COAH council on affordable housing
Tracking and Monitoring

Welcome to the CTM System!

Municipalities ▸ Plans ▸ Reports ▸ Help ▸ Home Coah Build:10.0

Plan Projects RCA/Partner Service List Trust Fund Spending Plan

Trust Fund

Municipality: EDISON TWP, MIDDLESEX County - Muni Code: 1205

Trust Fund Bank:

	Bank Name	Account Number	Address	Escrow Agreement Original Date	Escrow Agreement Last Date
View	Columbia Bank	024802134	245 Talmadge Road, Edison, NJ, 08817	06/21/2007	
View	Provident Bank - Clara Barton	836903500	980 Amboy Avenue, Edison, NJ, 08817	05/27/2009	

Date COAH Approved Dev. Fee Ordinance: (Original) 5/28/2000 Most Recent: 3/19/2009

Date Municipality Adopted Dev. Fee Ordinance: (Original) 5/10/2000 Most Recent:

Date COAH Approved Spending Plan: (Original) 8/16/2006 Most Recent: 1/8/2014

Date Account Frozen:

Date Account Released:

Date of Last Bank Statement: 12/31/2014

May Retain Non Residential Fees: ☑

Residential %: 1.5 Non Residential %: 2.5

"d" Variance Residential: 6 "d" Variance Non Residential:

Period From: 1/1/2018 To: 12/31/2018 Recalculate

Total Income:		**$581,281.65**	Open
Administrative Costs		$112,691.33	Open
Affordability Assistance		$6,882.00	Open
Barrier Free Conversions		$0.00	Open
Housing Activity		$200,000.00	Open
Total Expenditures:		**$319,573.33**	
Balance in The Account:		**$261,708.32**	

	Contact Name	Role
View	Susan Peck	Trust Fund Report Preparer

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Coah Build:10.0

Plan Projects RCA/Partner Service List Trust Fund Spending Plan

Period From: 1/1/2018 To: 12/31/2018 Recalculate

Municipality: EDISON TWP, MIDDLESEX County - Muni Code: 1205

Administrative Costs Summary

	Type	Expenditures for the Period
Open	Consulting Fees	32,624.59
Open	Legal Fees	10,580.70
Open	Office Supplies	0.00
Open	Other Administrative Costs	95.00
Open	Personnel	69,391.04
	Total Transactions:	**112,691.33**

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Coah Build:10.0

Plan | Projects | RCA/Partner | Service List | Trust Fund | Spending Plan

Period From: 1/1/2018 To: 12/31/2018 Recalculate

Municipality: EDISON TWP, MIDDLESEX County - Muni Code: 1205

Affordability Assistance Summary

	Type	Expenditures for the Period
Open	Homeownership Assistance	0.00
Open	Rental Assistance	6,882.00
	Total Transactions:	**6,882.00**

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Coah Build:10.0

Plan | Projects | RCA/Partner | Service List | Trust Fund | Spending Plan

Period From: 1/1/2018 To: 12/31/2018 Recalculate

Municipality: EDISON TWP, MIDDLESEX County - Muni Code: 1205

Housing Activity Summary

	Type	Expenditures for the Period
Open	Accessory Apartments	0.00
Open	Debt/Bond Payments	0.00
Open	Development Fee Forfeiture Per NJSA 52:27D-329.2	0.00
Open	Echo	0.00
Open	Extending Controls	0.00
Open	Fund Forfeiture - Other	0.00
Open	Land Purchase	0.00
Open	Market to Affordable	0.00
Open	New Construction	0.00
Open	PILOC Forfeiture Per NJSA 52:27D-329.3	0.00
Open	Partnership Program	0.00
Open	Purchase of Existing Units	0.00
Open	Regional Contribution Agreements	0.00
Open	Rehabilitation	0.00
Open	Supp/Spec Needs Hsg	200,000.00
	Total Transactions:	**200,000.00**

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Coah Build:10.0

Plan | Projects | RCA/Partner | Service List | Trust Fund | Spending Plan

Trust Fund

Municipality: EDISON TWP, MIDDLESEX County - Muni Code: 1205

		Bank Name	Account Number	Address	Escrow Agreement Original Date	Escrow Agreement Last Date
Trust Fund Bank:	View	Columbia Bank	024802134	245 Talmadge Road, Edison, NJ, 08817	06/21/2007	
	View	Provident Bank - Clara Barton	836903500	980 Amboy Avenue, Edison, NJ, 08817	05/27/2009	

Date COAH Approved Dev. Fee Ordinance: (Original) 5/28/2000 Most Recent: 3/19/2009

Date Municipality Adopted Dev. Fee Ordinance: (Original) 5/10/2000 Most Recent:

Date COAH Approved Spending Plan: (Original) 8/16/2006 Most Recent: 1/8/2014

Date Account Frozen:

Date Account Released:

Date of Last Bank Statement: 12/31/2014

May Retain Non Residential Fees: ☑

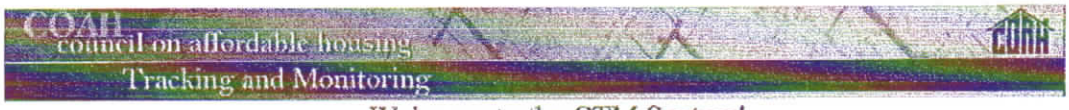
Residential %: 1.5 Non Residential %: 2.5

"d" Variance Residential: 6 "d" Variance Non Residential:

Period From: To: Recalculate

Total Income:		**$10,139,571.77**	Open
Administrative Costs		$2,285,750.95	Open
Affordability Assistance		$587,703.66	Open
Barrier Free Conversions		$0.00	Open
Housing Activity		$3,710,013.20	Open
Total Expenditures:		**$6,583,467.81**	
Balance in The Account:		**$3,556,103.96**	

