

Township of Hamilton, Mercer County
Annual Unit Monitoring
December 19, 2020

HAMILTON TOWNSHIP, MERCER COUNTY												
PROJECT/UNIT MONITORING - DECEMBER 19, 2020												
Site / Program Name:	Township Rehabilitaiton			County Rehabilitaiton			Society Hill I and II			Credits without Controls		
Project Type:	Rehabilitaiton			Rehabilitaiton			Inclusionary Development			Prior Round Credits without Controls		
Block & Lot / Street:							Block 2167, Lots 818 & 62 / Cypress Lane			Various		
Status:							Completed			Completed		
Date:							Completed 1981			COAH Approval 5/15/2002		
Length of Affordability Controls:	10 years			10 years			30 years			30 years		
Administrative Agent:	Hamilton Township Department of Community Planning and Compliance Neighborhood Preservation Attn: Janice Blakely-Williams P.O. Box 00150 Hamilton, NJ 08650 609-890-3675			Mercer County Housing and Community Development 640 South Broad Street Room 420 Trenton, NJ 08650 (609) 989-6858 www.mercercounty.org			Piazza and Associates, Inc. 216 Rockingham Row Princeton, NJ 07060 (609) 786 1100			Various		
Contribution:							-			-		
Type of Units:	Rehabilitaiton			Rehabilitaiton			Family Affordable For-Sale			Family For-Sale		
Total Affordable Units:	310 obligation						80			45		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income							-	-	-	-	-	-
Low-Income							-	33	7	-	-	-
Moderate-Income							-	33	7	-	-	-
Comments	Township administers a renter-occupied and owner-occupied program.			County program available to owner-occupied units. County reports two units rehabilitated since 2015.			Income/bed dists. Taken from 1988 Developer's Agreement			Credits are from: Society Hill I, Abbot Commons, Pebble Creek, Briarwood, Granville, and single-family homes		

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HAMILTON TOWNSHIP, MERCER COUNTY												
PROJECT/UNIT MONITORING - E												
Site / Program Name:	Mercer County ARC - Cedar Lane and Route 156			Regional Contribution Agreements			Allies Inc. - 331 Redfern Avenue			Allies Inc. - 423 Wilfred Avenue		
Project Type:	Special Needs Group Home			RCAs with the City of Trenton			Special Needs Group Home			Special Needs Group Home		
Block & Lot / Street:	Block 2122, Lot 10 / 1330 Cedar Lane; Block 2678, Lot 14 / 196 Route 156			-			Block 2102, Lot 75 / 331 Redfern Avenue			Block 2323, Lot 6 / 423 Wilfred Avenue		
Status:	Completed			Completed			Completed			Completed		
Date:	C.O.s 10/16/1981, 02/08/1983			1993, 2004			C.O. 4/19/2010			C.O. 4/19/2010		
Length of Affordability Controls:				-			30 years			30 years		
Administrative Agent:	The Arc Mercer, Inc. 180 Ewingville Road Ewing, NJ 08638 (609) 406-0181			-			Allies, Inc. 1262 Whitehorse Hamilton Square Rd. Hamilton, NJ 08690 (609) 689 0136 http://www.alliesnj.org/			Allies, Inc. 1262 Whitehorse Hamilton Square Rd. Hamilton, NJ 08690 (609) 689 0136 http://www.alliesnj.org/		
Contribution:	-			308 units			-			-		
Type of Units:	Special Needs Affordable Rental			-			Special Needs Affordable Rental			Special Needs Affordable Rental		
Total Affordable Units:	12 (6 bedrooms each)			-			3			3		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	12	-	-	-	-	-	3	-	-	3	-	-
Low-Income		-	-	-	-	-	-	-	-	-	-	-
Moderate-Income		-	-	-	-	-	-	-	-	-	-	-
Comments	Prior Cycle; received COAH prior cycle approval 2004.			1993: 69 units, \$793,500; 2004: 239 units, \$4,780,000			Previously deed-restricted as family affordable for-sale units; now a group home			Previously deed-restricted as family affordable for-sale units; now a group home		

