

Midpoint Review Questions

In addition to updating the attached monitoring spreadsheet with up to date information on each project in your approved settlement/fair share plan, please answer the following questions in narrative form:

Conditions of Compliance

1. What conditions from the court's approval of the municipal housing element and fair share plan and judgment of compliance and repose (or whatever standard terms is being used), if any, have not yet been satisfied? Explain the reasons for any delay and the steps the municipality is taking to satisfy the condition(s).

Lumberton Township received FINAL THIRD ROUND JUDGEMENT OF COMPLIANCE AND REPOSE WITHOUT CONDITIONS dated February 21, 2020

Developments that Are Not Completed

2. For each court-approved inclusionary development project that is not yet constructed, please provide a narrative as to its status and any progress towards construction.

Always Drive Development Parcel Family Apartments (Healy Site). General Development Plan Approval granted by Resolution 2019-8

Eayrestown Road, Block 22, Lot(s) 7.01 and 7.02. Redevelopment Plan adopted by Ordinance 2018-28. No action taken as July 1, 2020

3. Have any non-inclusionary development projects (including 100% affordable projects, group homes, accessory apartments, market-to-affordable, extensions of affordability controls, etc.) included in the court-approved plan not yet been built/converted to affordable housing/controls extended? If yes, explain how many units, if any, have been built for each non-inclusionary project or mechanism and when construction is expected to be completed on the remaining units.

Please see letter dated June 1, 2020 from The Walters Group, aka Lumberton Family Apartments, aka Township Parcel Always Drive

4. Are there any projects that have missed any construction deadline established in the court-approved Settlement Agreement, or other mechanisms (e.g. market-to-affordable, accessory apartments, extensions of affordability controls) that have not met the completion schedule set forth in the Settlement Agreement or Housing Element and Fair Share Plan? If yes, what steps is the municipality taking to complete construction and what is the current timetable?

An Amendment to Redevelopment Agreement dated June 23, 2020 granted a 90 day extension for the construction of Walters Group, aka Lumberton Family Apartments aka Township Parcel Always Drive. Preliminary and Final Site plan approved by Resolution 2018-16.

5. Are all unbuilt developments currently in a sewer service area, and if not what has the municipality done to incorporate the site into a sewer service area? Are there any barriers to obtaining water or sewer for any unbuilt site? Are there any other regulatory conditions (e.g. changes to DEP permits or conditions) that make it not possible to complete any site as originally contemplated?

Yes, the unbuilt developments are within the 208 Plan for Sewer Service.

Rehabilitation Obligation

6. Is the rehabilitation program being administered by a municipality, county, or both? Do the program(s) include rental rehabilitation? If the municipality has not met at least half of its rehabilitation obligation by this midpoint review, what affirmative steps is the municipality taking to meet the obligation and to facilitate participation by homeowners and/or landlords?

Lumberton Township participates in the Burlington County Home Improvement Loan Program and a brochure was included in all Tax Bills that were mailed out on Thursday June 18, 2020, in addition the Brochure has been posted on the Lumberton Township Website.

For Municipalities with a Prior Round and/or Third Round Vacant Land Adjustment (note please make sure any development referenced in the answers to these questions that includes or will include affordable housing is also in the monitoring spreadsheet):

N/A

7. If the municipality's court-approved Prior and/or Third Round plan includes Unmet Need:
a. Has there been any development, proposal for development received by the municipality (even if ultimately rejected), adoption of rezoning or a redevelopment plan for of any parcel larger than 0.5 acres since the settlement was approved by the court on a parcel that was neither previously identified in calculating the municipality's RDP nor included in an inclusionary overlay zone? If so:
i. Please describe the development(s), development proposal(s), rezoning(s) or redevelopment plans(s)?

- ii. Is any affordable housing included in any of the development(s) proposals(s), and/or rezoning(s) or redevelopment plan(s) referenced?
- iii. If the municipality has a mandatory set-aside ordinance, was that applied to the development(s) and/or rezoning(s) or redevelopment plan(s)?

b. Has any development occurred or been proposed to occur within any inclusionary overlay zone or for which a mandatory set-aside ordinance, if required to be adopted by the municipality, would apply since the settlement? If so:

- i. What is that development or developments?
- ii. Does that proposed or actual development include any affordable housing? What percentage of the development is affordable?

c. Have any changed circumstances occurred that result in additional parcels becoming available for development that were neither previously identified in calculating the municipality's RDP nor included in an inclusionary overlay zone? If yes, please identify the parcel(s) and describe how the municipality plans to address the changed circumstances.

