5,106.83			
5/17/18	Clarke Caton Hintz	57464	4,299.02			
5/17/18	Elizabeth McKenzie	57487	750.00			
5/17/18	Jeffrey Surenian & Associates	57525	2,710.68			
5/17/18	CGP&H LLC	57474	2,455.70			
6/21/18	Clarke Caton Hintz	57750	4,789.64			
6/21/18	CGP&H LLC	57764	1,794.82			
6/21/18	CGP&H LLC	57764	3,536.97			
7/19/18	Elizabeth McKenzie	58263	125.00			
7/19/18	Clark Caton Hintz	58247	2,548.50			
7/19/18	Elizabeth C McKenzie	58263	216.79			
7/19/18	Elizabeth C McKenzie	58263	6,066.50			
7/19/18	Jeffrey Surenian & Associates	58305	5,128.23			
7/19/18	Jeffrey Surenian & Associates	58305	1,248.31			
	sub-totals		99,361.37			1,835,553.23
					Balance	1,736,191.86

Union Township, Union County  
 TRUST FUND MONITORING - July 2018

Inception - January 1, 2018 -  
 December 31, 2017 August 1, 2018 Total

REVENUE SUMMARY			
Barrier Free Escrow			
Development Fees	\$3,681,213.00	\$135,697.00	\$3,816,910.00
Interest Earned	\$118,804.00	\$1,199.90	\$120,003.90
Other Income	\$1,912.00	\$0.00	\$1,912.00
Payments-in-Lieu of Construction			
<i>List Developments</i>			
TOTAL	\$3,801,929.00	\$136,896.90	\$3,938,825.90
EXPENDITURE SUMMARY			
Administration	\$827,620.00	\$84,361.00	\$780,981.00
Administration Reimbursement from Current	-\$131,000.00		-\$131,000.00
Affordability Assistance	\$478,369.00		\$478,369.00
<i>Lenox Meadows Extensions of Controls</i>		\$15,000.00	\$15,000.00
Barrier Free Conversions			
Housing Activity	\$1,059,283.00		\$1,059,283.00
			\$0.00
TOTAL	\$2,234,272.00	\$99,361.00	\$2,333,633.00
TRUST FUND ACCOUNT BALANCE AS OF DECEMBER 31, 2017 =			\$1,567,657.00
TRUST FUND ACCOUNT BALANCE AS OF JUNE 30, 2018 =			\$1,620,324.00

**19.828%**

21.77%

Union Township, Union County

PROJECT/UNIT MONITORING - July, 2018

Site / Program Name:	Erhardt Gardens	Lenox Meadows	Lenox Meadows	Center for Family Support	Our House - E
Project Type:	100% Affordable	100% Affordable	100% Affordable	Supportive and Special Needs	Supportive an
Block & Lot / Street:	100 Francis Court, Union, NJ 07083			Block 5107, Lot 16 / 2246 Balmoral Avenue	Block 5712, Lo
Status:	Completed	Completed	In Progress	Completed	Completed
Date:	1980	1994	2014 and 2015	2007	2000
Length of Affordability Controls:	38+ years	20 years	*See comments	20 years	20 years
Administrative Agent:	Christopher DeStefano	CGP&H	CGP&H	Center for Family Support	Our House
Contribution:		Prior Round			
Type of Units:	Senior rentals	Family for-sale	Extension of controls	Family - Bedroom	Family - Bedrc
Total Affordable Units:	231	59	32	4	3
Income/Bedroom Distribution:	Efficiency	1 BR	2 BR	3 BR	1 BR
Very Low-Income					
Low-Income	30	198	3		
Moderate-Income					
Comments:	138 very low income units. 58 Prior Round credits, 113 Third Round credits, 60 Unmet Need credits. Section 8 contract renews every 5 years. Current contract expires December 31, 2021.	59 Prior Round credits	To date, 6 of 32 units have extended controls for 30 years and will expire in 2044-2045. 32 Third Round credits	4 Prior Round credits + 4 bonus credits	3 Prior Round

[Redacted Header]															
Burnet		Our House - Trotting			Community Access - Concord			Everas Community Services			Devereux - Halsey			Community Access - Muir	
d Special Needs		Supportive and Special Needs			Supportive and Special Needs			Supportive and Special Needs			Supportive and Special Needs			Supportive and Special Needs	
t 12 / 1470 Burnet Avenue		Block 405, Lot 13 / 349 Trotting Road			Block 5806, Lot 51 / 274 Concord Avenue			Block 2301, Lot 10 / 1963 Mountainview Avenue			Block 5609, Lot 55 / 2202 Halsey Street			Block 4702, Lot 12.01 / 12 Muir F	
		Completed			Completed			Completed			Completed			Completed	
		1995			2012			2017			1996			2013	
		20 years			20 years			30 years			20 years, agreement signed March 6, 2002			*See comments	
		Our House			Community Access Unlimited			Everas Community Services			The Devereux Foundation			Community Access Unlimited	
om		Family - Bedroom			Family - Bedroom			Family - Bedroom			Family - Bedroom			Family - Bedroom	
		3			4			4			4			4	
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
credits + 3 bonus credits		3 Prior Round credits + 3 bonus credits			4 Prior Round credits + 4 bonus credits			4 Prior Round credits + 4 bonus credits			4 Prior Round credits + 4 bonus credits			Pursuant to the agreement between homes are provided without deed confirming occupancy by low/moderate income deed restrictions, and notify the applicant of the qualification of any units. 4 Prior Round credits for each home	

