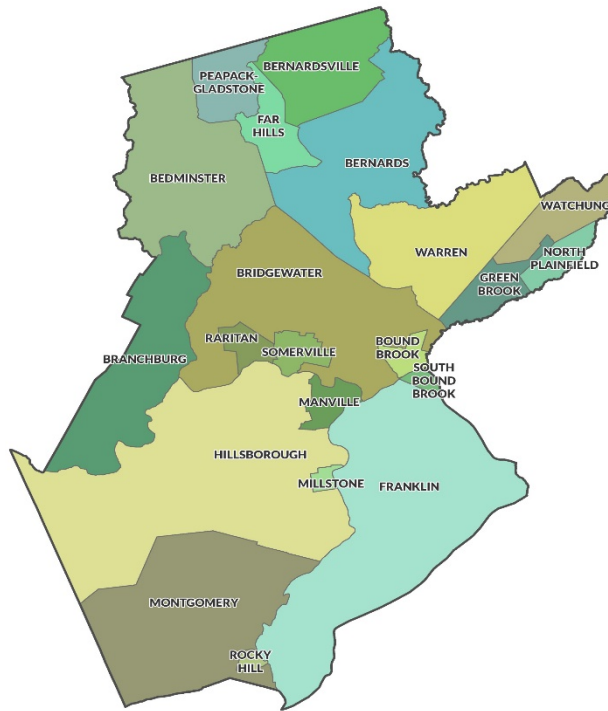


# Central Jersey Housing Resource Center **PURCHASE GUIDE**

## Directory of Affordable Housing Somerset County, NJ



Prepared By:

**Central Jersey Housing Resource Center  
(CJHRC) 501(c)(3) non-profit**

92 East Main Street, Suite 407  
Somerville, NJ 08876

**(908) 446-0036**

**[www.cjhrc.org](http://www.cjhrc.org)**



# New Jersey's Low & Moderate Income Housing "AFFORDABLE HOUSING"

New Jersey's Fair Share or "Affordable Housing" Program is designed to ensure that all municipalities provide some housing that is affordable to low and moderate income families. Affordable Housing is in short supply in Somerset County and each town operates an independent "Affordable Housing" program. Many of the units are inclusionary developments (four market rate units to every low and moderate income unit). Some of the complexes have all of the affordable housing units grouped together while other complexes disperse the affordable units throughout the development. All of the units are attached housing/condominium structure and require membership in a homeowner's association.

In order to participate in this program, applicants must meet the income requirements. There are various developments listed in the directory. To find out which developments have vacancies or to apply call the contact person for the development you are interested in. You can also contact the Central Jersey Housing Resource Center (CJHRC) or visit our website at [www.cjhrc.org](http://www.cjhrc.org) for the monthly "availability" list.

## Qualifying for a "Affordable Housing" Home

All households must meet the following criteria:

- a. Be a US Citizen or permanent resident alien.
- b. Be at least 18 years old.
- c. The purchaser must use the affordable unit as his/her primary residence.
- d. Have sufficient income to finance the purchase.
- e. Meet the income and documentation requirements.

To qualify to buy an "Affordable Housing Unit" applicants must have the required down payment of at least 3.5 - 10% of the purchase price plus closing cost. Closing costs may include sales/broker's commission, items payable in connection with the applicant's loan, items required by lender to be paid in advance, reserves deposited with lender, title charges, government recording charges, and any additional settlement charges.

CJHRC provides programs and resources to help you understand the home ownership process. CJHRC's offers various pre-purchase seminars.

*This guide may not encompass all available units in Somerset County. The information provided in this guide has been gathered and was revised and updated in **December 2020**. This information is for the purpose of education about Affordable (Purchase in the State of NJ Fair Share Affordable Housing Program in NJ) Housing Options in Somerset County. Although every effort has been made to provide you with the most accurate, current and clear information possible, CJHRC cannot be responsible for inaccurate, misinterpreted or outdated information contained herein.*

**Central Jersey Housing Resource Center**  
**2020 INCOME LIMITS REGION 3**  
**SOMERSET, HUNTERDON & MIDDLESEX COUNTIES**

Adopted April 24, 2020  
 By the NJ Council on Affordable Housing (COAH)

<b>Family Size</b>	<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>	<b>6 Person</b>
Median 100%	\$83,650	\$95,600	\$107,550	\$119,500	\$129,060	\$138,620
Moderate 80% *	\$66,920	\$76,480	\$86,040	\$95,600	\$103,248	\$110,896
Low 50%	\$41,825	\$47,800	\$53,775	\$59,750	\$64,530	\$69,310
Very Low 30%	\$25,095	\$28,680	\$32,265	\$35,850	\$38,718	\$41,586

**(\*) Maximum income limit to participate in the Affordable Housing Program**

Eligibility for the New Jersey Fair Share Housing (Mt. Laurel) Program is determined by gross annual household income. To qualify for NJ Fair Share Housing, your income must be no more than 80% of median for moderate income or 50% of median for low income. For most NJ Fair Share Housing projects, an income of at least 35% of median is required to meet housing costs.