For Municipalities with a Prior Round and/or Third Round Durational Adjustment:

N/A

8. If the municipality's court-approved plan had a durational adjustment, have there been any changed circumstances with regards to limited sewer and/or water capacity? If yes, please describe the changes and when and where additional infrastructure capacity will become available.

9. What steps has the municipality taken, if any, to address limited water and/or sewer capacity, and to facilitate the extension of public water and/or sewer to any site identified in the settlement agreement?

10. Has any property owner or developer contacted the municipality to extend public water and/or sewer to a site not identified in the settlement agreement? If so, how did the municipality respond to the request?

June 1, 2020

Ms. Catherine Borstad
Lumberton Township
35 Municipal Drive
Lumberton, New Jersey 08048

**Re: Lumberton Family Apartments LLC
Block 22, Lot 8.03
Lumberton, New Jersey**

Dear Cathy:

Per your request, the following is a status report regarding the Lumberton Family Apartments. As you know, the start has been delayed due to the unavailability of sanitary sewer required to be provided by others. We are nearly through that process. We expect to begin construction on the site by August 1st. We expect construction to be completed in eighteen (18) months, February of 2022. We do expect to begin occupying units in approximately 9 months from the date we begin construction, May 1, 2021. Although we do not anticipate any delays unexpected events can delay the schedule. For example, if COVID-19 resurges our schedule could be impacted. Hopefully for all of us that is not the case.

I hope this provides you with the information you need. If you have any questions feel free to contact me at any time.

Thank you for your consideration.

Very truly yours,



Joseph A. Del Duca
Principal

JAD:mmr

1. GENERAL INFORMATION AND TRUST FUND MONITORING

MUNICIPALITY NAME:	Lumberton Township
COUNTY:	Burlington County
Date through which funds reported:	5/31/2020
Name of person filling out form and affiliation/role:	Catherine Borstad, Housing Liason
Date of filling out form:	
Email:	cborstad@lumbertontwp.com
Municipal Housing Liason for municipality:	Catherine Borstad
Email:	cborstad@lumbertontwp.com
Income Limits Year Being Used by Municipality*:	

(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

REVENUE SUMMARY	Inception - Date in Approved Spending Plan or June 30, 2015	Date in Approved Spending Plan or July 1, 2015 to Present	Total
Barrier Free Escrow			\$0
Development Fees	\$ 181,582		\$181,582
Interest Earned	\$ 21,860		\$21,860
Other Income			\$0
Payments-in-Lieu of Construction	\$ 779,738		\$779,738
TOTAL	\$ 983,180	\$ -	\$983,180

EXPENDITURE SUMMARY	Inception - Date in Approved Spending Plan or June 30, 2015	Date in Approved Spending Plan or July 1, 2015 to Present	Total
Administration**	\$ 143,600		\$143,600
Affordability Assistance***			\$0
Very Low-Income Affordability Assistance			\$0
Barrier Free Conversions			\$0
Housing Activity	\$ 771,755		\$771,755
TOTAL	\$ 915,355	\$ -	\$915,355

ADMINISTRATION: Date in Approved Spending Plan to Present		
Name	List types of administrative expenses	Amount
Catherine Borstad	Housing Liason (Payroll)	\$4,845.96
Attorney Fees	Parker McCay / Capehart & Scatchard	\$69,606.08
Engineering Fees	Environmental Resolutions / Pennoni / Remington & Vernick	\$49,216.90
Court Master Fees	Elizabeth McKenzie / Art Bernard & Assoc	\$19,931.55
TOTAL		\$143,600

AFFORDABILITY ASSISTANCE: Date in Approved Spending Plan to Present		
Name	List affordability assistance projects and programs	Amount
TOTAL		\$0

HOUSING ACTIVITY: Date in Approved Spending Plan to Present		
Type of Housing Activity	Specific Site or Program	Amount
100% Affordable - Lumberton Apartments	Cornerstone at Lumberton	\$ 765,255
TOTAL		\$765,255

Comments:

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

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

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

https://ahoni.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

Compliance Mechanism(s)	Status	Rounds
100% Affordable	No approvals	Prior Round
Accessory apartment program	Approved not built	Third Round
Assisted living residence	Under construction	Prior and Third Round
Extension of expiring controls	Built	
Inclusionary zoning		
Market-to-Affordable		
RCA (approved pre-2008)		
Redevelopment		
Support and special needs		
Other		