MIDDLESEX CTY CLERK

DEED

04 MAY 25 PM 3:52

BOOK #_____
PAGE #_____
OF PAGES_____

Prepared by:

Robert J. Foley
Attorney at Law of New Jersey

This Deed is made on November 20, 2003

BETWEEN Developmental Resources Corporation

a corporation of the state of NJ

having its principal office at 1130 Route 202 South, Raritan, NJ 08869 referred to as the Grantor,

AND Developmental Resources Corporation

whose post office address is 1130 Route 202 South, Raritan, NJ 08869 referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One AND no/100 ($1.00) dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of South Brunswick
Block No. 51 Lot No. 6.01 Account No.

[ ] No property tax identification number is available on the date of this deed. (Check box if applicable)

Property. The property consists of the land and all the buldings and structures on the land in the Township of South Brunswick, County of Middlesex and the State of NJ. The legal description is:

The property is commonly known as 186 Major Road.

Being the same property conveyed to the Grantor herein by deed from Aron E. Peterson and Georgene S. Peterson, husband and wife, dated December 16, 1986 and recorded on December 2, 1986 in the Middlesex County Clerk's Office in Deed Book 3581, Page 177.

This deed is subject to the following restrictions which shall expire automatically on November 20, 2018.

Owner agrees to the following HOME Investment Parterships program requirements:

(a) to maintain the affordability of these units for at least fifteen (15) years from the date of this Deed, in accordance with the following conditions:

(1) initially, 100% of the units must have rents that are not greater than the lesser of the latest applicable HUD Fair Market Rents for Middlesex County, low HOME rents for Middlesex County or 30% of the adjusted income for households at 50% of the median family income for households of the same size, less the monthly allowance for utilities and services (excluding telephone) to be paid by the tenant;

(2) the standard used for utility allowance will be that used by the Middlesex County Public Housing Agency and/or its successors;

(3) future maximum monthly rents must be recalculated annually by Owner, using the latest applicable low HUD HOME rents affordable to families earning 50% or less of the Middlesex County median income for households of the same size. These rents shall be subject to review and approval by the County.

(b) to insure that 100% of the units are initially occupied by households whose annual incomes are 50% or less of the Middlesex County median income for households of the same size, as published by HUD.

This restriction shall expire automatically on November 20 , 2018.

See Schedule A is attached hereto

BK5324PG542

Application No. 7703-OX

4. The land referred to in this Commitment is described as follows:

All that tract or parcel of land and premises, situate, lying and being in the Township of South Brunswick, County of Middlesex, State of New Jersey

BEGINNING at a point in the westerly line of Major Road (which line was established by deed to the Township of South Brunswick recorded in Book 2574 of Deeds, page 118) where the same is intersected by the southerly line of lands conveyed to Steve Gary sivco and Janice M. Sivco, his wife, by deed dated June 27, 1967 and recorded in Book 2583 of Deeds, page 774, and from thence running

1) along the said westerly line of Major Road, South 21 degrees 50 minutes East, 99.0 feet to a point, thence

2) South 68 degrees 30 minutes West, 410.00 feet to a point, thence

3) North 21 degrees 50 minutes West, 99.0 feet to the line of lands now or formerly of Steve Gary Sivco and Janice M. Sivco, his wife, as aforesaid, thence

4) along said last mentioned lands, North 68 degrees 30 minutes East, 410.22 feet to the point or place of BEGINNING.

The above described lands are intended to be and include all of the lands known as Lot 4 and the southerly half of Lot 5 as shown on a map annexed to and a part of deed recorded in Book 633 of Deeds, page 513, excepting so much thereof as was conveyed to the Township of South Brunswick for the widening of Major Road by the aforementioned deed recorded in Book 2574 of Deeds, page 118.

For information only: BEING known as Tax Lot 6.01, in Tax Block 51 as shown on the Current Tax Map of South Brunswick Township.