	Contact Name	Role
View	Susan Peck	Trust Fund Report Preparer



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Coah Build:10.0

Plan | Projects | RCA/Partner | Service List | Trust Fund | Spending Plan

Period From: To: Recalculate

Municipality: EDISON TWP, MIDDLESEX County - Muni Code: 1205

Fee Collection Summary

	Source	Income for the Period
Open	Barrier Free Escrow	0.00
Open	Development Fees	9,493,341.01
Open	Interest Earned	640,208.62
Open	Other Income	6,022.14
Open	Payments In Lieu of Construction	0.00
	Total Transactions:	**10,139,571.77**

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Period From: To: Recalculate

Municipality: EDISON TWP, MIDDLESEX County - Muni Code: 1205

Administrative Costs Summary

	Type	Expenditures for the Period
Open	Consulting Fees	1,420,444.93
Open	Legal Fees	468,100.30
Open	Office Supplies	5,773.66
Open	Other Administrative Costs	13,305.39
Open	Personnel	378,126.67
	Total Transactions:	**2,285,750.95**

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Plan Projects RCA/Partner Service List Trust Fund Spending Plan

Period From: To: Recalculate

Municipality: EDISON TWP, MIDDLESEX County - Muni Code: 1205

Affordability Assistance Summary

	Type	Expenditures for the Period
Open	Homeownership Assistance	40,000.00
Open	Rental Assistance	547,703.66
	Total Transactions:	**587,703.66**

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Coah Build: 10.0

Plan Projects RCA/Partner Service List Trust Fund Spending Plan

Period From: To: Recalculate

Municipality: EDISON TWP, MIDDLESEX County - Muni Code: 1205

Housing Activity Summary

	Type	Expenditures for the Period
Open	Accessory Apartments	0.00
Open	Debt/Bond Payments	0.00
Open	Development Fee Forfeiture Per NJSA 52:27D-329.2	0.00
Open	Echo	0.00
Open	Extending Controls	0.00
Open	Fund Forfeiture - Other	0.00
Open	Land Purchase	1,700,000.00
Open	Market to Affordable	700,000.00
Open	New Construction	0.00
Open	PILOC Forfeiture Per NJSA 52:27D-329.3	0.00
Open	Partnership Program	0.00
Open	Purchase of Existing Units	0.00
Open	Regional Contribution Agreements	0.00
Open	Rehabilitation	3,013.20
Open	Supp/Spec Needs Hsg	1,307,000.00
	Total Transactions:	**3,710,013.20**

Return

2018 Edison Permanent Supportive Housing/Group Homes

Trust Fund Contribution	Sponsor/Owner	Address	No. Bedrooms	No. Very Low-Income
$ 100,000.00	SERV	9 Bergen Place	4	8
$ 100,000.00	NJ Institute for Disabilities	14 Edgemount Road	4	7

Municipality Affordable Assistance					
Municipality	Amount	Property: Property Address	Income Level	Allocation Amount	Allocation Date
Opportunity Name: Edison Affordability Assistance First Month's Rent **(3 records)**					
Edison	$500,000.00	2317 Edward Stec Boulevard	Low	$1,135.12	1/24/2018
Edison	$500,000.00	26B Mill Road	Moderate	$1,295.00	3/15/2018
Edison	$500,000.00	2437 Edward Stec Boulevard	Moderate	$1,086.58	1/3/2018
Opportunity Name: Edison Affordability Assistance Weatherization **(1 record)**					
Edison	$100,000.00	139 Liddle Avenue	Low	$5,200.00	2/13/2018
TOTAL				$8,716.70	

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Plan | Projects | RCA/Partner | Service List | Trust Fund | Spending Plan

Period From: 1/1/2018 To: 12/31/2018 Recalculate

Municipality: EDISON TWP, MIDDLESEX County - Muni Code: 1205

Fee Collection Summary

	Source	Income for the Period
Open	Barrier Free Escrow	0.00
Open	Development Fees	509,040.00
Open	Interest Earned	72,241.65
Open	Other Income	0.00
Open	Payments in Lieu of Construction	0.00
	Total Transactions:	**581,281.65**

Return

Name & Address	Contract Date	Block	Lot	Case Number	Amount of Job	Income Level
2016						
Ostrzycki - 47 Phoenix Ave	3/16/2016	760	27	0315	$20,100.00	moderate

Name & Address	Contract Date	Block	Lot	Case Number	Amount of Job	Income Level
2017						
O'Donnell - 58 Sagamore Ave	3/13/2017	1243	27	0116	$ 7,260.00	very low
Straub - 35 Cambridge Road	6/23/2017	1151	9	0316	$12,860.00	very low
Monte - 71 Schuyler Drive	10/13/2017	154	29	0216	$12,660.00	
Winston - 14 Caldwell Road	9/5/2017	1114	41	0117	$ 6,450.00	Low
Angulo - 6 Matson Road	7/28/2017	1143	16	0416	$12,775.00	low

Name & Address	Contract Date	Block	Lot	Case Number	Amount of Job	Income Level
2018						
Milazzo - 1 Egan Street	6/20/2018	643.k	22	0217	$11,960.00	very low
Thomas - 59 Idlewild Road	9/11/2018	1109	19	0118	$15,930.00	Moderate
Faderick - 14 Lehigh Avenue	11/19/2018	735.B	31	0218	$ 7,000.00	very low

Final Inspection	Work Completed Under Contract
7/11/2016	windows, rear/front steps & railings

Final Inspection	Work Completed Under Contract
5/1/2017	Roof replacement
7/31/2017	Roof, windows, sidewalk and tree removal
	roof, windows, porch railings, sheetrock repair
9/27/2017	Roof
	siding, gutters/leaders, sliding glass door

Final Inspection	Work Completed Under Contract
	attic stairs, replacement windows, replacement
7/31/2018	doors, electrical, handrails & kitchen vent fan
	roofing, replacement windowns, hot water heater,
1/24/2019	gutters/leaders, replacement doors, bathroom work
12/17/2018	emergency furnance

EDISON TOWNSHIP- MIDDLESEX COUNTY MONITORING REPORT ON SITES IN FAIR SHARE PLAN – 2018-2019

I. Catholic Charities- St. Paul the Apostle

The 42 unit age- restricted development received a Nine Percent Tax Credit Program allocation. The developers are on schedule to close and start construction in August of this year.