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HAMILTON TOWNSHIP, MERCER COUNTY												
PROJECT/UNIT MONITORING - C												
Site / Program Name:	Community Options - 25 Tattletown Road			Eden Autism Services - 3 Blue Devil Lane			Eden Autism Services - 433 Princeton Avenue			Enable - Gallavan Way		
Project Type:	Special Needs Group Home			Special Needs Group Home			Special Needs Group Home			Special Needs Group Home		
Block & Lot / Street:	Block 2732, Lot 9 / 25 Tattletown Road			Block 1566, Lot 21 / 3 Blue Devil Lane			Block 1544, Lot 8 / 433 Princeton Avenue			Block 1928, Lot 9 / 11 Gallavan Way		
Status:	Completed			Completed			Completed			Completed		
Date:	C.O. 08/03/2016			Deed Restriction 03/28/2018			Deed Restriction 03/28/2018			C.O. 1/14/1998		
Length of Affordability Controls:	30 years			30 years			30 years			30 years		
Administrative Agent:	Community Options, Inc. 16 Farber Road Princeton, NJ 08540 (609) 951-9900			Eden Autism Services 2 Merwick Rd. Princeton, NJ 08540 (609) 987-0099			Eden Autism Services 2 Merwick Road, Princeton, NJ 08540, 609-987-0099			Enable, Inc. 13 Roszel Road, Suite B110 Princeton, NJ 08540 P: (609) 987-5003		
Contribution:	-			-			-			-		
Type of Units:	Special Needs Affordable Rental			Special Needs Affordable Rental			Special Needs Affordable Rental			Special Needs Affordable Rental		
Total Affordable Units:	5			4			4			4		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	5	-	-	4	-	-	4	-	-	4	-	-
Low-Income	-	-	-	-	-	-	-	-	-	-	-	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-
Comments	Received \$60,000 in affordability assistance for renovation of this home			Received \$100,000 in affordability assistance from Twp.			Received \$100,000 in affordability assistance from Twp.					

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HAMILTON TOWNSHIP, MERCER COUNTY												
PROJECT/UNIT MONITORING - C												
Site / Program Name:	Enable - Flock Road			Mercer ARC - 12 Compton Way			Mercer ARC - 236 Murray Avenue			Mercer ARC - 11 Phaeton Drive		
Project Type:	Special Needs Group Home			Special Needs Group Home			Special Needs Group Home			Special Needs Group Home		
Block & Lot / Street:	Block 1375, Lot 5 / 588 Flock Road			Block 1845, Lot 11 / 12 Compton Way			Block 2683, Lot 21 / 236 Murray Avenue			Block 1848, Lot 15 / 11 Phaeton Drive		
Status:	Completed			Completed			Completed			Completed		
Date:	C.O. 7/2/1996			Deed Restriction 08/13/2018			Controls 04/03/2018			Deed 05/21/2019		
Length of Affordability Controls:	20 years			30 years			30 years			30 years		
Administrative Agent:	Enable, Inc. 13 Roszel Road, Suite B110 Princeton, NJ 08540 P: (609) 987-5003			The Arc Mercer, Inc. 180 Ewingville Road Ewing, NJ 08638 P: (609) 406-0181			The Arc Mercer, Inc. 180 Ewingville Road Ewing, NJ 08638 P:(609) 406-0181			The Arc Mercer, Inc. 180 Ewingville Road Ewing, NJ 08638 P:(609) 406-0181		
Contribution:	-			-			-			-		
Type of Units:	Special Needs Affordable Rental			Special Needs Affordable Rental			Special Needs Affordable Rental			Special Needs Affordable Rental		
Total Affordable Units:	3			3			4			4		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	3	-	-	3	-	-	4	-	-	4	-	-
Low-Income	-	-	-	-	-	-	-	-	-	-	-	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-
Comments				Received \$90,000 in affordability assistance for the purchase and renovation of this home						Received \$120,000 in affordability assistance for the purchase and renovation of this home		

