

Township of South Brunswick, Middlesex County Affordable Housing Unit and Program Monitoring Report
December 15, 2022

Site / Program Name:	Municipal Rehabilitation Program	South Brunswick Community Development Corp, Rehabilitation Program	Deans Apartments/Woodhaven Terrace	Charleston Place I	Regal Point	Monmouth Walk	Nassau Square	Summerfield	Deans Pond Crossing	Southridge/Southridge Woods	Sassman																				
Project Type:	Rehabilitation	Rehabilitation	100% Affordable	100% Affordable	Inclusionary	Inclusionary	Inclusionary	Inclusionary	Inclusionary	Inclusionary	Inclusionary																				
Block & Lot / Street:	Various	Oak Woods Block 84, lot 42.0431 700 Woods Lane CIL Woods Block 84, Lot 42.0432 100 Woods Lane	Block 90, Lot 54.01 154 Black Horse Lane	Block 95.03, Lot 75.07 3424 Route 27	Block 87, Lot 12.142 Georges Road	Block 41, lots 9.04, 9.07, 16 Block 259.01, Lot 1 Ridge Road	Block 93.09, Lot 3.01 Route 27 at Beekman Road	Block 31.08, Lot 2 Blossom Drive	Block 3010, Lots 1-15 Block 3011, Lots 1-15 Block 3012, Lots 1-14 Viking Way	Block 85, Lot 17.103 County Route 522 at Northumberland Way	Block 31.01, Lot 27.13 55-61 Fresh Ponds Road																				
Status:	Ongoing	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed																				
Date:			1986, extended 2006	1982; refinanced 2012 with restrictive use covenant to 2042	1989 - 1993; extended by resolution 2017	1989-1997; extended by resolution 2017	1988-1994; extended by resolution 2017	1997-2001	1999-2003	1993-2001	2015																				
Length of Affordability Controls:			20 years	20 years	30 years	30 years	30 years	30 years	30 years	30 years	30 years																				
Administrative Agent:	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtj.net	South Brunswick Community Development Corp. Karen Scalera, Administrator 3424 Route 27 Kendall Park, NJ 08824 732-355-9009	Volunteers of America Woodhaven Terrace 100 Woodhaven Drive Monmouth Junction, NJ 08852 (732) 297-4972 WoodhavenTerraces@voa.org	South Brunswick Community Development Corp. Karen Scalera, Administrator 3424 Route 27 Kendall Park, NJ 08824 732-355-9009	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtj.net	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtj.net	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtj.net	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtj.net	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtj.net	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtj.net	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtj.net																				
Contribution:																															
Type of Units:			Family rental	Age-restricted rental	Family for-sale	Family for-sale	Family for-sale	Family for-sale	Family for-sale	Family rental	Family for-sale																				
Total Affordable Units:	Obligation of 109; 95 units completed as of 2020	95 units completed	40	54	5	43	49	69	20	124	1																				
Income/Bedroom Distribution:	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR				
Very Low-Income				5	4																										
Low-Income				11	20		50	4			1			8	13		13	14		17	12	6		5	5	24	12	14			
Moderate-Income											3	1		8	14		8	14		17	12	5		5	5	48	12	14			1
Comments:	Township may enter into agreement with Morris Habitat to administer 14-unit rehab program.	Ongoing work on some units may be required	Prior Cycle; controls extended 2006; extensions addressing Gap Present Need obligation. Financing docs require at least 9 VLI, 27 LI.	Prior Cycle. Controls extended to 2042; extensions are addressing the Third Round "Gap" Present Need obligation.	Prior Round	Prior Round	Prior Round	Prior Round. Originally 70 units, one lost to foreclosure in 2017	Prior Round	Prior Round	Prior Round																				

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Site / Program Name:	Cambridge Crossing	East Meadows Estates	Woodhaven	Charleston Place II	Oak Woods	Brandywine/Buckingham Place	Wheeler Road	Major Road	CIL Woods	CIL Wynwood																		
