

1. GENERAL INFORMATION AND TRUST FUND MONITORING

MUNICIPALITY NAME:	Hopewell Township
COUNTY:	Mercer County
Date through which funds reported:	
Name of person filling out form and affiliation/role:	Mark Kataryniak, PE; Twp. Eng. / Community Devel. Director
Date of filling out form:	6/26/2020
Email:	mkataryniak@hopewelltp.org
Municipal Housing Liaison for municipality:	Mark Kataryniak, PE; Twp. Eng. / Community Devel. Director
Email:	mkataryniak@hopewelltp.org
Income Limits Year Being Used by Municipality*:	2020

(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.)

TRUST FUND INFORMATION

	Inception - Date in Approved Spending Plan or June 30, 2015	Date in Approved Spending Plan or July 1, 2015 to Present	Total
REVENUE SUMMARY			
Barrier Free Escrow			\$0
Development Fees	\$ 9,060,470	\$ 631,331	\$9,691,801
Interest Earned	\$ 760,904	\$ 10,810	\$771,714
Other Income	\$ 1,920,485	\$ 158,063	\$2,078,547
Payments-in-Lieu of Construction			\$0
TOTAL	\$ 11,741,859	\$ 800,204	\$12,542,063

EXPENDITURE SUMMARY			
Administration**	\$ 1,345,423	\$ 363,651	\$1,709,074
Affordability Assistance***	\$ 473,672	\$ 197,483	\$671,155
Very Low-Income Affordability Assistance			\$0
Barrier Free Conversions			\$0
Housing Activity	\$ 9,614,033	\$ 351,274	\$9,965,307
TOTAL	\$ 11,433,129	\$ 912,408	\$12,345,536

ADMINISTRATION: Date in Approved Spending Plan to Present			
Name	List types of administrative expenses	Amount	
Princeton Community Housing	consulting fees	\$60,641.00	\$196,526 (See Note A)
Princeton Community Housing	consulting fees - applicant qualifications	\$95,150.00	
Mason Griffin Pierson	Legal Consultant	\$7,249.80	
Richard Reading	Legal Consultant	\$1,850.00	
Jeffrey Surenian	Legal Consultant	\$58,652.92	
Buzak Law Group	Legal Consultant	\$36,070.72	
Econsult	Economic Consultant	\$59,922.86	
Herbert, VanNess Cayci and Goodell	Legal Consultant	\$17,932.00	
VanCleaf Engineering	Engineering	\$1,000.00	
Parker McCay	Legal	\$1,395.64	
WB Mason	Office Supplies - refund	-\$9.76	
Affordable Housing Professionals	Training	\$555.00	
American Planning Association	Training	\$543.00	
NJ Advanced Media	Advertising	\$133.75	
Postage	Postage	\$25.30	
Payroll	Payroll	\$22,538.54	
TOTAL		\$363,651	

AFFORDABILITY ASSISTANCE: Date in Approved Spending Plan to Present			
Name	List affordability assistance projects and programs	Amount	
BI Beneficial	reimbursement of vacant unit rents	\$191,837.00	\$197,483
Condo Fee Loan	Loan	\$1,000.00	
Princeton Air	Furnace install at	\$4,646.27	
TOTAL		\$197,483	

HOUSING ACTIVITY: Date in Approved Spending Plan to Present			
Type of Housing Activity	Specific Site or Program	Amount	
Mason Griffin Pierson (Legal Consultant)	122 Shrewsbury Court	\$ 2,584	\$351,274
Mason Griffin Pierson (Legal Consultant)	109 Dunleigh Court	\$ 190	
		\$ -	
Mason Griffin Pierson (Legal Consultant)	12 Washington Crossing Pennington Road	\$ 237	
Mercer County Clerk	fees - 202 Castleton Court	\$ 106	
Township of Hopewell	taxes - 122 Shrewsbury Court	\$ 19,288	
Parker McCay (Legal Consultant)	122 Shrewsbury	\$ 3,944	
Parker McCay (Legal Consultant)	106 Castleton Court	\$ 2,673	
Parker McCay (Legal Consultant)	109 Gentry Court	\$ 627	
Parker McCay (Legal Consultant)	203 Dunleigh Court	\$ 3,402	
Parker McCay (Legal Consultant)	122 Shrewsbury	\$ 6,512	
Parker McCay (Legal Consultant)	101 Moore Court	\$ 1,993	
Parker McCay (Legal Consultant)	189 Shrewsbury Court	\$ 5,661	
Debt Service	Property Acquisitions - Principal and Interest	\$ 304,057	
TOTAL		\$351,274	