Income includes, but is not limited to: wages, salaries (including overtime), tips, commissions, alimony, child support, social security, disability, pensions, unemployment compensation, TANF, business income and actual or imputed interest earned from assets (which include bank accounts, CD's, stocks, bonds and other securities), rent and real estate income and any other form reported to IRS.

Please call the Housing Resource Center (908)446-0036 if you have questions about NJ Fair Share Housing or other affordable housing options.

# Somerset County's Guide to Affordable Housing Programs

## PURCHASE DEVELOPMENTS

### Table of Contents

<b><u>Municipality</u></b>	<b><u>Development Name</u></b>	<b><u>Page</u></b>
<b>Bedminster</b>	The Hills-Parkside	4
	The Hills-Village Green	5
	The Hills-Cortland	6
	Timberbrooke	7
<b>Bernards (Basking Ridge)</b>	Society Hill	8
	The Cedars	9
<b>Bernardsville</b>	Pine Ridge	10
	Rolling Hills at Bernardsville	11
<b>Branchburg</b>	Cedar Brook Village	12
	River Trace	13
<b>Bridgewater</b>	Vanderhaven Farms	14
	Beacon Hill	15
	The Bridle Club	16
	Glenbrooke Estates	17
	Bridgewater Oaks	18
	Crossroads	19
	Stratford Place	20
	Loft Farm	21
	Stratton Meadows	22
<b>Far Hills</b>	The Polo Club	23
<b>Franklin (Somerset)</b>	Leewood at Franklin	24
	Society Hill III at Somerset	25
	Society Hill IV - Quail Brooks	26
	Society Hill V - Beacon Hill)	27
	Society Hill VI	28
	Society Hill VIII - Wynnefield	29
<b>Green Brook</b>	Mountainview at Green Brook	30
<b>Hillsborough</b>	Hearthstone (age restricted)	31
<b>Montgomery</b>	Montgomery Glen	32
	Montgomery Hills	33
<b>Raritan</b>	Cardinal Woods	34
<b>Warren</b>	Woodland Acres	35
<b>Watchung</b>	Lakeside Villas	36
<b>Frequently Asked Questions</b>		37-38

# The Hills-Parkside

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
**Phone:** 609-664-2769 ext. 5 **Email:** homes@cgph.net  
**Developer:** Hills Development Co.

The Hills is a housing development with three sections dedicated to the Affordable Housing Program: Cortland, Parkside and Village Green. The Parkside location, completed in 1988, consists of a series of three story wood frame buildings. Units on the first floor are either studio units or one bedroom units. Two and three bedroom units are designed townhouse style, with living on two levels. The townhouse units have a living room, dining room and kitchen downstairs with the bedrooms upstairs.

## Purchase Prices:

Type of Unit	Studio-Low	Studio-Mod	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# Units	19	37	9	18	19	36	9	18
Sq. Ft.	530	530	630	630	931	931	1010	1010
Taxes	\$639-\$939	\$639-\$939	\$980-\$1,137	\$980-\$1,137	\$1,022-\$1,189	\$1,022-\$1,189	\$1,124-\$1,504	\$1,124-\$1,504
Sale Price	\$60,000-\$90,000	\$90,000-\$130,000	\$75,000-\$88,000	\$85,000-\$135,000	\$58,000-\$120,000	\$130,000-\$170,000	\$90,000-\$130,000	\$160,000-\$195,000

*Actual resale prices may vary slightly at time of purchase. Contact Bedminster Hills Housing Corp. for current sale prices*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner's insurance and the mortgage that you receive.

**Utilities:** Water/Sewer are included in monthly maintenance fee. Electricity (for all appliances, heating, etc.) approximately \$80 per month.

**Maintenance:** Residents pay a homeowner's fee of \$270 per month. This fee includes garbage removal (via a dumpster), snow removal, outdoor maintenance, outdoor landscaping, use of a swimming pool and tennis courts.

**Appliances:** Affordable Housing units are equipped with washer and electric dryer hookups, an electric stove with a hood, and an electric oven. Owners may purchase a stackable washer and dryer if they choose to. All units have cable connections in the living room and master bedroom. All units also have central air conditioning with individual thermostats. Telephone jacks are located in the kitchen and the master bedroom.

**Kitchen:** Three bedroom units have eat-in kitchens. All other units have a dining area.

**Bathrooms:** Studio, one, and two bedroom units have one bathroom. Three bedroom units have 1 ½ bathroom.

**Closets/ Storage:** Studio units have a closet in the bedroom and a small additional closet. One bedroom units have a walk-in closet in the bedroom and an additional coat closet. Two bedroom units have a walk-in closet in the master bedroom, a standard-sized closet in the second bedroom, and a linen closet. Three bedroom units have standard sized closets in all bedrooms.

**Flooring:** The Affordable Housing units have wall to wall carpeting.

**Parking:** Parking is provided in a lot on a first come first serve basis. The lot is equipped with security lighting.

**Pets:** Pets are permitted.

**Patio/Deck:** Units on the first floor have an outdoor patio in front of the unit. Units on the second floor have an outdoor deck.