II. Residence at Roosevelt Park (Previously known as Roosevelt Hospital)

This 85 unit age- restricted development received a Nine Percent Tax Credit Program allocation in 2015. The complex is complete and fully leased. There is a 45 year deed restriction on the property. A list of the relevant project plan information is attached. The development is now called Residence at Roosevelt Park.

III. Camp Kilmer I.

This site received an allocation from the Nine Percent Tax Credit Program for 85 family rental units. The closing took place this year. Remediation has begun and demolition should be in the process of or on time for the scheduled May 15, 2019 groundbreaking. After demolition, Pennrose expects construction will take 14 months.

IV. Camp Kilmer II.

This 85 unit site of family rental apartments did not receive an allocation from the Nine Percent Tax Credit Program. However, Pennrose is pursuing the project as a Four Percent Tax Credit deal to be funded in part by HMFA. If this moves forward, a closing will take place at the end of 2019 with about 14 months for construction.

V. K-Land No.66-

This 220 unit inclusionary family apartment complex is currently under construction.

VI. Rivendell Heights, LLC

The developer has not applied for permits yet for this 250 unit inclusionary family apartment complex.

March 2019.

Roosevelt Hospital Housing Associates LLC

Independent Accountant's Report on Applying Agreed-Upon Procedures

Section 42(g)(1) and (2) Compliance
Qualified Occupancy Report

PRELIMINARY DRAFT FOR REVIEW AND DISCUSSION ONLY - SUBJECT TO CHANGE

Independent Accountant's Report on Applying Agreed-Upon Procedures

To the Managing Member of Roosevelt Hospital Housing Associates LLC

We have performed certain agreed-upon procedures as stated below with respect to tenant compliance for Roosevelt Hospital (the "Project"), which is owned by Roosevelt Hospital Housing Associates LLC (the "Company"). These procedures, which were specified and agreed to by the Managing Member of the Company (the "Specified Parties"), were performed solely to assist you in assessing the Project's compliance with the provisions of Internal Revenue Code ("IRC") Section 42(g)(1) and (2) pertaining to qualified tenants and maximum allowable rent charges as of the end of lease up, October 31, 2018. The Managing Member of the Company and the Company's management are responsible for the accuracy and completeness of the initial tenants' lease files, the information in the Qualified Occupancy Worksheet (the "Matrix") and for compliance with the provisions of IRC Section 42(g)(1) and (2) pertaining to qualified tenants and maximum allowable rent charges. This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of the parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report was requested or any other purpose.

IRC Section 42(g)(1) establishes the requirements for qualifying tenants. As long as the income of the occupants of each dwelling unit does not exceed a certain threshold, the tenants are qualified. This threshold is determined based on the number of bedrooms in the unit and the elected minimum set-aside provision per IRC Section 42(g)(1).

IRC Section 42(g)(2) establishes the criteria for a unit to qualify as "rent restricted." The general rule establishes a "maximum allowable rent" for each unit that provides the upper boundary which, if exceeded, would disqualify the unit. This threshold is determined based on the number of bedrooms in the unit and the elected minimum set-aside provision per IRC Section 42(g)(2).

In order to perform the requested procedures we obtained the following documents from the Project's management:

- Copies of the executed Deed of Easement and Restrictive Covenant for Extended Low-Income Occupancy, dated December 20, 2018 which impose rent restrictions on the Project and restrict occupancy to tenants meeting specified income restrictions collectively, the "Agreements").
- A copy of the qualified occupancy worksheet (the "Matrix") prepared by management of the Project as of October 31, 2018, with the following columns completed: Unit Number, Number of Bedrooms, Number of Occupants, Tenant Name, Lease Date, Move-in/Effective Date, AMI Year, Income Restriction, Rent Restriction, Maximum Income Limit, Household Income at Move-in, Maximum Rent Limit, Gross Rent Charge, Utility Allowance ("UA"), Tenant Net Rent and Rental Assistance, (Columns B through Q) of the Matrix for each of the 84 initial units occupied as of the beginning of the first year of the credit period, which is 2018, attached to this report as Exhibit A.
- A copy of the rent roll for the month ending October 31, 2018 from management of the Project.

The procedures we performed and our findings are as follows:

1. We verified the Agreement obtained above pertained to the Project and was executed by the Company and the New Jersey Housing and Mortgage Finance Agency ("NJHMFA").

   No exceptions noted.

2. We obtained the tenant lease files, containing the Tenant Income Certification ("TIC"), the lease, and third party income verifications, asset verifications, full time student certifications, and other certifications and verifications necessary to document compliance with Section 42, for the 84 units ("Initial Qualifying Units") occupied as of the beginning of the first year of the credit period, which is 2018. We verified each tenant lease and TIC were signed, that tenant signature date predated the move in date and agreed the number of occupants per the TIC to the Matrix.

   No exceptions noted.

3. We agreed the information contained in the following sixteen columns completed by the client:, Unit Number, Number of Bedrooms, Number of Occupants, Tenant Name, Lease Date, Move-in/Effective Date, AMI Year, Income Restriction, Rent Restriction, Maximum Income Limit, Household Income at Move-in, Maximum Rent Limit, Gross Rent Charge, UA, Tenant Net Rent and Rental Assistance, (Columns B through Q) of the Matrix, provided by management as noted above, to the documentation contained in the applicable tenant lease files, obtained in procedure number 2 above.

   No exceptions noted

4. We obtained, from management of the Project, the applicable area median income and rent restriction percentages, in Columns I and J of the Matrix, and the applicable maximum income and rent limits, in Columns K and M of the Matrix, for each Initial Qualifying Unit occupied as of the beginning of the first year of the credit period, which is 2018. We performed the following procedures:

   a. We agreed the maximum income limits to the 2017 and 2018 Multifamily Tax Subsidy Projects Income Limits published by the Department of Housing and Urban Development ("HUD") on April 17, 2017 and April 1, 2018, respectively.