OLD REPUBLIC TITLE

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:

Edward A. Sutherland, Asst. Secretary

By:

David A. Wyher, President

STATE OF NEW JERSEY, COUNTY OF SOMERSET SS.:

I CERTIFY that on November 20 , 2003, Edward A. Sutherland personally came before me and acknowledged under oath, to my satisfaction, that :

(a) this person is the Assistant Secretary of Developmental Resources Corporation, the corporation named in this Deed;

(b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is David A. Wyher the President of the corporation;

(c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;

(d) this person knows the proper seal of the corporation which was affixed to this Deed;

(e) this person signed this proof to attest to the truth of these facts; and

(f) the full and actual consideration paid or to be paid for the transfer of title is $1.00

(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on
November 20 , 2003

Robert J. Foley
Attorney at Law of New Jersey

Edward A. Sutherland
Developmental Resources Corporation

BK5324PG544

RTF-1 (rev. 2/1/2000)

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION OR EXEMPTION(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(C. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 308, P.L. 1991 (N.J.S.A. 24:15-5 et seq.)

FOR RECORDER'S USE ONLY
Consideration $_____
Realty Transfer Fee $_____*
Date _____ By _____
*Use symbol "C" to indicate fee is exclusively for county use.

STATE OF NEW JERSEY

COUNTY OF SOMERSET ss.

(1) **PARTY OR LEGAL REPRESENTATIVE** (See instructions # 3, 4. & 5)

Deponent, David A. Wyher, being duly sworn according to law upon his/her oath deposes and says that he/she is the the President of Grantor in a deed dated November 20, 2003, transferring real property identified as Block No. 51 Lot No. 6.01 located at 186 Major Road, South Brunswick Township, Middlesex County, New Jersey, and annexed hereto.

(2) **CONSIDERATION** (See Instruction # 6)

Deponent states that, with respect to the deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is $1.00

(3) **FULL EXEMPTION FROM FEE**

Deponent claims that this deed transaction is fully exempt from the realty transfer fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.). Mere reference to exemption symbol is not sufficient.

(a) For a consideration of less than $100.00

(4) **PARTIAL EXEMPTION FROM FEE**

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY **MUST BE CHECKED**. *Failure to do so will void claim for partial exemption. (See Instructions 8 and 9.)*

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

A. **SENIOR CITIZEN** (See Instruction # 8)
- [ ] Grantor(s) 62 yr. of age or over. *
- [ ] One or two-family residential premises.
- [ ] Owned and occupied by grantor(s) at time of sale.
- [ ] Owners as joint tenants must all qualify except, in the case of a spouse.

B. **BLIND** (See Instruction #8)
- [ ] Grantor(s) legally blind. *
- [ ] One or two-family residential premises.
- [ ] Owned and occupied by grantor(s) at time of sale.
- [ ] No owners as joint tenants other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)
- [ ] Grantor(s) permanently and totally disabled. *
- [ ] One or two-family residential premises.
- [ ] Receiving disability payments.
- [ ] Not gainfully employed.
- [ ] No owners as joint tenants other than spouse or other qualified exempt owners.

*In the case of husband and wife only one grantor need qualify

C. **LOW AND MODERATE INCOME HOUSING** (See Instruction #8)
- [ ] Affordable According to HUD Standards.
- [ ] Meets Income Requirements of Region.
- [ ] Reserved for Occupancy.
- [ ] Subject to Resale Controls.

D. **NEW CONSTRUCTION** (See Instruction #9)
- [ ] Entirely new improvement.
- [ ] Not previously used for any purpose.
- [ ] Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me this 20th day of November, 2003

Robert J. Foley
Attorney at Law of NJ

Name of Deponent: David A. Wyher

1130 Route 202 South
Address of Deponent

Name of Grantor: Developmental Resources Corporation

Raritan, NJ 08869
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY	This space for use of County Clerk or Registrar of Deeds	
Instrument Number	County	
Deed Number	Book	Page
Deed Dated	Date Recorded	

IMPORTANT – BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without approval of

BK5324PG545

17. Prior Round: CIL Woods Group Home

Department of Community Affairs
Council on Affordable Housing
Supportive and Special Needs Housing Survey

Municipality: South Brunswick
County: Middlesex
Sponsor: South Brunswick Citizens for Independent Living
Developer:
Block: 84 Lot: 42.0431
Street Address: 100 Woods Lane Monmouth Jct., NJ 08852
Facility Name: CIL Woods, Inc.

