

Township of Hamilton, Mercer County
Annual Unit Monitoring
December 19, 2023

Site / Program Name:	Township Rehabilitaiton	County Rehabilitaiton	Society Hill I and II	Credits without Controls	Regional Contribution Agreements	Allies Inc.	Allies Inc.														
Project Type:	Rehabilitaiton	Rehabilitaiton	Inclusionary Development	Prior Round Credits without Controls	RCA's with the City of Trenton	Alternative Living Facility	Alternative Living Facility														
Block & Lot / Street:			Block 2167, Lots 818 & 62 Cypress Lane	Various	-	Block 2102, Lot 75 331 Redfern Avenue	Block 2323, Lot 6 423 Wilfred Avenue														
Status:	Ongoing	Ongoing	Completed	Completed	Completed	Completed	Completed														
Date:			Completed 1981	COAH Approval 5/15/2002	1993, 2004	C.O. 4/19/2010	C.O. 4/19/2010														
Length of Affordability Controls:	10 years	10 years	30 years	30 years		At least 30 years	At least 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 08540 (609) 786-1100			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:																					
Type of Units:	Rehabilitaiton	Rehabilitaiton	Family For-Sale	Family For-Sale		Special Needs Bedrooms	Special Needs Bedrooms														
Total Affordable Units:	310 obligation; 58 units rehabilitated by Township, 2 units rehabilitated by County = 250 remaining obligation		80	45	308	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	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR			
Very Low-Income																3			3		
Low-Income									33	7											
Moderate-Income									33	7											
Comments	Township administers a renter-occupied and owner-occupied program. 58 eligible units rehabilitated through 2022.	County reports 2 units rehabilitated since 2015; no units rehabilitated in 2022.	Prior Cycle; received COAH approval 2004. New developer's agreement negotiated in 1988 for extension of controls for limited units. Income/bed dists. taken from 1988 developer's agreement	Prior Cycle; received COAH approval 2004. Credits are from: Society Hill I, Abbot Commons, Pebble Creek, Briarwood, Granville, and single-family homes	Prior round. 1993: 69 units, \$793,500; 2004: 239 units, \$4,780,000	Prior Round.	Prior Round.														

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Site / Program Name:	Community Options, Inc.	Community Options	Eden Autism Services	Eden Autism Services	Enable	Enable	Mercer ARC
Project Type:	Alternative Living Facility	Alternative Living Facility	Alternative Living Facility	Alternative Living Facility	Alternative Living Facility	Alternative Living Facility	Alternative Living Facility
Block & Lot / Street:	Block 1702, Lot 1.04 36 McAdoo Avenue	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	Block 1375, Lot 5 588 Flock Road	Block 2122, Lot 10 1330 Cedar Lane; Block 2678, Lot 14 196 Route 156
Status:	Completed	Completed	Completed	Completed	Completed	Completed	Completed
Date:	C.O. 12/22/1997	C.O. 08/03/2016	Deed Restriction 03/28/2018	Deed Restriction 03/28/2018	C.O. 1/14/1998	C.O. 7/2/1996	C.O.s 10/16/1981, 02/08/1983
Length of Affordability Controls:	20 years	At least 30 years	At least 30 years	At least 30 years	30 years	20 years	
Administrative Agent:	Community Options, Inc. 16 Farber Rd. Princeton, NJ 08540 (609) 951-9900	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 (609) 987-5003	Enable, Inc. 13 Roszel Road, Suite B110 Princeton, NJ 08540 (609) 987-5003	The Arc Mercer, Inc. 180 Ewingville Road Ewing, NJ 08638 (609) 406-0181
Contribution:							
Type of Units:	Special Needs Bedrooms	Special Needs Bedrooms	Special Needs Bedrooms	Special Needs Bedrooms	Special Needs Bedrooms	Special Needs Bedrooms	Special Needs Bedrooms
Total Affordable Units:	4	5	4	4	4	3	12
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	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income	4	5	4	4	4	3	12
Low-Income							
Moderate-Income							
Comments	Prior Round.	Prior Round.	Prior Round.	Prior Round.	Prior Round.	Prior Round.	Prior Cycle; received COAH approval 2004.

