

Township of Lawrence, Mercer County
Annual Affordable Housing Unit and Project Monitoring
April 28, 2020

TOWNSHIP OF LAWRENCE, MERCER COUNTY																					
PROJECT/UNIT MONITORING - April 28, 2020																					
Site / Program Name:	Rehabilitation			RCAs			Allies, Inc.			ARC of Mercer			ARC of Mercer			ARC of Mercer			Community Options		
Project Type:	Township of Lawrence Rehabilitation Program			RCA with the City of Trenton (two developer payments)			Alternative Living Facility			Alternative Living Facility			Alternative Living Facility			Alternative Living Facility			Alternative Living Facility		
Block & Lot / Street:	N/A			N/A			Block 1606, lot 27 746 President Avenue			Block 2801, lot 25 2013 Lawrence Road			Block 3301, lot 11 8 Vanderveer Drive			Block 3201, lot 1 19 E. Darrah Lane			Block 2005, lot 8 137 Federal City Road		
Status:				Completed			Completed			Completed			Completed			Completed			Completed		
Date:				COAH approved in 2000, 2004			CO 2000			CO 1997			CO 1987						CO 1992		
Length of Affordability Controls:	10 years						20 years			20 years						20 years					
Administrative Agent:	Affordable Housing Administrators P.O. Box 495 Pine Beach, NJ 08741 732-966-0674						Allies, Inc. 1262 Whitehorse Hamilton Square Road Building A, Suite 101 Hamilton Twp., NJ 08690 609-689-0136 alliesnj.org			ARC of Mercer 180 Ewingville Rd #2425 Ewing Township, NJ 08638 (609) 406-0181 https://arcmercercer.org/			ARC of Mercer 180 Ewingville Rd #2425 Ewing Township, NJ 08638 (609) 406-0181 https://arcmercercer.org/			ARC of Mercer 180 Ewingville Rd #2425 Ewing Township, NJ 08638 (609) 406-0181 https://arcmercercer.org/			Community Options, Inc. 16 Farber Road Princeton, NJ 08540 (609) 951-9900 https://www.comop.org/		
Developer Contribution:																					
Type of Units:	Rehabilitation						Special needs affordable rental			Special needs affordable rental			Special needs affordable rental			Special needs affordable rental			Special needs affordable rental		
Total Affordable Units:	Obligation 73; 19 completed as of plan			150			6			6			4			4			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	1BR	2BR	3BR	1 BR	2 BR	3 BR
Very Low-Income							6			6			4			4			3		
Low-Income																					
Moderate-Income																					
Comments	Three additional units completed as of 3/31/20			Prior Round			Prior Round			Prior Round			Prior Round			Prior Round			Prior Round		

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PROJECT/UNIT MONITORING - /																					
Site / Program Name:	Community Options			SERV Behavioral Health			CIFA III			Eden Acres			Hillcrest Group Home			HomeFront			Mercer Alliance for the Mentally Ill		
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 2005, lot 14.01 15 Texas Avenue			Block 3004, lot 133 138 Darrah Lane			Block 6201, lot 29 6 Wilk Court			Block 5602, lot 13 80 Lawrenceville-Pennington Rd.			Block 2320, lot 1 99 Hillcrest Ave.			Block 2801, lot 58 1703 Lawrenceville Rd.			Block 5704, lot 4 13 Titus Ave.		
Status:	Completed			Completed			Completed			Completed			Completed			Completed			Completed		
Date:	CO 1996						CO 1996						CO 1996			CO 2005			CO 1994		
Length of Affordability Controls:				20 years			40 years			99 years			40 years			25 years			40 years		
Administrative Agent:	Community Options, Inc. 16 Farber Road Princeton, NJ 08540 (609) 951-9900 https://www.comop.org/			SERV Centers of New Jersey Southern Region 380 Scotch Road, Building B Ewing, NJ 08528 (609) 394-0212			CIFA Inc. (609) 406-0100			Eden Autism Services 2 Merwick Rd., Princeton, NJ 08540 609-987-0099 https://edenautism.org/			ARC of Mercer 180 Ewingville Rd #2425 Ewing Township, NJ 08638 (609) 406-0181 https://arcmercer.org/			HomeFront-TLC, Inc. 1880 Princeton Ave Trenton, NJ 08648 (609) 989-9417					
Developer Contribution:																					
Type of Units:	Special needs affordable rental			Special needs affordable rental			Special needs affordable rental			Special needs affordable rental			Special needs affordable rental			Transitional housing			Special needs affordable rental		
Total Affordable Units:	3			4			4			3			5			6			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	1 BR	2 BR	3 BR
Very Low-Income	3			4			4			3											
Low-Income													5			3			3		
Moderate-Income																3					
Comments	Prior Round			Prior Round			Third Round			Third Round			Third Round			Third Round.			Third Round		