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HAMILTON TOWNSHIP, MERCER COUNTY												
PROJECT/UNIT MONITORING - C												
Site / Program Name:	Mercer County Veterans Center			Community Options, Inc.			Project Freedom - Kuser Road			SERV - 2 Bainbridge Court		
Project Type:	Special Needs Group Home			Special Needs Group Home			Special Needs Group Home			Special Needs Group Home		
Block & Lot / Street:	Block 282, Lot 34 / 2280 Hamilton Avenue			Block 1702, Lot 1.04 / 36 McAdoo Avenue			Block 2154, Lot 3 / 715 Kuser Road			Block 1717, Lot 17 / 2 Bainbridge Court		
Status:	Completed			Completed			Completed			Completed		
Date:	Completed 2000			C.O. 12/22/1997			C.O. 2002					
Length of Affordability Controls:	20 years			20 years			45 years			30 years		
Administrative Agent:	Mercer County Housing and Community Development 640 S. Broad St. Trenton, NJ 08650 609-989-6858			Community Options, Inc. 16 Farber Rd. Princeton, NJ 08540 609-951-9900 Fax: 609-951-9112			Project Freedom at Hamilton Timothy Doherty 715 Kuser Road, Hamilton, NJ 08619, P: 609-588-9919			SERV Behavioral Health System, Inc. 20 Scotch Road, 3rd Floor Ewing, New Jersey 08628 P: 609-406-0100 Fax: 609-406-0307		
Contribution:	-			-			-			-		
Type of Units:	Special Needs Affordable Rental			Special Needs Affordable Rental			Special Needs Affordable Rental			Special Needs Affordable Rental		
Total Affordable Units:	5			4			50 (32 to Prior; 18 to Third)			5		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	-	-	-	4	-	-	12	2	-	5	-	-
Low-Income	5	-	-	-	-	-	-	-	-	-	-	-
Moderate-Income	-	-	-	-	-	-	36	-	-	-	-	-
Comments	For veterans, non-age-restricted						Two-bedroom units are occupied by separate households (equivalent of a group home and can be counted as two credits each). 14 VLI? 36 Mod?			Twp. will commit \$19,000 in affordability assistance to subsidize renovation of this home		

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HAMILTON TOWNSHIP, MERCER COUNTY												
PROJECT/UNIT MONITORING - E												
Site / Program Name:	SERV - 6 Lohli Drive			SERV - 117 Colonial Drive			Visitation Homes (VH2) - 355 Yardville-Allentown Road			Visitation Homes (VH1) - 417 Yardville-Allentown Road		
Project Type:	Special Needs Group Home			Special Needs Group Home			Special Needs Group Home			Special Needs Group Home		
Block & Lot / Street:	Block 1996, Lot 13 / 6 Lohli Drive			Block 2483, Lot 20 / 117 Colonial Drive			Block 2690, Lot 10 / 355 Yardville-Allentown Road			Block 2690, Lot 11 / 417 Yardville-Allentown Road		
Status:	Completed			Complete			Completed			Completed		
Date:	C.O. 06/24/2008			Mid 2019			Renovated 2011			C.O. 2012		
Length of Affordability Controls:	30 years			30 years			30 years			30 years		
Administrative Agent:	SERV Behavioral Health System, Inc. 20 Scotch Road, 3rd Floor Ewing, New Jersey 08628 P: 609-406-0100 Fax: 609-406-0307			SERV Behavioral Health System, Inc. 20 Scotch Road, 3rd Floor Ewing, New Jersey 08628 P: 609-406-0100 Fax: 609-406-0307			Visitation Home, Inc. PO Box 11242 Hamilton, NJ 08620 P: 609-585-3300 Day Program, 609-585-2151 Main Office			Visitation Home, Inc. PO Box 11242 Hamilton, NJ 08620 P: 609-585-3300 Day Program, 609-585-2151 Main Office		
Contribution:	-			-			-			-		
Type of Units:	Special Needs Affordable Rental			Special Needs Affordable Rental			Special Needs Affordable Rental			Special Needs Affordable Rental		
Total Affordable Units:	5			4			4			5		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	5	-	-	4	-	-	4	-	-	-	-	-
Low-Income	-	-	-	-	-	-	-	-	-	5	-	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-
Comments	Twp. will commit \$19,000 in affordability assistance to subsidize renovation of this home			Twp. will commit \$100,000 in affordability assistance to subsidize purchase of this home								

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HAMILTON TOWNSHIP, MERCER COUNTY												
PROJECT/UNIT MONITORING - C												
Site / Program Name:	Visitation Homes (VH3) - 405 Yardville-Allentown Road			ResCare of New Jersey			HomeFront II - 322-330 Connecticut Avenue			HomeFront IV - 116 Moffatt Avenue		
Project Type:	Special Needs Group Home			Special Needs Group Home			100% Affordable Development			100% Affordable Development		
Block & Lot / Street:	Block 2690, Lot 11.02 / 405 Yardville-Allentown Road			Block 1911, Lot 17 / 1 Archer Court			Block 1873, Lot 30 / 322-330 Connecticut Avenue			Block 2028, Lot 22 / 116 Moffatt Avenue		
Status:	Completed			Completed			Completed			Completed		
Date:	Renovated 2011			C.O. 8/4/1999			Controls 2002			Controls 2007		
Length of Affordability Controls:	30 years						30 years			30 years		
Administrative Agent:	Visitation Home, Inc. PO Box 11242 Hamilton, NJ 08620 P: 609-585-3300 Day Program, 609-585-2151 Main Office			ResCare of New Jersey, Inc. 9000 Commerce Parkway Suite A Mt. Laurel, NJ 08054 (856) 608-8761			HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 P: (609) 989-9417 Fax: (609) 989-9423 homefront@homefrontnj.org			HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 P: (609) 989-9417 Fax: (609) 989-9423 homefront@homefrontnj.org		
Contribution:	-			-			-			-		
Type of Units:	Special Needs Affordable Rental			Special Needs Affordable Rental			Family Affordable Rental			Family Affordable Rental		
Total Affordable Units:	6			3			8			4		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	-	-	-	3	-	-	-	5	-	1	1	-
Low-Income	6	-	-	-	-	-	-	3	-	1	1	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-
Comments	4 to Prior Round, 2 to Third Round			Prior Round; received COAH approval 2004.						Will receive some of \$387,385 from Twp. for renovation and repair		