**Basement/ Attic:** The Affordable Housing units do not have basements or attics.

**Backyard:** Affordable Housing units do not have backyards, but a common green is provided for use by all residents.

**Recreation:** A swimming pool, tennis courts and a playground are provided.

### Proximity to shopping/services/public transportation:

This development is located off of Route 202-206. It is approximately two miles from shopping, a veterinarian, a medical center and gas stations. The nearest train station is in Far Hills. The New Jersey Transit bus station and a county senior van service are easily accessed.

### Accommodations for people with disabilities:

People with disabilities can be accommodated by existing handicapped parking spaces and depressed curbs from the parking lot to the sidewalk. Units on the first floor can be accessed by wheelchair because they are on grade with the sidewalk. Requests for other accommodations must be made through the homeowner's association.

# The Hills - Village Green

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
**Phone:** 609-664-2769 ext. 5 **Email:** homes@cgph.net  
**Developer:** Hills Development Co.

The Hills is a large housing development with three sections dedicated to the Affordable Housing Program: Cortland, Parkside and Village Green. The Village Green location, completed in 1985-1986, consists of one bedroom units, one bedroom units with a loft, two bedroom units and three bedroom units. The buildings are low rise condominiums.

## Purchase Prices:

Type of Unit	1 BR Loft-Low	1 BR Loft-Mod	1 BR Low	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# Units	43	25	68	1	80	24	19
Sq. Ft.	697	697	630	931	931	1010	1010
Taxes	\$1,020	\$1,020	\$1,020	\$1,022- \$1,189	\$1,022- \$1,189	\$1,124- \$1,504	\$1,124- \$1,504
Sale Price	\$75,000- \$90,000	\$90,000- \$115,000	\$70,000- \$85,000	\$85,000- \$110,000	\$130,000- \$170,000	\$90,000- \$130,000	\$160,000- \$195,000

*Actual resale prices may vary slightly at time of purchase. Contact Bedminster Hills Housing Corp. for current sale prices*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowners insurance and the mortgage that you receive.

**Utilities:** Water use is included in the homeowner's fees. No other utilities are included.

**Maintenance:** Residents must pay a homeowner's association fee of \$265.50 per month. This fee includes garbage removal (via a dumpster), snow removal, outdoor maintenance, outdoor landscaping, and the use of a swimming pool, tennis courts, and a playground.

**Appliances:** Affordable Housing units are equipped with electric stove and electric oven hookups, along with washer and electric dryer hookups. The stove and oven, refrigerator, dishwasher, and washer and dryer do not come with the units but the previous owner may decide to incorporate these appliances into the purchase price. Some of the units have central air conditioning with individual thermostats, installed by a previous owner. All units have telephone jacks in the kitchen and master bedroom.

**Kitchen:** Three bedroom units have eat-in kitchens and a dining area, while all other units have just a dining area.

**Bathrooms:** One and two bedroom units have one full bathroom. Three bedroom units have one and a half bathrooms.

**Closets/ Storage:** One bedroom units have a standard-sized closet in the bedroom, a small closet from the dining room, and a storage area. Two bedroom units have standard-sized closets in the bedrooms, a pantry, and a storage area. Three bedroom units have standard sized closets in the bedrooms, a linen closet, a pantry, and a storage area.

**Flooring:** The Affordable Housing units are carpeted, with the exception of the kitchen and the bathroom.

**Parking:** Parking is provided in a lot on a first come first serve basis. The lot is equipped with security lighting.

**Pets:** Pets are permitted.

**Patio/Deck:** Upstairs units have decks.

**Basement/Attic:** None of the Affordable Housing units have basements or attics.

**Backyard:** Affordable Housing units do not have backyards but a common green is provided for use by all residents.

**Recreation:** A swimming pool, tennis courts, and playground are provided.

### **Proximity to shopping/services/public transportation:**

The development is located off of Route 202-206. It is approximately two miles from shopping, a veterinarian, a medical center and gas stations. The nearest train station is in Far Hills. The New Jersey Transit bus station and a county senior van service are easily accessed.

### **Accommodations for people with disabilities:**

People with disabilities can be accommodated by existing handicapped parking spaces and units on one level. Other requests, such as ramps, must be made through the homeowner's association.

# The Hills - Cortland

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
**Phone:** 609-664-2769 ext. 5 **Email:** homes@cgph.net  
**Developer:** Hills Development Co.

The Hills is a large housing development with three sections dedicated to the Affordable Housing Program: Cortland, Parkside and Village Green. The Cortland location, completed in 1992, consists of a series of three story, wood frame buildings. Units on the first floor are either studio units or one bedroom units. Two and three bedroom units are designed townhouse style, on two levels. Downstairs there is a living room, dining room and kitchen, and the bedrooms are located upstairs.