      No exceptions noted.

   b. Based on the minimum set-aside, as documented in the Agreements and the maximum income limits determined in procedure number 4a above, we recomputed the maximum income and rent limits for each Initial Qualifying Unit and agreed the maximum income and rent limits to Columns K and M in the Matrix.

      We found that the maximum rent limit for Unit 410 (1 bedroom, 30% AMI) varied by $1 from the maximum rent limits published by HUD. Management represents that the rent was reduced by $1.

5. For each of the units noted in procedure number 2 above, we performed the following procedures:

   a. We recalculated the total household income for each of the Initial Qualifying Units using the supporting documentation in each tenant file, including income and asset verifications. We compared the recalculated total household income to the maximum income limit in Column K of the Matrix, as determined in procedure 4 above, to determine whether the tenant's reported income is less than or equal to the maximum income limit.

      No exceptions noted.

   b. We recalculated the unit gross rent per the TIC ("Gross Rent Charge"), consisting of the tenant net rent and UA. We agreed the recalculated Gross Rent Charge to the rent charges on the rent roll, provided by management of the Project, and to the Gross Rent Charge on the lease to determine whether the Gross Rent Charge is less than or equal to the maximum rent limit, in Column M of the Matrix, as determined in procedure number 4

above, for each Initial Qualifying Unit.

We found unit 410 had an initial rent $1 greater than the maximum rent limit. Management represents the TIC and lease were subsequently adjusted to decrease tenant rent by $1 to maintain compliance with maximum rent levels.

6. We recalculated the applicable fraction of 100% per the Agreements by dividing the number of Initial Qualifying Units per the Matrix to the total number of units in the Project per the rent roll.

   No exceptions noted.

7. We recalculated the number of units at each set-aside and agreed the totals to the required set-aside of 9 of the residential units at 30% (or below) of AMI and 75 of the residential units at 60% (or below) of AMI as required by the occupancy restrictions outlined in the Deed of Easement and Restrictive Covenant for Extended Low-Income Occupancy, dated December 20, 2018, provided by management of the Project.

   No exceptions noted.

We were not engaged to, and did not conduct an examination, the objective of which would be the expression of an opinion on the Company's compliance with the provisions of Section 42(g)(1) and (2) as of October 31, 2018. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the use of the Managing Member and management of Roosevelt Hospital Housing Associates LLC and is not intended to be and should not be used by anyone other than these specified parties.

