

Mid-Point Review of Affordable Housing Activities & 2020 Monitoring

Bridgewater Township, Somerset
County



July 1, 2020

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EXECUTIVE SUMMARY

Under the supervision of the court-appointed Special Master, the Township and Fair Share Housing Center (“FSHC”) entered into a Settlement Agreement in February of 2017, which established agreed upon rehabilitation, Prior Round (1987-1999), Gap (1999-2015) and Prospective Need (2015-2025) obligations, and laid out how the Township would comply with the same. A properly noticed Fairness Hearing was held on May 18, 2017, and the Court entered an order approving the Settlement Agreement on June 6, 2017. Bridgewater’s Final Judgement of Compliance and Repose was filed on December 8, 2017.

Bridgewater has made exceptional progress meeting the terms of the Agreement. Bridgewater has completed, or is in the process of completing every project identified in its plan. The Township has also progressed in its rehab obligation and has engaged a new program administrator (CGP&H) to help further market and promote the program to Bridgewater residents. The Township has thus far met and exceeded its requirement to provide Very Low Income units as well.

CONDITIONS OF COMPLIANCE

Bridgewater’s Final Judgement of Compliance and Repose filed on December 8, 2017 included no conditions of compliance.

DEVELOPMENTS THAT ARE NOT COMPLETED

Inclusionary Projects

Bridgewater has completed all of its proposed inclusionary projects except for two projects:

- Eden Woods (B: 329 L: 3.01, 13.01)
- Center of Excellence (B: 483 L: 17-19)

Eden Woods is currently under construction. The Center of Excellence project received planning board approvals in December of 2019 and the developer is moving ahead with the project.

Non-Inclusionary Projects

Bridgewater has completed all of its non-inclusionary projects.

REHABILITATION OBLIGATION

Bridgewater contracts with CGP&H to administer its own municipal Housing Rehabilitation program. Both rental and owner-occupied homes are eligible for this program.

Bridgewater has completed 8 rehab projects and will endeavor to complete the remaining 107 units by 2025.

VERY LOW INCOME ANALYSIS

Bridgewater has completed or is in progress of completing 200 very low income units out of 803 units (24%) approved or proposed since 2008.

INVITATION OF SUBMISSIONS

Any interested party may submit comments to the municipality regarding whether any sites no longer present a realistic opportunity and should be replaced by contacting:

Alexander G. Fisher, Esq.
c/o Savo, Schalk, Gillespie, O'Grodnick & Fisher, P.A.
56 East Main Street, Suite 301
Somerville, NJ 08876
t: 908-526-0707 | f: 908-725-8483
fisher@centraljerseylaw.com

Christopher Corsini, Esq.
c/o Savo, Schalk, Gillespie, O'Grodnick & Fisher, P.A.
56 East Main Street, Suite 301
Somerville, NJ 08876
t: 908-526-0707 | f: 908-725-8483
corsini@centraljerseylaw.com

Any party may by motion request a hearing before the court regarding these issues.

APPENDIX 1 – UNIT MONITORING FORM

Bridgewater Township, Somerset County

Project/Unit Monitoring - June 12, 2020 (Page 2)

Site / Program Name	Cambridge	ARC - Somerset County 1	ARC - Somerset County 2	ARC - Somerset County 3	Stevens Lane Group - 39 Stevens
Project Type	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental
Block & Lot / Street	B: 618 / L: 80 Cambridge Ln	B: 252 / L: 1.01 Union Ave	B: 509 / L: 2 4th Ave	Block: 164 / Lot: 2711 Lindsley Road	B: 802.01 / L: 142 Stevens Ln
Status	Completed	Completed	Completed	Completed	Completed
Date	09/08/1982	07/15/1988	08/06/1991	07/25/2012	See Notes.
Length of Affordability Controls	Perpetual	Perpetual	Perpetual	Perpetual	See Notes
Administrative Agent	ARC of Somerset County, 141 S. Main Street, Manville, New Jersey 08835, (908) 725-8544, https://www.thearcofsomerset.org/	ARC of Somerset County, 141 S. Main Street, Manville, New Jersey 08835, (908) 725-8544, https://www.thearcofsomerset.org/	ARC of Somerset County, 141 S. Main Street, Manville, New Jersey 08835, (908) 725-8544, https://www.thearcofsomerset.org/	ARC of Somerset County, 141 S. Main Street, Manville, New Jersey 08835, (908) 725-8544, https://www.thearcofsomerset.org/	ARC of Somerset County, 141 S. Main Street, Manville, New Jersey 08835, (908) 725-8544, https://www.thearcofsomerset.org/
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Special Needs Rental	Special Needs Rental	Special Needs Rental	Special Needs Rental	Special Needs Rental
Total Affordable Units	5	22	26	5	2
Units Notes	Group Home- Units are Bedrooms.	Group Home- Units are Bedrooms.	Group Home- Units are Bedrooms.	Group Home- Units are Bedrooms.	NJDOH Licensed Facility. Group Home- Units are Bedrooms.
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	- 5 - - -	- 22 - - -	- 26 - - -	- 5 - - -	- 2 - - -
Low-Income	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
Moderate-Income	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -

Bridgewater Township, Somerset County

Project/Unit Monitoring - June 12, 2020 (Page 3)

Site / Program Name	Bonnie Brae 453 Route 28	Brandywine Assisted Living	Meadowbrook Village / Mt. Pleasant Villas	Avalon at Bridgewater Assisted Living	Care One Assisted Living
Project Type	100% Affordable Family Rental	Inclusionary Assisted Living	Inclusionary Family Rental	Inclusionary Assisted Living	Inclusionary Assisted Living
Block & Lot / Street	B: 400 / L: 39 Route 28	B: 821 / L: 24 Route 22	B: 249 / L: 18 Sunny Slope Rd	Block: 400 / Lot: 24 Route 28	B: 800 L: 8 Route 22
Status	Completed	Completed	Completed	Completed	Completed
Date	12/16/2014	04/22/2004	12/01/1998	05/01/1997	See Notes
Length of Affordability Controls	Perpetual	Perpetual	20 Years	Perpetual	Perpetual
Administrative Agent	Bonnie Brae, 3415 Valley Road, PO Box 825, liberty Corner, New Jersey 07938, (908) 647-0800, https://www.bonnie-brae.org/	Brandywine Senior Living, LLC., 525 Fellowship Road Suite 360, Mount Laurel, New Jersey 08054, (856) 813-2000, https://www.brandycare.com/	Bridgewater Department of Human Services, Housing Office 100 Commons Way, Bridgewater, New Jersey 08807, (908) 725-6300 ext. 5245, https://www.bridgewaternj.gov/	Bridgeway Senior Healthcare, 395 Amwell Rd, Hillsborough Township, New Jersey 08844, (908) 874-7200, https://www.bshcare.com	Care One Assisted Living, 1621 Route 22 West, Bound Brook, New Jersey 08805, (732) 469-2000, https://www.care-one.com/
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Family Rental	Assisted Living	Family Rental	Assisted Living	Assisted Living
Total Affordable Units	4	13	80	7	7
Units Notes	Units are Bedrooms.	Units are Medicaid Beds	Controls Expired 2008- Counted as prior round credits.	Units are Medicaid Beds.	NJDOH Licensed Facility. Assisted Living- Medicaid beds
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 - - -	- 13 - - -	- - - - -	- 7 - - -	- 7 - - -
Low-Income	- - - - -	- - - - -	- 16 16 8 -	- - - - -	- - - - -
Moderate-Income	- - - - -	- - - - -	- 16 16 8 -	- - - - -	- - - - -

Bridgewater Township, Somerset County

Project/Unit Monitoring - (Page 9)