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Site / Program Name:	Mercer ARC	Mercer ARC	Mercer ARC	Mercer Arc	Mercer County Veterans Center	Project Freedom	ResCare of New Jersey
Project Type:	Alternative Living Facility	Alternative Living Facility	Alternative Living Facility	Special Needs Group Home	Alternative Living Facility	Alternative Living Facility	Alternative Living Facility
Block & Lot / Street:	Block 1845, Lot 11 12 Compton Way	Block 2683, Lot 21 236 Murray Avenue	Block 1848, Lot 15 11 Phaeton Drive	Block 2712, Lot 19 88 Village Drive West	Block 282, Lot 34 2280 Hamilton Avenue	Block 2154, Lot 3 715 Kuser Road	Block 1911, Lot 17 1 Archer Court
Status:	Completed	Completed	Completed	Completed	Completed	Completed	Completed
Date:	Deed Restriction 08/13/2018	Controls 04/03/2018	Deed 05/21/2019	C.O. 04/06/2020	Completed 2000	C.O. 2002	C.O. 8/4/1999
Length of Affordability Controls:	At least 30 years	20 years	45 years				
Administrative Agent:	The Arc Mercer, Inc. 180 Ewingville Road Ewing, NJ 08638 (609) 406-0181	The Arc Mercer, Inc. 180 Ewingville Road Ewing, NJ 08638 (609) 406-0181	The Arc Mercer, Inc. 180 Ewingville Road Ewing, NJ 08638 (609) 406-0181	The Arc Mercer, Inc. 180 Ewingville Road Ewing, NJ 08638 (609) 406-0181	Mercer County Housing and Community Development 640 S. Broad St. Trenton, NJ 08650 (609) 989-6858	Project Freedom at Hamilton Tanja Silver 715 Kuser Road Hamilton, NJ 08619, (609) 588-9919	ResCare of New Jersey, Inc. 9000 Commerce Parkway Suite A Mt. Laurel, NJ 08054 (856) 608-8761
Contribution:							
Type of Units:	Special Needs Bedrooms	Special Needs Bedrooms	Special Needs Bedrooms				
Total Affordable Units:	3	4	4	6	5	50	3
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR				
Very Low-Income	3	4	4	4		14	3
Low-Income					5	30	
Moderate-Income						2	
Comments	Prior Round.	Prior Round.	Prior Round.	Third Round.	Prior Round.	Prior (32 units) and Third (18 units) Rounds. 2 VLI two-bedroom units are occupied by unrelated individuals placed by DDD, thus are counted by the bedroom.	Prior Round; received COAH approval 2004.

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Site / Program Name:	SERV	SERV	SERV	Visitation Homes (VH1)	Visitation Homes (VH2)	Visitation Homes (VH3)	HomeFront II
Project Type:	Alternative Living Facility	Alternative Living Facility	Alternative Living Facility	Alternative Living Facility	Alternative Living Facility	Alternative Living Facility	100% Affordable Development
Block & Lot / Street:	Block 1717, Lot 17 2 Bainbridge Court	Block 1996, Lot 13 6 Lohli Drive	Block 2483, Lot 20 117 Colonial Drive	Block 2690, Lot 11 417 Yardville-Allentown Road	Block 2690, Lot 10 355 Yardville-Allentown Road	Block 2690, Lot 11.02 405 Yardville-Allentown Road	Block 1873, Lot 30 322-330 Connecticut Avenue
Status:	Completed	Completed	Completed	Completed	Completed	Completed	Completed
Date:	Deed Restriction imposed 03/28/2018	Deed Restriction imposed 03/28/2018	Deed Restriction imposed 03/28/2018	Deed Restriction imposed 2008.	Renovated 2011; Deed Restriction imposed 2008	Renovated 2011; Deed Restriction imposed 2008	Controls imposed 2002
Length of Affordability Controls:	At least 30 years	At least 30 years	At least 30 years	30 years	30 years	30 years	30 years
Administrative Agent:	SERV Behavioral Health System, Inc. 20 Scotch Road, 3rd Floor Ewing, New Jersey 08628 (609) 406-0100	SERV Behavioral Health System, Inc. 20 Scotch Road, 3rd Floor Ewing, New Jersey 08628 (609) 406-0100	SERV Behavioral Health System, Inc. 20 Scotch Road, 3rd Floor Ewing, New Jersey 08628 (609) 406-0100	Visitation Home, Inc. PO Box 11242 Hamilton, NJ 08620 (609) 585-2151	Visitation Home, Inc. PO Box 11242 Hamilton, NJ 08620 (609) 585-2151	Visitation Home, Inc. PO Box 11242 Hamilton, NJ 08620 (609) 585-2151	HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 (609) 989-9417 homefront@homefrontnj.org
Contribution:							
Type of Units:	Special Needs Bedrooms	Special Needs Bedrooms	Special Needs Bedrooms	Special Needs Bedrooms	Special Needs Bedrooms	Special Needs Bedrooms	Family Rental
Total Affordable Units:	5	5	4	5	4	6	8
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	5	4	5	4	6	
Low-Income							5
Moderate-Income							3
Comments:	Prior Round.	Prior Round.	Prior Round.	Prior Round. Units were rehabilitated in 2011. In 2008 the Deed Restriction was amended to lengthen controls from 25 years to 30 years, effective from the date of execution of the original Deed Restriction.	Prior Round. Units were rehabilitated in 2011. In 2008 the Deed Restriction was amended to lengthen controls from 25 years to 30 years, effective from the date of execution of the original Deed Restriction.	Prior (4 units) and Third (2 units) Rounds. In 2008, the Deed Restriction was amended to lengthen controls from 25 years to 30 years, effective from the date of execution of the original Deed Restriction.	Prior Round.

