

# Oceanport Borough, Monmouth County

## Project/Unit Monitoring - October 11, 2021 (Page 1)

Site / Program Name	Oceanport Manor	Beacon Living: FMERA Acute Care	Elizabeth Drive	Liberty Walk at Ft. Monmouth: FMERA Officer Housing	Oceanport Village Center																				
<b>Project Type</b>	100% Affordable Family Rental	Inclusionary Family Rental	100% Affordable Special Needs Rental	Inclusionary Special Needs Rental	Inclusionary Family Rental																				
<b>Block &amp; Lot / Street</b>	Block 110, Lot 180.01 25 Main Street	Block 110.01, Lot 1, 1075 Stephenson Ave. Suite A	B: 130 / L: 23 Elizabeth Dr	B: 110 / L: 1 1-51 Gosselin Avenue	Block 88, Lot 26.01 179 East Main Street																				
<b>Status</b>	Completed	Completed	Completed	Under Construction	Under Construction																				
<b>Date</b>	7/28/17	6/1/2020	9/19/07	7/18/19	12/10/08 (for completed 9 units) & 6/27/17 (3 planned units) Planning Bd Approvals																				
<b>Length of Affordability Controls</b>	30 Years	30 Years	20 Years	30 Years	30 Years																				
<b>Administrative Agent</b>	Affordable Housing Alliance - Neptune Township, 3535 Route 66, Parkway 100, Bldg 4, Neptune Township, NJ 07754, (732) 389- 2958, <a href="https://housingall.org/">https://housingall.org/</a>	Acutecare Management Services LLC, 500 River Avenue, Suite 150, Lakewood, NJ 08701, ,	Allies Inc., 1262 Whitehorse- Hamilton Square Road Building A, Suite 101, Hamilton, New Jersey 08690, (609) 689-0136, <a href="https://alliesnj.org/">https://alliesnj.org/</a>	RPM Development Group, 77 Park Street, Montclair, NJ 07042, (973) 744-5410, <a href="http://www.rpmdev.com/">http://www.rpmdev.com/</a>	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>																				
<b>Contribution</b>	N/A	N/A	N/A	N/A	N/A																				
<b>Type of Units</b>	Family Rental	Family Rental	Special Needs Rental	See Unit Notes	Family Rental																				
<b>Total Affordable Units</b>	<b>12</b>	<b>17</b>	<b>4</b>	<b>24</b>	<b>12</b>																				
<b>Units Notes</b>	6 units have DR controls beginning 7/28/17, 6 units have 35 year control period starting on 9/1/2017	Project based section 8. Applicants must fall under low income limits but many applicants are very low income because they only pay 30% of income towards rent.	4 Beds	16 LIHTC moderate income 3 bedroom homes. 16 special needs bedrooms in 8 homes.	9 units were completed in 2015 (5- 1b & 4-2b). 3 are planned all 3- bedroom, income split to be determined.																				
<b>Income/Bedroom Distribution</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>
<b>Very-Low-Income</b>	-	2	2	-	-	-	-	-	-	-	-	4	-	-	-	-	8	-	-	-	-	-	-	-	-
<b>Low-Income</b>	-	-	-	2	-	-	17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	2	-	-
<b>Moderate-Income</b>	-	4	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16	-	-	1	2	-	-

