

**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/rol	Dorothy F. McCrosson, Esquire, City Solicitor
Date of filling out form:	17-Jul-20
Email:	<a href="mailto:dmcrosson@ocnj.us">dmcrosson@ocnj.us</a>
Municipal Housing Liaison for municipality:	Christine D. Gundersen
Email:	<a href="mailto:cgundersen@ocnj.us">cgundersen@ocnj.us</a>
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.)

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	Feb. 2019 Amended Spending Plan - Figures as of 12/31/2018	1/1/2019-7/17/2020	
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
<b>TOTAL</b>	<b>\$ 8,053,379</b>	<b>\$ 1,503,871</b>	<b>\$9,557,250</b>
<b>EXPENDITURE SUMMARY</b>			
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
<b>TOTAL</b>	<b>\$ 2,677,812</b>	<b>\$ 307,606</b>	<b>\$2,985,418</b>

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	\$13,282.92
McCrosson & Stanton, PC	Legal work	\$33,689.56
Christine Gundersen	MHL - Professional Development & Payroll	\$31,303.72
TRIAD Associates	Administrative Agent	\$20,607.00
<b>TOTAL</b>		<b>\$111,883</b>

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
Lenegan Plumbing & Heating	Repairs for Mkt To Affordable Buyer	\$296.00
<b>TOTAL</b>		<b>\$112,874</b>

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

Comments:

\*View 2020 income limits: [https://ahpnj.org/member\\_docs/Income\\_Limits\\_2020.pdf](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_2019_FINAL.pdf)

[https://ahpnj.org/member\\_docs/Income\\_Limits\\_2018.pdf](https://ahpnj.org/member_docs/Income_Limits_2018.pdf)

[https://ahpnj.org/member\\_docs/Income\\_Limits\\_2017.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



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	14, 1 & 2	1	1, 12	22&23	22	11	2	50-C6	
Address:	613 Simpson Avenue	626 Simpson Avenue	601 West Avenue a/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 609 399	City of Ocean City 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	0	1	
Family Rental	0	0	0	40	20	4	4	2	1	1	
Senior	0	0	0	0	0	0	0	0	0	0	
Senior For-Sale											
Senior Rental			34								
Supportive/Special needs											
Supportive For-Sale											
Supportive Rental											

Bedroom/Income Splits:

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



**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