

2023

AFFORDABLE HOUSING

ANNUAL REPORT



Prepared For:
Borough of Wildwood Crest
Cape May County, New Jersey

December 14, 2023

Prepared By:
Acuity Consulting Services, LLC
(As subconsultant to BFJ Planning)
65 Capri Drive
Brick Township, NJ 08723

A handwritten signature in blue ink, reading 'Peter Van den Kooy'.

Peter Van den Kooy, PP, AICP
License No. 5918

EXHIBITS:

- A. Affordable Housing Trust Fund Monitoring
- B. Rehabilitation Monitoring
- C. Prior Round and Third Round Monitoring
- D. Very Low-Income Unit Monitoring

EXHIBIT A:
AFFORDABLE HOUSING TRUST FUND MONITORING

1. GENERAL INFORMATION AND TRUST FUND MONITORING

MUNICIPALITY NAME:	Wildwood Crest Borough
COUNTY:	Cape May
Date through which funds reported:	9/30/2023
Name of person filling out form and affiliation/role:	Peter Van den Kooy of Acuity Consulting Services, LLC as subconsultant to BfJ Planning
Date of filling out form:	31-Oct-23
Email:	peterv@acuitytoday.com
Municipal Housing Liaison for municipality:	Constance Mahon
Email:	cmahon@wildwoodcrest.org
Income Limits Year Being Used by Municipality*:	2023

(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

	March 21, 2018 (Inception) through December 31, 2022	January 1, 2023 through December 31, 2023	Total
REVENUE SUMMARY			
Barrier Free Escrow	\$ -	\$ -	\$0
Development Fees	\$ 368,859	\$ 164,976	\$533,835
Interest Earned	\$ 3,480	\$ 8,346	\$11,826
Other Income	\$ -	\$ -	\$0
Payments-in-Lieu of Construction	\$ -	\$ -	\$0
TOTAL	\$ 372,339	\$ 173,322	\$545,661

EXPENDITURE SUMMARY			
Administration**	\$ -	\$ -	\$0
Affordability Assistance***	\$ -	\$ -	\$0
Very Low-Income Affordability Assistance	\$ -	\$ -	\$0
Barrier Free Conversions	\$ -	\$ -	\$0
Housing Activity	\$ -	\$ -	\$0
TOTAL	\$ -	\$ -	\$0

ADMINISTRATION: Date in Approved Spending Plan to Present		
Name	List types of administrative expenses	Amount
	\$ -	\$ -
TOTAL		\$0

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
\$ -	\$ -	\$ -
TOTAL		\$0

EXHIBIT B:
REHABILITATION MONITORING

EXHIBIT C:
PRIOR ROUND AND THIRD ROUND MONITORING

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	T & C LLC	
Project developer:	T & C LLC	
Compliance Mechanism:	Inclusionary zoning	
Compliance Mechanism #2 (if project has multiple):	-	
Round:	Prior & Third Round RDP	
Block (if multiple separate by commas):	Pending	
Lot (if multiple separate by commas):	Pending	
Address:	Pending	
Construction required to begin by (for mechanisms other than inclusionary development):	-	
Status:	Selection of off-site set-aside parcel pending	
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):	-	
If "approved not built" or "under construction," date of site plan and/or subdivision approval:	-	
If "under construction," expected date of completion:	-	
Date of issuance of C.O.:	Pending	
If "built," date controls began:	Pending	
Length of Affordability Controls (years):	30	
Administrative Agent or other entity responsible for affirmative marketing:	Pending	
Contribution (for payments in lieu)	-	
Total Affordable Housing Units Proposed	2	
Total Affordable Housing Units Completed to Date	0	
Type of Affordable Units:		
Family		
Family For-Sale		
Family Rental	2	
Senior		
Senior For-Sale		
Senior Rental		
Supportive/Special needs		
Supportive For-Sale		
Supportive Rental		

Bedroom/Income Splits:

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

EXHIBIT D:
VERY LOW-INCOME UNIT MONITORING

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)
No deed restricted very low-income units have been generated during the time period in question.				
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.