

**1. GENERAL INFORMATION AND TRUST FUND MONITORING**

MUNICIPALITY NAME:	Township of Raritan	
COUNTY:	Hunterdon County	
Date through which funds reported:		5/31/2020
Name of person filling out form and affiliation/role:	Jessica Caldwell, Township Planner	
Date of filling out form:		6/11/2020
Email:	<a href="mailto:jcaldwell@icaldwellassociates.com">jcaldwell@icaldwellassociates.com</a>	
Municipal Housing Liaison for municipality:	Donald Hutchins	
Email:	<a href="mailto:Donald.Hutchins@raritantwpnj.gov">Donald.Hutchins@raritantwpnj.gov</a>	
Income Limits Year Being Used by Municipality*:		2019

(Note: Date in Approved Spending Plan = date through which revenues/expenditures are shown in the approved spending plan; if no approved spending plan, show revenues/expenditures through June 30, 2015 in Column B and beginning July 1, 2015 in Column C.)

**TRUST FUND INFORMATION**

	Inception - 10.31.2019	in Approved Spending Plan	Date in Approved Spending Plan or July 1, 2015 to Present	Total	
<b>REVENUE SUMMARY</b>			N/A		
Barrier Free Escrow				\$0	
Development Fees	\$	6,972,151	\$	154,013	\$7,126,164
Interest Earned	\$	496,735	\$	1,553	\$498,288
Other Income				\$0	
Payments-in-Lieu of Construction	\$	216,424			\$216,424
<b>TOTAL</b>	\$	<b>7,685,310</b>	\$	<b>155,566</b>	<b>\$7,840,876</b>

<b>EXPENDITURE SUMMARY</b>					
Administration**	\$	662,376	\$	88,892	\$751,268
Affordability Assistance***	\$	1,500,875			\$1,500,875
Very Low-Income Affordability Assistance			\$	46,830	\$46,830
Barrier Free Conversions					\$0
Housing Activity	\$	3,188,545			\$3,188,545
<b>TOTAL</b>	\$	<b>5,351,796</b>	\$	<b>135,722</b>	<b>\$5,487,518</b>

ADMINISTRATION: 10.31.19 - Approved Spending Plan to Present		
Name	List types of administrative expenses	Amount
Attorney Fees	Court Certification	\$23,876.00
Township Payroll - Housing Liaison	Housing Programs	\$358.00
Administrative Agent	Administer Inclusionary Developments	\$27,603.00
Township Planner	HEFSP/Ordinances/Program Documents	\$28,835.00
Special Master Services	Court Certification	\$6,796.00
Newspaper Notices	Court Certification	\$1,424.00
<b>TOTAL</b>		<b>\$88,892</b>

AFFORDABILITY ASSISTANCE: 10.31.19 - Approved Spending Plan to Present		
Name	List affordability assistance projects and programs	Amount
Rental Assistance	Flemington South Gardens	\$46,830.00
<b>TOTAL</b>		<b>\$46,830</b>

HOUSING ACTIVITY: 10.31.19 - Approved Spending Plan to Present		
Name	List types of housing activity	Amount
<b>TOTAL</b>		<b>\$46,830</b>

**Comments:**

\*View 2020 income limits: [https://ahpnj.org/member\\_docs/Income\\_Limits\\_2020.pdf](https://ahpnj.org/member_docs/Income_Limits_2020.pdf)  
[https://ahpnj.org/member\\_docs/Income\\_Limits\\_2019\\_FINAL.pdf](https://ahpnj.org/member_docs/Income_Limits_2019_FINAL.pdf)  
[https://ahpnj.org/member\\_docs/Income\\_Limits\\_2018.pdf](https://ahpnj.org/member_docs/Income_Limits_2018.pdf)  
[https://ahpnj.org/member\\_docs/Income\\_Limits\\_2017.pdf](https://ahpnj.org/member_docs/Income_Limits_2017.pdf)  
 \*\*Administrative expenses cannot total more than 20% of collected revenues, less any Administrative expenses already disbursed.  
 \*\*\*Affordability Assistance must equal at least 30% of revenues collected after July 2008, with one-third of that dedicated to very low-income Affordability Assistance