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Site / Program Name	Martelli Signature Homes 282 East Main Street Mixed Use	270-271 Oceanport Ave: Age Restricted FMERA Lodging Area	270-271 Oceanport Ave: FMERA Lodging Area	Martelli at Oceanport (Former Boro Hall) Redevelopment	FMERA Barker Circle																					
<b>Project Type</b>	Inclusionary Family Rental	Inclusionary Age Restricted Rental	Inclusionary Family Rental	Family Sale	Inclusionary Family Rental																					
<b>Block &amp; Lot / Street</b>	B:121 L:4 282 East Main Street	B: 110 / L: 1 270-271 Oceanport Ave.	B: 110 / L: 1 270-271 Oceanport Ave.	B: 65 L:1 222 Monmouth Blvd.	B: 110 / L: 1 111 Oceanport Ave																					
<b>Status</b>	Under Construction	Final Approval	Final Approval	Proposed/Zoned	Proposed/Zoned																					
<b>Date</b>	5/14/2019 Board Approval estimated completion date:1st quarter 2022	5/23/19 FMERA APPROVAL APPROVAL DATE: 1/26/2021 MEMORIALIZATION DATE: 2/23/2021	5/23/19 FMERA APPROVAL APPROVAL DATE: 1/26/2021 MEMORIALIZATION DATE: 2/23/2021	8/10/2018	TBD																					
<b>Length of Affordability Controls</b>	30 Years	30 Years	30 Years	See Notes	30 Years																					
<b>Administrative Agent</b>	T.B.D.	T.B.D.	T.B.D.	N/A, , , ,	T.B.D.																					
<b>Contribution</b>	N/A	N/A	N/A	N/A	N/A																					
<b>Type of Units</b>	Family Rental	Age Restricted Rental	Family Rental	See Unit Notes	Family Rental																					
<b>Total Affordable Units</b>	<b>4</b>	<b>16</b>	<b>20</b>	<b>12</b>	<b>15</b>																					
<b>Units Notes</b>	3 Affordable Units Received from Boro Hall/Martelli at Oceanport Project. Proposed distribution.	bedroom size may be 1 or 2 bedroom	Final planning board approval; pending resolution	3 Rental Units Transferred to 282 East Main Street Project																						
<b>Income/Bedroom Distribution</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	
<b>Very-Low-Income</b>	-	-	1	-	-	-	2	-	-	-	-	2	1	-	-	-	-	-	-	-	-	-	-	2	-	-
<b>Low-Income</b>	-	-	-	1	-	-	6	-	-	-	-	1	6	-	-	-	-	-	-	-	-	-	-	6	-	-
<b>Moderate-Income</b>	-	-	1	1	-	-	8	-	-	-	-	4	6	-	-	-	-	-	-	-	-	-	-	7	-	-

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**Project/Unit Monitoring - October 11, 2021 (Page 3)**

Site / Program Name	FMERA Nurses Quarters					FMERA 400 Area TOD Zone					Oceanport Housing Rehabilitation Program					Old Wharf Inclusionary Zoning					Village Commercial Affordable Housing Overlay Inclusionary District(E. Main St.)				
Project Type	Inclusionary Family Rental					Inclusionary Family Rental					Housing Rehabilitation Program					Inclusionary Family Rental					Inclusionary Family				
Block & Lot / Street	B: 110 / L: 1 Oceanport Ave					B: 110 / L: 1 Oceanport Ave					T.B.D.					B: 121 / L: 1.01 & 2 Main St					Various: B 88 34& 35; B: 101 L:1-9; B:121 Lot: 3.01 & 4 Main St				
Status	Proposed/Zoned					Proposed/Zoned					Proposed/Zoned					Proposed/Zoned					Proposed/Zoned				
Date	TBD					TBD					Various					2/18/16 Zone Approval					2/20/2020 Borough Adopted Ord. 1017				
Length of Affordability Controls	30 Years					30 Years					10 Years					30 Years					30 Years				
Administrative Agent	T.B.D.					T.B.D.					T.B.D.					T.B.D.					T.B.D.				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Family Rental					Family Rental					Housing Rehabilitation Program					Family Rental					Family				
Total Affordable Units	7					47					2					4					16				
Units Notes											Borough will complete units by 7/1/2025					Proposed Distribution					Projected Distribution				
Income/Bedroom Distribution	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4
Very-Low-Income	-	-	1	-	-	-	-	4	2	-	-	-	-	-	-	-	-	1	-	-	-	1	2	-	-
Low-Income	-	-	3	-	-	-	-	14	4	-	-	-	-	-	-	-	-	-	1	-	-	-	2	3	-
Moderate-Income	-	-	3	-	-	-	-	17	6	-	-	-	-	-	-	-	-	1	1	-	-	1	4	3	-

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**Project/Unit Monitoring - October 11, 2021 (Page 4)**

<b>Site / Program Name</b>	Monmouth Park Racetrack Overlay Zone
<b>Project Type</b>	Inclusionary Age Restricted Rental
<b>Block &amp; Lot / Street</b>	B: 122 / L: 28 175 Oceanport Avenue
<b>Status</b>	Proposed/Zoned
<b>Date</b>	2/20/20 Borough Approved Zoning Change Ord
<b>Length of Affordability Controls</b>	30 Years
<b>Administrative Agent</b>	T.B.D.
<b>Contribution</b>	N/A
<b>Type of Units</b>	Age Restricted Rental
<b>Total Affordable Units</b>	27
<b>Units Notes</b>	The overlay zoning will only be triggered and rekind at the Monmouth Park Racetrack.
<b>Income/Bedroom Distribution</b>	<b>Eff. Std.</b>
<b>Very-Low-Income</b>	-
<b>Low-Income</b>	-
<b>Moderate-Income</b>	-