Site / Program Name	Advoserve V-566	Advoserve VI-444	Bridge House 2	My Place	Benchmark- Helfred's
Project Type	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental
Block & Lot / Street	B: 718 / L: 210 Foothill Rd	B: 411 / L: 33.02 Country Club Rd	Block: 508 / Lot: 4.01	Block: 507 / Lot: 4 Third Ave.	Block: 429 / Lot: 45 Helfred's Landing
Status	Completed	Completed	Completed	Completed	Completed
Date	12/07/2018	12/07/2018	See Notes.	06/28/04	09/11/2012
Length of Affordability Controls	Perpetual	Perpetual	See Notes	Perpetual	Perpetual
Administrative Agent	Premier Supports, LLC, 380 Foothill Road, Bridgewater, New Jersey 08807, (908) 731-6370, https://www.premiersupportsnj.com/	Premier Supports, LLC, 380 Foothill Road, Bridgewater, New Jersey 08807, (908) 731-6370, https://www.premiersupportsnj.com/	Visions and Pathways, 49 Brahma Avenue, P.O. Box 6871, Bridgewater, New Jersey 08807, (908) 526-6605, https://visionsandpathways.org/	Visions and Pathways, 49 Brahma Avenue, P.O. Box 6871, Bridgewater, New Jersey 08807, (908) 526-6605, https://visionsandpathways.org/	AWS Foundation, 8515 BLUFFTON ROAD, Fort Wayne, Indiana 46809, (260) 222-5005, https://awsfoundation.org/
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Special Needs Rental	Special Needs Rental	Special Needs Rental	Special Needs Rental	Special Needs Rental
Total Affordable Units	3	3	10	0	4
Units Notes	Group Home- Units are Bedrooms.	Group Home- Units are Bedrooms.	NJDOH Licensed Facility. Group Home- Units are Bedrooms.	Group Home- Units are Bedrooms.	Group Home- Units are Bedrooms.
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 - - -	- 3 - - -	- 10 - - -	- 5 - - -	- 4 - - -
Low-Income	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
Moderate-Income	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -

Bridgewater Township, Somerset County

Project/Unit Monitoring - (Page 10)

Site / Program Name	Somerset Homes - 5 Stanford	Bridge House #8 3rd Ave	Somerset Homes - 3rd Ave	Somerset Homes - 49 Brahma Ave	Passages- 4th Avenue
Project Type	100% Affordable Special Needs Rental	100% Affordable Independent Living Facility	100% Affordable Special Needs Rental	100% Affordable Special Needs Rental	100% Affordable Independent Living Facility
Block & Lot / Street	B: 222 / L: 15 Stanford Dr	B: 508 / L: 4.01 Third Ave	B: 507 / L: 3 3rd Ave	B: 142 / L: 30 Brahma Ave	B: 509 / L: 7 Fourth Ave
Status	Completed	Completed	Completed	Completed	Completed
Date	11/07/13	See Notes.	07/02/2012	08/06/1991	See Notes
Length of Affordability Controls	Perpetual	Perpetual	Perpetual	Perpetual	Perpetual
Administrative Agent	Visions and Pathways, 49 Brahma Avenue, P.O. Box 6871, Bridgewater, New Jersey 08807, (908) 526-6605, https://visionsandpathways.org/	Visions and Pathways, 49 Brahma Avenue, P.O. Box 6871, Bridgewater, New Jersey 08807, (908) 526-6605, https://visionsandpathways.org/	Visions and Pathways, 49 Brahma Avenue, P.O. Box 6871, Bridgewater, New Jersey 08807, (908) 526-6605, https://visionsandpathways.org/	Visions and Pathways, 49 Brahma Avenue, P.O. Box 6871, Bridgewater, New Jersey 08807, (908) 526-6605, https://visionsandpathways.org/	Visions and Pathways, 49 Brahma Avenue, P.O. Box 6871, Bridgewater, New Jersey 08807, (908) 526-6605, https://visionsandpathways.org/
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Special Needs Rental	Independent Living Facility	Special Needs Rental	Special Needs Rental	Independent Living Facility
Total Affordable Units	1	2	3	16	10
Units Notes	Group Home- Units are Bedrooms.	DDD Licensed Facility. Group Home- Units are Bedrooms.	Group Home- Units are Bedrooms.	Group Home- Units are Bedrooms.	NJDOH Licensed Facility. Group Home- Units are Bedrooms.
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 - - -	- 2 - - -	- 3 - - -	- 16 - - -	- 10 - - -
Low-Income	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
Moderate-Income	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -

Bridgewater Township, Somerset County

Project/Unit Monitoring - (Page 11)

