

MIDPOINT REVIEW REPORT FOR THE 2016 HOUSING ELEMENT AND FAIR SHARE HOUSING PLAN

TOWNSHIP OF SPRINGFIELD



June 26, 2020

Prepared by

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Project Number 2020006.001

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

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**MIDPOINT REVIEW TO
THE TOWNSHIP OF SPRINGFIELD
2016 HOUSING ELEMENT AND FAIR SHARE PLAN**

I. INTRODUCTION

The terms of an agreement regarding In The Matter of the Township of Springfield, County of Union, Docket No.: UNN-L-2457-15, between the Township of Springfield and Fair Share Housing Center (FSHC) – were outlined in a Settlement Agreement dated June 24, 2016 and signed June 28, 2016. Pursuant to Paragraph 19 of the Settlement Agreement:

- “19. For the midpoint realistic opportunity review due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, Springfield will post on its municipal website, with a copy provided to FSHC, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether the mechanisms to meet unmet need should be revised or supplemented. Such posting shall invite any interested party to submit comments to Springfield, with a copy to FSHC, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether the mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the court regarding these issues.

The Township received a Conditional Judgement of Compliance and Repose (“JOR”) on December 21, 2016, and a Final JOR on June 23, 2017. This Midpoint Review Report will serve to outline the conditions of the Settlement Agreement and any conditions imposed in the Township’s JOR, as well as the status of the implementation of the Housing Element and Fair Share Plan, to determine whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether any mechanisms to meet unmet need should be revised or supplemented. Additionally, attached documentation regarding project monitoring (Appendix A), very-low income monitoring (Appendix B), Affordable Housing Trust Fund Monitoring (Appendix C), and rehabilitation documentation related to participation in the Union County Home Improvement Program (Appendix D).

II. STATUS OF THE HOUSING ELEMENT AND FAIR SHARE PLAN IMPLEMENTATION AND SETTLEMENT AGREEMENT CONDITIONS

Paragraph 5 of the Settlement Agreement provides that “Springfield has a Prior Round prospective need of 135 units which was met through the following compliance mechanisms and resulted in surplus of 45 units which will be applied to the third round obligation as illustrated in the following table”. Thus, the Prior Round prospective need has been satisfied in full.

1. Satisfaction of the RDP (Paragraph 6 of the Settlement Agreement)

Paragraph 6 of the Settlement Agreement provides that “Based upon Springfield’s agreed upon vacant land adjustment, as calculated in Exhibit A, Springfield has a realistic development potential (RDP) of 107 units”. As noted by Paragraph 4 of the Conditional JOR, “Springfield has a vacant land adjustment resulting in a 127 unit realistic development potential (RDP) and a 283 unit unmet need obligation”. The following provides the status of the projects set forth to help fulfill the

Township's RDP, as stipulated by the corresponding Table referenced to the Settlement Agreement. These sites are summarized in the project monitoring table attached to this report as Appendix A.

✓ **Morris and Center LLC (Redevelopment)**

Morris and Center LLC, 259-279 Morris Avenue, 7-19 Caldwell Place and 14-26 Center Street (Block 706, Lots 10-17) – A plan has been adopted for the redevelopment of a portion of the downtown district of the Township. The Planning Board had previously approved the entire redevelopment area. Although the first portion of the redevelopment area did not include the requirement for affordable housing, this plan recommends the amendment of that plan for such an inclusion and that subsequent areas of the downtown include an affordable housing set-aside as part of their proposal. The first portion of the redevelopment plan has received preliminary site plan approval from the Planning Board. This site was approved with 140 dwelling units and approximately 30,000 square feet of retail and office space.

- **Adoption of Redevelopment Plan**
 - **Completed:** Adopted on May 12, 2015 by Ordinance 2015-13.
- **Status:** Application No. 11-2015-S for Amended Preliminary and Final Site Plan approved by the Planning Board by Resolution, dated May 4, 2020.

✓ **Park Place (Proposed and Existing Zoning)**

Park Place at Springfield, South Springfield Avenue (Block 4001, Lot 2) - An existing Planned Unit Development (PUD) that includes a mix of multi-family residences, office buildings and a retail commercial building. The total lot is 53.186 acres in size and fronts on South Springfield Avenue and Route 22 East. Not all of the approved office buildings have been constructed and there is an approximately 8.5 acre portion of the site that remains undeveloped. The developer has expressed a desire to construct additional residences on the undeveloped portion with a set-aside for low and moderate income dwellings. The property is currently zoned PUD. It is proposed that the set-aside for sales units would be twenty (20%) percent since the property is already owned by the developer. Should the developer opt to provide rental units the set-aside could be reduced to fifteen (15%) percent. In order for this proposal to go forward the current zoning would have to be modified to permit a greater residential density on the portion of the tract with the requirement that there is an affordable set-aside.

