

Warren Township, Somerset County

Project/Unit Monitoring - March 30, 2020 (Page 1)

Site / Program Name	Warren Rehabilitation Program					RCA - New Brunswick					RCA - Perth Amboy					Whispering Hills					ARC - Warrentville Rd				
Project Type	Rehabilitation					RCA					RCA					Inclusionary Family Rental					100% Affordable Special Needs Rental				
Block & Lot / Street	Various					N/A					N/A					B: 88.03 / L: 1.01 - 1.60 Primrose Way					B: 77 / L: 12 Warrentville Rd				
Status	Under Construction					Completed					Completed					Completed					Completed				
Date	Various					NA					NA					2/26/2013					See Notes				
Length of Affordability Controls	10 Years															30 Years					See Notes				
Administrative Agent	Rehabco, 470 Mantoloking Rd, Brick, NJ 08723, (732) 477-7750, https://www.rehabconj.com/contact-us					N/A					N/A					Chasbob, Inc., 775 Mountain Blvd, Suite 7, Watchung, NJ 07069, (908) 668-0284, https://www.greenbrookrentals.com/contact-us/					ARC of Somerset County, 141 S. Main St, Manville, NJ 08835, (908) 725-8544, https://www.thearcofsomerset.org/				
Contribution	N/A					166					85					N/A					N/A				
Type of Units	Rehabilitation					RCA					RCA					Family Rental					Special Needs Rental				
Total Affordable Units	38					166					85					60					4				
Units Notes	Warren has completed two (2) rehabs and will complete the remaining 36 by 2025.															Prior round credits. Units had controls extended beginning 1/8/2013 as identified in the 2/26/13 deed restriction.					Prior round credits, received substantive certification in 1995.				
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	-	-	-
Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	20	5	-	-	-	-	-	
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	20	5	-	-	-	-	-	

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Site / Program Name	Woodland Acres	Town Center Project - Rentals	Town Center Project - Ownership	Liberty Corner	Mt. Horeb Rd Group Home
Project Type	100% Affordable Family Sale	Inclusionary Age Restricted Rental	Inclusionary Age Restricted Sale	Inclusionary Family Rental	100% Affordable Special Needs Rental
Block & Lot / Street	B: 114.01 / L: 68.01 - 68.49, 68.51, 68.53, 68.55, 68.57, 68.59, 68.61, 68.63, 68.65, 68.67.	B: 74 / L: 6.5, 6.51, 6.52 Town Center Drive	B: 74 / L: 522, 523, 524 Town Center Dr	B: 24.01 / L: 23 Liberty Corner Rd	Mt. Horeb Rd
Status	Completed	Completed	Completed	Completed	Completed
Date	Controls extended 1/5/2009	4/1998	4/29/1996	See Notes	See Notes
Length of Affordability Controls	See Notes	30 Years	30 Years	See Notes	See Notes
Administrative Agent	Housing Affordability Services, Division of Housing 101 Broad Street, CN 806, Trenton, NJ 08542, ,	Vicendese Family LP, PO Box 4005, Warren, NJ 07059, (908) 755-2723, VFproperties.com	Housing Affordability Services, Division of Housing 101 Broad Street, CN 806, Trenton, NJ 08542, ,	BNE Real Estate Group, 16 Microlab Rd, Suite A, Livingston, NJ 07039, (908) 300-5568, https://bnrealestate.com/	Enable NJ, 13 Roszel Road, Suite B110, Princeton, NJ 08540, (609) 987-5003, https://enablenj.org/contact/
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Family Sale	Age Restricted Rental	Age Restricted Sale	Family Rental	Special Needs Rental
Total Affordable Units	57	3	3	28	3
Units Notes	Controls extended until 2/1/2042	Prior Round Credits, Affordable Housing Agreement identifies units as "low and moderate income units". All 3 units are 2-bedroom units.	Prior Round Credits	Received Substantive Certification in 1995. Prior Round Credits. Affordability controls have expired on 13 of the 28 units.	Received Substantive Certification in 1995
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	- - - - -	- - - - -	- - - - -	- - - - -	- 3 - - -
Low-Income	- 5 17 5 -	- - - - -	- 1 - - -	- 1 2 4 -	- - - - -
Moderate-Income	- 8 17 5 -	- - - - -	- 1 1 - -	- 2 2 4 -	- - - - -

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Project/Unit Monitoring - March 30, 2020 (Page 4)