## Purchase Prices:

Type of Unit	Studio-Low	Studio-Mod	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# Units	32	24	4	12	8	24	4	12
Sq. Feet	530	530	630	630	931	931	1010	1010
Taxes	\$639-\$939	\$639-\$939	\$980-\$1,137	\$980-\$1,137	\$1,022-\$1,189	\$1,022-\$1,189	\$1,124-\$1,504	\$1,124-\$1,504
Sale Price	\$60,000-\$90,000	\$90,000-\$130,000	\$75,000-\$88,000	\$85,000-\$135,000	\$85,000-\$120,000	\$130,000-\$170,000	\$90,000-\$190,000	\$160,000-\$195,000

*Actual resale prices may vary slightly at time of purchase. Contact Bedminster Hills Housing Corp. for current sale prices*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowners insurance and the mortgage that you receive.

**Utilities:** Water use is included in the homeowner's fees. Residents must pay their own sewer bills (approximately \$55.50 per month) and electricity (approximately \$80 per month).

**Maintenance:** Residents pay a homeowner's fee of \$220 per month. This fee includes garbage removal (via a dumpster), snow removal, outdoor maintenance, outdoor landscaping, use of a swimming pool and tennis courts.

**Appliances:** Affordable Housing units are equipped with washer and electric dryer hookups, an electric stove and oven. Owners may purchase a stackable washer and dryer if they choose to. All units are cable-ready, with cable connections provided in the living room and master bedroom. All units also have central air conditioning with individual thermostats and telephone connections are located in the kitchen and the master bedroom.

**Kitchen:** Three bedroom units have eat-in kitchens and a dining area, while all other units have just a dining area.

**Bathrooms:** Studio, one, and two bedroom units have one bathroom. Three bedroom units have 1 ½ bathroom.

**Closets/Storage:** Studio units have a closet in the bedroom and one additional small closet. One Storage bedroom units have a walk-in closet in the bedroom and a coat closet. Two bedroom units have a walk-in closet in the master bedroom, a standard sized closet in the second bedroom, a large coat closet and a utility closet with some storage room on the first floor. Three bedroom units have standard sized closets in all bedrooms.

**Flooring:** The Affordable Housing units are carpeted, with the exception of the kitchen and bathroom.

**Parking:** Parking is provided in a lot on a first come first serve basis. The lot is equipped with security lighting.

**Pets:** Pets are permitted.

**Patio/Deck:** Units on the first floor (one bedroom) have an outdoor patio in front of the unit.

**Basement/Attic:** Upstairs units have access to some attic storage.

**Backyard:** Affordable Housing units do not have backyards, but a common green is provided for use by all residents.

**Recreation:** A swimming pool, children's pool, tennis courts, and a playground are provided.

### Proximity to shopping/services/public transportation:

The development is located off of Route 202-206. It is approximately two miles from shopping, a veterinarian, a medical center and gas stations. The nearest train station is in Far Hills. The New Jersey Transit bus station and a county senior van service are easily accessed.

### Accommodations for people with disabilities:

There are no handicapped parking spaces or depressed curbs. Units on the first floor can be accessed by a wheelchair since they are on grade with the sidewalk. Other requests (such as ramps) must be made through the homeowner's association.

# Timberbrooke

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
**Phone:** 609-664-2769 ext. 5 **Email:** homes@cgph.net  
**Developer:** K. Hovnanian Co., Inc.

This development, completed in 1994, offers one two and three bedroom units. The one and two bedroom units are designed as condominiums, with living on one level, while the three bedroom units are also one level.

## Purchase Prices:

Type of Unit	Efficiency-Low	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# Units	1	4	5	5	5	2	2
Sq. Feet	585	670	815	850	940-965	1080	1080
Taxes	\$647- \$1,269	\$647- \$1,269	\$647- \$1,269	\$647- \$1,269	\$647- \$1,269	\$647- \$1,269	\$647- \$1,269
Sale Price	\$80,000	\$90,000	\$140,000	\$130,000	\$170,000	\$110,000	\$195,000

*Actual resale prices may vary slightly at time of purchase. Contact Bedminster Hills Housing Corp. for current sale prices*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowners insurance and the mortgage that you receive.

**Utilities:** Water use is included in the homeowner's association fees. Residents must pay for their own sewer, electric, and gas use.

**Maintenance:** Residents must pay a homeowner's association fee of \$140 per month. This fee includes garbage removal (via a dumpster), snow removal, outdoor landscaping, outdoor maintenance, and the use of a swimming pool, tennis courts, and a playground.

**Appliances:** Affordable Housing units are equipped with washer and dryer hookups, a gas stove and oven, and a dishwasher. Items that may be negotiable at the time of resale are a washer and dryer and a refrigerator. All units are cable-ready and have central air conditioning with individual thermostats. Telephone jacks are located in the kitchen and the master bedroom.

**Kitchen:** Three bedroom units have eat-in kitchens and dining areas. All other units have dining areas.

**Bathrooms:** Efficiency units, along with one and two bedroom units, have one full bathroom. Three bedroom units have one and a half bathrooms.

**Closets/Storage:** Moderate income units, along with all three bedroom units have walk-in closets in the master bedroom, standard sized closets in the other bedrooms. All units have linen closets and storage space in the basement.