Section 1: Type of Facility

- [ ] Licensed Group Home
- [ ] Transitional facility for the homeless (not eligible for credit as affordable housing after June 2, 2008)
- [ ] Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)
- [x] Permanent supportive housing
- [ ] Supportive shared housing
- [ ] Other – Please Specify: _____

Section 2: Sources and amount of funding committed to the project:

- [ ] Capital Application Funding Unit $_____
- [ ] HMFA Special Needs Housing Trust $_____
- [ ] Balanced Housing – Amount $_____
- [x] HUD – Amount $170,016 Program PRAC 811 (Annual Funding)
- [ ] Federal Home Loan Bank – Amount $_____
- [ ] Farmers Home Administration – Amount $_____
- [ ] Development fees – Amount $_____
- [ ] Bank financing – Amount $_____
- [ ] Other – Amount $_____ Program _____
- [ ] For proposed projects, please submit a pro forma
- [ ] Municipal resolution to commit funding, if applicable
- [ ] Award letter/financing commitment (proposed new construction projects only)

Section 3: For all facilities other than permanent supportive housing:

Total # of bedrooms reserved for:
- Very low-income clients/households: _____
- Low-income clients/households: _____
- Moderate-income clients/households: _____
- Market-income clients/households: _____

Section 4: For permanent supportive housing:

Total # of units 16 including:
- # of very low-income units 16
- # of low-income units _____
- # of moderate-income units _____
- # of market-income units _____

Section 5:

Length of Controls: 40 years
Effective Date of Controls: 08/1997
Expiration Date of Controls: 08/2037
Average Length of Stay: _____ months (transitional facilities only)

Section 6:

- [ ] CO Date: _____

For licensed facilities, indicate licensing agency:
- [ ] DDD [ ] DMHS [ ] DHSS [ ] DCA [ ] DCF
- [ ] Other _____

Initial License Date: _____
Current License Date: _____

Section 7:

Has the project received project-based rental assistance? [x] Yes [ ] No; Length of commitment: 20 years
Other operating subsidy sources: _____; Length of commitment: _____ years
Is the subsidy renewable? [x] Yes [ ] No

Section 8: The following verification is attached:

- [x] Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)
- [ ] Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)

Section 9:

Residents 18 yrs or older? [x] Yes [ ] No
Age-restricted? [ ] Yes [x] No
Population Served (describe): Developmentally Disabled
Accessible (in accordance with NJ Barrier Free Subcode)? [x] Yes [ ] No

Section 10: Affirmative Marketing Strategy (check all that apply):

- [ ] DDD/DMHS/DHSS waiting list
- [ ] Affirmative Marketing Plan approved by the Council's xecutive Director

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: Karen H Scalia 2/22/19
Project Administrator Date

Certified by: _____ _____
Municipal Housing Liaison Date

New Jersey Is An Equal Opportunity Employer

CIL Woods Inc.

MIDDLESEX COUNTY CLERK
County Clerk's Recording Page

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No. Pages 0007

Instrument DEED W/O ABSTRA

Date : 7/28/1998

Time : 4:21:05

Control # 199807280610

INST# DE 1998 010135

Employee ID ANDERD

SOUTH BRUNSWICK TOWNSHIP OF

RECORDING	$	25.00
OVERCHARGE	$	.00
	$	.00
	$	.00
	$	.00
	$	.00
	$	.00
	$	.00
	$	.00
Total:	$	25.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

ELAINE FLYNN
COUNTY CLERK

199807280610

RECORDING INFORMATION
MUST REMAIN WITH DOCUMENT

COUNTY OF MIDDLESEX

Prepared By: Martin K. Indik

Martin K. Indik
Attorney at Law, State of NJ

98 JUL 28 PM 4:02

RETURN TO

4522
816

CORRECTIVE DEED

THIS CORRECTIVE DEED is made on July 27, 1998,

BETWEEN TOWNSHIP OF SOUTH BRUNSWICK, a municipal corporation of the State of New Jersey, its successors and assigns, with an address at P.O. Box 190 Monmouth Junction, New Jersey 08852-0190

referred to as Grantor.

AND CIL WOODS, INC., a New Jersey Corporation not for profit, its successors and assigns, with a post office address at P.O. Box 600, Kingston, New Jersey 08528

referred to as Grantee.

The words "Grantor" and "Grantee" shall mean all grantors and Grantees listed above.

WITNESSETH

WHEREAS Grantor did, on September 3, 1997, execute and deliver to Grantee a deed of conveyance for the property in the Township of South Brunswick and said deed is recorded in the Office of the Register of Deeds and Mortgages of the County of Middlesex on September 24, 1997, in Deed Book 4444 beginning on page 603 (the "Deed"); and

WHEREAS, through inadvertence and mistake, said deed of conveyance does not contain certain necessary covenants and restrictions and does not correctly describe a portion of the property that was intended to be conveyed; and

WHEREAS, Grantor executes this Corrective Deed to correct, supplement and supersede the Deed.