Site / Program Name	Whitney House					Vanderhaven Farms					The Bridle Club					Stratton Meadows					Beacon Hill				
Project Type	100% Affordable Special Needs Rental					Inclusionary Family Sale					Inclusionary Family Sale					Inclusionary Family Sale					Inclusionary Family Sale				
Block & Lot / Street	B: 509 / L: 1 Whitney Ct					B: 164 / L: 3800 Vanderveer Rd					B: 164.06 / L: 3 Vanderveer Rd					B: 174 / L: 2.001 Milltown Rd					B: 164.05 / L: 4300 Vanderveer Rd				
Status	Completed					Completed					Completed					Completed					Completed				
Date	07/02/2012					02/25/2017					05/31/1990					09/07/2017					01/09/2019				
Length of Affordability Controls	Perpetual					30 Years					30 Years					30 Years					30 Years				
Administrative Agent	Visions and Pathways, 49 Brahma Avenue, P.O. Box 6871, Bridgewater, New Jersey 08807, (908) 526-6605, https://visionsandpathways.org/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Special Needs Rental					Family Sale					Family Sale					Family Sale					Family Sale				
Total Affordable Units	3					69					70					97					82				
Units Notes	Group Home- Units are Bedrooms.																								
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	-	-	-	-	-	-	-	24	11	-	-	-	27	-	-	-	-	-	-	-	-	-	28	12	-
Moderate-Income	-	-	-	-	-	-	-	23	11	-	-	11	32	-	-	-	20	61	16	-	-	-	29	13	-

Bridgewater Township, Somerset County

Project/Unit Monitoring - (Page 12)

Site / Program Name	Stratford Place					Habitat Dutch Lane					Loft Farm					Glenbrooke Estates					Bridgewater Oaks				
Project Type	Inclusionary Family Sale					100% Affordable Family Sale					Inclusionary Family Sale					Inclusionary Family Sale					Inclusionary Family Sale				
Block & Lot / Street	B: 357 / L: 1 Thompson Ave					B:300 / L:14 Southside Ave					B: 802.02 / L: 2000 Chimney Rock Rd					B: 199 / L: 4900 Milltown Rd					B: 402.02 / L: 1 Route 22 East				
Status	Completed					Completed					Completed					Completed					Completed				
Date	09/07/2017					05/08/2007					04/25/2017					09/07/2017					01/18/2018				
Length of Affordability Controls	30 Years					30 Years					30 Years					30 Years					30 Years				
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Family Sale					Family Sale					Family Sale					Family Sale					Family Sale				
Total Affordable Units	28					9					17					86					26				
Units Notes																									
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Low-Income	-	-	14	-	-	-	-	-	9	-	-	-	-	-	-	-	-	-	-	-	-	-	13	-	-
Moderate-Income	-	-	14	-	-	-	-	-	-	-	-	-	17	-	-	-	29	27	30	-	-	-	13	-	-

Bridgewater Township, Somerset County

Project/Unit Monitoring - (Page 13)

Site / Program Name	Crossroads					Fairway 28					Bridgewater Square (Woodmont Conversion)					The Bridle Club					Villages I (Collins)				
Project Type	Inclusionary Family Sale					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Sale					Inclusionary Family Rental				
Block & Lot / Street	Various lots at B: 530.01 Cain Ct					B: 400 / L: 23 Route 28					B: 477 / L: 10.01 Rte 202					B: 164.06 / L: 3 Vanderveer Rd					B: 526 / L: 16 Griggs Dr				
Status	Completed					Completed					Completed					Completed					Completed				
Date	06/22/2017					10/04/2016					01/13/2011					07/24/1990					05/01/2014				
Length of Affordability Controls	30 Years					30 Years					30 Years					20 Years					30 Years				
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Family Sale					Family Rental					Family Rental					Family Sale					Family Rental				
Total Affordable Units	81					11					20					70					8				
Units Notes																									
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	-	-	-	-	-	-	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Low-Income	5	5	21	9	-	-	-	-	-	-	-	1	7	2	-	-	-	28	-	-	-	3	3	-	-
Moderate-Income	-	10	21	10	-	-	3	-	2	-	-	1	7	2	-	-	10	32	-	-	-	3	3	-	-

Bridgewater Township, Somerset County

Project/Unit Monitoring - (Page 14)