Baltimore, Maryland

_____, 20__

PRELIMINARY DRAFT FOR REVIEW AND DISCUSSION ONLY - SUBJECT TO CHANGE

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
	BuildingNo	Unit #	No. of Bedrooms	No. of Occupants	Tenant Name	Lease Date	Move-in/Effective Date	AMI Year	Income Restriction	Rent Restriction	Maximum Income Limit	HH Income at Move-in	Maximum Rent Limit	Gross Rent Charge	UA	Tenant Net Rent	Rental Assistance	Signed Lease Prior to Move-in? (Y/N)	Signed TIC? (Y/N)	Income and Assets Verified? (Y/N)	Recalculated Household Income at Move-in	Income Within Limit?	Recalculated Gross Rent	Rent Within Limit?
1		102	1	1	Un S Kim	10/31/2018	10/31/2018	2018	60%	60%	$45,360	$34,932	$1,215	$1,215	$87	$1,128	$0	Y	Y	Y	$34,800	Y	$1,215	Y
2		103	1	1	Patricia Vaticano	3/31/2018	3/31/2018	2017	60%	60%	$44,280	$37,191	$1,186	$1,186	$91	$1,095	$0	Y	Y	Y	$37,101	Y	$1,186	Y
3		104	1	1	Kay V Dessuza-Morgan	9/19/2018	9/19/2018	2018	50%	50%	$37,800	$29,241	$1,012	$1,012	$87	$925	$0	Y	Y	Y	$29,241	Y	$1,012	Y
4		106	1	1	Sandra Asanya	7/30/2018	7/30/2018	2018	50%	50%	$37,800	$28,194	$1,012	$1,012	$91	$921	$0	Y	Y	Y	$28,194	Y	$1,012	Y
5		108	1	2	Carmelita Colatal	10/31/2018	10/31/2018	2018	60%	60%	$51,840	$50,382	$1,215	$1,215	$87	$1,128	$0	Y	Y	Y	$50,382	Y	$1,215	Y
6		110	1	1	Susan B Owens	8/30/2018	8/30/2018	2018	50%	50%	$37,800	$37,501	$1,012	$1,012	$91	$921	$0	Y	Y	Y	$37,501	Y	$1,012	Y
7		111	1	1	Brenda D Lee	8/1/2018	8/1/2018	2018	50%	50%	$37,800	$11,310	$1,012	$229	$91	$138	$756	Y	Y	Y	$11,310	Y	$229	Y
8		113	1	1	Anthony Q Vivian	8/1/2018	8/1/2018	2018	50%	50%	$37,800	$27,891	$1,012	$1,012	$91	$921	$0	Y	Y	Y	$27,891	Y	$1,012	Y
9		115	1	1	Hipolito Montano	9/11/2018	9/11/2018	2018	60%	60%	$45,360	$36,394	$1,215	$1,215	$91	$1,124	$0	Y	Y	Y	$36,394	Y	$1,215	Y
10		123	1	1	Phyllis D Banks	7/31/2018	7/31/2018	2018	50%	50%	$37,800	$25,644	$1,012	$988	$91	$897	$0	Y	Y	Y	$25,644	Y	$988	Y
11		125	1	1	Jean Lochet	10/31/2018	10/31/2018	2018	60%	60%	$45,360	$32,202	$1,215	$1,215	$87	$1,128	$0	Y	Y	Y	$32,202	Y	$1,215	Y
12		127	1	1	Antoinette R Harris	6/15/2018	6/15/2018	2018	30%	30%	$22,650	$17,795	$605	$497	$124	$373	$865	Y	Y	Y	$17,795	Y	$497	Y
13		201	1	1	Mervin A Bourne Sr.	5/15/2018	5/15/2018	2018	60%	60%	$45,360	$38,267	$1,215	$1,186	$91	$1,095	$0	Y	Y	Y	$38,267	Y	$1,186	Y
14		202	1	1	Perry F Coffee	8/30/2018	8/30/2018	2018	50%	50%	$37,800	$25,763	$1,012	$1,012	$91	$921	$0	Y	Y	Y	$25,763	Y	$1,012	Y
15		203	1	2	James A Morris	3/31/2018	3/31/2018	2017	60%	60%	$50,640	$49,538	$1,186	$1,186	$91	$1,095	$0	Y	Y	Y	$49,517	Y	$1,186	Y
16		204	1	1	Winston Burke	9/30/2018	9/30/2018	2018	50%	50%	$37,800	$36,359	$1,012	$1,008	$87	$921	$0	Y	Y	Y	$36,359	Y	$1,008	Y
17		206	1	1	Nora L Mobley	7/30/2018	7/30/2018	2018	50%	50%	$37,800	$31,113	$1,012	$1,012	$91	$921	$0	Y	Y	Y	$31,113	Y	$1,012	Y
18		208	1	1	Richard J Hanley Sr	3/31/2018	3/31/2018	2017	50%	50%	$35,900	$33,808	$988	$858	$91	$897	$0	Y	Y	Y	$33,808	Y	$988	Y
19		210	2	2	Carmine A Rullo	8/31/2018	8/31/2018	2018	50%	50%	$43,200	$40,008	$1,215	$1,215	$115	$1,100	$0	Y	Y	Y	$40,008	Y	$1,215	Y
20		211	1	1	David E Sharland	8/1/2018	8/1/2018	2018	20%	20%	$15,120	$11,791	$405	$255	$124	$131	$1,078	Y	Y	Y	$11,791	Y	$285	Y
21		212	1	1	Laveta Mobley	8/31/2018	8/31/2018	2018	50%	50%	$37,800	$27,980	$1,012	$1,012	$91	$921	$0	Y	Y	Y	$27,980	Y	$1,012	Y
22		213	1	1	Rita Binder	8/31/2018	8/31/2018	2018	60%	60%	$45,360	$9,623	$1,215	$231	$124	$107	$1,017	Y	Y	Y	$9,623	Y	$231	Y
23		215	1	1	Lydia Villanueva	6/30/2018	6/30/2018	2018	50%	50%	$37,800	$30,510	$1,012	$988	$91	$897	$0	Y	Y	Y	$30,510	Y	$988	Y
24		217	1	1	Gale C Sara	6/11/2018	6/11/2018	2018	60%	60%	$45,360	$22,386	$1,215	$1,186	$91	$1,095	$0	Y	Y	Y	$22,386	Y	$1,186	Y
25		220	1	1	Olga I Molina	3/31/2018	3/31/2018	2017	50%	50%	$35,900	$33,745	$988	$988	$91	$897	$0	Y	Y	Y	$33,745	Y	$988	Y
26		221	1	1	Lora T Singleton	9/15/2018	9/15/2018	2018	60%	60%	$45,360	$34,415	$1,215	$1,215	$87	$1,128	$0	Y	Y	Y	$34,573	Y	$1,215	Y
27		222	2	2	Qingyuan Jiang	5/27/2018	5/27/2018	2018	50%	50%	$43,200	$37,712	$1,215	$1,186	$115	$1,071	$0	Y	Y	Y	$37,720	Y	$1,186	Y
28		223	1	1	Lois Ortiz	10/15/2018	10/15/2018	2018	60%	60%	$45,360	$34,837	$1,215	$1,215	$87	$1,128	$0	Y	Y	Y	$34,837	Y	$1,215	Y
29		225	1	2	Little S Felton	7/30/2018	7/30/2018	2018	50%	50%	$43,200	$37,474	$1,012	$1,012	$91	$921	$0	Y	Y	Y	$37,475	Y	$1,012	Y
30		227	1	1	Victoria E Milburn	4/30/2018	4/30/2018	2018	50%	50%	$37,800	$33,119	$1,012	$988	$91	$897	$0	Y	Y	Y	$31,593	Y	$988	Y
31		230	2	2	Donald L Simon	3/31/2018	3/31/2018	2017	60%	60%	$50,040	$42,754	$1,423	$1,423	$115	$1,308	$0	Y	Y	Y	$42,754	Y	$1,423	Y
32		231	1	1	Concetta T Cutrona	6/1/2018	6/1/2018	2018	60%	60%	$45,360	$40,380	$1,215	$1,186	$91	$1,095	$0	Y	Y	Y	$40,341	Y	$1,186	Y
33		301	1	1	Lorraine Arrington	6/30/2018	6/30/2018	2018	20%	20%	$15,120	$9,626	$405	$230	$124	$106	$1,133	Y	Y	Y	$9,626	Y	$230	Y
34		302	1	1	Loan Truong	9/30/2018	9/30/2018	2018	50%	50%	$37,800	$31,646	$1,012	$1,012	$87	$925	$0	Y	Y	Y	$31,646	Y	$1,012	Y
35		303	1	1	Patricia A Sutherland	3/31/2018	3/31/2018	2017	50%	50%	$35,900	$31,833	$988	$988	$91	$897	$0	Y	Y	Y	$31,833	Y	$988	Y
36		304	1	1	Nydia Montanez	9/15/2018	9/15/2018	2018	50%	50%	$37,800	$28,833	$1,012	$1,008	$87	$921	$0	Y	Y	Y	$28,833	Y	$1,008	Y
37		306	1	2	Ellen Cohen	3/31/2018	3/31/2018	2017	50%	50%	$42,200	$29,279	$988	$988	$91	$897	$0	Y	Y	Y	$29,279	Y	$988	Y
38		308	1	1	Thomas D Eng	10/30/2018	10/30/2018	2018	60%	60%	$45,360	$25,483	$1,215	$1,215	$87	$1,128	$0	Y	Y	Y	$25,767	Y	$1,215	Y
39		310	2	2	Rashmikant J Dave	8/14/2018	8/14/2018	2018	30%	30%	$25,900	$11,860	$728	$552	$160	$392	$1,167	Y	Y	Y	$11,860	Y	$552	Y
40		311	1	1	Doretha Badon	4/30/2018	4/30/2018	2018	60%	60%	$45,360	$38,237	$1,215	$1,186	$91	$1,095	$0	Y	Y	Y	$38,237	Y	$1,186	Y