NOW, THEREFORE, Grantor grants and conveys (transfers ownership of) the property described below to the Grantee as follows:

Transfer of Ownership. This transfer is made for the sum of ONE ($1.00) DOLLAR and other good and valuable consideration. Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Township of South Brunswick, Block No. 84, Lots 42.043.

Property. The property consists of the land and all buildings and structures on two adjacent parcel of land in the Township of South Brunswick, County of Middlesex and State of New Jersey, designated as Lot 43.0432 in Block 84 and more fully described in the attached Exhibit A and in the attached Exhibit B, wherein certain portions of Lots 9 and 42.042 in Block 84 which were conveyed to Grantee and made a part of Lot 43.0432 in Block 84 are described.

Deed Restrictions. The property shall be subject to the rights and easements of other parties of record and shall further be subject to the following covenants and restrictions:

1. **Grantor's Reversionary Interest** The lands or buildings conveyed herein shall be used only for the purposes of a not for profit housing corporation, to wit, for the purpose of constructing housing for low and moderate income persons or families or handicapped persons and to render such services or to provide such facilities as may be agreed upon, and not for commercial purposes, trade or manufacture, and that if said lands or buildings are not used in accordance with said limitation, title thereto shall revert to the Grantor without any entry or reentry made thereon on behalf of the Grantor; and

   The Grantor's reversionary interest as herewith set forth, shall always be subject to, subordinate to and limited by, and shall not defeat, render invalid or limit in any way, the lien or interest of any Capital Advance Mortgage held by HUD, or its successors and/or assigns; the mortgage held by Summit Bank (Federal Home Loan Bank NY), or its successors or assigns, securing a loan/grant for $75,000; the mortgage held by the County of Middlesex (HOME Investment Partnership Program), or its successors and/or assigns, securing a loan for $290,850; or the mortgage held by the New Jersey Department of Community Affairs, Division of Housing and Community Resources, or its successors and/or assigns, securing a loan for $160,000 (hereinafter collectively referred to as the "Senior Mortgages"). The subordination to the Senior Mortgages shall remain in full force and effect for the term thereof or until such time that any and all sums shall have been paid, whichever period of time shall prove to be the longer or shall end later. And provided further that any such right of reversion of title shall always be subject to the right of HUD, its successors and/or assigns, including the right to cure any default and preserve the use of the property as a Section 811 project; the purposes of the HUD Section 811 program, as amended, or for any other use as approved by HUD.

2. **HOME Loan Mortgage Financing Restriction.** Pursuant to the March 16, 1995 Agreement between the County of Middlesex and the Grantee, whose predecessor in interest and the signator of the Agreement is South Brunswick Citizens for Independent Living, Inc., dated March 16, 1995 and the

Amendment to that Agreement, dated July 16, 1998, Grantee received certain HOME Investment Partnership Program Funds for the development of the property, subject to the following covenants and restrictions for the maintenance of the affordability of the housing units constructed for at least twenty (20) years pursuant to the following conditions:

a. Initially, all of the units must have rents that are not greater than the lesser of the latest applicable HUD Fair Market rents for Middlesex County, HOME Rents for Middlesex County, or 30% of the adjusted income for households at 50% of the median income, less the monthly allowance for the utilities and services (excluding telephone) to be paid by the tenant, if any;
b. The standard used for utility allowance will be that used by the Middlesex County Public Housing Agency and/or its successors; and
c. Future Maximum monthly rents must be recalculated annually by Grantee, using the latest applicable HUD HOME Rents and calculations of rents affordable to families earning 50% of median income. These recalculations shall be subject to review and approval by the County.

The above-referenced HOME Loan Financing conditions in this section 2 shall remain in effect for twenty years from the date of first occupancy of the project and shall terminate thereafter.