Project Type:	Inclusionary	Inclusionary	100% Affordable	100% Affordable	100% Affordable	Inclusionary	Alternative Living Arrangements	Alternative Living Arrangements	Alternative Living Arrangements	Alternative Living Arrangements																		
Block & Lot / Street:	Block 84, Lots 4,01, 6, 24 Route 522	Block 84.03, Lot 5051 5051 Beech Ct. Block 84, Lot 2151 2151 Ash Ct. Block 34.02, Lot 13.07 Quincy Circle M-7 Block 96, Lot 1943 43 Beechwood Ct. Block 84.93, Lot 7382 7482 Elm Ct. Block 84, Lot 4231 4231 Bayberry Ct.	Block 96.05, Lots 69.05, 69.06 Route 27 and Jones Drive	Block 95.03, Lot 75.07 3424 Route 27, Kendall Park	Block 84, lot 42.0431 700 Woods Lane	Block 97, Lot 13.07 155 Raymond Rd.	Block 332, Lot 3 38 Wheeler Road	Block 51, Lot 6.01 186 Major Road	Block 84, Lot 42.0432 100 Woods Lane Monmouth Junction, NJ 08852	Block 96, Lot 1701 1 Sassafas Lane Block 96, lot 1223 23 Arrowwood Lane Block 96, Lot 859 59 Foxtail Lane Block 96, Lot 585 5 Foxtail Lane																		
Status:	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed																		
Date:	2016-2017	2016	1992	1987; refinanced 2012 with restrictive use covenant to 2042	2001	2002	1988; renewed 2003 and again in 2016	1987; renewed 2003 and again in 2016	1997	1993 and 1994																		
Length of Affordability Controls:	30 years	30 years	30 years	30 years	30 years	30 years	15 years; renewable after 15 years	15 Years; renewable after 15 years	40 years to 2037	at least 30 years																		
Administrative Agent:	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtj.net	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtj.net	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtj.net Onsite: Emess Management 1401 Jones Drive Princeton, NJ 08540 732-329-6807 https://emess.com/our-communities/woodhaven-at-south-brunswick/	South Brunswick Community Development Corp. Karen Scalera, Administrator 3424 Route 27 Kendall Park, NJ 08824 732-355-9009	South Brunswick Community Development Corp. Karen Scalera, Administrator 3424 Route 27 Kendall Park, NJ 08824 732-355-9009	BUCKINGHAM PLACE/Brandywine 155 Raymond Road Princeton, NJ 08540 Hilary Murray 732-329-8888 732-329-8813 Fax hmurray@buckinghamplace.net	Delta Community Supports N.J. Central Regional Office 1130 Route 202 South, Building C1 Raritan, NJ 08869 908-707-8844 dgood@deltaweb.org	Delta Community Supports N.J. Central Regional Office 1130 Route 202 South, Building C1 Raritan, NJ 08869 908-707-8844 dgood@deltaweb.org	South Brunswick Community Development Corp. Karen Scalera, Administrator 3424 Route 27 Kendall Park, NJ 08824 732-355-9009	South Brunswick Community Development Corp. Karen Scalera, Administrator 3424 Route 27 Kendall Park, NJ 08824 732-355-9009																		
Contribution:	\$72,951.50	\$109,375.00																										
Type of Units:		Family for-sale	Family rental	Age-restricted rental	Age-restricted rental	Assisted living	Special needs bedrooms	Special needs bedrooms	Special needs bedrooms	Special needs bedrooms																		
Total Affordable Units:	8	6	80	30	73	23	3	3	16 bedrooms	7 bedrooms																		
Income/Bedroom Distribution:	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	
Very Low-Income																												
Low-Income		3	1				20	20		27	3		73												6	5		7
Moderate-Income		3	1	1	3	2	20	20																				
Comments:	Prior Round	Prior Round	Prior Round	Prior Round. Controls extended to 2042; extensions are addressing the Third Round "Gap" Present Need obligation.	Prior Round	Prior Round	Prior Round. Controls extended for 30+ years to at least 11/20/2048.	Prior Round. Controls extended for 30+ years to at least 11/20/2048.	Prior Round. Controls extended for 30+ years to at least 11/20/2048.	Prior Round	Prior Round. 7 special-needs bedrooms in four units.																	