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HAMILTON TOWNSHIP, MERCER COUNTY												
PROJECT/UNIT MONITORING - C												
Site / Program Name:	HomeFront IV - 40 Francis Avenue			HomeFront Transitional Housing - 129 Moffatt Avenue			Project Freedom - Samuel Alito Drive			Mercer Arc - 88 Village Drive West		
Project Type:	100% Affordable Development			100% Affordable Development			100% Affordable Development			Special Needs Group Home		
Block & Lot / Street:	Block 2020, Lot 49 / 40 Francis Avenue			Block 2027, Lot 10 / 129 Moffatt Avenue			Block 2613, Lot 3 / Samuel Alito Drive			Block 2712, Lot 19 / 88 Village Drive West		
Status:	Completed			Completed			Approved / Funded			Completed		
Date:	Controls 2007						Site Plan Approval 08/08/2019			C.O. 04/06/2020		
Length of Affordability Controls:	30 years			10 years			30 years			30 years		
Administrative Agent:	HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 P: (609) 989-9417 Fax: (609) 989-9423 homefront@homefrontnj.org			HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 P: (609) 989-9417 Fax: (609) 989-9423 homefront@homefrontnj.org			Project Freedom at Hamilton 715 Kuser Road, Hamilton, NJ 08619 P: 609-588-9919			The Arc Mercer, Inc. 180 Ewingville Road Ewing, NJ 08638 P:(609) 406-0181		
Contribution:	-			-			-			-		
Type of Units:	Family Affordable Rental			Family Affordable Rental			Family Rental / Special Needs			Special Needs Affordable Rental		
Total Affordable Units:	4			4			72 (18 special needs, 54 family)			6		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	2	1	-	2	2	-	2	6	2	4	-	-
Low-Income	-	1	-	-	-	-	5	15	6	-	-	-
Moderate-Income	-	-	-	-	-	-	7	21	8	-	-	-
Comments							Tentative bedroom distribution. Received 2019 HMFA award. Developer anticipates closing on the property in early 2021 and will then begin construction.			Received \$120,000 in affordability assistance for the purchase and renovation of this home		

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HAMILTON TOWNSHIP, MERCER COUNTY												
PROJECT/UNIT MONITORING - C												
Site / Program Name:	Mercer Arc - 1470 Klockner Road			HomeFront VI - 87 Newkirk Avenue			HomeFront VI - 141 Francis Avenue			HomeFront IX - 1782 & 1786 Greenwood Avenue		
Project Type:	Special Needs Group Home			100% Affordable Development			100% Affordable Development			100% Affordable Development		
Block & Lot / Street:	Block 1804, Lot 97 / 1470 Klockner Road			Block 2022, Lot 19 / 87 Newkirk Avenue			Block 2028, Lot 11 / 141 Francis Avenue			Block 1745, Lots 4 & 5 / 1782 & 1786 Greenwood Avenue		
Status:	Construction Pending			Completed			Completed			Completed		
Date:	03/11/2020 Plans Finalized			Controls 12/2007			Controls 12/2007			Controls 8/2010		
Length of Affordability Controls:	30 years			30 years			30 years			30 years		
Administrative Agent:	The Arc Mercer, Inc. 180 Ewingville Road Ewing, NJ 08638 P:(609) 406-0181			HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 P: (609) 989-9417 Fax: (609) 989-9423 homefront@homefrontnj.org			HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 P: (609) 989-9417 Fax: (609) 989-9423 homefront@homefrontnj.org			HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 P: (609) 989-9417 Fax: (609) 989-9423 homefront@homefrontnj.org		
Contribution:	-			-			-			-		
Type of Units:	Special Needs Affordable Rental			Family Affordable Rental			Family Affordable Rental			Family Affordable Rental		
Total Affordable Units:	0			4			4			8		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1BR	2BR	3BR
Very Low-Income	6	-	-	1	1	-	1	1	-	-	4	-
Low-Income	-	-	-	1	1	-	1	1	-	-	4	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-
Comments	Not seeking credit. Twp. will provide \$238,000 for purchase of the property and construction. Revised plans submitted to a contractor for estimates in Spring 2020									Will receive some of \$387,385 from Twp. for renovation and repair		

