

**Township of Cranbury, Middlesex County**  
**Annual Affordable Housing Unit Monitoring**  
**September 26, 2023**

Site / Program Name:	Rehabilitation	Rehabilitation	RCA	Bergen Drive and Danser Drive	Parkside on Bennett Place	Bergen Drive and Danser Drive/ South Main Street	Village Senior Housing														
Project Type:	Township of Cranbury Home Improvement Program	Middlesex County Rehabilitation Program	Regional Contribution Agreements	100% Affordable Development	100% Affordable Development	100% Affordable Development	100% Affordable Development														
Block & Lot / Street:	N/A	N/A	--	Block 18, Lot 44.02 & Block 18.07, Lots 35.14 and 35.20-35.24 Bergen and Danser Drive	Block 33, Lot 13.05 Bennett Place	Block 18, Lot 44.02 & Block 18.07, Lots 35.14 and 35.20-35.24 Bergen Drive, Danser Drive, and South Main Street	Block 23, Lot 63.02 Park Place Circle														
Status:	Completed	Ongoing	Completed	Completed	Completed	Completed	Completed														
Date:	--	--	2005	COs 2/01/1997 and 4/25/1998	CO 8/22/2002	COs 2/01/1997 and 4/25/1998	CO 6/01/1991														
Length of Affordability Controls:	--	10 years	--	30 years	30 years	30 years	50 years														
Administrative Agent:	Cranbury Housing Associates 216 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540 (609) 786-1105 housingquest@cs.com www.cranburyhousing.org	Middlesex County Division of Housing, Community Development & Social Services (732) 745-3025 www.middlesexcountynj.gov/Government/Departments/CS/Pages/Housing/Housing%20and%20Social%20Services.aspx	--	Cranbury Housing Associates 216 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540 (609) 786-1105 housingquest@cs.com www.cranburyhousing.org	Cranbury Housing Associates 216 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540 (609) 786-1105 housingquest@cs.com www.cranburyhousing.org	Cranbury Housing Associates 216 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540 (609) 786-1105 housingquest@cs.com www.cranburyhousing.org	Cranbury Housing Associates 216 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540 (609) 786-1105 housingquest@cs.com www.cranburyhousing.org														
Contribution:	--	--	--	--	--	--	--														
Type of Units:	Rehabilitation	Rehabilitation	--	Family Affordable Rental	Family Affordable Rental	Family Affordable For-Sale	Age-Restricted Affordable Rental														
Total Affordable Units:	Rehab obl. of 10; 37 completed	--	110	10	16	30	20														
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	--	--	--	--	--	--	--	--	2	1	--	3	2	3	5	3	2	20	--	--	
Moderate-Income	--	--	--	--	--	--	--	--	4	3	--	3	2	3	9	7	4	--	--	--	
Comments:	The Township uses county CDBG funds for the ongoing rehabilitation of older first- and second-round affordable rental units owned by Cranbury Housing Associates. Documentation from CHA and Middlesex County show that, as of December 31, 2022, 37 of the more than 60 ongoing rehabilitations had had average rehabilitation expenditures of at least \$10,000.	Although the Township has fully satisfied its Third Round 10-unit rehabilitation obligation, the Township will continue to participate in the County owner-occupied rehab program. The County reports that as of July 31, 2023, there have been no newly completed rehabilitations in the Township.																			

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Site / Program Name:	Old Cranbury Road	SERV	SERV	Gristmiller House	Applewood Court (Rte 130D)	Ingerman Willows at Cranbury												
Project Type:	100% Affordable Development	100% Affordable Development	100% Affordable Development	Municipally-Sponsored	100% Affordable Development	100% Affordable Development												
Block & Lot / Street:	Block 20, Lot 10.01 Old Cranbury Road	Block 25, Lot 5.01 210 Dey Road	Block 5, Lot 26 365 Half Acre Road	Block 23, Lot 73 South Main Street	Block 26, Lot 3 Route 130	Block 33, Lot 13.04 Route 130												
Status:	Completed	Completed	Completed	Completed	Completed	Completed												
Date:	CO 5/8/2008	Controls imposed 4/20/1997	Controls imposed 9/1/2006	Controls imposed 3/1/2011	CO 10/16/17 - 1/30/18	CO 11/04/2019												
Length of Affordability Controls:	≥ 30 yrs	20-year renewable	Indefinite per SERV Survey	≥ 30 yrs	≥ 30 yrs	≥ 30 yrs												
Administrative Agent:	Cranbury Housing Associates 216 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540 (609) 786-1105 housingquest@cs.com www.cranburyhousing.org	SERV 20 Scotch Plains Road, 3rd Floor Ewing, NJ 08628 (609) 406-0100 www.servbhs.net	SERV 20 Scotch Plains Road, 3rd Floor Ewing, NJ 08628 (609) 406-0100 www.servbhs.net	Cranbury Housing Associates 216 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540 (609) 786-1105 housingquest@cs.com www.cranburyhousing.org	Cranbury Housing Associates 216 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540 (609) 786-1105 housingquest@cs.com www.cranburyhousing.org	Maureen Strong Regional Manager 'Ingerman Property Management 5 Powell Lane Collingswood, NJ 08108 (856) 662-1730 www.ingerman.com/property-management												
Contribution:	--	--	--	--	--	--												
Type of Units:	Family Affordable Rental	Special Needs Affordable Rental	Special Needs Affordable Rental	Family Affordable Rental	Family Affordable Rental	Family Affordable Rental												
Total Affordable Units:	20	6 low-income bedrooms	5 very-low income bedrooms	1	32	24												
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	1	2	1	--	--	--	--	--	--	--	--	--	1	2	1	1	2	1
Low-Income	1	4	1	--	--	--	--	--	--	--	--	--	1	8	3	1	5	2
Moderate-Income	2	6	2	--	--	--	--	--	--	1	--	--	2	10	4	2	8	2
Comments:			As of 11/3/23 the Township Tax Assesor confirms this group home continues to be owned by the SERV Foundation and remains in existence.															