Site / Program Name	Village of Bridgewater (Villages II Collins)					Eden Woods					Villages III (Collins)					Center of Excellence									
Project Type	Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental									
Block & Lot / Street	B: 526 / L:16 Griggs Dr					B: 329 / L: 3.01, 13.01, 14 Union Ave					B: 520 / L: 17, B: 526 / L: 16 Griggs Dr					B: 483 / L: 17-19 Rte 202/206 N									
Status	Completed					Under Construction					Completed					Proposed/Zoned									
Date	05/01/2014					09/24/2018- Planning Board Approval					Last CO issued 1/6/2014					12/09/2019- Date of Planning Board Approval									
Length of Affordability Controls	30 Years					30 Years					30 Years					30 Years									
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					T.B.D.					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					T.B.D.									
Contribution	N/A					N/A					N/A					N/A									
Type of Units	Family Rental					Family Rental					Family					Family Rental									
Total Affordable Units	16					44					6					40									
Units Notes																Bedroom-Income Distribution is Projected, Not 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	5	4	-	-	5	1	-	-	-	2	4	-	-					
Low-Income	-	3	3	-	-	-	3	8	1	-	-	-	-	-	-	-	2	8	4	-					
Moderate-Income	-	3	3	-	-	-	4	13	5	-	-	-	-	-	-	-	4	12	4	-					

APPENDIX 2 – 2020 VERY LOW INCOME ANALYSIS

Bridgewater Township, Somerset County: Very-Low Income Units 2020

Development/Compliance Mechanism	Project Status	Controls Date	Affordable Units	Very-Low Income Units
Beacon Hill	Completed	01/09/2019	82	0
Bridgewater Square (Woodmont Conversion)	Completed	01/13/2011	20	0
Bridgewater Oaks	Completed	01/18/2018	26	0
Vanderhaven Farms	Completed	02/25/2017	69	0
Sunrise Assisted Living	Completed	03/08/2017	8	8
Youth Consult - 694 Burning Bush	Completed	04/03/2013	4	4
Loft Farm	Completed	04/25/2017	17	0
Village of Bridgewater (Villages II Collins)	Completed	05/01/2014	16	0
Villages I (Collins)	Completed	05/01/2014	8	0
Coop Housing Corp 4 (Chandler House)	Completed	05/15/2013	5	5
Federation MC of NJ	Completed	06/15/2016	4	4
Alternatives	Completed	06/22/2012	8	8
Crossroads	Completed	06/22/2017	81	0
Somerset Homes - 3rd Ave	Completed	07/02/2012	3	3
Whitney House	Completed	07/02/2012	3	3
Arbor Glen Friends Holly Center Assisted Living	Completed	07/13/2018	6	6
ARC - Somerset County 3	Completed	07/25/2012	5	5
Advoserve III	Completed	08/01/2018	11	11
Chelsea at Bridgewater - Assisted Living	Completed	09/01/2011	12	12
Glenbrooke Estates	Completed	09/07/2017	86	0
Stratford Place	Completed	09/07/2017	28	0
Stratton Meadows	Completed	09/07/2017	97	0
Benchmark- Helfred's	Completed	09/11/2012	4	4
CHC 3-AWS Foundation (Benchmark III)	Completed	09/13/2013	5	5
Eden Woods	Under Construction	09/24/2018- Planning Board Approval	44	10
Fairway 28	Completed	10/04/2016	11	6
Our House - 230 Helfred's Landing	Completed	10/08/2012	4	4
Somerset Homes - 5 Stanford	Completed	11/07/13	1	1
Benchmark III (Thruway)	Completed	11/16/2012	5	5
Pearl Street	Completed	12/05/2012	4	4
ADTI 1	Completed	12/07/2018	3	3
Advoserve I-87	Completed	12/07/2018	10	10
Advoserve II-Severin	Completed	12/07/2018	10	10
Advoserve IV-685	Completed	12/07/2018	5	5
Advoserve V-566	Completed	12/07/2018	3	3
Advoserve VI-444	Completed	12/07/2018	3	3
Center of Excellence	Proposed/Zoned	12/09/2019- Date of Planning Board Approval	40	6
Bonnie Brae 453 Route 28	Completed	12/16/2014	4	4
Care One Assisted Living	Completed	See Notes	7	7
Eastern Star Home Assisted Living	Completed	See Notes	11	11
Passages- 4th Avenue	Completed	See Notes	10	10
Bridge House #8 3rd Ave	Completed	See Notes.	2	2
Bridge House 2	Completed	See Notes.	10	10
Stevens Lane Group - 39 Stevens	Completed	See Notes.	2	2
Villages III (Collins)	Completed	Last CO issued 1/6/2014	6	6
Totals:			803	200
			(%) of VLI units: 24%	