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HAMILTON TOWNSHIP, MERCER COUNTY												
PROJECT/UNIT MONITORING - C												
Site / Program Name:	HomeFront X - 1778 Greenwood Avenue			HomeFront XI - 117 Moffatt Avenue			HomeFront - 141 Moffatt Avenue			HomeFront XVI - Connecticut Avenue (GP&TL)		
Project Type:	100% Affordable Development			100% Affordable			100% Affordable			100% Affordable Development		
Block & Lot / Street:	Block 1745, Lot 3 / 1778 Greenwood Avenue			Block 2027, Lot 8 / 117 Moffatt Avenue			Block 2027, Lot 12 / 141 Moffatt Avenue			Block 1743, Lot 1; Block 1744, Lot 1; Block 1746, Lot 1 / Connecticut Avenue		
Status:	Completed			Completed			Completed			Under Construction		
Date:	Restriction 10/09/2011						Agreement 08/14/2014			Consent Order 12/23/2013		
Length of Affordability Controls:	30 years			30 years			30 years			30 years required		
Administrative Agent:	HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 P: (609) 989-9417 Fax: (609) 989-9423 homefront@homefrontnj.org			HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 P: (609) 989-9417 Fax: (609) 989-9423 homefront@homefrontnj.org			HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 P: (609) 989-9417 Fax: (609) 989-9423 homefront@homefrontnj.org			HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 P: (609) 989-9417 Fax: (609) 989-9423 homefront@homefrontnj.org		
Contribution:	-			-			-			-		
Type of Units:	Family Affordable Rental			Family Affordable Rental			Family Affordable Rental			Family Affordable Rentals		
Total Affordable Units:	4			4			4			16		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	-	1	-	2	2	-	2	2	-	-	3	5
Low-Income	-	3	-	-	-	-	-	-	-	-	3	5
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-
Comments	Will receive some of \$387,385 from Twp. for purchase and writedown			Will receive some of \$387,385 from Twp. for purchase and writedown						Tentative bedroom distribution. Twp. will provide \$1,120,000 in assistance. HomeFront recently closed on the property but is requesting additional funds from the Twp		

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HAMILTON TOWNSHIP, MERCER COUNTY												
PROJECT/UNIT MONITORING - E												
Site / Program Name:	Capstone Infill Housing			State Street			Twin Ponds			Brandywine Woods		
Project Type:	100% Affordable Development			100% Affordable Development			Inclusionary Development			Inclusionary Development		
Block & Lot / Street:	Wilfred Avenue, Third Avenue, Parkinson Avenue, East State Street, Johnson Avenue, and Clover Avenue			Block 1637, Lots 13-18 / 1742 - 1760 East State Street			Block 2173, Lots 21.01 & 21.02 / Yardville-Hamilton Square Road			Block 1922, Lots 26, 27, & 34 / 1655 Klockner Road		
Status:	Completed			Proposed			Under Construction			Adopted Zoning		
Date:	1998-1999			Resolution 03/06/2018			Approved 09/13/2016			4/28/2020		
Length of Affordability Controls:	20 years			30 years			30 years			30 years		
Administrative Agent:	Housing Affordability Services New Jersey Housing and Mortgage Finance Agency 637 South Clinton Avenue P.O. Box 18550 Trenton, NJ 08650 609-278-7505			Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360 Phone: 856.690.9590			Piazza and Associates, Inc., 216 Rockingham Row, Princeton, NJ 07060, (609) 786 1100			T.B.D.		
Contribution:	-			-			-			-		
Type of Units:	Family Affordable For-Sale			Family Affordable For-Sale			Age-Restricted Affordable Rental			Family Affordable For-Sale		
Total Affordable Units:	13			0			18			78		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	-	-	-	-	-	-	-	-	-	2	6	3
Low-Income	-	-	1	-	-	-	1	6	2	6	19	7
Moderate-Income	-	-	12	-	-	-	1	6	2	7	21	7
Comments				Township is not seeking credit for these units. Twp. committed \$1,500,000 in construction subsidy. Legal team is still acquiring the properties, then the project will go out to bid			Tentative bedroom distribution. Three units are completed in Building #3 but not occupied. Lottery for prospective residents held on 04/24/2020			Tentative bedroom distribution. Income distribution will be 55% low, 45% mod. New zoning allows max site yield of 388 dwelling units		