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Site / Program Name:	HomeFront IV	HomeFront IV	HomeFront VI	HomeFront VI	HomeFront IX	HomeFront X	HomeFront XI
Project Type:	100% Affordable Development	100% Affordable					
Block & Lot / Street:	Block 2028, Lot 22 116 Moffatt Avenue	Block 2020, Lot 49 40 Francis Avenue	Block 2022, Lot 19 87 Newkirk Avenue	Block 2028, Lot 11 141 Francis Avenue	Block 1745, Lots 4 & 5 1782 & 1786 Greenwood Avenue	Block 1745, Lot 3 1778 Greenwood Avenue	Block 2027, Lot 8 117 Moffatt Avenue
Status:	Completed						
Date:	Controls imposed 2007	Controls imposed 2007	Controls imposed 12/2007	Controls imposed 12/2007	Controls imposed 8/2010	Restrictions imposed 10/09/2011	
Length of Affordability Controls:	At least 30 years	30 years					
Administrative Agent:	HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 (609) 989-9417 homefront@homefrontnj.org	HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 (609) 989-9417 homefront@homefrontnj.org	HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 (609) 989-9417 homefront@homefrontnj.org	HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 (609) 989-9417 homefront@homefrontnj.org	HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 (609) 989-9417 homefront@homefrontnj.org	HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 (609) 989-9417 homefront@homefrontnj.org	HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 (609) 989-9417 homefront@homefrontnj.org
Contribution:							
Type of Units:	Family Rental						
Total Affordable Units:	4	4	4	4	8	4	4
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1BR 2BR 3BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR			
Very Low-Income							
Low-Income	1 1	2 1	1 1	1 1	4	1	2 2
Moderate-Income	1 1	1	1 1	1 1	4	3	
Comments	Prior Round.	Prior Round.	Third Round.				