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Site / Program Name:	Ingerman Birchwood at Cranbury	Ingerman Birchwood at Cranbury	The Gateway/Cranbury Commons	Toll Brothers/Protinick Site	Eden Autism	Eden Autism												
Project Type:	100% Affordable Development	100% Affordable Development	Inclusionary Development	Inclusionary Development/ Payment-in-Lieu	100% Affordable Development	100% Affordable Development												
Block & Lot / Street:	Block 33, Lot 13.04 Route 130	Block 33, Lot 13.04 Route 130	Block 20.16, Lot 7.01 South Main Street	Block 25, Lot 1 / Dey Road	Block 20, Lot 13.01 23 Old Cranbury Road	Block 20, Lot 15 19 Old Cranbury Road												
Status:	Completed	Completed	Completed	Under Construction	Completed	Executed CHA/Twp MOU												
Date:	CO 2/27/2020	CO 2/27/2020	CO 6/16/2022	Settlement Agreement 8/10/2016; land use approvals 10/18/2020	CO 7/14/2020; deed restriction recorded 12/14/2021	MOU executed 4/11/22												
Length of Affordability Controls:	≥ 30 yrs	≥ 30 yrs	≥ 30 yrs	--	≥ 30 yrs	≥ 30 yrs												
Administrative Agent:	Maureen Strong Regional Manager Ingerman Property Management 5 Powell Lane Collingswood, NJ 08108 (856) 662-1730 www.ingerman.com/property- management	Maureen Strong Regional Manager Ingerman Property Management 5 Powell Lane Collingswood, NJ 08108 (856) 662-1730 www.ingerman.com/property- management	Piazza & Associates 216 Rockingham Row Princeton Forrestal Village Princeton, NJ 08540 609-786-1100 x300 info@housingquest.com https://www.piazzanj.com/affor- dable-housing/	--	Eden Autism Services 2 Merwick Road Princeton, NJ 08540 609-987-0099.	Eden Autism Services 2 Merwick Road Princeton, NJ 08540 609-987-0099.												
Contribution:	--	--	--	\$3,000,000.00														
Type of Units:	Age-Restricted Affordable Rental	Special Needs Affordable Rental	Family Affordable Rental	--	Special-Needs Affordable Rental	Special-Needs Affordable Rental												
Total Affordable Units:	61	5	7	--	3	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
Very Low-Income	4	--	--	5	--	--	--	1	--	--	--	--	3	--	--	4	--	--
Low-Income	22	2	--	--	--	--	1	1	1	--	--	--	--	--	--	--	--	--
Moderate-Income	30	3	--	--	--	--	--	2	1	--	--	--	--	--	--	--	--	--
Comments:			FKA High Point/ Cheney/ Hagerty. COs for all residential units were issued in June 2022. All affordable units have been rented.  A copy of the filed deed restriction for the affordable units has been requested.	Contribution will help defer costs at the Township's 100% affordable sites. Because of the COVID-19 pandemic, construction on this project has been delayed. The construction office reports two market-rate COs have been issued. The first payment is required before the 42nd market-rate CO is issued, and the construction office expects this to occur sometime in 2024.	Initial DDD license issued 6/21/2021; facility now fully occupied. A deed restriction of at least 30 years has been executed and recorded.	Cranbury Housing Associates to construct four-bedroom group home on Township-owned land; Eden Autism Services will operate. CHA reports project is being designed, and they hope to submit a development application in winter 2024.												