- **Adoption of Amended Zoning Ordinance**
 - **Completed:** Adopted on November 11, 2016 by Ordinance No. 2016-26, expanding the permitted density for the area of the PUD to a maximum of 170 total dwelling units.

✓ **Rica Property (Redevelopment)**

Rica Property, Church Mall and Blacks Lane, (Block 208, Lots 6, 8 & 9, Block 209, Lot 6) – There are existing substandard dwellings located on the properties and the

owner has presented conceptual redevelopment plans that include their removal and the construction of two multi-family dwellings with a total of 33 dwelling units. The total acreage of the combined properties is 1.08 acres.

- **Adoption of Redevelopment Plan**
 - **Completed:** Adopted on May 12, 2015 by Ordinance 2015-14.
- **Status:** Veale Holding LLC was granted Planning Board approval but decided not to go forward with purchasing the tract and abandoned the project. This development has evolved since its inclusion in the Township’s Housing Element and Fair Share Plan. A prospective developer has added additional properties – including a portion of Block 209, Lot 1; Block 209, Lot 4; and Block 208, Lot 7 – to the proposed development, thereby increasing the total developable area to approximately 2.06 acres. The Township has met with this prospective developer multiple times and is working towards a concept plan for the preparation of a Redevelopment Plan.

✓

Statile Nursery

Statile (Springfield) Nursery Site, (Block 2501, Lot 55) – Amend the ordinance to require that development of this site pursuant to the standards of the S-75 zone will require the developer to convert or develop eight (8) dwellings within the Township for low and moderate income families. The property is currently zoned S-75/RCA and the parameters of that district will be amended to facilitate this plan.

- **Adoption of Amended Zoning Ordinance**
 - **Completed:** Adopted on December 8, 2015 by Ordinance No. 2015-21, amending the requirements for the S-75/AH Zone and deleting the AH-7/RCA Zone and replacing it with S-75/AH Zone.

✓

EEAP, LLC

EEAP, LLC, Main Street (Block 204, Lots 1 & 2) – Rezone these properties for an inclusionary development. The properties are currently undeveloped and are in the I-20 Industrial zone and are approximately 0.8 acres in area. The property has frontage on Main Street and is in an area that has mixed commercial and residential use. The property is proposed to be rezoned for residential development at sixteen (16) units per acre with a required set-aside of fifteen (15%) percent low and moderate income housing.

- **Adoption of Zoning Ordinance**
 - **Completed:** Adopted on November 11, 2016 by Ordinance No. 2016-26, creating the Affordable Housing (AH-16) Zone.

2. Unmet Need (Paragraph 8, a-c of the Settlement Agreement)

Paragraph 8 of the Settlement Agreement provides that “The RDP of 107, subtracted from the Third Round obligation of 410 units, results in an unmet need of 303 units”.

- ✓ **8-a.** “The creation of overlay zones for locations identified on the attached map, Exhibit B, that will allow redevelopment of those sites for multi-family housing with a set-aside for low and moderate income housing...”
 - **Adoption of “Affordable Housing Overlay Zone -1” Ordinance**
 - **Completed:** Adopted on November 11, 2016 by Ordinance No. 2016-26, creating the Affordable Housing Overlay Zone -1.
 - **Adoption of “Affordable Housing Overlay Zone -2” Ordinance**
 - **Completed:** Adopted on November 11, 2016 by Ordinance No. 2016-26, creating the Affordable Housing Overlay Zone -2.

- ✓ **8-b.** “The establishment of a mandatory set-aside requirement of 20% if the affordable units will be for sale and 15% if the affordable units will be for rent, for any multifamily development created through any Planning board action on subdivision or site plan applications, rezoning, use variance, redevelopment plan, or rehabilitation plan that provide for densities at or above six (6) units per acre. This does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation on the part of Springfield to grant such rezoning, variance or other relief.”
 - **Adoption of Mandatory Set-Aside Ordinance (MSO)**
 - **Completed:** Adopted on November 11, 2016 by Ordinance No. 2016-26, creating Mandatory Set-Aside Ordinance requirements.