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Site / Program Name:	HomeFront XVI (GP&TL)	HomeFront Transitional Housing	HomeFront	Capstone Infill Housing	Enchantment Villas (Hamilton Chase)	The Homestead (Paradise Garden Village / JDME)	Vintage Court
Project Type:	100% Affordable Development	100% Affordable Development	100% Affordable	100% Affordable Development	Inclusionary Development	Inclusionary Development	Inclusionary Development
Block & Lot / Street:	Block 1743, Lot 1; Block 1744, Lot 1; Block 1745, Lots 1.01-1.06 210-220 Lynnwood Avenue 210-218 Connecticut Avenue	Block 2027, Lot 10 129 Moffatt Avenue	Block 2027, Lot 12 141 Moffatt Avenue	Various	Block 2154, Lots 12-14 Kuser Road	Block 2173, Lots 8, 10-13 2560 Kuser Road	Block 1922, Lot 16 Lamont Avenue & Vintage Court
Status:	Completed	Completed	Completed	Completed	Completed	Completed	Completed
Date:	C.Os issued 03/29/2022		Agreement 08/14/2014	1998-1999	2016	Controls 02/04/2014	Occupied 1997-2003
Length of Affordability Controls:	At least 30 years	10 years	30 years	30 years	At least 30 years	At least 30 Years	30 years
Administrative Agent:	HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 (609) 989-9417 homefront@homefrontnj.org	HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 (609) 989-9417 homefront@homefrontnj.org	HomeFront 1880 Princeton Ave. Lawrenceville, NJ 08648 - 4518 (609) 989-9417 homefront@homefrontnj.org	Housing Affordability Service New Jersey Housing and Mortgage Finance Agency 637 South Clinton Avenue P.O. Box 18550 Trenton, NJ 08650 (609) 278-7505	Piazza and Associates, Inc. 216 Rockingham Row Princeton, NJ 08540 (609) 786-1100	Tracy Burgess Executive Director The Homestead 2560 Kuser Road (609) 438-9900	Piazza and Associates, Inc. 216 Rockingham Row Princeton, NJ 08540 (609) 786-1100
Contribution:							
Type of Units:	Family Rental	Family Rental	Family Rental	Family For-Sale	Family For-Sale	Assisted Living	Family Rental
Total Affordable Units:	16	4	4	13	28	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	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income						5	
Low-Income		2	1		3		2
Moderate-Income			1		3		2
Comments	Third Round. 2022 Rent roll indicates 10 units currently being rented to VLI tenants.	Prior Round.	Third Round.	Third Round.	Third Round.	Third Round.	Third Round.

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Site / Program Name:	The Landing of Hamilton	Red Oak Apartments	Society Hill I & II	Habitat for Humanity	Project Freedom	Twin Ponds	Brandywine Woods/Klockner Road Apartments
Project Type:	Assisted Living	100% Affordable	Extension of Expiring Controls	100% Affordable	100% Affordable Development	Inclusionary Development	Inclusionary Development
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	Block 2308, lots 11.01 and 11.03 308 & 328 Parkinson Avenue	Block 2613, Lot 3 Samuel Alito Drive	Block 2173, Lots 21.01 & 21.02 Yardville-Hamilton Square Road	Block 1922, Lots 26, 27, & 34 1531-1631 Klockner Road
Status:	Completed	Completed	Completed	Completed	Completed	Completed and Approved	Approved
Date:	Controls 5/30/2018	1941 (renovated with LIHTC); Affordability controls imposed 01/01/2000	Controls renewed 2017 through 2019	Unit 328: 4/16/21	COs issued April 2023	Initial approvals 2005; Phase I completed; Phase II approved; Phase III approved 09/13/2016	Final site plan approved 12/8/22
Length of Affordability Controls:	At least 30 years	30 years	At least 30 years	At least 30 years	At least 30 years	At least 30 years	At least 30 years
Administrative Agent:	Michael Juno Operations Director The Landing of Hamilton 1750 Yardville-Hamilton Square Rd. Hamilton, NJ 08690 (609) 421-0300	Avi Wolf Red Oak Apartments 2300 S. Broad St. Hamilton, NJ 08610 (609) 888-0535	Piazza and Associates, Inc. 216 Rockingham Row Princeton, NJ 08540 (609) 786-1100	Piazza and Associates, Inc. 216 Rockingham Row Princeton, NJ 08540 (609) 786-1100	Project Freedom at Hamilton 715 Kuser Road Hamilton, NJ 08619 (609) 588-9919	Piazza and Associates, Inc. 216 Rockingham Row Princeton, NJ 08540 (609) 786-1100	Piazza and Associates, Inc. 216 Rockingham Row Princeton, NJ 08540 (609) 786-1100
Contribution:							
Type of Units:	Assisted Living	Family Rental	Family For-Sale	Family For-Sale	Family Rental / Special Needs	Age-Restricted Rental	Family Rental
Total Affordable Units:	11 (Medicaid beds)	59 of 135	49 extended	2	78	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	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income	2				12 6		2 6 3
Low-Income	4			2	6 25 18	9	6 19 7
Moderate-Income	5		17 5		5	9	7 21 7
Comments	Third Round. Units are required Medicaid beds, although the deed restriction says that 2 are reserved for VLI, 4 for LI and the rest are for MI.	Third Round; remaining 76 of 135 to be credited to future round as applicable.	Third Round. 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	Third Round. On February 18, 2020 the Township Council approved a resolution to allocate \$100,000 (\$50,000 per home) from the Township's Affordable Housing Trust Fund for the construction of these units.	Third Round. Very-low income units are special-needs, allocated by bed. Received 2019 tax credit award.	Third Round. Bedroom distribution based on 2013 Master Deed. Property changed ownership in late 2020; Township is working with new owners to secure all required documentation. New owner sought to amend phasing plan to provide 15 affordable units in Phase I and three affordable units in Phase II, both of which phases are constructed and occupied. Consent order granted March 2023 for deed restriction of 15 market-rate units in Phase I as they become vacant, or new units in Phases II and III if 15 don't become available in Phase I.	Third Round. Originally proposed as a for-sale project; approved as a rental project. Bedroom distribution will be 55% low, 45% mod. Preliminary subdivision approved, final site plan approved, developer currently going through permit review.