**Flooring:** The Affordable Housing units are carpeted, with the exception of the kitchen and the bathroom.

**Parking:** Parking is provided in a lot on a first come first serve basis. The lot is equipped with security lighting.

**Pets:** Pets are permitted.

**Patio/Deck:** Units on the first floor have a patio and units on the second floor have a deck.

**Basement/Attic:** Each unit is allotted a certain amount of basement storage area.

**Backyard:** The Affordable Housing units do not have backyards but a common green is provided for use by all residents.

**Recreation:** A swimming pool, tennis courts, and playground are provided.

### **Proximity to shopping/services/public transportation:**

The development is located off of Route 202-206. It is approximately two miles from shopping, a veterinarian, a medical center, and gas stations. The nearest train station is in Far Hills. The New Jersey Transit bus station and a county senior van service are easily accessed.

### **Accommodation for people with disabilities:**

People with disabilities can be accommodated by existing handicapped parking spaces, ramps, and units on one level. Any other requests must be made through the homeowner's association.



# Society Hill at Bernards

Spring Valley Boulevard

**Contact:** Central Jersey Housing Resource Center (CJHRC)

**Phone:** (908) 446-0040

**Developer:** K. Hovnanian Co., Inc.

This development offers 99 two bedroom moderate units for purchase through the Affordable Housing program. Completed in 1987, this development consists of market rate and Affordable Housing units which have been integrated together. The units are designed condominium style with housing on one level.

### Purchase Price:

Type of Unit	Number of units	Square Feet	Taxes	Sale Price
2 BR Moderate	99	838	check with collector	\$167,566 - \$181,524

*Actual resale prices may vary slightly at time of purchase. Contact CJHRC for current sale prices*

**To Apply:** Contact CJHRC to request an application.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner's insurance and the mortgage that you receive.

**Utilities:** No utilities are included in the price. Residents must pay their own gas (for heating and dryer use), water and electricity.

**Maintenance:** Residents must pay a homeowner's association fee of approximately \$287 per month. This fee includes garbage removal (via a dumpster), exterior building maintenance and repair, landscaping, and snow removal.

**Appliances:** Each Affordable Housing unit includes a gas stove and oven. All units are cable ready and most units are equipped with central air conditioning with individual thermostats. There are hook ups for a washer and dryer.

**Kitchen:** All units have eat-in kitchens.

**Bathrooms:** All units have one full bathroom.

**Closets/ Storage:** The master bedroom has a walk-in closet, and the second bedroom has a standard sized closet with bi-fold doors. There is also a linen closet and a utility room with a storage area.

**Flooring:** Carpeting and hardwood is provided throughout the units.

**Parking:** Parking is provided in a parking lot located outside of the unit. There is one assigned space per unit, plus additional spaces which can be used at a first come, first serve basis. The parking lot is equipped with security lighting. There are NO garages.

**Pets:** Pets are permitted.

**Patio/Deck:** All Affordable Housing units have small outdoor patios or balconies.

**Basement/Attic:** None of the Affordable Housing units have a basement or an attic.

**Backyard:** None of the units have backyards but a common green is provided for use by all residents.

**Recreation:** A swimming pool, tennis courts, and a playground are provided.

### Proximity to shopping/services/public transportation:

Most services must be accessed by car and are within four miles.

### Accommodations for people with disabilities:

People with disabilities are accommodated with existing handicapped parking spaces and depressed curbs from the parking lot to the sidewalk. There is one building which can be entered by a ramp, one building with a ramp and one stair, two buildings with one stair, and eight buildings which require climbing quite a few steps. There is also a ramp for disabled persons to enter the clubhouse. If additional exterior accommodations are required, requests can be made to the Board of Trustees. Any special accommodations for the interior of the unit would have to be provided at the purchaser's expense.

# The Cedars

## Spring Valley Boulevard

**Contact:** Central Jersey Housing Resource Center (CJHRC)  
**Phone:** (908) 446-0040  
**Developer:** Cedars Development, Inc.

This development, completed in 1994, offers a total of 106 units for purchase through the Affordable Housing program. Condominium units include studio, one, two and three bedroom units. The Affordable Housing units have been separated from the market rate units and are designed condominium style with living on one level.

### Purchase prices:

Type of Unit	Studio Low	Studio Mod	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# Units	7	5	12	38	17	15	7	5
Sq. Ft.	574	574	640-798	640-798	711-814	711-830	1,054-1748	1,054
Taxes	Check w/ Collector	Check with Collector	Check with Collector	Check with Collector	Check with Collector	Check with Collector	Check with Collector	Check with Collector
*Price Range	\$81,840-\$91,800	\$118,400-\$155,000	\$94,085-\$120,000	\$121,200-\$156,000	\$106,360-\$145,000	\$135,700-\$170,000	\$130,000-\$151,000	\$182,000-\$212,000

*\*Actual resale prices may vary slightly at time of purchase. Contact CJHRC for current sale prices*

**To Apply:** Contact CJHRC to request an application.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner's insurance and the mortgage that you receive.