The above-referenced HOME Loan Financing conditions shall be further subject to the following HUD Section 811 loan restrictions:

a. The HOME loan conditions shall be reconciled with the requirement of HUD Section 811 and, where there are inconsistencies, the HUD Section 811 requirements shall control.
b. Notwithstanding the County's rules to the contrary, the county shall consent to a sale or transfer of Property which is approved by HUD pursuant to the HUD Section 811 rules.
c. The mortgage for the HOME loan shall be subordinate to the Capital Advance Mortgage for the HUD Section 811 loan as follows:
   (1) The loan hereunder may not become due and payable in whole or in part until the Section 811 Capital Advance Mortgage is fully amortized except in the following cases:
      a. payments can be made on the second mortgage prior to full amortization from "Residential Receipts" as that term is defined in the Section 811 Regulatory Agreement, to the extent available after approval by the local HUD Office; or
      b. the Sponsor agrees to make payments from its own funds, and such funds do not come from the Section 811 project.
   (2) The rights and interests of the County always shall be subject to and subordinate to, and limited by, and shall not defeat, render invalid or limit in any way, the lien or interest of any Capital Advance Mortgage held by HUD or its successors and assigns;

that such subordination to said Capital Advance Mortgage held by HUD or its successors shall remain in full force and effect for the term thereof.

(3) Compliance by the Grantee with all HUD requirements satisfies all requirements of the County as set forth herein.

(4) None of the requirements of the County contained herein can or shall be construed to interfere with or be in conflict with HUD requirements concerning the development or operation of the project, or in any way jeopardize continued operation of the project on terms at least as favorable to existing and future tenants under the HUD Section 811 program.

(5) No default under any loan, mortgage, mortgage note or Agreement of Deed Restriction may be declared without HUD approval.

(6) HUD approval of a Transfer of Physical Assets (TPA) associated with the property referred to herein constitutes approval of the TPA by the County.

Promises by Grantor. The Grantor promises that Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). The promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as making a mortgage or allowing a judgment to be entered against Grantor).

Signatures. This Corrective Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:

Township of South Brunswick

By: _____
DONATO NIEMAN
BUSINESS ADMINISTRATOR

By execution of this Corrective Deed, Grantee hereby agrees and consents to the covenants and restrictions set forth herein.

Attested by:

CIL Woods, Inc.

By: _____
Jean Gibson, President

STATE OF NEW JERSEY, COUNTY OF MERCER ss.:

I CERTIFY that on December 10th, 1997

Jean Gibson, President of CIL Woods, Inc.

personally came before me and acknowledged under oath, to my satisfaction, that this person:

(a) is named in and personally signed this document; and

(b) signed, sealed and delivered this document as her act and deed.

Clothilda Acquaviva

CLOTHILDA ACQUAVIVA
NOTARY PUBLIC OF THE STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPTEMBER 24, 2001

Exhibit A

DESCRIPTION OF LOT 43.0432 IN BLOCK 84,
SITUATE IN THE TOWNSHIP OF SOUTH BRUNSWICK,
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

BEGINNING at a point in the southeasterly right of way line of County Route 522, said point being found at centerline station 245+30.53, 60.00 feet right of centerline, said point also being found the following two (2) courses in distances from the point of intersection of the centerline of New Road with the said centerline of County Route 522, said intersection being at centerline station 255+26.61 of said County Route 522;

A) Along the centerline of said County Route 522 S71°03'30"W a distance of 996.08 feet to a point on centerline of same at centerline station 245+30.53, thence;

B) Leaving said centerline S18°56'30"E a distance of 60.00 feet to the aforementioned point of beginning and from said beginning point, running thence;

1) Leaving said line and passing along the division line between said Lot 42.0432 and Lot 42.0433 on the northeast S18°56'30"E a distance of 33.20 feet to an angle point in same, thence;

2) Continuing along the said southwesterly line of Lot 42.0433 S32°38'37"E a distance of 206.50 feet to an angle point in same, thence;

3) Continuing along the same S25°20'27"E a distance of 94.08 feet to an angle point in same, thence;

4) Continuing along the same S47°28'46"E a distance of 44.63 feet to an angle point in same, thence;

5) Continuing along the same S03°49'41"E a distance of 100.99 feet to a point, thence;

6) Leaving said line and passing along a northwesterly line of new Lot 42.0431 S67°42'12"W a distance of 247.97 feet to a point, corner to same, thence;

7) Continuing along a northeasterly line of said Lot 42.0431 N22°17'48"W a distance of 479.34 feet to a point in the said southeasterly right-of-way line of County Route 522 (60 feet from centerline), thence;

8) Along the said southeasterly line of Route 522 N71°03'30"E a distance of 221.21 feet to the point and place of beginning.

The above described parcel containing 2.70 acres of land more or less.