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Site / Program Name:	Dungarvin	Dungarvin	Triple C	Community Options	ARC of Middlesex County	Dungarvin	REACH	REACH	Charleston Place I	Charleston Place II																
Project Type:	Alternative Living Arrangements	Alternative Living Arrangements	Alternative Living Arrangements	Alternative Living Arrangements	Alternative Living Arrangements	Alternative Living Arrangements	Market-to-Affordable	Market-to-Affordable	Extension of Controls	100% Affordable																
Block & Lot / Street:	Block 340, Lot 2 30 Cranston Road	Block 338, Lot 24 19 Berwick Road Block 339, Lot 10 12 Dawson Road	Block 54.01, Lot 7 625 Ridge Road	Block 333, Lot 5 38 Constable Drive Block 93-08, Lot 6.142 63 Henderson Rd. Block 326, Lot 21 2 Aldrich Road Block 84, Lot 17.18 313 New Road	Block 34, Lot 24.14 9 Helen Drive Block 338, Lot 12 24 Kingsley Road Block 307, Lot 2 24 Palmer Road Block 322, Lot 7 125 Kendall Road		Block 35.08, Lot 304 304 Jacob Ct.	Various	Block 95.03, Lot 75.07 3424 Route 27	Block 95.03, Lot 75.07 3424 Route 27, Kendall Park																
Status:	Completed	Completed	Completed	Completed	Completed	Proposed	Completed	Completed	Completed	Completed																
Date:	1999; renewed 2019	2009-2011	2012	2009-2012	2012-2013	Executed agreement 2009			2012	2012																
Length of Affordability Controls:	20 years	45 years	45 years	45 years	45 years		≥ 30 years	≥ 30 years	30 years	30 years																
Administrative Agent:	Dungarvin New Jersey, LLC 1543 State Route 27, Suite 24 Somerset, NJ 08873 (732) 463-7227 https://www.dungarvin.com/locations/new-jersey/	Dungarvin New Jersey, LLC 1543 State Route 27, Suite 24 Somerset, NJ 08873 (732) 463-7227 https://www.dungarvin.com/locations/new-jersey/	Triple C Housing, Inc. 1 Distribution Way Monmouth Junction, NJ 08852 732-297-5840 clight@triplehousing.org	Community Options, Inc. 16 Farber Rd. Princeton, NJ 08540 609-672-9022 kathryn.bryant@comop.org	The ARC of Middlesex County 219 Blackhorse Lane, Suite 1 North Brunswick, NJ 08902 732-821-1199 swhite@arc-middlesex.org	Dungarvin New Jersey, LLC 1543 State Route 27, Suite 24 Somerset, NJ 08873 (732) 463-7227 https://www.dungarvin.com/locations/new-jersey/	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtj.net	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtj.net	South Brunswick Community Development Corp. Karen Scalera, Administrator 3424 Route 27 Kendall Park, NJ 08824 732-355-9009	South Brunswick Community Development Corp. Karen Scalera, Administrator 3424 Route 27 Kendall Park, NJ 08824 732-355-9009																
Contribution:																										
Type of Units:	Special needs bedrooms	Special needs bedrooms	Special needs bedrooms	Special needs bedrooms	Special needs bedrooms	Special needs bedrooms	Age-restricted	Family	Age-restricted rental	Age-restricted rental																
Total Affordable Units:	4	8	6	13 completed, 1 funded	15	3	1 completed	25 completed	54	30																
Income/Bedroom Distribution:	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR		
Very Low-Income	4			8			6			11			15			3										
Low-Income										2																
Moderate-Income																										
Comments:	Prior Round. Controls renewed 2019 for 45 years.	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	20 Prior Round; 5 Third Round	Third Round "Gap" Present Need. Refinanced in 2012 with restrictions to 2042.	Third Round "Gap" Present Need. Refinanced in 2012 with restrictions to 2042.					

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Site / Program Name:	Deans Apartments/Woodhaven Terrace	Regal Point	Monmouth Walk	Nassau Square	Wheeler Road	Major Road	Dungarvin	Windsor Associates	Princeton Orchards															
Project Type:	Extension of Controls	Extension of Controls	Extension of Controls	Extension of Controls	Extension of Controls	Extension of Controls	Extension of Controls	Inclusionary	Inclusionary															
Block & Lot / Street:	Block 90, Lot 54.01 154 Black Horse Lane	Block 87, Lot 12.142 Georges Road	Block 41, lots 9.04, 9.07, 16 Block 259.01, Lot 1 Ridge Road	Block 93.09, Lot 3.01 Route 27 at Beekman Road	Block 332, Lot 3 38 Wheeler Road	Block 51, Lot 6.01 186 Major Road	Block 340, Lot 2 30 Cranston Road	Block 85, Lot 17.014 Major Road and Northumberland Way	Block 31, Lots 30.012 and 34.09 2-10 Criggs Drive Block 31, Lots 34.712 and 35.811 "Stover Tract"															
Status:	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Proposed	Court-approved settlement 5/22/2018															
Date:	2006	Resolution February 2017	Resolution February 2017	Resolution February 2017	2003	2003	2019																	
Length of Affordability Controls:	30 years	30 years from original expiration	30 years from original expiration	30 years from original expiration	45 years	45 years	45 years	At least 30 years	At least 30 years															
Administrative Agent:	Volunteers of America Woodhaven Terrace 100 Woodhaven Drive Monmouth Junction, NJ 08852 (732) 297-4972 WoodhavenTerraces@voa.org	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtjn.net	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtjn.net	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtjn.net	Delta Community Supports N.J. Central Regional Office 1130 Route 202 South, Building C1 Raritan, NJ 08869 908-707-8844 dgood@deltaweb.org	Delta Community Supports N.J. Central Regional Office 1130 Route 202 South, Building C1 Raritan, NJ 08869 908-707-8844 dgood@deltaweb.org	Dungarvin New Jersey, LLC 1543 State Route 27, Suite 24 Somerset, NJ 08873 (732) 463-7227 https://www.dungarvin.com/locations/new-jersey/	South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtjn.net	CCP&H 249 South River Road, Suite 301 Cranbury, NJ 08512-3633 609 664 2769 megan@cgph.net															