**Utilities:** Residents must pay their own utilities, including gas (for heating and cooking), water, electricity, etc.

**Maintenance:** Residents would have to pay a homeowner's fee, which is approximately a third of the fee for market rate units. These fees include exterior building maintenance and repair, landscaping, and garbage removal (via a dumpster). Fees vary for each unit (approximately \$100/mthly). NOTE: these fees are subject to change.

**Appliances:** Each Affordable Housing unit includes a refrigerator and a gas stove and oven. Most have central air conditioning and there are hookups for a washer and dryer. Cable television connections are also provided.

**Kitchen:** The Affordable Housing units do not have eat-in kitchens.

**Bathrooms:** Each Affordable Housing unit has one full bathroom.

**Closets/ Storage:** The units have a standard closet in each bedroom, along with a linen closet. A basement storage area is provided for each unit. This area is locked and is approximately 3' x 4'.

**Flooring:** Carpeting/Hardwood is provided throughout the units.

**Parking:** Parking is provided in a parking lot outside of the unit on a first come, first serve basis. The parking lot is equipped with security lighting. There are NO garages.

**Pets:** Pets are allowed.

**Patio/Deck:** Some Affordable Housing units have small outdoor decks or patios.

**Basement/Attic:** Each Affordable Housing purchaser receives a storage area in the basement. None of the units have attics.

**Backyard:** There is a common green for use by all residents.

**Recreation:** A swimming pool and tennis courts are provided.

### Proximity to shopping/services/public transportation:

Most services must be accessed by car and are within four miles.

### Accommodations for people with disabilities:

The only accommodations are curb cuts from the parking lot to the sidewalk. If a person were to need any further accommodations, these would have to be installed at the purchaser's cost.

# Pine Ridge

Off of Bernards Ave.

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
**Phone:** 609-664-2769 ext. 5 **Email:** homes@cgph.net  
**Developer:** Borough of Bernardsville.

This development, completed in 1995, offers 26 units for purchase through the Affordable Housing Program. There are one, two and three bedroom condominium style units. One bedroom units are on one level, while two and three bedroom units are designed townhouse style with living on two levels.

### Purchase Prices:

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	3	3	8	8	2	2
Sq. Ft.	675	675	950	950	1,208	1,208
Taxes	Vary	Vary	Vary	Vary	Vary	Vary
Price*	Vary	Vary	Vary	Vary	Vary	Vary

*Sale Prices vary based on number of bedrooms, percentage of median income and annual cost of living increase.*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner's insurance and the mortgage that you receive.

**Utilities:** Residents must pay for their own utilities, including sewer, water, gas, electric and cable.

**Maintenance:** Residents would have to pay a homeowner's fee. This fee includes exterior building maintenance and repair, landscaping, snow removal, and garbage removal (via a dumpster).

**Appliances:** Each Affordable Housing unit is equipped with electric washer and dryer hookups. One bedroom units can accommodate a stackable washer and dryer, while two and three bedroom units can accommodate a side-by-side washer and dryer. All units are also equipped with a gas stove and oven. All units are cable-ready and have central air conditioning with individual thermostat.

**Kitchen:** Three bedroom units have eat-in kitchens, and all units have dining areas.

**Bathrooms:** One bedroom units have one full bathroom. Two and three bedroom units have one full bathroom upstairs and a half bathroom downstairs.

**Closets/Storage:** All bedrooms have standard sized closets.

**Flooring:** Carpeting is provided throughout the units, except for kitchen and bath.

**Parking:** Parking is provided in a lot on a first come, first serve basis, but the Association is currently considering reserved parking. The lot is equipped with security lighting.

**Pets:** Pets are permitted, subject to by-laws.

**Patio/Deck:** All units have an outdoor patio and front porch.

**Basement/Attic:** All units have full basements. None of the units have attics.

**Backyard:** None of the units have a private backyard, but a common green with a gazebo is provided for use by all of the residents.

**Recreation:** A public/municipal playground and ball fields are located across the street from the units.

### Proximity to shopping/services/public transportation:

Shopping, services, and a train station are within 2-3 miles.

### Accommodations for people with disabilities:

One bedroom units are on one level and were designed to be handicap accessible and adaptable. The bathrooms are built to accept handrails and the sinks are open so that a wheelchair can fit underneath. Handicapped parking is available and there are depressed curbs from the parking lot to the sidewalk. Also, some units are accessed via a ramp.

# Rolling Hills at Bernardsville

## Fox Hollow Trail

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
**Phone:** 609-664-2769 ext. 5 **Email:** homes@cgph.net

This development, completed in 1996, offers 15 units for purchase through the Affordable Housing program. There are three, two story buildings with condominium style units on one level.

### Purchase Prices:

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	2	2	4	3	2	2
Sq. Ft.	685-741	685-741	972-989	972-989	1063	1063
Taxes	Varies	Varies	Varies	Varies	Varies	Varies
Prices	Varies	Varies	Varies	Varies	Varies	Varies

*Taxes vary based on the number of bedrooms and percentage of median income. Sale Prices vary based on number of bedrooms, percentage of median income and annual cost of living increase*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner’s insurance and the mortgage that you receive.