END OF DOCUMENT

18. Prior Round: CIL Wynwood Group Homes

Department of Community Affairs
Council on Affordable Housing
Supportive and Special Needs Housing Survey

Municipality: South Brunswick County: Middlesex
Sponsor: South Brunswick CIL Developer: _____
Block: 96 Lot: 15.06 Street Address: 1 Sassafras Lane
Facility Name: _____

Section 1 Type of Facility:

- ☐ Licensed Group Home
- ☐ Transitional facility for the homeless (**not eligible** for credit as affordable housing after June 2, 2008)
- ☐ Residential health care facility (licensed by NJ Dept of Community Affairs or DHSS)
- ☐ Permanent supportive housing
- ☐ Supportive shared housing
- ☒ Other – Please Specify: Independent

Section 2 Sources and amount of funding committed to the project

- ☐ Capital Application Funding Unit $_____
- ☐ HMFA Special Needs Housing Trust $_____
- ☐ Balanced Housing – Amount $_____
- ☐ HUD – Amount $_____ Program_____
- ☐ Federal Home Loan Bank – Amount $_____
- ☐ Farmers Home Administration – Amount $_____
- ☐ Development fees – Amount $_____
- ☐ Bank financing – Amount $_____
- ☐ Other – Amount $_____ Program_____
- ☐ For proposed projects, please submit a pro forma
- ☐ Municipal resolution to commit funding, if applicable
- ☐ Award letter/financing commitment (proposed new construction projects only)

Section 3 For all facilities other than permanent supportive housing

Total # of bedrooms reserved for: low/moderate 2

- Very low-income clients/households ____
- Low-income clients/households ____
- Moderate-income clients/households ____
- Market-income clients/households ____

Section 4 For permanent supportive housing

Total # of units _____, including: N/A

- # of very low-income units ____
- # of low-income units ____
- # of moderate-income units ____
- # of market-income units ____

Section 5

Length of Controls: 30 years
Effective Date of Controls: 1994
Expiration Date of Controls: 2024
Average Length of Stay: N/A months (transitional facilities only)

Section 6

☒ CO Date: Oct. 1993

For licensed facilities, indicate licensing agency

☐ DDD ☐ DMHS ☐ DHSS ☐ DCA ☐ DCF
☐ Other _____

Initial License Date: _____
Current License Date: _____ N/A

Section 7

Has the project received project-based rental assistance? ☐ Yes ☒ No; Length of commitment _____ years
Other operating subsidy sources: _____; Length of commitment: _____ years
Is the subsidy renewable? ☐ Yes ☐ No

Section 8 The following verification is attached:

- ☒ Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)
- ☐ Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)

Section 9

Residents 18 yrs or older? ☒ Yes ☐ No
Population Served (describe): developmentally disabled
Age-restricted? ☐ Yes ☒ No
Accessible (in accordance with NJ Barrier Free Subcode)? ☐ Yes ☐ No

Section 10 Affirmative Marketing Strategy (check all that apply)

- ☒ DDD/DMHS/DHSS waiting list
- ☐ Affirmative Marketing Plan approved by the Council's xecutive Director

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: _____ Project Administrator — Date: 4/22/15

Certified by: _____ Municipal Housing Liaison — Date: _____

Department of Community Affairs
Council on Affordable Housing
Supportive and Special Needs Housing Survey

Municipality: South Brunswick County: Middlesex
Sponsor: CIL Developer:
Block: 96 Lot: 859 Street Address: 59 Fortail Lane
Facility Name:

Section 1 Type of Facility

- ☐ Licensed Group Home
- ☐ Transitional facility for the homeless (**not eligible** for credit as affordable housing after June 2, 2008)
- ☐ Residential health care facility (licensed by NJ Dept of Community Affairs or DHSS)
- ☐ Permanent supportive housing
- ☐ Supportive shared housing
- ☒ Other – Please Specify Independent Living

Section 2 Sources and amount of funding committed to the project

- ☐ Capital Application Funding Unit $____
- ☐ HMFA Special Needs Housing Trust $____
- ☐ Balanced Housing – Amount $____
- ☐ HUD – Amount $____ Program____
- ☐ Federal Home Loan Bank – Amount $____
- ☐ Farmers Home Administration – Amount $____
- ☐ Development fees – Amount $____
- ☐ Bank financing – Amount $____
- ☐ Other – Amount $____ Program____
- ☐ For proposed projects, please submit a pro forma
- ☐ Municipal resolution to commit funding, if applicable
- ☐ Award letter/financing commitment (proposed new construction projects only)