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Site / Program Name:	Project Freedom			Brookshire Senior Apartments			Lawrence Plaza			Avalon Run			Avalon Run East			Eagles Chase			Lawrence Square Village		
Project Type:	Alternative Living Facility			100% Affordable Development			100% Affordable Development			Inclusionary Development			Inclusionary Development			Inclusionary Development			Inclusionary Development		
Block & Lot / Street:	Block 9-1, lots 1,22, 23, and 40 One Freedom Blvd.			Block 3301, lot 2.01 3 Forest Ridge Rd.			Block 2001, lot 17 2350 Princeton Pike			Block 4201 Grover's Mill Road			Block 4201, lot 1062 Quakerbridge Road			Block 3902, lot 1			Blocks 4103 and 4104 1 Simonelli Ct.		
Status:	Completed			Completed			Completed			Completed			Completed			Completed			Completed		
Date:	CO 2003			CO 2004			CO 1980			CO 1995			CO 1996			CO 1991			CO 1986-1988		
Length of Affordability Controls:	45 years			30 years			40 years			20 years			20 years			20 years			20 years		
Administrative Agent:	Project Freedom, Inc. One Freedom Blvd. Lawrence, NJ 08648 609-278-0075 https://www.projectfreedom.org/locations-contacts/lawrence-nj/			McCormack Baron Management/Brookshire Senior Apartments 100 Forest Ridge Drive Lawrenceville, NJ 08648-1107 (609) 882-3530 https://www.brookshireseniorapts.com/			Westgate Management Company/Lawrence Plaza 2350 Princeton Pike 609-883-5407									Piazza & Associates, Inc. Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609.786.1100 http://www.piazza-and-associates.com/afhousing.php?pa=lawrence			Piazza & Associates, Inc. Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609.786.1100 http://www.piazza-and-associates.com/afhousing.php?pa=lawrence		
Developer Contribution:																					
Type of Units:	Special needs affordable rental			Age-restricted affordable rental			Age-restricted affordable rental			Family affordable rental			Family affordable rental			Family affordable for-sale			Family affordable for-sale		
Total Affordable Units:	54			117			161						31			40			159		
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																					
Low-Income	44	10		59			80			17	15	5	4	5	2	3	11	6		60	19
Moderate-Income				58			81			15	7	5	10	6	4	3	3	14		42	38
Comments	Third Round			Prior Round (24) and Third Round (93)			Prior Round			Prior Round.			Prior Round.			Prior Round			Prior Round		

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Site / Program Name:	Steward's Crossing			Stonerise			Tiffany Woods			Berk's Walk (formerly Lawrenceville Gardens)			Carriage Park -- for-sale			Carriage Park II -- rental			The Gatherings (formerly Milestones)					
Project Type:	Inclusionary Development			Inclusionary Development			Inclusionary Development			Inclusionary Development			Inclusionary Development			Inclusionary Development			Inclusionary Development					
Block & Lot / Street:	Block 2701, lot 32.01 1000 Stewards Crossing Way			Block 6301, lots 76, 78, 81, and 82 Block 5701, lot 1 Block 5703, lot 1 Gordon Avenue			Blocks 201 and 202 Tiffany Woods Road			Block 3901, lot 10 Franklin Corner Rd.			Block 3401, lots 3 and 4 Intersection of Allen Road and Brunswick Pike			Block 3401, lots 3 and 4 2000 Colts Circle			Block 3901, lot 13 Between Princess Road and Franklin Corner Road					
Status:	Completed			Completed			Completed			Completed			Completed			Completed			Completed					
Date:	CO 1990-1992			CO 1990			CO 1988			New deed restriction 11/2017			CO 2002			CO April 2019			CO 2005					
Length of Affordability Controls:	20 years			20 years			30 years			At least 30 years			30 years						30 years					
Administrative Agent:	Piazza & Associates, Inc. Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609.786.1100 http://www.piazza-and-associates.com/afhousing.php?a=lawrence			Piazza & Associates, Inc. Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609.786.1100 http://www.piazza-and-associates.com/afhousing.php?a=lawrence			Piazza & Associates, Inc. Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609.786.1100 http://www.piazza-and-associates.com/afhousing.php?a=lawrence			Piazza & Associates, Inc. Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609.786.1100 http://www.piazza-and-associates.com/afhousing.php?a=lawrence			Piazza & Associates, Inc. Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609.786.1100 http://www.piazza-and-associates.com/afhousing.php?a=lawrence			Piazza & Associates, Inc. Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609.786.1100 http://www.piazza-and-associates.com/afhousing.php?a=lawrence			Diane Gloria Elite Realty Associates 83 Centre Place Palisades Park NJ 07650 201-321-9438 dianegloriao8@gmail.com			Piazza & Associates, Inc. Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609.786.1100 http://www.piazza-and-associates.com/afhousing.php?a=lawrence		
Developer Contribution:																								
Type of Units:	Family affordable rental			Family affordable for-sale			Family affordable for-sale			Family affordable rental			Age-restricted affordable for-sale			Age-restricted affordable rental			Age-restricted affordable for-sale					
Total Affordable Units:	36			12			23			2			21			16			22					
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					
Low-Income	9	6	3					7	5				1			7	6		6			3	8	
Moderate-Income	9	6	3		12				11				1			3	5		6	2			11	
Comments	Prior Round			Prior Round			Prior Round			Third Round. Developer deed-restricted two existing units rather than two new townhouses. Unit numbers specified on deed restriction.			Third Round			Third Round.			Third Round					