41		312	1	2	John E Dillard	8/30/2018	8/30/2018	2018	60%	60%	$51,840	$44,073	$1,215	$1,215	$91	$1,124	$0	Y	Y	Y	$43,099	Y	$1,215	Y
42		313	1	1	Jacinth A Smith	7/30/2018	7/30/2018	2018	50%	50%	$37,800	$29,478	$1,012	$1,012	$91	$921	$0	Y	Y	Y	$26,473	Y	$1,012	Y
43		315	1	1	Michael J Padula	10/15/2018	10/15/2018	2018	60%	50%	$45,151	$32,894	$1,215	$1,215	$87	$1,128	$0	Y	Y	Y	$32,032	Y	$1,215	Y
44		317	1	1	Rosemary G Adamic	3/31/2018	3/31/2018	2017	60%	50%	$44,280	$41,654	$1,130	$1,186	$91	$1,095	$0	Y	Y	Y	$41,654	Y	$1,186	Y
45		320	1	1	Florese LaBirt	7/30/2018	7/30/2018	2018	60%	50%	$45,360	$40,976	$1,215	$1,186	$91	$1,095	$0	Y	Y	Y	$40,845	Y	$1,186	Y
46		321	1	1	Joanne E Switzer	3/31/2018	3/31/2018	2017	50%	50%	$37,800	$26,738	$1,012	$988	$91	$897	$0	Y	Y	Y	$26,738	Y	$988	Y
47		322	2	2	Kyung Lee	5/31/2018	5/31/2018	2018	60%	60%	$51,840	$39,104	$1,408	$1,423	$115	$1,308	$0	Y	Y	Y	$39,104	Y	$1,423	Y
48		323	1	1	Danuta A Sadelski	10/6/2018	10/6/2018	2018	60%	50%	$45,360	$28,665	$1,215	$1,215	$87	$1,128	$0	Y	Y	Y	$28,656	Y	$1,215	Y
49		325	1	1	Linda C Jones-Stewart	8/31/2018	8/31/2018	2018	60%	50%	$45,360	$40,301	$1,215	$1,215	$91	$1,124	$0	Y	Y	Y	$41,540	Y	$1,215	Y
50		327	1	1	Cynthia A Damell	8/31/2018	8/31/2018	2018	50%	50%	$37,800	$26,266	$1,012	$1,012	$91	$921	$0	Y	Y	Y	$26,266	Y	$1,012	Y
51		330	2	2	William C Allan	3/31/2018	3/31/2018	2017	50%	50%	$43,200	$34,600	$1,215	$1,186	$115	$1,071	$0	Y	Y	Y	$34,600	Y	$1,186	Y
52		331	1	1	Marc Lanzoff	5/4/2018	5/4/2018	2018	20%	20%	$15,120	$13,140	$405	$290	$124	$166	$1,073	Y	Y	Y	$13,128	Y	$290	Y
53		401	1	1	Quentin Applegate	9/30/2018	9/30/2018	2018	60%	50%	$37,800	$27,061	$1,012	$1,012	$87	$925	$0	Y	Y	Y	$27,061	Y	$1,012	Y
54		402	1	1	Peter Gwaltis	6/30/2018	6/30/2018	2018	30%	30%	$22,650	$16,153	$605	$366	$124	$242	$997	Y	Y	Y	$16,153	Y	$366	Y
55		403	1	1	Carol M Hawkins	4/30/2018	4/30/2018	2018	50%	50%	$36,900	$28,823	$1,012	$988	$91	$897	$0	Y	Y	Y	$28,823	Y	$988	Y
56		404	1	1	Sonia A Byfield	8/31/2018	8/31/2018	2018	50%	50%	$37,800	$30,834	$1,012	$1,012	$91	$921	$0	Y	Y	Y	$30,648	Y	$1,012	Y
57		406	1	1	Ramon F Rivera	6/29/2018	6/29/2018	2018	50%	50%	$37,800	$27,779	$1,012	$1,012	$91	$921	$0	Y	Y	Y	$27,779	Y	$1,012	Y
58		408	1	2	Lihong Dong	3/31/2018	3/31/2018	2017	50%	50%	$42,200	$31,633	$988	$988	$91	$897	$0	Y	Y	Y	$31,633	Y	$988	Y
59		410	2	2	Niranjan Shah	9/30/2018	9/30/2018	2018	30%	30%	$25,900	$21,989	$729	$728	$110	$618	$0	Y	Y	Y	$21,989	Y	$729	Y
60		411	1	1	Sharon Rogers	6/30/2018	6/30/2018	2018	20%	20%	$15,120	$14,460	$405	$352	$124	$228	$1,011	Y	Y	Y	$14,460	Y	$352	Y
61		412	1	1	Joan F Flanagan	5/15/2018	5/15/2018	2018	50%	50%	$36,900	$32,469	$988	$988	$91	$897	$0	Y	Y	Y	$32,469	Y	$988	Y
62		413	1	1	Rita A Yardley	3/31/2018	3/31/2018	2017	50%	50%	$35,900	$29,703	$988	$988	$91	$897	$0	Y	Y	Y	$29,742	Y	$988	Y
63		415	1	1	Harshadary M Patel	8/31/2018	8/31/2018	2018	50%	50%	$37,800	$26,295	$1,012	$1,012	$87	$925	$0	Y	Y	Y	$26,295	Y	$1,012	Y
64		417	1	1	Frank C Hockenberry	3/30/2018	3/30/2018	2017	60%	50%	$44,280	$4,186	$1,186	$1,186	$91	$1,095	$0	Y	Y	Y	$41,816	Y	$1,186	Y
65		420	1	1	Antonia R Gonzalez	3/30/2018	3/30/2018	2017	50%	50%	$35,900	$30,240	$988	$988	$91	$897	$0	Y	Y	Y	$30,240	Y	$988	Y
66		421	1	1	Veronica M Hart	3/30/2018	3/30/2018	2017	50%	50%	$35,900	$35,263	$988	$988	$91	$897	$0	Y	Y	Y	$35,263	Y	$988	Y
67		422	2	2	Jose G Soares	10/31/2018	10/31/2018	2018	50%	50%	$43,200	$40,064	$1,215	$1,215	$110	$1,105	$0	Y	Y	Y	$39,636	Y	$1,215	Y
68		423	1	1	Maxine Gorrell	5/31/2018	5/31/2018	2018	50%	50%	$37,800	$25,710	$1,012	$945	$48	$897	$0	Y	Y	Y	$25,710	Y	$945	Y
69		425	1	1	Maria Acavedo	4/27/2018	4/27/2018	2018	50%	50%	$35,900	$25,489	$1,012	$988	$91	$897	$0	Y	Y	Y	$25,489	Y	$988	Y
70		427	1	1	Linda S LaSanta	5/31/2018	5/31/2018	2018	50%	50%	$37,800	$20,808	$1,012	$472	$91	$381	$516	Y	Y	Y	$20,808	Y	$472	Y
71		430	2	2	Eugene A Enfield Sr	5/1/2018	5/1/2018	2018	60%	60%	$51,840	$41,792	$1,468	$1,423	$115	$1,308	$0	Y	Y	Y	$41,404	Y	$1,423	Y
72		431	1	1	Azra B Baig	4/27/2018	4/27/2018	2018	50%	50%	$37,800	$36,757	$1,012	$988	$91	$897	$0	Y	Y	Y	$36,757	Y	$988	Y
73		506	1	1	Jean Maison	5/31/2018	5/31/2018	2018	50%	50%	$37,800	$36,123	$1,012	$988	$91	$897	$0	Y	Y	Y	$36,123	Y	$988	Y
74		510	2	2	Steven L Craft	3/31/2018	3/31/2018	2017	50%	50%	$42,200	$39,525	$1,186	$1,186	$115	$1,071	$0	Y	Y	Y	$39,525	Y	$1,186	Y
75		511	1	1	Christjohn Straile	8/30/2018	8/30/2018	2018	50%	50%	$37,800	$21,252	$1,012	$1,012	$91	$921	$0	Y	Y	Y	$21,252	Y	$1,012	Y
76		512	1	1	Carol J Sercinelli	6/15/2018	6/15/2018	2018	50%	50%	$37,800	$35,577	$1,012	$988	$91	$897	$0	Y	Y	Y	$35,577	Y	$988	Y
77		513	1	2	Howard Berbsh	3/31/2018	3/31/2018	2017	50%	50%	$42,200	$37,072	$988	$988	$91	$897	$0	Y	Y	Y	$36,970	Y	$988	Y
78		515	1	1	William A Burlew	7/20/2018	7/20/2018	2018	50%	50%	$37,800	$32,633	$1,012	$1,012	$91	$921	$0	Y	Y	Y	$32,633	Y	$1,012	Y
79		517	1	1	Lydia B Rosario	3/31/2018	3/31/2018	2017	60%	50%	$44,280	$37,966	$1,186	$1,186	$91	$1,095	$0	Y	Y	Y	$37,966	Y	$1,186	Y
80		520	1	1	Caroline Stanfield	6/18/2018	6/18/2018	2018	50%	50%	$37,800	$35,820	$1,012	$988	$91	$897	$0	Y	Y	Y	$35,656	Y	$988	Y
81		521	1	1	Michael Rupino	5/21/2018	5/21/2018	2018	60%	50%	$45,360	$43,042	$1,215	$1,186	$91	$1,095	$0	Y	Y	Y	$42,948	Y	$1,186	Y
82		522	1	1	Nancy Bennett	7/16/2018	7/16/2018	2018	20%	20%	$15,120	$9,376	$405	$224	$124	$100	$1,139	Y	Y	Y	$9,375	Y	$224	Y
83		530	1	1	Elizabeth A Baranowski	3/30/2018	3/30/2018	2017	50%	50%	$35,900	$36,219	$988	$988	$91	$897	$0	Y	Y	Y	$36,219	Y	$988	Y
84		531	1	1	Edith M Eustice	6/30/2018	6/30/2018	2018	50%	50%	$37,800	$29,658	$1,012	$1,012	$91	$921	$0	Y	Y	Y	$29,653	Y	$1,012	Y