Contribution:																								
Type of Units:	Family rental	Family for-sale	Family for-sale	Family for-sale	Special needs bedrooms	Special needs bedrooms	Special-needs bedrooms	Family rental	Family rental															
Total Affordable Units:	40	5	43	49	3	3	4	13	46															
Income/Bedroom Distribution:	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR
Very Low-Income	5	4								3			3			4						2	6	2
Low-Income	11	20			1				8	13		13	14									3	8	3
Moderate-Income					3	1			8	14		8	14									4	13	5
Comments:	Third Round "Gap" Present Need.	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round	Third Round
																						Third Round, intervenor site. Continuation of hearing November/December 2022.	Third Round, intervenor site. Received preliminary Planning Board approval; land conveyed 6/8/22.	

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Site / Program Name:	South Brunswick Center	South Brunswick Center	American Properties	Pulte/AvalonBay	Community Options	TG Acquisitions	K. Hovnanian	ARC of Middlesex County	PPF Industrial/Matrix	PPF Industrial/Matrix																		
Project Type:	Inclusionary	Inclusionary	Inclusionary	Inclusionary	Alternative Living Facilities	Inclusionary	Inclusionary	Alternative Living Facilities	Inclusionary	Inclusionary																		
Block & Lot / Street:	Block 86, Lots 22.041, 89.13, and 89.023 Northumberland Way and Blackhorse Lane	Block 86, Lots 22.041, 89.13, and 89.023 Northumberland Way and Blackhorse Lane	Block 90.04, lots 8, 9.01 and 11.01 Schalks Crossing Road	Block 86, Lots 63, 65, and 67-71 Major Road	Block 6, Lot 20.04 154 Broadway Road	Block 95, Lots 48.01, 49, 50, 50.02, 50.03, 50.04, 50.06, 50.07 U.S. Route 1	Block 80, Lot 3.024 913-927 Ridge Road		Block 6, Lots 15.021 and 15.022 Block 11, Lots 13.02 and 15.03 U.S. Highway 130 and Friendship Road	Block 6, Lots 15.021 and 15.022 Block 11, Lots 13.02 and 15.03 U.S. Highway 130 and Friendship Road																		
Status:	Court-Approved	Court-Approved	Court-approved	Court-approved	Completed	Proposed	Court-approved	Proposed	Court approved settlement agreement 1/28/2021	Court approved settlement agreement 1/28/2021																		
Date:			7/21/2022	Feb-21	Mar-21																							
Length of Affordability Controls:	At least 30 years	At least 30 years	At least 30 years	At least 30 years	At least 45 years	At least 30 years	At least 30 years	At least 30 years	At least 30 years	At least 30 years																		
Administrative Agent:	Piazza & Associates, Inc. Princeton Forrestal Village 201 Rockingham Row Princeton, NJ 08540	Piazza & Associates, Inc. Princeton Forrestal Village 201 Rockingham Row Princeton, NJ 08540			Community Options, Inc. 16 Farber Rd. Princeton, NJ 08540 609-672-9022 kathryn.bryant@comop.org			ARC of Middlesex County 219 Black Horse Lane North Brunswick, NJ 08902 (732) 821-1199 information@arc-middlesex.org																				
Contribution:				\$100,000.00			Up to \$80,000																					
Type of Units:	Family rental	Age-restricted rental	Family	Family for-sale	Special-needs bedrooms	Family rental	Family for-sale	Special-needs bedrooms	Family rental	Family for-sale																		
Total Affordable Units:	336	24	72	27+1 offsite	4 bedrooms	37	30	4	83	15																		
Income/Bedroom Distribution:	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	
Very Low-Income	9	26	9	2	1		2	6	2				4						4									
Low-Income	25	75	25	4	5		5	15	6	3	6	3							8	3								
Moderate-Income	33	100	34	6	6		8	21	7	3	9	3							16	3								
Comments:	Third Round, intervenor site. Court approval granted 9/8/2020. As of July 2022 the land for phase I of the development has been cleared.		Third Round, intervenor site. Site plan application reduced site's total unit count to 349 units with 72 affordable family units (20.6% set-aside). Received Court approval 7/21/22. Waiver approved for 15 total one-bedroom units, one (1) more than permitted by UHAC, as applicant has proposed two (2) additional affordable units above 70-unit requirement.		Third Round, intervenor site. Court approved February 2021. Payment in lieu to fund Community Options four-bedroom group home plus one additional off-site moderate-income unit.		Third Round. Used \$80,000 of future payment in lieu from Pulte/AvalonBay to develop four-bedroom group home.		Third Round, intervenor site. Concept plan submitted 2021, no formal application yet.		Third Round, intervenor site. Received court approval 12/9/2020. K. Hov will provide a payment in lieu to ARC to develop a four-bedroom group home to satisfy the VLI requirement from this project. Township receives four (4) extra moderate-income units on-site for a total setaside of 25.5% (34 on-site/off-site of 133 total units).		Third Round. Will use payment in lieu from K. Hovnanian to develop four-bedroom group home		Third Round, intervenor site. Site plan submitted to Township Planning Board January 2021; received extension to September 2022 in order to resolve issue with NJ Turnpike Authority regarding emergency access. An additional extension was granted to December 31, 2022. The issue has now been resolved and as of November 2022 the application is under Planning Board review.													