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HAMILTON TOWNSHIP, MERCER COUNTY												
PROJECT/UNIT MONITORING - I												
Site / Program Name:	Enchantment Villas (Hamilton Chase)			Mill One			The Homestead (Paradise Garden Village / JDME)			Vintage Court		
Project Type:	Inclusionary Development			Inclusionary Development			Inclusionary Development			Inclusionary Development		
Block & Lot / Street:	Block 2154, Lots 12-14 / Kuser Road			Block 1727, Lot 20.01-20.07 / 1 North Johnson Avenue			Block 2173, Lots 8, 10-13 / 2560 Kuser Road			Block 1922, Lot 16 / Lamont Avenue & Vintage Court		
Status:	Completed			Proposed			Completed			Completed		
Date:	2016						Controls 02/04/2014			Occupied 1997-2003		
Length of Affordability Controls:	30 years			30 years			30 Years			30 years		
Administrative Agent:	Piazza and Associates, Inc., 216 Rockingham Row, Princeton, NJ 07060, (609) 786 1100			T.B.D.			Michael Owens General Manager (609) 438-9900			Piazza and Associates, Inc., 216 Rockingham Row, Princeton, NJ 07060, (609) 786 1100		
Contribution:	-			-			-			-		
Type of Units:	Family Affordable For-Sale			Family Affordable Rental			Age-Restricted Affordable			Family Affordable Rental		
Total Affordable Units:	28			0			5 (Medicaid beds)			4		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	-	-	-	-	-	-	-	-	-	-	-	-
Low-Income	3	8	3	-	-	-	2	-	-	-	1	-
Moderate-Income	3	8	3	-	-	-	3	-	-	-	3	-
Comments				Twp. not seeking credit for these units at this time. Tentative bedroom distribution. Twp. will commit \$1,400,000 in affordability assistance.								

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December 19, 2020

HAMILTON TOWNSHIP, MERCER COUNTY PROJECT/UNIT MONITORING - C												
Site / Program Name:	Hamilton Senior Living			Red Oaks Apartments (Hamilton Gardens)			Society Hill II			Habitat for Humanity		
Project Type:	Assisted Living			Market-to-Affordable			Extension of Expiring Controls			100% Affordable		
Block & Lot / Street:	Block 2173, Lot 22 / 1750 Yardville Hamilton Square Road			Block 2378, Lot 7 / 2300 South Broad Street			Block 2167, Lot 818; Block 2167, Lot 62 / Cypress Lane			308 & 328 Parkinson Avenue		
Status:	Under Construction			Completed			Completed			Under Construction		
Date:	Controls 5/30/2018			1941 (renovated with LIHTC)			Renwed Controls 2048 - 2050					
Length of Affordability Controls:	30 years			30 years (starting 2001)			30 years			30 years		
Administrative Agent:	T.B.D.						Piazza and Associates, Inc., 216 Rockingham Row, Princeton, NJ 07060, (609) 786 1100			Piazza and Associates, Inc., 216 Rockingham Row, Princeton, NJ 07060, (609) 786 1100		
Contribution:	-			-			-			-		
Type of Units:	Age-Restricted Affordable			Affordable Family Rental			Affordable Family For-Sale			Affordable Family For-Sale		
Total Affordable Units:	11			59 (of 139, 80 to fourth round)			49 extended (of 80)			2		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	2	-	-	-	-	-	-	-	-	-	-	-
Low-Income	4	-	-	-	-	-	-	22	5	-	-	2
Moderate-Income	5	-	-	29	30	-	-	17	5	-	-	-
Comments	Units are required Medicaid beds. Construction was delayed due to revisions to drawings, which need to be approved by DCA prior to issuance of C.O.s			The Township reserves the right to use remaining units towards future crediting rounds			The Township has agreed to provide \$2,380.20 in affordability assistance per year for 22 (possibly 23) of these 49 units with extended controls			Both units are low-income units. Unit #328 is a 3-bedroom unit and unit #308 is a 4-bedroom unit.		