Section 3 For all facilities other than permanent supportive housing

Total # of bedrooms reserved for Low / Moderate 1

- Very low-income clients/households ____
- Low-income clients/households ____
- Moderate-income clients/households ____
- Market-income clients/households ____

Section 4 For permanent supportive housing

Total # of units ____, including:

- # of very low-income units ____
- # of low-income units ____
- # of moderate-income units ____
- # of market-income units ____

Section 5

Length of Controls: 30 years
Effective Date of Controls: 1994
Expiration Date of Controls: 2024
Average Length of Stay: ____ months (transitional facilities only) n/A

Section 6

☒ CO Date: Sept 1993

For licensed facilities, indicate licensing agency:

☐ DDD ☐ DMHS ☐ DHSS ☐ DCA ☐ DCF
☐ Other ____ n/A
Initial License Date: ____
Current License Date: ____

Section 7

Has the project received project-based rental assistance? ☐ Yes ☒ No. Length of commitment: ____ years
Other operating subsidy sources: ____, Length of commitment ____ years
Is the subsidy renewable? ☐ Yes ☐ No

Section 8 The following verification is attached:

- ☒ Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)
- ☐ Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)

Section 9

Residents 18 yrs or older? ☒ Yes ☐ No
Population Served (describe) Developmentally Disabled
Age-restricted? ☐ Yes ☒ No
Accessible (in accordance with NJ Barrier Free Subcode)? ☒ Yes ☐ No

Section 10 Affirmative Marketing Strategy (check all that apply)

- ☒ DDD/DMHS/DHSS waiting list
- ☐ Affirmative Marketing Plan approved by the Council's xecutive Director

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: ____ 4/22/15
Project Administrator Date

Certified by: ____
Municipal Housing Liaison Date

Department of Community Affairs
Council on Affordable Housing
Supportive and Special Needs Housing Survey

Municipality: South Brunswick County: Middlesex
Sponsor: South Brunswick CIL Developer: _____
Block: 96 Lot: 15.05 Street Address: 23 Arrowwood
Facility Name: _____

Section 1 Type of Facility

- ☐ Licensed Group Home
- ☐ Transitional facility for the homeless (**not eligible** for credit as affordable housing after June 2, 2008)
- ☐ Residential health care facility (licensed by NJ Dept of Community Affairs or DHSS)
- ☐ Permanent supportive housing
- ☐ Supportive shared housing
- ☒ Other – Please Specify _____

Independent Living

Section 2 Sources and amount of funding committed to the project

- ☐ Capital Application Funding Unit $_____
- ☐ HMFA Special Needs Housing Trust $_____
- ☐ Balanced Housing – Amount $_____
- ☐ HUD – Amount $_____ Program_____
- ☐ Federal Home Loan Bank – Amount $_____
- ☐ Farmers Home Administration – Amount $_____
- ☐ Development fees – Amount $_____
- ☐ Bank financing – Amount $_____
- ☐ Other – Amount $_____ Program_____

- ☐ For proposed projects, please submit a pro forma
- ☐ Municipal resolution to commit funding, if applicable
- ☐ Award letter/financing commitment (proposed new construction projects only)

Section 3 For all facilities other than permanent supportive housing

Total # of bedrooms reserved for: Low/moderate 2

- Very low-income clients/households ____
- Low-income clients/households ____
- Moderate-income clients/households ____
- Market-income clients/households ____

Section 4 For permanent supportive housing

Total # of units _____ including: N/A

- # of very low-income units ____
- # of low-income units ____
- # of moderate-income units ____
- # of market-income units ____

Section 5

Length of Controls: 30 years
Effective Date of Controls: 1994
Expiration Date of Controls: 2024
Average Length of Stay: N/A months (transitional facilities only)

Section 6

☐ CO Date: Jan 1994

For licensed facilities, indicate licensing agency:
☐ DDD ☐ DMHS ☐ DHSS ☐ DCA ☐ DCF
☐ Other _____

Initial License Date: _____ N/A
Current License Date: _____

Section 7

Has the project received project-based rental assistance? ☐ Yes ☒ No; Length of commitment _____ years
Other operating subsidy sources _____; Length of commitment _____ years
Is the subsidy renewable? ☐ Yes ☐ No

Section 8 The following verification is attached

- ☒ Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)
- ☐ Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)