- ✓ **8-c.** The creation of an overlay zone on the property designated as Block 101, Lots 1, 34, 45 and 46 (commonly known as the Saks Property), that will allow redevelopment of this site for residential use at a maximum density of 18 units per acre, with a minimum percentage of low and moderate income units to be set-aside of twenty (20%) percent for sales units and fifteen (15%) percent for rental units, with thirteen (13%) percent of the set aside units to be devoted to very low income residents.
 - This property has proceeded with Redevelopment in lieu of re-zoning, and its status is as follows:
 - **Adoption of Redevelopment Plan**
 - **Completed:** Redevelopment Plan for Block 101, Lots 1, 34, 45, and 46 permits 225 multifamily dwellings and 52 townhouse dwelling units, adopted on May 7, 2019 by Ordinance 2019-06.
 - **Status:** Application No. 8-2019-S for Preliminary and Final Site Plan approved by the Planning Board Resolution, dated October 10, 2019.

3. Sites Developed Outside of the HEFSP and Settlement Agreement

✓ **Morris Avenue Redevelopment, SPDSAIL**

SPDSAIL, 226 Morris Avenue and Municipal Lot at the corner of Morris Avenue & Church Mall (Block 207, Lots 1 & 2) – As part of the Township’s ongoing Downtown redevelopment along the Morris Avenue corridor, this project has utilized

the Redevelopment process for the infill development of a mixed-use residential project including 24 multi-family units, with a 15% set-aside of 4 affordable rental units.

- **Adoption of Redevelopment Plan**
 - **Completed:** Adopted on March 14, 2017 by Ordinance 2017-04.
- **Status:** Application No. 7-2018-S for Preliminary and Final Site Plan approved by the Planning Board by Resolution, dated November 1, 2018.

III. STATUS OF OTHER SETTLEMENT TERMS AND COMPLIANCE ITEMS

- ✓ 9. **Very Low Income Units.** Springfield agrees to require 13% of all units referenced in this plan, with the exception of units constructed as of July 1, 2008, and units subject to preliminary or final site plan approval, to be very low income units, with half of the very low income units being available to families. Springfield will include a provision in its ordinance requiring that 13% of the set-aside units provided shall be affordable to very low income families as defined in the Fair Share Housing Act. Those units will be in the low income units required.
 - Very-low Income Monitoring is attached as Appendix B to this Report.

- ✓ 13. **Affirmative Marketing Requirement.** Springfield shall add to the list of community and regional organizations in its affirmative marketing plan, pursuant to N.J.A.C. 5:80-26.15(f)(5): FSHC (510 Park Blvd, Cherry Hill, NJ); the Latino Action Network (PO Box 943, Freehold, NJ 07728); East Orange NAACP (PO Box 1127, East Orange, NJ 07019); Newark NAACP (PO Box 1262, Newark, NJ 07101); Morris Co. NAACP (PO Box 2256, Morristown, NJ 07962); and Elizabeth NAACP (PO Box 6732, Elizabeth, NJ 07206). Springfield shall, as part of its regional affirmative marketing strategies during its implementation of this plan, provide notice to those organizations of all available affordable housing units. Springfield also agrees to require any other entities, including developers or persons or companies retained to do affirmative marketing, to comply with this paragraph.
 - **Adoption of Affirmative Marketing Plan Resolution**
 - **Completed:** Resolution 2017-121 adopted April 18, 2017. Amended to include all community and regional organizations listed by Resolution 2017-142, adopted May 2, 2017.

- ✓ 15. As an essential term of this settlement, within forty-five (45) days of Court's approval of this Settlement Agreement, Springfield shall introduce an ordinance providing for the amendment of Springfield's Housing Element and Fair Share Plan and Land Use Ordinance to implement the terms of this settlement agreement and the zoning contemplated herein.
 - **Adoption of Affordable Housing Ordinance**
 - **Completed:** Ordinance No. 2017-06 adopted on April 18, 2017. Amended by Ordinance No. 2017-08, adopted on May 23, 2017.

- ✓ **17. Spending Plan.** Springfield will prepare a spending plan as part of its final Plan submission to the Court, which will be reviewed before adoption by FSHC and the Special Master. On the first anniversary of the execution of this agreement, and every anniversary thereafter through the end of this agreement, Springfield agrees to provide annual reporting of trust fund activity to the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to FSHC and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services. The reporting shall include an accounting of all housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.
- **Adoption of Spending Plan Resolution**
 - **Completed:** Adopted by Resolution 2017-142, adopted May 2, 2017.
 - **Trust Fund Monitoring**
 - See Appendix C for annual Affordable Housing Trust Fund monitoring reports.