APPENDIX 3 – 2020 TRUST FUND MONITORING FORM

Bridgewater Township, Somerset County
Trust Fund Balance as of December 31, 2019

	INCEPTION DEC 31, 2018	JAN 1, 2019 DEC 31, 2019	TOTAL
REVENUE SUMMARY			
Barrier Free Escrow	\$0.00	\$0.00	\$0.00
Development Fees	\$13,714,928.52	\$611,963.65	\$14,326,892.17
Interest Earned	\$1,225,684.76	\$104,364.35	\$1,330,049.11
Other Income	\$2,389,400.93	\$51,293.05	\$2,440,693.98
Payments-in-Lieu of Construction	\$0.00	\$0.00	\$0.00
TOTAL	\$17,330,014.21	\$767,621.05	\$18,097,635.26
EXPENDITURE SUMMARY			
Administration	\$2,592,890.83	\$231,093.62	\$2,823,984.45
Affordability Assistance	\$159,618.94	\$0.00	\$159,618.94
Barrier Free Conversions	\$0.00	\$0.00	\$0.00
Housing Activity	\$9,339,635.97	\$1,343,426.85	\$10,683,062.82
TOTAL	\$12,092,145.74	\$1,574,520.47	\$13,666,666.21
TRUST FUND ACCOUNT BALANCE AS OF December 31, 2019			\$4,430,969.05

HOUSING ACTIVITY : JAN 1, 2019 - DEC 31, 2019

1 Cain Court	\$10,000.00
10 Cain Court	\$10,000.00
10 Crestwood Drive	\$18,500.00
10 North Avenue	\$2,725.00
105 Reading Circle	\$10,000.00
107 Hillside Avenue	\$200.00
107 Reading Circle	\$10,000.00
108 Reading Circle	\$10,000.00
109 Monmouth Avenue	\$17,845.22
113 Reading Circle	\$10,000.00
116 Reading Circle	\$5,000.00
12 Cain Court	\$10,000.00
12 Glen Rd	\$20,000.00
128 Edgewood Terrace	\$20,000.00
13 Cain Court	\$10,000.00
134 Oak Street	\$11,275.00
1404 Prince Rogers Ave	\$8,408.00
141 Leghorn Ave	\$200.00
16 Milltown Rd	\$200.00
17 Cain Court	\$10,000.00
18 Cain Court	\$10,000.00

1859 Washington Valley Rd	\$21,000.00
1908 Doolittle Drive	\$200.00
2 Cain Court	\$10,000.00
20 Cain Court	\$10,000.00
21 Cain Court	\$10,000.00
2207 Doolittle Drive	\$10,000.00
2214 Doolittle Drive	\$10,000.00
2215 Doolittle Drive	\$10,000.00
23 Cain Court	\$10,000.00
23 Hayward Street	\$14,292.00
2301 Doolittle Drive	\$10,000.00
2405 Doolittle Drive	\$10,000.00
2406 Doolittle Drive	\$10,000.00
2414 Doolittle Drive	\$10,000.00
2505 Lindsley Road	\$10,000.00
2507 Lindsley Road	\$10,000.00
2514 Lindsley Road	\$10,000.00
2515 Lindsley Road	\$10,000.00
26 Baltimore Avenue	\$200.00
2602 Doolittle Drive	\$10,000.00
2604 Doolittle Drive	\$10,000.00
2611 Doolittle Drive	\$10,000.00
2612 Doolittle Drive	\$10,000.00
2707 Lindsley Road	\$10,000.00
2708 Lindsley Road	\$10,000.00
2714 Lindsley Road	\$10,000.00
2716 Lindsley Road	\$10,000.00
2805 Doolittle Drive	\$10,000.00
2808 Doolittle Drive	\$90.00
2905 Lindsley Road	\$10,000.00
2907 Lindsley Rd	\$9,825.00
2913 Lindsley Road	\$10,000.00
2915 Lindsley Road	\$10,000.00
30 Cain Court	\$10,000.00
30 Fairmount Ave	\$200.00
30 Stillwell Court	\$972.00
3006 Doolittle Drive	\$10,000.00
3007 Doolittle Drive	\$10,000.00
3013 Doolittle Drive	\$10,000.00
3015 Doolittle Drive	\$10,000.00
31 Cain Court	\$10,000.00
31 King Arthur Court	\$6,593.00
3101 Pinhorn Drive	\$10,000.00