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Site / Program Name:	Liberty Green (formerly South Village)			St. Mary's			Traditions at Federal Point			RPM Development (Texas Avenue)			Brandywine			Quaker Bridge Mall			Extension of Controls		
Project Type:	Inclusionary Development			Assisted Living			Inclusionary Development			100% Affordable Development			Inclusionary Development			Inclusionary Development			Extension of Controls -- Eagle's Chase, Lawrence Square Village, Stonerise, Tiffany Woods		
Block & Lot / Street:	Block 4201 Fontayne Lane			Block 4801, lot 3 1 Bishop Dr.			Block 2701, lot 83 Federal City Road			Block 2001, lots 2-5, 60-66, 68 2495 Brunswick Pike			Block 5101, lot 18 Lenox Drive			Block 4201.01, lot 3.01 3320 Brunswick Pike					
Status:	Completed			Completed			Completed			Proposed			Proposed			Proposed					
Date:	CO 2001			CO 1994			CO 2002-2004														
Length of Affordability Controls:	30 years																				
Administrative Agent:	Piazza & Associates, Inc. Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609.786.1100 http://www.piazza-and-associates.com/afhousing.php?pa=lawrence						Piazza & Associates, Inc. Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609.786.1100 http://www.piazza-and-associates.com/afhousing.php?pa=lawrence												Piazza & Associates, Inc. Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609.786.1100 http://www.piazza-and-associates.com/afhousing.php?pa=lawrence		
Developer Contribution:																					
Type of Units:	Family affordable for-sale			Assisted Living			Age-restricted affordable for-sale			Family affordable rental			Family affordable rental			Family affordable rental or for-sale					
Total Affordable Units:	64			10			13			69			37			70			105; 58 done		
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	6	2	1	3	2	2	6	2			
Low-Income	4	12	13				17			5	15	5	2	8	3	5	15	5			
Moderate-Income	3	14	18				11			6	21	7	3	11	4	7	21	7			
Comments	Third Round			Third Round; included in previously certified plan.			Third Round (13 of 28)			The redevelopment study required by the Settlement Agreement was submitted 12/21/2018. A developer has expressed interest in the portion of this site identified as being suitable for residential development, so this site has been moved from unmet need to RDP. Bedroom distribution follows UHAC requirements.			Third Round. Included pursuant to settlement agreement dated 9/14/2017 of intervenor lawsuit. Required rezoning adopted adopted 12/19/17. Changed circumstances reduced the original unit count on this site from 60 to 37.			Third Round.			Third Round		

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TOWNSHIP OF LAWRENCE, MER					
PROJECT/UNIT MONITORING - /					
Site / Program Name:	Morris Hall		HUB City Distributing		
Project Type:	Unmet need existing zoning		Unmet need inclusionary overlay zone		
Block & Lot / Street:	Block 4901, lot 1 Morris Hall Circle Drive		Block 3901, lot 2.01 6 Princess Rd.		
Status:	Proposed		Proposed		
Date:					
Length of Affordability Controls:					
Administrative Agent:					
Developer Contribution:					
Type of Units:	Affordable age-restricted rental or for-sale				
Total Affordable Units:	28		21		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR		
Very Low-Income					
Low-Income					
Moderate-Income					
Comments					