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Hopewell Garden Sr. Housing Complex	Project Freedom	Brandon Farms	Pennington Pointe/Woolsey	RCA with Trenton	CIFA Group Home	Community Options Group Home	Homefront	Wrik Avenue	Minnietown Lane	Accessory Apartment	Zaltz
Project developer:	Ingerman Construction	V J Scozzari & Sons										
Compliance Mechanism:	100% Affordable	100% Affordable	Inclusionary	Inclusionary		Support and Special Needs	Group Home	Group Home	Family Rental	Family Rental	Program	Inclusionary
Compliance Mechanism #2 (if project has multiple):												
Round:	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Third Round
Block (if multiple separate by commas):	80 10.03	78 10.04	78.10, 78.19, 78.19, 78.20, 78.20	47.01		78.09	26 4.03	93 5.02	130 76.01	2 8.021	69 20	85 3, 23, 33, 34, 130
Lot (if multiple separate by commas):			3, 13, 14, 15, 18 See Suppl Tab	1-C04, 1-C06, 1-C10, 1-C12, 1-C52								
Address:	725 Denow Road Hopewell, NJ 08560	720 Denow Road Hopewell, NJ 08560	Varies - See Suppl Tab	4, 6, 10, 12 & 52 Woolsey Court		155 Bull Run Road Hopewell, NJ	1619 Harbourn Rocktown Rd. Hopewell, NJ	447A, 447B, 449 Scotch Road	9 Wrick Avenue	Hopewell Wertsville Rd	7 Washington Crossing Pennington Road	12 Washington Crossing Pennington Road
Construction required to begin by (for mechanisms other than inclusionary development):												
Status:	Built	Built	Built	Built	Built	Built	Built	Built	Built	Built	Built	No Approvals
Comment:												Redevelopment Agreement Approved 4/9/2018
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:												
If "under construction," expected date of completion:												
Date of issuance of C.O.:	4/4/2008	6/20/2014	12/30/1994	12/12/1996		8/25/2006			10/15/2007			
If "built," date controls began:								9/26/2012	8/14/2009	9/20/2012	2/1/2020	
Length of Affordability Controls (years):	30	45						99			10	50
Administrative Agent or other entity responsible for affirmative marketing:	Name: PCH Development Corporation Address: One Monument Drive Phone: 609-924-3822 Email: edward@pchhomes.org						Community Options, Inc. 16 Farber Road, Princeton, NJ 08540	Homefront RLC Inc., 1880 Princeton Ave, Lawrenceville, NJ 08648		CGP&H LLC 1249 South River Road, Suite 301 Cranbury, NJ 08512-3633 Phone: 609-664-2769	Hopewell Township	
Contribution (for payments in lieu)												
Total Affordable Housing Units Proposed												78
Total Affordable Housing Units Completed to Date	149	72	130	5	198	4	4	3	1	2	1	0
Type of Affordable Units:												
Family	15	72										
Family For-Sale	0	0	130									
Family Rental	15	72				4	4	3	1	2	1	78
Senior	135											
Senior For-Sale	0			5								
Senior Rental	135											
Supportive/Special needs	0											
Supportive For-Sale	0											
Supportive Rental	0											

Bedroom/Income Splits:	Will Comply with UHAC for split by Qual Income											
1 BR/or Efficiency Affordable Units	4	0	0	0	0	0	0	0	0	0	0	0
Very Low-Income:	1											
Low-Income:	1											
Moderate-Income:	2											
2 BR Affordable Units	12	0	0	0	0	0	0	0	0	0	0	0
Very Low-Income:	1											
Low-Income:	5											
Moderate-Income:	6											
3+ BR Affordable Units	4	0	0	0	0	0	0	0	0	0	0	0
Very Low-Income:	1											
Low-Income:	1											
Moderate-Income:	2											
Supportive/Special Needs Units:	4	0	0	0	0	0	0	0	0	0	0	0
Very Low-Income:	1											
Low-Income:	1											
Moderate-Income:	2											