Site / Program Name	Brightview					NJCP (CPNJ) Home					Cooperative Housing I					Cooperative Housing II					Toll Bros/American Properties				
Project Type	Assisted Living					100% Affordable Special Needs Rental					100% Affordable Age Restricted Rental					100% Affordable Age Restricted Rental					Inclusionary Family Rental				
Block & Lot / Street	B: 74 / L: 7.01 Mt. Bethel Rd					Stirling Rd					B: 114 / L: 22.01 & 22.02 Lindbergh Ave					B: 114.01 / L: 73 Lindbergh Ave					B: 78 / L: 15.01 & 15.02 Mt. Bethel Rd				
Status	Completed					Completed					Completed					Completed					Under Construction				
Date	5/9/2016					4/20/2010					See Notes					See Notes					Planning board approval 5/14/2018				
Length of Affordability Controls	30 Years					20 Years					See Notes					See Notes					30 Years				
Administrative Agent	Brightview, 218 N. Charles St., Ste 220, Baltimore, MD 21201, (410) 962-0595, https://www.brightviewseniorliving.com/about-us/contact-us					Cerebral Palsy of North Jersey, 220 S. Orange Ave, Suite 300, Livingston, NJ 07039, (973) 763-9900, http://cpnj.org/contact/					CHC Senior Housing, 59 West End Ave, Somerville, NJ 08879, (908) 575-0771, https://www.chchousing.org/contact-us					CHC Senior Housing, 59 West End Ave, Somerville, NJ 08879, (908) 575-0771, https://www.chchousing.org/contact-us					T.B.D.				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Assisted Living					Special Needs Rental					Age Restricted Rental					Age Restricted Rental					Family Rental				
Total Affordable Units	11					6					15					10					25				
Units Notes	Units are Medicaid beds.										Received Substantive Certification in 1995					Received Substantive Certification in 1995					Exact income and 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	-	11	-	-	-	-	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2	1	-
Low-Income	-	-	-	-	-	-	-	-	-	-	-	15	-	-	-	-	10	-	-	-	-	2	6	2	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	7	2	-

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Site / Program Name	The Flag Plaza					PIRHL 100% Affordable Project - Lindbergh Ave					Wagner Farm					Mount Bethel/Mt Horeb					North Hill/Washington Valley				
Project Type	Inclusionary Family Rental					100% Affordable Family Rental					100% Affordable Special Needs Rental					Inclusionary Family Rental					100% Affordable Special Needs Rental				
Block & Lot / Street	B: 88.04 / L: 15 Mt. Bethel Rd					B: 114 / L: 22.03 Lindbergh Ave					B: 83 / L: 4 Mountain Ave					B: 71 / L: 37.01 Mt. Bethel Rd					B: 69 / L: 8.01 Washington Valley Rd				
Status	Final Approval					Funded / Prelim. Approval					No Applications Recv'd to Date					Proposed/Zoned					Proposed/Zoned				
Date	Planning Board approval 5/13/2019					Closing with NJHMFA expected mid September 2020.					Transfer and development agreement 8/9/2018					NA					NA				
Length of Affordability Controls	30 Years					30 Years					99 Years					30 Years					See Notes				
Administrative Agent	T.B.D.					PIRHL, 5 Commerce Way, Suite 210, Hamilton, NJ, (609) 283-3201, http://www.pirhl.com/					BCUW/Madeline, 555 10th St, Palisades Park, NJ 07650, (201) 944-3222, http://madelinecorp.com/partnership.php					T.B.D.					T.B.D.				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Family Rental					Family Rental					Special Needs Rental					Family Rental					Special Needs Rental				
Total Affordable Units	20					80					32					8					10				
Units Notes	Exact income and bedroom distribution to be finalized.					Exact income and bedroom distribution to be finalized.					Lease of property includes use restriction guaranteeing affordability controls. Unit distribution to be determined.					Exact income and bedroom distribution to be finalized.					Property shall be rezoned to permit special needs housing. 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	7	2	-	-	2	3	-	-	-	1	1	-	-	-	10	-	-	-
Low-Income	-	1	5	1	-	-	6	17	6	-	-	1	7	4	-	-	-	2	1	-	-	-	-	-	-
Moderate-Income	-	2	6	2	-	-	8	24	8	-	-	3	9	3	-	-	-	2	1	-	-	-	-	-	-

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Site / Program Name	Mountain Boulevard					K. Hovnanian/Emerson/Hillcrest Rd					Hillcrest Crossing					Chase Partners - Rental					Chase Partners - Sale				
Project Type	Inclusionary Family Rental					Inclusionary Family Sale					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Sale				
Block & Lot / Street	B: 89 / L:4, B: 90 / L: 2. B: 92 / L: 1 Mountain Blvd					B: 208 / L: 4 & 10 Hillcrest Rd					B: 205 / L: 58 - 61 Hillcrest Rd					B: 85.01 / L: 1-4 King George Rd					B: 85.01 / L: 1-4 King George Rd				
Status	Proposed/Zoned					Proposed/Zoned					Proposed/Zoned					Proposed/Zoned					Proposed/Zoned				
Date	NA					NA					NA					N/A					NA				
Length of Affordability Controls	30 Years					50 Years					50 Years					50 Years					50 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 Sale					Family Rental					Family Rental					Family Sale				
Total Affordable Units	20					48					44					67					8				
Units Notes	Exact income and bedroom distribution to be finalized.					Exact income and bedroom distribution to be finalized.					Exact income and bedroom distribution to be finalized.					Exact income and bedroom distribution to be finalized.					Exact income and 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	5	-	-	-	2	4	-	-	-	3	4	2	-	-	1	1	-	-
Low-Income	-	1	5	1	-	-	3	10	5	-	-	2	10	5	-	-	4	16	5	-	-	-	2	1	-
Moderate-Income	-	2	6	2	-	-	4	14	5	-	-	4	13	4	-	-	6	20	7	-	-	-	2	1	-