3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	New Brunswick RCA	Lambertville RCA	Easter Seals	Good News Home	Cherryville Group Home	Ringoes Group Home	Flemington South Gardens	The Mews (Countryside)	The Mews (Countryside)	Village Commons
Project developer:	Regional Contribution Agreement	Regional Contribution Agreement	Supportive/Special Needs	Good News Home	Cherryville Group Home	Ringoes Group Home				
Compliance Mechanism:	Regional Contribution Agreement	Regional Contribution Agreement	Supportive/Special Needs	Supportive/Special Needs			Age-Restricted Rental	100% Affordable Family Rental	Supportive/Special Needs	Inclusionary Family Rental
Compliance Mechanism #2 (if project has multiple):										
Round:	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round
Block (if multiple separate by commas):				9			71,16, 71,17	44	44	65
Lot (if multiple separate by commas):				18			51, 1	50	50	1
Address:				33 Bartles Corner Rd						
Construction required to begin by (for mechanisms other than inclusionary development):										
Status:	Complete	Complete	Built	Built	Built	Built	Built	Built	Built	Built
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):										
If "approved not built" or "under construction," date of site plan and/or subdivision approval:										
If "under construction," expected date of completion:										
Date of issuance of C.O.:										
If "built," date controls began:	1996 - 2001	2003	1985-1986	2010	1982	1987	1990	2010	2010	1996
Length of Affordability Controls (years):								30-50		
Administrative Agent or other entity responsible for affirmative marketing:			Easter Seals				CJHRC	Robin Hill Homes	ARC	CJHRC
Contribution (for payments in lieu)										
Total Affordable Housing Units Proposed	37	20	18	17	4	3	96	6	4	2
Total Affordable Housing Units Completed to Date	37	20	18	17	4	3	96	6	4	2
Type of Affordable Units:										
Family	0	0	0	0	0	0	0	6	4	2
Family For-Sale										
Family Rental								6	4	2
Senior	0	0	0	0	0	0	96	0	0	0
Senior For-Sale										
Senior Rental								96		
Supportive/Special needs	0	0	18	17	4	3	0	0	4	0
Supportive For-Sale										
Supportive Rental			18	17	4	3			4	

Bedroom/Income Splits:										
1 BR/ or Efficiency Affordable Units	0	0	0	0	0	0	96	0	0	1
Very Low-Income:										
Low-Income:							49	0		
Moderate-Income:							47	0		1
2 BR Affordable Units	0	0	0	0	0	0	0	2	0	1
Very Low-Income:										
Low-Income:										1
Moderate-Income:								2		0
3+ BR Affordable Units	0	0	0	0	0	0	0	4	0	0
Very Low-Income:										
Low-Income:								2		
Moderate-Income:								2		
Supportive/Special Needs Units:	0	0	18	17	4	3	0	0	4	0
Very Low-Income:			18	17	4	3			4	
Low-Income:										
Moderate-Income:										

OVERALL PRIOR AND THIRD ROUND SUMMARY		
	NUMBER	PERCENT
Total Units	691	-
Very-Low Income Units	131	19%
Low-Income	195	28%
Moderate-Income	196	28%
Family	420	61%
Senior	202	29%
Supportive/Special Needs	96	14%
For Sale	78	11%
Rental	645	93%

Total Proposed: 913 units

Comments:  
 \*By December 31 of each year from 2020 through 2024, the Township will partner with supportive and special needs housing providers to create a minimum of seven special needs bedrooms per year (in the first two years) and six special needs bedrooms per year (in the remaining three years). The program will be funded by the Township's Housing Trust Fund.



Flemington South Gardens	Flemington Junction (The Willows)	ARC II Group Home	Stickel Group	Cedar Grove Shopping Center	66 Junction Road	Villages at Raritan Junction	Enclave at Raritan Junction	Raritan Junction	Raritan Town Square
Extension of Expring Controls	100% Affordable Family Rental	Supportive/Special Needs	Supportive/Special Needs	Family Rental	100% Affordable Family Rental	Inclusionary Development- Family Rental	Health Quest Park Inclusionary Development- Family Rental	Inclusionary Development- Family Rental	Inclusionary Development- Family Rental
Third Round	Third Round	Third Round	Third Round	Third Round Calculated Need	Third Round Calculated Need	Third Round Calculated Need	Third Round Calculated Need	Third Round Calculated Need	Third Round Calculated Need
71,16, 71,17	16.01		73	18.01	27			16.02	16.01
51, 1	54.01		49	12.04	22	16, 16.03, 17.01	9	16, 16.03, 17.01	35, 36, 38
30 and 63 Manchester Road	71 Junction Road		12 Samuel Drive		66 Junction Road			41	
Built	Built	Built	Built	Approved, not built	Approved, not built	Under construction	Approved, not built	Ordinance Adopted	Under construction
				6/27/2006	9/11/2019	2/22/2017		2/22/2017	9/26/2018
2009	2017	2009	2011						
20	30					30		30	30
CJHRC	Ingerman	ARC	ARC		Ingerman	CGP&H	CGP&H		
	\$ 1,000,000.00								
96	84	4	4	6	100	28	40	28	28
96	84	4	4	6	0	28			28
0	84	0	0	6	100	28	40	28	28
	84			6	100	28	40	28	28
96	0	0	0	0					
96									
0	0	4	4	0					
		4	4						
0	13	0	0	0	18	5	0	0	5
2					5	2			1
7					4	1			2
4					9	2			2
0	43	0	0	0	57	17	0	0	17
	5				9	1			2
	25				20	9			7
	13				28	7			8
0	28	0	0	0	25	6	0	0	6
	4				6	1			2
	16				6	2			1
	8				13	3			3
0	0	4	4	0	0	0	0	0	0
		4	4						













**Compliance Mechanism(s)**

100% Affordable  
Accessory apartment program  
Assisted living residence  
Extension of expiring controls  
Inclusionary zoning  
Market-to-Affordable  
RCA (approved pre-2008)  
Redevelopment  
Support and special needs  
Other

**Status**

No approvals  
Approved not built  
Under construction  
Built

**Rounds**

Prior Round  
Third Round  
Prior and Third Round