**Utilities:** Residents must pay for their own utilities, including water, sewer, gas and electric.

**Maintenance:** Residents must pay homeowner’s association fees. These fees include garbage removal (via a dumpster), exterior building maintenance and repair, landscaping, and snow removal.

**Appliances:** Each unit is equipped with a gas stove and oven, a refrigerator, and a side by side washer and gas dryer. Central air conditioning was not installed but original owners may have installed it.

**Kitchen:** None of the Affordable Housing units have eat-in kitchens, although each unit has a dining area.

**Bathrooms:** Each unit has one full bathroom.

**Closets/ Storage:** All master bedrooms have walk-in closets, while all other bedrooms have standard sized closets. Each unit also has a linen closet and a coat closet, and the laundry room is built as a utility room. Each unit also has access to a small storage space in the basement.

**Flooring:** All of the Affordable Housing units have wall to wall carpeting.

**Parking:** Parking is provided in a lot on a first come, first serve basis. The lot is equipped with security lighting.

**Pets:** Pets are permitted.

**Patio/Deck:** Each unit has an outdoor patio or deck.

**Basement/Attic:** All of the units have access to a separate storage space in the basement. None of the units have attics.

**Backyard:** None of the units have backyards, although there is a common green for use by all of the residents.

**Recreation:** No recreational facilities are provided.

### Proximity to shopping/services/public transportation:

Shopping, services, and public transportation are within 1-2 miles of Rolling Hills at Bernardsville.

### Accommodations for people with disabilities:

People with disabilities can be accommodated with existing handicapped parking spaces, depressed curbs, and units on one level.

# Cedar Brook at Branchburg

Off of Countyline Rd.

**Contact:** Branchburg Township Affordable Housing Services  
1077 US Highway 202 North Branchburg, NJ 0876  
Phone: (908) 526-1300 x102 Email: [affordablehousing@branchburg.nj.us](mailto:affordablehousing@branchburg.nj.us).

This condominium development, completed in 1993, offers one, two and three bedroom units for purchase through the Affordable Housing program. The buildings are three stories high, with condominium units on one level. The units are accessed from outdoor breezeways. Buildings 2 and 3 have been solely dedicated to the Affordable Housing program. There are a total of 40 one, two and three bedrooms, low and moderate income condominiums that become available, from time to time, to qualified buyers. Each condominium is single level and located in a three-story building. The prices range from the low \$90,000's for a low-income, one bedroom home to the mid \$160,000's for a moderate-income, three-bedroom home. Potential buyers must be certified by the Township's Affordable Housing Services and are placed on the Township's waiting list. When an affordable unit becomes available, letters will be sent to certified applicants for that type and style of home. Buyers of affordable housing units must provide their own financing and will need a minimum of 5% of the purchase price for a down payment and closing costs.

### Purchase prices:

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	4	6	10	10	5	5
Square Feet	770	770	990	990	1140	1140

**To Apply:** Download and print application from the township website [www.branchburg.nj.us](http://www.branchburg.nj.us) and mailed or drop off to the address above.

### Down Payment/

**Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner's insurance and the mortgage that you receive.

**Utilities:** Utilities are not included. Residents are responsible for utilities including water, sewer, gas, electric, etc.

**Maintenance:** Residents must pay homeowner's association fees. These fees are prorated for Affordable Housing Units and include garbage removal (via a dumpster), snow removal, exterior maintenance, landscaping, use of the pool, tennis courts and playground. A common green is provided for the use of all residents.

**Parking:** One assigned parking space is provided per unit in a parking lot located outside of the units. Extra spaces are available on a first come, first serve basis. The parking lot is equipped with security lighting.

**Patio/Deck:** Units on the first floor have a concrete outdoor patio. Units on the second and third floors have an outdoor wooden balcony.

**Pets:** Pets are allowed.

### Proximity to shopping/services/public transportation:

A county bus comes through the development and the nearest shopping and services are approximately 3 miles away.

### Accommodations for people with disabilities:

People with disabilities are currently accommodated with handicapped parking spaces, curb cuts from the parking lot to the sidewalk, units which are on grade with the sidewalk, and units on one level. There is also a chair lift so that the disabled may also use the pool. If any other accommodations were necessary, the homeowner would have to provide them at their own cost.

# River Trace at Branchburg

## North Branch River Road - Off of Route 202 North

**Contact:** Branchburg Township Affordable Housing Services  
 1077 US Highway 202 North Branchburg, NJ 0876  
 Phone: (908) 526-1300 x102 Email: [affordablehousing@branchburg.nj.us](mailto:affordablehousing@branchburg.nj.us).

River Trace is located on North Branch River Road, just off of Route 202 North, about 4 miles south of the Somerville Circle. River Trace is in a lightly wooded, residential area with easy access to major highways and shopping. This 2 building complex is completed. First building includes 1 low-income and 1 moderate-income units, second building included 4 low income and 4 moderate income units. The Affordable units in this community are restricted to households that meet the maximum household gross income requirements. All Affordable units are located on the first floor. There is elevator access and each unit is assigned a storage space. Each affordable unit features 1 bedroom, central air, 1 bathroom, eat-in-kitchen, linen closet and entry closet. When units become available in the future, potential buyers must be certified by the Township’s Affordable Housing Services and are placed on the Township’s waiting list. When an affordable unit becomes available, letters will be sent to certified applicants for that type and style of home.

