

# Opportunities for the Development to Meet Affordable Housing Obligations

**NEW JERSEY STATE LEAGUE OF MUNICIPALITIES**  
Mayors Roundtables

**PRESENTED BY CHRISTIANA FOGLIO**  
President and CEO of Community Investment Strategies, Inc.

April 29, 2019





**HERITAGE VILLAGE AT LAWRENCE**  
Lawrence, New Jersey  
Affordable, 55+ Senior Community





**BAYSHORE VILLAGE**  
Middletown, New Jersey  
Affordable, 62+ Senior Community





**WHITNEY CRESCENT**

Glassboro, New Jersey

Affordable, Multi-Family Community



**WHITNEY CRESCENT  
UCR Part I Part II Offenses**

| Part I Offenses - Violent        | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018-1 | 2018-2 | 2018-3 | 2018-4 | 8 Year Average |
|----------------------------------|------|------|------|------|------|------|------|------|--------|--------|--------|--------|----------------|
| Aggravated Assault               | 1.0  | 0.0  | 0.0  | 1.0  | 1.0  | 0.0  | 1.0  | 1.0  | 0.0    | 0.0    |        |        | 0.5            |
| Forcible Rape                    | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 1.0  | 0.0  | 0.0    | 0.0    |        |        | 0.1            |
| Murder                           | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0    | 0.0    |        |        | 0.0            |
| Robbery                          | 1.0  | 0.0  | 0.0  | 0.0  | 0.0  | 1.0  | 1.0  | 2.0  | 0.0    | 0.0    |        |        | 0.5            |
| Part I Offenses - Property Crime | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018-1 | 2018-2 | 2018-3 | 2018-4 | 8 Year Average |
| Arson                            | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0    | 0.0    |        |        | 0.0            |
| Burglary                         | 4.0  | 2.0  | 0.0  | 4.0  | 0.0  | 1.0  | 4.0  | 0.0  | 0.0    | 0.0    |        |        | 1.5            |
| Larceny-Theft                    | 4.0  | 0.0  | 0.0  | 1.0  | 3.0  | 7.0  | 3.0  | 3.0  | 2.0    | 1.0    |        |        | 2.4            |
| Motor Veh. Theft                 | 0.0  | 0.0  | 0.0  | 1.0  | 0.0  | 0.0  | 1.0  | 0.0  | 1.0    | 0.0    |        |        | 0.3            |
| Part II Offenses                 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018-1 | 2018-2 | 2018-3 | 2018-4 | 8 Year Average |
| Simple Assault                   | 18.0 | 10.0 | 0.0  | 10.0 | 9.0  | 12.0 | 10.0 | 10.0 | 3.0    | 2.0    |        |        | 8.4            |
| Curfew Offenses - Loitering      | 4.0  | 1.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0    | 0.0    |        |        | 0.5            |
| Embezzlement                     | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0    | 0.0    |        |        | 0.0            |
| Endanger Welfare of Child        | 0.0  | 0.0  | 0.0  | 1.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0    | 0.0    |        |        | 0.1            |
| Forgery - Counterfeiting         | 1.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0    | 0.0    |        |        | 0.1            |
| Disorderly Conduct               | 2.0  | 0.0  | 0.0  | 3.0  | 0.0  | 1.0  | 6.0  | 2.0  | 1.0    | 0.0    |        |        | 1.5            |
| Driving Under the Influence      | 0.0  | 1.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 1.0    | 0.0    |        |        | 0.2            |
| Drug Offenses                    | 5.0  | 1.0  | 2.0  | 3.0  | 5.0  | 5.0  | 9.0  | 1.0  | 3.0    | 2.0    |        |        | 3.6            |
| Fraud                            | 1.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 1.0  | 2.0  | 0.0    | 1.0    |        |        | 0.5            |
| Gambling                         | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0    | 0.0    |        |        | 0.0            |
| Liquor Offenses                  | 2.0  | 1.0  | 1.0  | 0.0  | 2.0  | 0.0  | 0.0  | 0.0  | 0.0    | 0.0    |        |        | 0.6            |
| Prostitution                     | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0    | 0.0    |        |        | 0.0            |
| Public Drunkenness               | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0    | 0.0    |        |        | 0.0            |
| Runaways/Missing Persons         | 0.0  | 0.0  | 0.0  | 1.0  | 2.0  | 0.0  | 1.0  | 3.0  | 1.0    | 2.0    |        |        | 1.0            |
| Sex Offenses                     | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0    | 0.0    |        |        | 0.0            |
| Stolen Property                  | 0.0  | 1.0  | 0.0  | 0.0  | 0.0  | 0.0  | 1.0  | 0.0  | 0.0    | 0.0    |        |        | 0.2            |
| Vandalism                        | 14.0 | 6.0  | 0.0  | 2.0  | 6.0  | 3.0  | 7.0  | 2.0  | 0.0    | 3.0    |        |        | 4.3            |
| Weapons Offenses                 | 2.0  | 0.0  | 0.0  | 1.0  | 0.0  | 0.0  | 0.0  | 2.0  | 0.0    | 0.0    |        |        | 0.5            |
| Threats/Harassment               | 7.0  | 3.0  | 2.0  | 10.0 | 10.0 | 20.0 | 13.0 | 7.0  | 5.0    | 1.0    |        |        | 7.8            |
| Trespassing                      | 18.0 | 6.0  | 1.0  | 3.0  | 7.0  | 16.0 | 9.0  | 4.0  | 5.0    | 2.0    |        |        | 7.1            |
| Warrant Service                  | 30.0 | 7.0  | 6.0  | 1.0  | 1.0  | 0.0  | 0.0  | 5.0  | 3.0    | 5.0    |        |        | 7.5            |
| *** as of 8/31/18                |      |      |      |      |      |      |      |      |        |        |        |        |                |