32 Cain Court	\$10,000.00
3201 Winder Drive	\$10,000.00
3202 Winder Drive	\$10,000.00
3210 Winder Drive	\$5,000.00
3212 Winder Drive	\$10,000.00
3305 Winder Drive	\$10,000.00
3306 Winder Drive	\$10,000.00
3307 Winder Drive	\$10,000.00
3409 Winder Drive	\$10,000.00
3411 Winder Drive	\$10,000.00
35 Cain Court	\$10,000.00
3505 Holman Court	\$10,000.00
3506 Holman Court	\$10,000.00
3513 Holman Court	\$10,000.00
3515 Holman Court	\$5,000.00
36 Cain Court	\$10,000.00
3607 Holman Court	\$10,000.00
3611 Holman Court	\$10,000.00
3619 Holman Court	\$10,000.00
3620 Holman Court	\$10,000.00
37 Cain Court	\$10,000.00
3705 Graham Court	\$10,000.00
3708 Graham Court	\$10,000.00
3715 Graham Court	\$10,000.00
3716 Graham Court	\$5,000.00
3908 Graham Court	\$10,000.00
3913 Graham Court	\$5,000.00
3916 Graham Court	\$10,000.00
40 Cain Court	\$10,000.00
4005 Crawford Court	\$200.00
4011 Crawford Court	\$10,000.00
4021 Crawford Court	\$10,000.00
4024 Crawford Court	\$5,000.00
406 Porter Way West	\$200.00
41 Cain Court	\$10,000.00
4109 Crawford Court	\$10,000.00
4112 Crawford Court	\$10,000.00
42 Cain Court	\$10,000.00
42 Tunison Lane	\$10,000.00
4301 Riddle Court	\$90.00
44 Charlotte Drive	\$6,500.00
45 Cain Court	\$10,000.00
47 Cain Court	\$10,000.00

48 Cain Court	\$10,000.00
48 Tunison Lane	\$10,000.00
51 Cain Court	\$10,000.00
52 Cain Court	\$10,000.00
53 Cain Court	\$10,000.00
531 Route 22 West	\$200.00
54 Cain Court	\$10,000.00
56 Reinhardt Way	\$1,836.00
59 Cain Court	\$8,000.00
61 Brahman Ave	\$7,000.00
61 Cain Court	\$10,000.00
62 Whitehead Road	\$12,000.00
65 Cain Court	\$10,000.00
66 Cain Court	\$10,000.00
67 Tunison Lane	\$5,000.00
681 Kline Place	\$200.00
69 Cain Court	\$10,000.00
7 Cain Court	\$10,000.00
71 Cain Court	\$10,000.00
72 Cain Court	\$10,000.00
72 Hudson Street	\$200.00
73 Cain Court	\$2,777.63
730 Mine Road	\$200.00
75 Cain Court	\$10,000.00
764 Amsterdam Road	\$16,050.00
770 Route 202	\$7,825.00
78 Finderne Avenue	\$200.00
80 Cain Court	\$10,000.00
81 Cain Court	\$10,000.00
846 Mountain Avenue	\$200.00
851 Newmans Lane	\$19,700.00
873 Country Club Road	\$23,917.00
88 Oak Street	\$18,000.00
96 Chestnut Street	\$481.00
Dutch Lane/Southside Ave	\$1,500.00
Stratford Place Fire Suppression System	\$88,425.00
TOTAL	\$1,343,426.85

AFFORDABILITY ASSISTANCE: JAN 1, 2019 - DEC 31, 2019

TOTAL	\$0.00