	Community Access - Salem				CAU - Township Owned Site			DRA			Merck/Russo			2401 Morris Avenue			Lehigh Avenue - Block 504	
	Supportive and Special Needs				Supportive and Special Needs			Inclusionary Zoning			Inclusionary Zoning			Inclusionary Zoning - Intervener			Inclusionary Zoning	
Place	Block 1406, Lot 1 / 1111 Salem Road				Block 1803, Lot 1; Block 1804, Lot 13; Block 5010, Lot 1.01			450 Clermont Terrace			Block 101, Lots 2 and 4.0201			Block 4303, Lot 17 / 2401 Morris Avenue			Block 504 / Corner of Lehigh Avenue	
	Completed				Proposed			Proposed			Proposed			Proposed			Proposed	
	2011																	
	*See comments				*See comments			30 years			30 years			30 years			30 years	
	Community Access Unlimited				Community Access Unlimited			Township affordable housing administrator			Township affordable housing administrator			Township affordable housing administrator			Township affordable housing administrator	
	Family - Bedroom				Family - Bedroom			Family rental			Family rental			Family rental			Family rental	
	4				9			42			96			13			39	
	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
	<p>between the Township and CAU affordable housing in group deed restrictions. CAU shall submit an annual report of moderate income persons, provide affordable housing without Township of any anticipated change in affordability for Third Round credits for each group home + 4 bonus credits</p>				<p>Per the agreement between the Township and CAU, CAU will develop a minimum of three group homes with four bedrooms per home, all without deed restrictions. All bedrooms will be for moderate income individuals. CAU will submit annual report confirming occupancy by moderate income persons, and notify the Township of any anticipated change in affordability qualification of any units. The Township will make up the shortfall if CAU units become ineligible for credit. 9 Third Round credits.</p>			<p>28 units Prior Round credits and 14 units Third Round credits + 4 rental bonus credits. Includes 6 very-low income units.</p>			<p>96 Third Round credits + 96 bonus rental credits. Includes 13 very-low-income units.</p>			<p>13 Third Round credits + 13 bonus rental credits. Includes 2 very-low-income units</p>			<p>39 Third Round credits. Includes income units</p>	

Twp. Owned Sites - Morris/Grandview				Newtowne Village			Nora Gardens			1508 Burnet Ave			1103 Springfield Road - Carpenter Tec			2657 Morris Ave			Green Lane			
Inclusionary Zoning				100% Affordable, extension of controls			Senior Units			Overlay Inclusionary Zoning			Overlay Inclusionary Zoning			Overlay Inclusionary Zoning			Overlay Inc			
Liberty Avenue and Morris				Block 2906, Lot 17; Block 2908, lots 4 & 5						Block 5711, Lot 1			Block 3303, Lot 8 / 1103 Springfield Road			Block 4401, Lot 1 / Intersection of Morris and Liberty Avenue			Block 606,			
Proposed				Ext. of Controls Planned for 2019			Completed			Proposed			Proposed			Proposed			Proposed			
							1999															
30 years				*See comments			*See comments			30 years			30 years			30 years			30 years			
Township affordable housing administrator				Township affordable housing administrator			Maria Cicala, manager			Township affordable housing administrator			Township affordable housing administrator			Township affordable housing administrator			Township a			
Family rental				Senior for-sale																		
23				31			8			8			84			22			137			
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	1 BR			
					18		8															
					13																	
6 very-low-				23 Third Round credits. Includes 3 very-low-income units			Affordability controls end in 2019. Township will extend controls for an additional 30 years. 31 Unmet Need credits.			Section 8 contract renews every 5 years. 8 Unmet Need credits.			8 Unmet Need credits. Permitted density is not to exceed 20 du/acre.			84 Unmet Need credits. Permitted density is not to exceed 35 du/acre			22 Unmet Need credits. Permitted density not to exceed 35 du/acre.			137 Unmet Permitted c



a

clusionary Zoning

lots 4, 5, and 8

affordable housing  
tor

2 BR	3 BR

Need credits.  
density not to exceed