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Site / Program Name:	Mill One	Mercer ARC	Mercer ARC	Habitat for Humanity	State Street
Project Type:	Inclusionary Development	Alternative Living Facility	Alternative Living Facility	100% Affordable Development	100% Affordable Development
Block & Lot / Street:	Block 1727, Lot 20.01-20.07 1 North Johnson Avenue	Block 1804, Lot 97 1470 Klockner Road	Block 2471, Lot 18 235 Colonial Ave. Block 2372, Lot 14 453 Independence Ave.	Block 2308, Lot 11.034 308 Parkinson Ave. Block 2308, Lot 11.0-1 328 Parkinson Ave. Block 2343, Lot 16 2040 Genesee Street	Block 1637, Lots 13-18 / 1742 - 1760 East State Street
Status:	Proposed	Completed	Proposed	Proposed	Proposed
Date:		CO issued 11/28/2023			Resolution 03/06/2018
Length of Affordability Controls:	At least 30 years	At least 30 years	At least 30 years	At least 30 years	At least 30 years
Administrative Agent:		The Arc Mercer, Inc. 180 Ewingville Road Ewing, NJ 08638 (609) 406-0181	The Arc Mercer, Inc. 180 Ewingville Road Ewing, NJ 08638 (609) 406-0181	Piazza and Associates, Inc. 216 Rockingham Row Princeton, NJ 08540 (609) 786-1100	Triad Associates 1301 West Forest Grove Road, Building #3 Vineland, NJ 08360 (856) 690.9590
Contribution:					
Type of Units:	Family Rental	Special Needs Bedrooms	Special Needs Bedrooms	Family Affordable For-Sale	Family For-Sale
Total Affordable Units:	0	0	0	0	0
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	1 BR 2 BR 3 BR
Very Low-Income		6	8		
Low-Income					
Moderate-Income					
Comments	Twp. not seeking credit for these units at this time. Twp. will commit \$1,400,000 in affordability assistance. Developer is working to coordinate with the historic tax credit limitations for the building and evaluating how best to maximize housing that fits with other uses on site and is compatible with historic.	Twp. not seeking credit for these units at this time. Twp. Has provided \$238,000 for purchase of the property and construction.	NEW; not in HEFSP. Twp. not seeking credit for these units at this time. Twp. will provide \$200,000 toward site acquisition and construction of these two properties, which will include a total of eight bedrooms.	NEW; not in HEFSP. Twp. not seeking credit for these units at this time. Twp. will provide \$200,000 toward site acquisition and construction of these three homes.	Twp. not seeking credit for these units at this time. Twp. committed \$1,500,000 in construction subsidy. As of February 2022, all existing buildings on the site had been demolished. Township working to resolve structural issues, and has acquired properties at 1760, 1762, 1764, and 1744 State Street. 1744 State Street will be demolished.