IV. STATUS OF THE REHABILITATION OBLIGATION (PRESENT NEED)

Paragraph 4 of the Settlement Agreement provides that: “Springfield's efforts to meet its rehabilitation share include the following: continued participation in the Union County Home Improvement Program. This is agreed to be sufficient to satisfy the Township's rehabilitation obligation”. Springfield's Present Need obligation is fifteen (15) units. Since 2015, the Township has rehabilitated three (3) additional units towards its obligation. Documentation related to the progress towards the Township's Rehabilitation obligation through the County Program are included as Appendix D to this report.

V. APPENDICES

APPENDIX A:
ANNUAL UNIT MONITORING

Project/Unit Monitoring - June 23, 2020 (Page 1)

Site / Program Name	RCA - Linden					Union County Home Improvement Program					Arc of Union County					The Cove (Victory Road)					Springfield Gardens				
Project Type	RCA					Housing Rehabilitation Program					100% Affordable Special Needs Rental					Inclusionary Family Rental					Inclusionary Family Rental				
Block & Lot / Street	N/A					T.B.D.					Baltusrol Way					B: 303 / L: 1, 1.01 Victory Rd					B: 3901 / L: 6 Rosewood Ave				
Status	Completed					Under Construction					Completed					Completed					Completed				
Date	02/04/1998					Various					02/25/2000					11/01/2012					04/01/2012				
Length of Affordability Controls	Perpetual					10 Years					20 Years					30 Years					30 Years				
Administrative Agent	N/A					Development Directions, LLC, 2 City Hall Plaza, Rahway, New Jersey 07065, (732) 382-8100,					ARC of Union County, 70 Diamond Road, Springfield, New Jersey 07081, (973) 315-0000, https://arcunion.org/					Piazza and Associates, Inc., 216 Rockingham Row, Princeton, NJ 08540, (609) 786-1100,					Piazza and Associates, Inc., 216 Rockingham Row, Princeton, NJ 08540, (609) 786-1100,				
Contribution	8					N/A					N/A					N/A					N/A				
Type of Units	RCA					Housing Rehabilitation Program					Special Needs Rental					Family Rental					Family Rental				
Total Affordable Units	0					15					4					10					32				
Units Notes						15 units to be completed by 2025.					Group home- units are bedrooms.														
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	-	-	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	1	-	-	-	2	2	-	-
Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2	1	-	-	1	10	4	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	3	1	-	-	3	12	4	-

Springfield - Union Township, Union County

Project/Unit Monitoring - June 23, 2020 (Page 3)

Site / Program Name	Columbia Court					Mountain Ave. Townhomes (Mtn Ave between Tooker Ave & Morris & Center LLC					Morris & Center LLC					Park Place					Rica				
Project Type	Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Sale					Inclusionary Family Rental				
Block & Lot / Street	B: 402 / L: 26 Maple Ave					B: 1201 / L: 36, 36.01-36.10 Mountain Ave					B: 706 / L: 10-17 Morris Ave					B: 4001 / L: 2 Springfield Ave					B: 208 / L: 6, 8, 9, B: 209 / L: 6 Blacks Ln				
Status	Completed					Completed					Proposed/Zoned					Proposed/Zoned					Proposed/Zoned				
Date	5/09/1997					02/13/2019					PB Approval 05/04/2020					11/11/2016 Zoning approved					Redevelopment Plan adopted 5/12/2015				
Length of Affordability Controls	30 Years					30 Years					30 Years					30 Years					30 Years				
Administrative Agent	Sterling Properties, 50 E Mt Pleasant Avenue, Livingston, New Jersey 07039, (973) 535-1888, http://www.sterlingpropertiesnj.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					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					Family Rental					Family Sale					Family Rental				
Total Affordable Units	14					1					21					26					5				
Units Notes											Bedroom-income distribution is projected, not finalized.					Bedroom-income distribution is projected, not finalized.					Amended redevelopment plan is being prepared. Bedroom-income distribution is projected, not finalized.				
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	2	-	-	-	1	3	-	-	-	1	-	-	-
Low-Income	-	2	4	2	-	-	-	-	-	-	-	1	4	3	-	-	1	5	3	-	-	-	1	1	-
Moderate-Income	-	-	5	1	-	-	-	1	-	-	-	2	6	2	-	-	2	8	3	-	-	-	1	1	-

Springfield - Union Township, Union County

Project/Unit Monitoring - June 23, 2020 (Page 4)