See Independent Accountant's Report on Applying Agreed-Upon Procedures.

PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. All other changes must be made on the form and submitted to COAH. • = **Required Field: This field must be filled in in order for CTM to save the record.**

PART A – PROJECT HEADER

Municipality: Edison County: Middlesex

• Project or Program Name: Roosevelt Hospital

• **Project Status** (check current status and enter date of action for that status) Status Date

☐ Proposed/Zoned	
☐ Preliminary Approval	
☐ Final Approval	
☐ Affordable Units under Construction	
☑ Completed (all affordable certificates of occupancy (C.O.) issued)	TCO - 12/28/2017
☐ Deleted from Plan	(date approved by COAH)

(*Make sure to click the Current field, to mark your status as the most current status.*)

• **Project Type :** (check one)

☐ Accessory apartments ☐ Assisted Living Residences ☐ Credits without Controls-Prior Cycle

☐ ECHO Units ☐ Inclusionary Development ☐ Market to Affordable ☐ New Construction - 100% Affordable

☐ Redevelopment ☑ Rehabilitation ☐ Supportive/Special Needs Housing

If an Inclusionary Development project, identify Project Sub Type: (check all that apply) •

☐ Units constructed on-site ☐ Units constructed off-site ☐ Combination ☐ Growth Share Ordinance