Section 9

Residents 18 yrs or older? ☒ Yes ☐ No
Population Served (describe): Developmentally Disabled
Age-restricted? ☐ Yes ☒ No
Accessible (in accordance with NJ Barrier Free Subcode)? ☐ Yes ☐ No

Section 10 Affirmative Marketing Strategy (check all that apply)

- ☒ DDD/DMHS/DHSS waiting list
- ☐ Affirmative Marketing Plan approved by the Council's xecutive Director

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: Linda King 4/22/15
Project Administrator Date

Certified by: _____ _____
Municipal Housing Liaison Date

1 Sassafrass Ln

R&R: MARTIN K. INDIK
601 EWING ST, C-14
PRINCETON NJ 08540

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS 8323W
Division of Housing 12/92
Affordable Housing Management Service
AFFORDABLE HOUSING AGREEMENT
RENTAL PROPERTIES

Prepared by: MARTIN K. INDIK, ATTORNEY AT LAW N.J.

RETURN TO

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This AGREEMENT is entered into on this 7th day of JANUARY, 1994 between South Brunswick Citizens for Independent Living, Inc., owner of the properties designated in Section II PROPERTY DESCRIPTION, hereafter "OWNER", and New Jersey Department of Community Affairs hereafter "AUTHORITY", both parties having agreed that the covenants, conditions and restrictions contained herein shall be imposed on the Affordable Housing unit(s) described in Section II PROPERTY DESCRIPTION for a period of at least thirty years beginning on January 7, 1994 and ending after January 6, 2024 when any Affordable Housing rental unit that continues to be occupied by an income-eligible household shall become vacant.

WHEREAS, the New Jersey Housing and Mortgage Finance Agency (the Agency) is authorized by the Fair Housing Act (P.L. 1985, c. 222), hereinafter (the Act), to make grants and loans to assist municipalities meet their low and moderate income housing obligation as determined in accordance with the Act and to establish requirements and controls in consultation with the Council on Affordable Housing (the Council) to ensure the maintenance of that housing as affordable to low and moderate income households for a period of at least 30 years, or for a shorter period when authorized; and

WHEREAS, the Agency is authorized by Section 324 of the Act to establish procedures for entering into and shall enter into contracts with willing municipalities or developers of inclusionary developments whereby the Agency will administer resale and rent controls in municipalities where no appropriate administrative agency exists, and to charge a reasonable fee therefor; and

WHEREAS, the Department of Community Affairs (the Department) is authorized by the Act to make grants and loans to assist municipalities meet their low and moderate income housing obligations as determined in accordance with the Act, and to establish contractual guarantees and procedures to ensure that units of housing so provided for low and moderate income households as defined in the Act shall continue to be occupied by low and moderate income households for at least 30 years, or for a shorter period when authorized; and

WHEREAS, the Agency (N.J.A.C. 5:80-24) and the Department (N.J.A.C. 5:14-4) have each adopted procedural regulations establishing such procedures and controls and the terms thereof as required by the Act; and

WHEREAS, the Department and the Agency, pursuant to authority granted under the Act, have signed a Memorandum of Understanding agreeing to delegate central responsibility for the administration of such regulations, including the administration of contracts with municipalities or developers pursuant to Section 324 of the Act, to the Department; and

WHEREAS, pursuant to the Act, the housing unit (units) described in Section II PROPERTY DESCRIPTION hereafter and/or an attached EXHIBIT A of this Agreement has(have) been designated as low and moderate income housing as defined by the Act; and

WHEREAS, the purpose of this Agreement is to ensure that the described housing units(unit) remain(s) affordable to low and moderate income eligible households for that period of time described in Section III TERM OF RESTRICTION.

NOW, THEREFORE, it is the intent of this Agreement to ensure that the affordability controls are contained directly in the property deed for the premises and incorporated into and recorded with the property deed so as to bind the owner of the described premises and notify all future purchasers of the housing unit that the housing unit is encumbered with affordability controls; and by entering into this Agreement, the Owner of the described premises agrees to restrict the rental of the housing unit(s) to low and moderate income eligible households at a maximum adjusted rent determined by the Department for the specified period of time.

I. DEFINITIONS

"Adjusted Rent" shall mean the Base Rent for a rental unit adjusted by the Index.

BK4122PG548

RECEIVED/RECORDED
MIDDLESEX COUNTY 01/25/94 154727
CONSIDERATION $.00 TAX $.00
DEED REC. FEE $29.00
INSTRUMENT DEED 984 NONE

BK4122PG548