OVERALL PRIOR AND THIRD ROUND SUMMARY		
	NUMBER	PERCENT
Total Units	569	-
Very-Low Income Units	7	1%
Low-Income	30	5%
Moderate-Income	35	6%
Family	87	15%
Senior	135	24%
Supportive/Special Needs	35	6%
For Sale	135	24%
Rental	890	156%

Comments:

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	BMS	CF Hopewell - Campus North & Wedge	CH HW/Lennar - Horseshoe	CF Hopewell / Capital Health	Woodmont	Enourato	Deer Valley
Project developer:		CF Hopewell	Lennar	CF Hopewell	Woodmont Properties	Lennar	Lennar
Compliance Mechanism:	Inclusionary	Inclusionary	Inclusionary	Assisted Living Residence	Inclusionary	Inclusionary	Inclusionary
Compliance Mechanism #2 (if project has multiple):							
Round:	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round
Block (if multiple separate by commas):	46	91; 93	91; 93	91	78.09	78	93
Lot (if multiple separate by commas):	8.01	3.11, 3.15, 3.95, 3.21; 6.02	3.11; 6.02	3.161, 3.191, 3.961, 3.22	21	17	19, 20, 32, 44, 45.01, 46, 60
Address:	311 Pennington Rocky Hill Road	800 North Road; 445 Scotch Road	500 North Road; 445 Scotch Road	Southfields Drive & One Capital Way	87 Federal City Road	2500 Pennington Road	61 & 137 Nursery Road, 423 & 429 Scotch Road
Construction required to begin by (for mechanisms other than inclusionary development):							
Status:	No Approvals	No Approvals	No Approvals	No Approvals	Approved Not Built	No Approvals	No Approvals
Comment:	Area in Need of Redevelopment Determination in Progress	Redevelopment Agreement Approved 6/17/2019	Redevelopment Agreement Approved 7/25/2019	Redevelopment Agreement Approved 8/23/2019	Site Plan Approved		
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:					11/21/2019		
If "under construction," expected date of completion:							
Date of issuance of C.O.:							
If "built," date controls began:							
Length of Affordability Controls (years):	40	50	50	50	40	40	40
Administrative Agent or other entity responsible for affirmative marketing:							
Contribution (for payments in lieu)							
Total Affordable Housing Units Proposed	50	89	216	35	48	12	125
Total Affordable Housing Units Completed to Date	0	0	0	0	0	0	0
Type of Affordable Units:							
Family							
Family For-Sale							
Family Rental	50	89	216		48	12	
Senior							
Senior For-Sale							
Senior Rental							125
Supportive/Special needs							
Supportive For-Sale							
Supportive Rental				35			

Bedroom/Income Splits:	Will Comply with UHAC for split by Qual Income	Will Comply with UHAC for split by Qual Income	Will Comply with UHAC for split by Qual Income	Will Comply with UHAC for split by Qual Income	Will Comply with UHAC for split by Qual Income	Will Comply with UHAC for split by Qual Income
1 BR/or Efficiency Affordable Units	0	0	0	0	9	0
Very Low-Income:					3	
Low-Income:					2	
Moderate-Income:					4	
2 BR Affordable Units	0	0	0	0	29	0
Very Low-Income:					0	
Low-Income:					15	
Moderate-Income:					14	
3+ BR Affordable Units	0	0	0	0	10	0
Very Low-Income:					0	
Low-Income:					5	
Moderate-Income:					5	
Supportive/Special Needs Units:	0	0	0	0	0	0
Very Low-Income:						
Low-Income:						
Moderate-Income:						

OVERALL PRIOR AND THIRD ROUND SUMMARY
Total Units
Very-Low Income Units
Low-Income
Moderate-Income
Family
Senior
Supportive/Special Needs
For Sale
Rental

Comments:

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)
Total	0	0	0	

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.