**MARVELAND CRESCENT**  
Flanders, New Jersey  
Affordable, Multi-Family Community





**MARVELAND CRESCENT**

**REGENCY AT FLANDERS  
By Toll Brothers**

**MARVELAND CRESCENT**  
Flanders, New Jersey  
Affordable, Multi-Family Community



## Multi-Family Communities

**Connecticut and Carolina Crescent**  
Atlantic City, 89 apartments

**Chambers Crescent**  
Lakewood, 63 apartments

**The Gardens at Birmingham**  
Ewing, 48 apartments

**Hampton Crescent**  
West Deptford, 26 apartments

**Marveland Crescent**  
Mt. Olive, 57 apartments

**North Brunswick Crescent**  
North Brunswick, 184 apartments

**The Oaks at Weatherby**  
Woolwich, 86 apartments

**Oaks at Westminster**  
Elizabeth, 60 apartments

**Parkers View**  
Elizabeth, 60 apartments

**Parkers Walk**  
Elizabeth, 96 apartments

**The Place at Plainsboro**  
Plainsboro, 71 apartments

**Portside II**  
Elizabeth, 169 apartments

**Royal Crescent**  
East Greenwich, 65 apartments

**Royal Oaks**  
Mantua, 58 apartments

**Tanyard Oaks**  
Deptford, 66 apartments

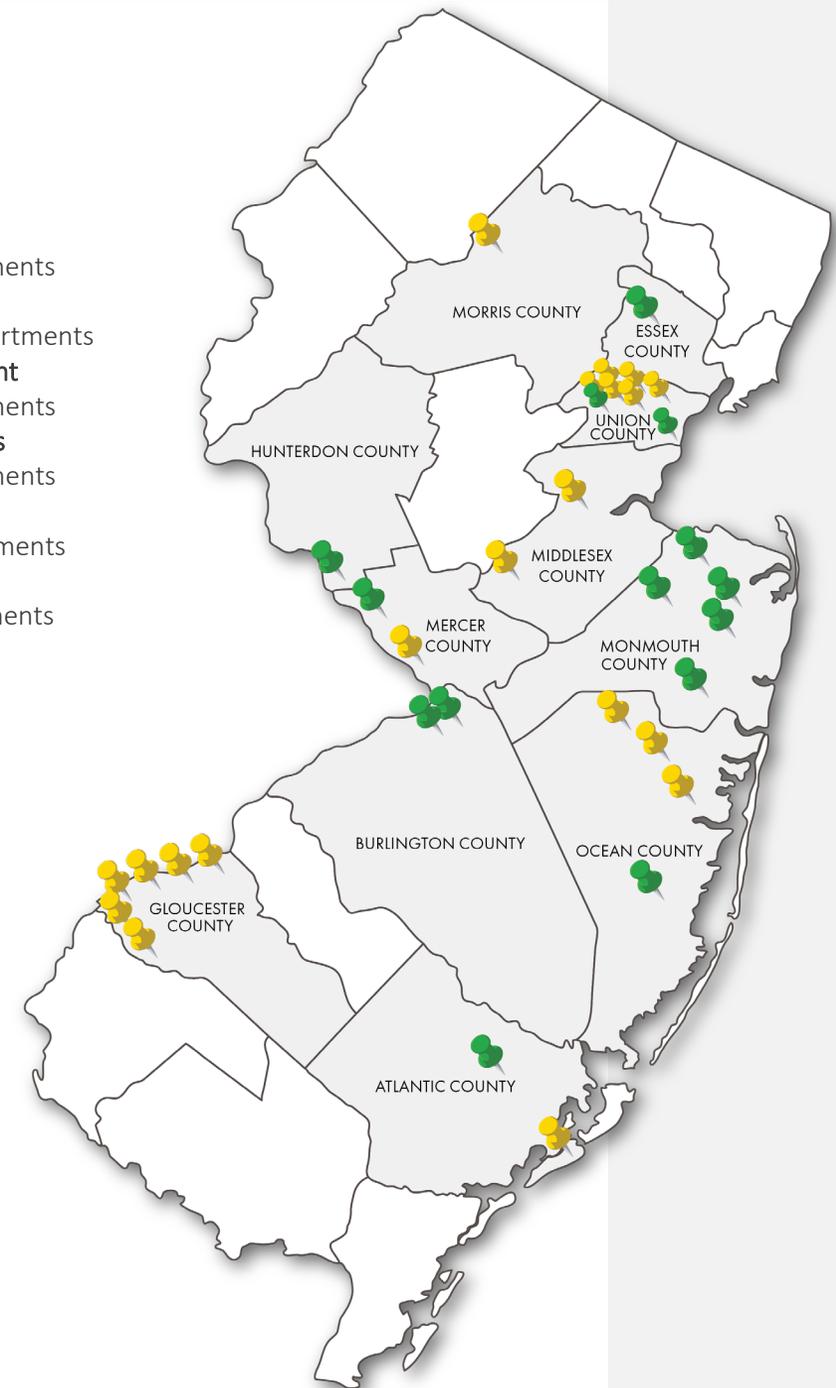
**Toms River Crescent**  
Toms River, 120 apartments

**Waters Edge Crescent**  
Elizabeth, 71 apartments

**Westminster Heights**  
Elizabeth, 84 apartments