If a Supp/Spec Needs Housing project, identify Project Sub Type: (check one) •

☐ Transitional Facility for the Homeless ☐ Residential Health Care Facility ☐ Congregate Living Facility Arrangements

☐ Group Homes ☐ Boarding Homes (A through E) (only eligible for credit for 1987-1999 plans)

☐ Permanent Supportive Housing (unit credit) ☐ Supportive Shared Living Housing (bedroom credit)

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: ☐ Round 1 ☑ Round 2 ☐ Round 3

Project Address: 1 Roosevelt Drive, Edison NJ 08837

Project Block/Lot/Qualifier (list all) Block 690, Lots 1 and 2B

Project Acreage: 11.8 **Density:** _____ **Set Aside:** _____

- **Project Sponsor**: (check one) ☐ Municipally Developed ☐ Nonprofit Developed ☑ Private Developer

Project Sponsor Name: Roosevelt Hospital Housing Urban Renewal Associates LLC

Project Developer Name: Pennrose Properties, LLC

Planning Regions: (check all that apply)

☑ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 4B ☐ 5 ☐ 5B

☐ Highland Preservation ☐ Highlands Planning Area ☐ Pinelands ☐ Meadowlands

☐ CAFRA ☐ Category 1 Watershed

Project Credit Type:(check one)

☐ Prior-cycle (1980 – 1986) ☐ Post-1986 completed Proposed/Zoned ☑ Rehabilitation

Project Credit Sub-Type: (if applicable)

☑ Addressing Unmet Need ☐ Extension of Controls (shown as, "Extension of Credit" in CTM)

- **Construction Type:** (check one) ☐ New (includes reconstruction and conversions) ☑ Rehabilitation

Flags: (check all that apply) ☐ 3.1 Phased ☐ Durational Adjustment ☐ Conversion ☐ Court Project

☐ Density Increase Granted ☐ Mediated Project ☐ Overlay Zone ☐ Result of Growth Share Ordinance

☐ High Poverty Census Tract ☐ Off-Site ☐ Partnership Project ☐ RCA Receiving Project

☐ Reconstruction ☑ Part of Redevelopment Plan

Project Waiver granted: ☐ yes ☑ no Round Waiver was granted: ☐ R1 ☐ R2 ☐ R3

Type of Waiver: _____

Number of market units proposed: 0 **Number of market units completed:** 0

Number of market units with certificates of occupancy issued after 1/1/2004: _____

Number of affordable units under construction: 85

Condo Fee percentage: (if applicable) _____

Affordability Average Percentage: [1] 49.4%

[1] "Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site N/A

Number of affordable units created with payment N/A

Municipal or RCA funds committed to project $0

Municipal or RCA funds expended $0

Funding Sources (check all that apply)

☐ County HOME ☑ County Rehab Funds ☐ CDBG ☑ Federal Home Loan Bank ☐ HODAG
☐ HUD ☐ HUD 202 ☐ HUD 236 ☐ HUD 811 ☐ HUD HOPE VI ☐ HUD HOME
☐ McKinney Funds ☐ Fannie Mae Multi-Family ☐ UDAG ☐ UHORP
☐ USDA-FHA Rural Development ☐ USDA-FHA - Section 515 ☑ Development Fees
☐ Municipal Bond ☐ Municipal Funds ☐ Payment in Lieu ☑ Private Financing ☐ RCA
☐ Capital Funding ☐ Balanced Housing ☐ Balanced Housing – Home Express
☐ DCA – Low Income House Tax Credit ☐ NPP ☐ DCA Shelter Support Services ☐ DDD
☐ DHSS ☐ DHHS ☑ HMFA Low Income House Tax Credit ☐ HMFA ☐ HMFA HOME
☐ MONI ☐ Section 8 ☐ Small Cities ☑ Other Federal Historic Tax Credits

Effective date of affordability controls: 11/23/2016

Length of Affordability Controls: (in years) 45 or ☐ Perpetual

Project Contacts: (fill in all that apply)

Administrative Agent:

Property Manager: Pennrose Management Company - Lee Felgar - 267-386-86[illegible]

Rehab Program Administrator:

Other:

For Redevelopment Projects:

Does this project require deed restricted units to be removed? ☐ Yes ☐ No

If Yes:

# of deed restricted units removed
# of moderate income units removed
# of low income units removed
# of very low income units removed
# of rental units removed
# of for-sale units removed
# of one-bedroom units removed
# of two-bedroom units removed
# of three-bedroom units removed

PART C – COUNTS

Affordable Unit Counts:

Total non-age-restricted 0 Sales 0 Rentals 0 Total age-restricted 85 Sales 0 Rentals 85

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

Low Income	Non-age restricted	Age-restricted
30% of median income [2]		9
35% of median income [3]		
50% of median income		49
Moderate Income		
80% of median income		

Note: 30% = less than or equal to 30 percent of median income
35% = greater than 30 percent and less than or equal to 35 percent of median income
50% = greater than 35 percent and less than or equal to 50 percent of median income
80% = greater than 50 percent and less than 80 percent of median income

Bedroom Distribution of Affordable Units:

Sale units	efficiency low		1 bedroom low		2 bedroom low		3 bedroom low	
	efficiency mod		1 bedroom mod		2 bedroom mod		3 bedroom mod	
Rental units	efficiency low		1 bedroom low	73	2 bedroom low	11	3 bedroom low	
	efficiency mod		1 bedroom mod		2 bedroom mod		3 bedroom mod	

Completed Units:

Number of affordable units completed in this project 85

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls 0

[2] Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)
[3] Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

PART D - (completed by Sending Municipality)

For **Approved** Regional Contribution Agreements (RCA)

Sending Municipality _____ County _____

RCA Receiving Municipality _____ County _____

COAH approval date _____

Number of units transferred _____ Cost per unit _____

Total transfer amount _____ Amount transferred to date _____

For Partnership Program

Sending Municipality _____ County _____

Partnership Receiving Municipality _____ County _____

Name of Project _____

Credits for Sending Municipality _____

Total transfer amount _____ Amount transferred to date _____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

_____

_____