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Site / Program Name:	Wilson Farm	HarborChase of Princeton	RPM Phase I	RPM Phase II	RPM Phase II	Stanton Girard	Ridge Road Properties	Wynwood														
Project Type:	Inclusionary	Inclusionary	Municipally Sponsored Mixed-Income	Municipally sponsored 100% Affordable	Municipally sponsored 100% Affordable	Inclusionary	Inclusionary															
Block & Lot / Street:	Block 96.24, lot 24.002 3614-3688 Route 27	Block 98, Lot 3.06 4331 Route 1 South	Block 90.03, Lot 12.011 Henderson Road	Block 90.03, Lot 12.011 Henderson Road	Block 90.03, Lot 12.011 Henderson Road	Block 96, Lots 29.01 and 29.02 New Road	Block 79, Lots 4.02, 4.032, 4.04, 6.01 and 6.03 Ridge Road and Perrine Road	Block 96, Lot 1701 1 Sassafras Lane Block 96, lot 1223 23 Arrowwood Lane Block 96, Lot 859 59 Foxtail Lane Block 96, Lot 585 5 Foxtail Lane														
Status:	Phases I and II preliminary approval October 2021	Completed	Approved	Approved	Preliminary approval 2020	Township purchased property September 2021	Twp entered into Settlement Agreement 4/2022; awaiting Court review	Completed														
Date:		4/15/2021						2014 (5 Foxtail); 2019 (23 Arrowwood); 2022 (1 Sassafras and 59 Foxtail)														
Length of Affordability Controls:	At least 30 years	At least 30 years	45 years	45 years	45 years			at least 30 years														
Administrative Agent:		HarborChase of Princeton 4331 Route 1 South Monmouth Junction, NJ 08852 609-309-9543	RPM	RPM	RPM			South Brunswick Affordable Housing Office 540 Ridge Road Monmouth Junction, NJ 08852 732-329-4000 x7220 dbrown@sbtnj.net														
Contribution:							\$8.065 million															
Type of Units:	Age-restricted rental	Assisted living	Family rental	Family rental	Special-needs			Family for-sale														
Total Affordable Units:	210	15	63	44	26 bedrooms			4														
Income/Bedroom Distribution:	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	1BR	2BR	3BR	
Very Low-Income				15			5	6	3	1	2	2	6	10								
Low-Income							1	18	5	3	4	5										
Moderate-Income							6	14	5	2	16	9									1	3
Comments:	Third Round.	Third Round; 10% Medicaid set-aside	Third Round. Tax credits received 2019. As of July 2022, the site is cleared and construction is scheduled to begin.	Third Round. Tax credits received 2020. As of July 2022 the site is cleared and construction is scheduled to begin.	Third Round. Tax credits received 2020. Two-bedroom units to be occupied by unrelated individuals so credited by the bedroom.	Third Round, intervenor site. Township purchased the property and has 33 replacement credits and rental bonuses for court review.	Third Round, intervenor site. Settlement Agreement calls for rezoning to permit warehouse development on this property plus payment of \$8.065 million to fund off-site development. Township has 264 replacement credits and rental bonuses for court review.	Third Round. Formerly CIL Wynwood. Originally 7 special-needs bedrooms in four units. All units have now been sold to income-qualified buyers.														