

1. GENERAL INFORMATION AND TRUST FUND MONITORING

MUNICIPALITY NAME:	Ocean City	
COUNTY:	Cape May	
Date through which funds reported:		17-Jul-20
Name of person filling out form and affiliation/role	Dorothy F. McCrosson, Esquire, City Solicitor	
Date of filing out form:		17-Jul-20
Email:	dmccrosson@ocnj.us	
Municipal Housing Liaison for municipality:	Christine D. Gundersen	
Email:	cgundersen@ocnj.us	
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

	Inception - Date in Approved Spending Plan or June 30, 2015	Date in Approved Spending Plan or July 1, 2015 to Present	Total
REVENUE SUMMARY	Feb 2019 Amended Spending Plan - Figures as of 12/31/2018	1/1/2019-7/1/2020	
Barrier Free Escrow			\$0
Development Fees	\$ 6,791,598	\$ 1,199,637	\$ 7,991,235
Interest Earned	\$ 265,080	\$ 66,800	\$ 331,880
Other Income	\$ 996,701	\$ 237,434	\$ 1,234,135
Payments-in-Lieu of Construction			\$0
TOTAL	\$ 8,053,379	\$ 1,503,871	\$ 9,557,250

EXPENDITURE SUMMARY					
Administration**	\$	689,688	\$	194,732	\$884,420
Affordability Assistance***			\$	112,874	\$112,874
Very Low-Income Affordability Assistance					\$0
Barrier Free Conversions					\$0
Housing Activity	\$	1,988,124			\$1,988,124
TOTAL	\$	2,677,812	\$	307,606	\$2,985,418

ADMINISTRATION: Date in Approved Spending Plan to Present		
Fair Share Housing Center	Fees per Settlement Agreement	\$15,000.00
Shirley M. Bishop, PP, LLC	COAH consulting	\$11,282.92
McCrosch & Stanton, PC	Legal work	\$33,689.56
Christine Gunderson	MHL - Professional Development & Payroll	\$31,303.72
THUD Associates	Administrative Agent	\$20,607.00
TOTAL		\$111,883.20

AFFORDABILITY ASSISTANCE: Date in Approved Spending Plan to Present		
Name	List affordability assistance projects and programs	Amount
Trident Land Transfer Company	Subsidize Mkt to Affordable Buyer - Simpson Avenue	\$112,578.00
Cenegen Plumbing & Heating	Repairs for Mkt To Affordable Buyer	\$296.00
TOTAL		\$112,874.00

HOUSING ACTIVITY: Date in Approved Spending Plan to Present		
Type of Housing Activity	Specific Site or Program	Amount
TOTAL		\$0

Comments:

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

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

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

https://ahpnj.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

2. REHABILITATION

Total Third Round rehabilitation obligation	105
Rehabilitation program administrator(s) with email, phone number, and address: (if multiple rehab programs list administrator for each)	
Period of time covered (Only completed rehabs since either the adoption of the Housing Element and Fair Share Plan or the previous annual report should be included on this sheet):	

[illegible][illegible]

Comments:

Verification by Program Administrator that all households are income eligible, that appropriate affordability controls are in place and that rental prices conform to COAH regulations.

Verification by Building Code Official that units were below code and raised to code per the NJ State Housing Code or the Rehabilitation Subcode and that the work involved major systems.