**Whitney Crescent**  
Glassboro, 80 apartments

**Windsor Crescent**  
Jackson, 112 apartments



## Heritage Village Communities (55+)

**Bayshore Village (62+)**  
Middletown, 110 apartments

**Clare Court at The Clare Estate**  
Bordentown, 36 apartments

**Heritage Village at Bloomfield**  
Bloomfield, 82 apartments

**Heritage Village at Elizabeth**  
Elizabeth, 87 apartments

**Heritage Village at Elton Corner**  
Freehold, 150 apartments

**Heritage Village at Galloway**  
Galloway, 100 apartments

**Heritage Village at Lambertville,**  
Lambertville, 87 apartments

**Heritage Village at Lawrence**  
Lawrence, 64 apartments

**Heritage Village at Manalapan**  
Manalapan, 100 apartments

**Heritage Village at Oakhurst**  
Oakhurst, 93 apartments

**Heritage Village at Ocean**  
Ocean Township, 96 apartments

**Heritage Village at Rosegate**  
Rahway, 150 apartments

**Heritage Village at Seabreeze**  
Lacey, 100 apartments

**The Clare Estate**  
Bordentown, 101 independent and assisted living apartments





Prepared by:  
Christiana Foglio  
*President & CEO, Community Investment Strategies, Inc.*

Christiana Foglio | [cfoglio@cisnj.com](mailto:cfoglio@cisnj.com)  
Ph: 609.298.2229  
[www.CISNJ.com](http://www.CISNJ.com)