Site / Program Name	Statile Nursery					EEAP, LLC					Morris Redevelopment, SPDSAIL					Saks Property (Redevelopment)									
Project Type	Inclusionary Family Sale					Inclusionary Family Rental					Family					Family									
Block & Lot / Street	B: 2501 / L: 55 Mountain Ave					B: 204 / L: 1 & 2 Main St					B: 207 Morris Ave					B: 101 / L: 1, 34, 45, 46 Millburn Ave									
Status	Proposed/Zoned					Proposed/Zoned					Proposed/Zoned					Proposed/Zoned									
Date	12/8/2015 Zoning approved					11/11/2016 Zoning approved					PB Approval 11/1/2018					PB Approval 10/10/2019									
Length of Affordability Controls	30 Years					30 Years					30 Years					30 Years									
Administrative Agent	T.B.D.					T.B.D.					T.B.D.					T.B.D.									
Contribution	N/A					N/A					N/A					N/A									
Type of Units	Family Sale					Family Rental					Family					Family									
Total Affordable Units	8					2					4					41									
Units Notes	Bedroom-income distribution has been projected, not finalized.					Bedroom-income distribution is projected, not finalized.					Income/bedroom distribution to be finalized.					Income/bedroom distribution to be finalized.									
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	1	-	-	-	-	1	-	-	-	-	-	-	-	-	2	2	1	-					
Low-Income	-	-	2	1	-	-	-	-	1	-	-	-	2	1	-	-	4	10	3	-					
Moderate-Income	-	-	2	1	-	-	-	-	-	-	-	-	1	-	-	-	2	12	5	-					

APPENDIX B.
VERY-LOW INCOME UNIT TRACKING AND MONITORING

Springfield - Union Township, Union County: Very-Low Income Units 2020

Development/Compliance Mechanism	Project Status	Controls Date	Affordable Units	Very-Low Income Units
Mountain Ave. Townhomes (Mtn Ave between Tooker Ave & Cladwell Place)	Completed	02/13/2019	1	0
Community Action for Independent Living	Completed	03/09/2018	5	5
Springfield Gardens	Completed	04/01/2012	32	4
The Cove (Victory Road)	Completed	11/01/2012	10	1
EEAP, LLC	Proposed/Zoned	11/11/2016 Zoning approved	2	1
Park Place	Proposed/Zoned	11/11/2016 Zoning approved	26	4
Statile Nursery	Proposed/Zoned	12/8/2015 Zoning approved	8	2
Morris & Center LLC	Proposed/Zoned	PB Approval 05/04/2020	21	3
Saks Property (Redevelopment)	Proposed/Zoned	PB Approval 10/10/2019	41	5
Morris Redevelopment, SPDSAIL	Proposed/Zoned	PB Approval 11/1/2018	4	0
Rica	Proposed/Zoned	Redevelopment Plan adopted 5/12/2015	5	1
Totals:			155	26
			<i>(%) of VLI units: 16%</i>	

APPENDIX C.
ANNUAL AFFORDABLE HOUSING TRUST FUND MONITORING

Springfield - Union Township, Union County
Trust Fund Balance as of December 31, 2019

CGP&H

	INCEPTION DEC 31, 2018	JAN 1, 2019 DEC 31, 2019	TOTAL
REVENUE SUMMARY			
Barrier Free Escrow			\$0.00
Development Fees	\$297,546.13	\$28,788.78	\$326,334.91
Interest Earned	\$6,042.53	\$4,870.45	\$10,912.98
Other Income	\$13.23	\$0.00	\$13.23
Payments-in-Lieu of Construction	\$0.00	\$0.00	\$0.00
TOTAL	\$303,601.89	\$33,659.23	\$337,261.12
EXPENDITURE SUMMARY			
Administration	\$16,749.28	\$1,105.50	\$17,854.78
Affordability Assistance	\$0.00	\$0.00	\$0.00
Barrier Free Conversions	\$0.00	\$0.00	\$0.00
Housing Activity	\$0.00	\$0.00	\$0.00
TOTAL	\$16,749.28	\$1,105.50	\$17,854.78
TRUST FUND ACCOUNT BALANCE AS OF December 31, 2019			\$319,406.34

HOUSING ACTIVITY : JAN 1, 2019 - DEC 31, 2019

TOTAL	\$0.00

AFFORDABILITY ASSISTANCE: JAN 1, 2019 - DEC 31, 2019

TOTAL	\$0.00

APPENDIX D.
REHABILITATION OBLIGATION DOCUMENTATION

SPRINGFIELD REHABS 2015 - 2020, Union County Home Improvement Program

ADDRESS	AMOUNT	WORK COMPLETED	FY/Year
25 Kipling Ave	\$13,999	Furnace, CAC, French drain, Steps	FY40/2015
72 A Troy Drive	\$5,000	Windows	FY41/2016
166 Milltown Rd	\$26,050	Heating, Steps/Railings, Masonry, Doors, Sunporches, Windows	FY41/2016
0			FY42/2017
0			FY43/2018
0			FY44/2019
0			FY45/2020