Program Administrator
Date

Date _____

Code Official

Date

Date _____

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Single Family Home	Single Family Home	Speitel Tower	Peck's Beach North	Peck's Beach South	Munic. Created Duplex Bay Avenue	Munic. Created Duplex Haven Ave	Munic. Created Duplex Simpson Ave	Market to Affordable Program	Market to Affordable Program
Project developer:	City of Ocean City	City of Ocean City	Ocean City Housing Authority & City of Ocean City	Ocean City Housing Authority & City of Ocean City	Ocean City Housing Authority & City of Ocean City	City of Ocean City	City of Ocean City	City of Ocean City	City of Ocean City	City of Ocean City
Compliance Mechanism:	100% Affordable Family	100% Affordable Family	100% Affordable Senior	100% Affordable	100% Affordable	100% Affordable	100% Affordable	100% Affordable	100% Affordable	100% Affordable
Compliance Mechanism #2 (if project has multiple):	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Round:	Second Round	Second Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round
Block (if multiple separate by commas):	607	608	605	310, 309	409, 410	3307	213	214	3506	402
Lot (if multiple separate by commas):	10	15	1	14, 1 & 2	1, 12	22&23	22	11	2	50-C6
Address:	613 Simpson Avenue	626 Simpson Avenue	601 West Avenue s/k/a 308 6th Street	320-342, 325-343, 345 Haven Ave.		3304 Bay Avenue	240 & 244 Haven Avenue	224 Simpson Avenue	3540 Simpson Avenue	801 Brighton Place
Construction required to begin by (for mechanisms other than inclusionary development):										
Status:	Completed	Completed	Under Construction	Proposed	Proposed	In pre-development; NJSA 40:55D-31 review complete	In pre-development; NJSA 40:55D-31 review complete	In pre-development; NJSA 40:55D-31 review complete	Sold & settled Market to Affordable	Under contract Market to Affordable
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):			4/7/2020							
If "approved not built" or "under construction," date of site plan and/or subdivision approval:										
If "under construction," expected date of completion:			5/1/2021							
Date of issuance of C.O.:										
If "built," date controls began:										
Length of Affordability Controls (years):	30	30	20 renewable							
Administrative Agent or other entity responsible for affirmative marketing:	City of Ocean City Asbury Avenue City, NJ 08226 6111	861 Ocean 861 Asbury Avenue Ocean City, NJ 08226 609 399 6111	Ocean City Housing Authority 204 4th Street Ocean City, NJ 08226 609 399 1062 jjones@vha.org	Ocean City Housing Authority 204 4th Street Ocean City, NJ 08226 609 399 1062 jjones@vha.org	Ocean City Housing Authority 204 4th Street Ocean City, NJ 08226 609 399 1062 jjones@vha.org	City of Ocean City 861 Asbury Avenue Ocean City, NJ 08226 609 399 6111	City of Ocean City 861 Asbury Avenue Ocean City, NJ 08226 609 399 6111	City of Ocean City 861 Asbury Avenue Ocean City, NJ 08226 609 399 6111	TRIAD ASSOC. Admin Agent. City of Ocean City 861 Asbury Avenue Ocean City, NJ 08226 609 399 6111	TRIAD ASSOC. Admin Agent. City of Ocean City 861 Asbury Avenue Ocean City, NJ 08226 609 399 6111
Contribution (for payments in lieu)	0	0	0	0	0	0	0	0	0	0
Total Affordable Housing Units Proposed	1	1	34	40	20	4	4	2	1	1
Total Affordable Housing Units Completed to Date	1	1	0	0	0	0	0	0	1	0
Type of Affordable Units:										
Family										
Family For-Sale	1	1	0	0	0	0	0	0	1	1
Family Rental	0	0	0	40	20	4	4	2		
Senior	0	0	0	0	0					
Senior For-Sale			0							
Senior Rental			34							
Supportive/Special needs										
Supportive For-Sale										
Supportive Rental										

Bedroom/Income Splits:

1 BR/or Efficiency Affordable Units										
Very Low-Income:			34							
Low-Income:			0							
Moderate-Income:			0						1	1
2 BR Affordable Units										0
Very Low-Income:										
Low-Income:										
Moderate-Income:						2	2	1		
3+ BR Affordable Units										0
Very Low-Income:	0	0								
Low-Income:	1	1								
Moderate-Income:	0	0								
Supportive/Special Needs Units:	0									0
Very Low-Income:										
Low-Income:										
Moderate-Income:										

OVERALL PRIOR AND THIRD ROUND SUMMARY			
	NUMBER	PERCENT	
Total Units	3	-	
Very-Low Income Units	34	1133%	
Low-Income	2	67%	
Moderate-Income	7	233%	
Family	0	0%	
Senior	0	0%	
Supportive/Special Needs	0	0%	
For Sale	4	133%	
Rental	104	3467%	

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.

Compliance Mechanism(s)

100% Affordable
Accessory apartment program
Assisted living residence
Extension of expiring controls
Inclusionary zoning
Market-to-Affordable
RCA (approved pre-2008)
Redevelopment
Support and special needs
Other

Status

No approvals
Approved not built
Under construction
Built

Rounds

Prior Round
Third Round
Prior and Third Round