**Purchase prices:**

Type of Unit	1 BR Low	1 BR Mod
# of Units	5	5
Square Footage	Approximately 861 sq ft	Approximately 933 sq ft
Washer/Dryer	Stackable	Full size
Sewer	Approximately \$200/yr	Approximately \$200/yr
Taxes	Approximately 1,600/yr	Approximately \$2,100/yr

**To Apply:** Download and print application from the township website [www.branchburg.nj.us](http://www.branchburg.nj.us) and mailed or drop off to the address above.

**Down Payment/**

**Closing Costs:** Buyers of affordable housing units must provide their own financing and will need a minimum of 5% of the purchase price for a down payment and closing costs. The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner’s insurance and the mortgage that you receive.

**Utilities:** Utilities are not included. Residents are responsible for utilities including water, sewer, gas, electric, cable, etc.

**Maintenance:** Residents must pay homeowner’s association fees. These fees are \$343.36 a month and include garbage, recycling, snow removal, lawn care, community clubhouse usage and outside maintenance

**Parking:** The Affordable Housing units will each have one assigned outdoor parking spaces.

**Patio/Deck:** The moderate income unit has a balcony with sliding glass door

**Pets:** Pets are allowed.

**Proximity to shopping/services/public transportation:**

Accessible by car (1-5 miles).

**Accommodations for people with disabilities:**

Both affordable units are located on the first floor and have elevator access.

# Vanderhaven Farms

Vanderveer Road

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
Phone: 609-664-2769 ext. 5 Email: homes@cgph.net  
**Developer:** K. Hovnanian Co., Inc.

This development, completed in 1987 - 1988, offers a total of 69 two and three bedroom condominium units for purchase through the Affordable Housing program. The buildings are two stories, and units are arranged garden apartment style, with all units on one level.

## Purchase prices:

Type of Unit	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	23	24	11	11
Square Feet	870	870	930	930
Approx. Taxes	\$130/Month	\$210/month	\$130/month	\$220/Month
Price Range	\$71,400-\$76,000	\$107,000-\$129,000	\$60,000-\$82,000	\$117,000-\$134,000

*Actual resale prices may vary slightly at time of purchase.*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner's insurance and the mortgage that you receive.

**Utilities:** No utilities are included. Residents must pay their own water (based on use), sewer (approximately \$399 per year), gas (for heating and cooking) and electricity.

**Maintenance:** In addition, residents of this community pay a pro-rated homeowner's association fee of \$72 monthly. This fee is approximately 1/3 that of market rate units. This fee includes curb side garbage removal, snow removal, outdoor landscaping, and exterior building maintenance and repair.

**Appliances:** The Affordable Housing units are equipped with a gas stove, gas oven and washer and dryer hookups. Items such as the refrigerator and dishwasher may be negotiated at the time of resale. All units are cable-ready. Central air-conditioning was not installed when the units were built, but some residents have chosen to install it.

**Kitchen:** Each unit has an eat-in kitchen.

**Bathrooms:** Each Affordable Housing unit has one full bathroom.

**Closets/ Storage:** Each bedroom has a standard-sized closet with bi-fold doors. In addition, each unit has a small laundry/utility room.

**Flooring:** Affordable Housing units have wall to wall carpeting with linoleum in the kitchen.

**Parking:** One parking space is provided per unit. Parking is located on a street with security lighting. There are also several extra spaces available which can be used on a first come, first serve basis.

**Pets:** Pets are permitted.

**Patio/Deck:** Each Affordable Housing unit has an outdoor patio.

**Basement/Attic:** None of the units have basements or attics.

**Backyard:** The Affordable Housing units do not have backyards, but there is a common green for use by all residents.

**Recreation:** A swimming pool, tennis courts, a clubhouse and a playground are provided.

## Proximity to shopping/services/public transportation:

Vanderhaven Farms is a few miles from most services and the Bridgewater Commons shopping mall.

## Accommodations for people with disabilities:

There are some units which were built handicapped adaptable. The association can also accept requests to accommodate people with disabilities.

# Beacon Hill

4300 Winder Drive

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
**Phone:** 609-664-2769 ext. 5 **Email:** homes@cgph.net  
**Developer:** K. Hovnanian Co., Inc.

This development, completed in 1989, has 82 two and three bedroom Affordable Housing units to purchase. The units are designed as condominiums, with housing on one level.

### Purchase Prices:

Type of Unit	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	28	28	13	13
Square Feet	871	871	948	948
Approx. Taxes	\$130/Month	\$210/month	\$160/month	\$245/Month
Price Range	\$71,400-\$76,000	\$117,000-\$135,000	\$80,000-\$90,000	\$130,000-\$147,000

*Actual resale prices may vary slightly at time of purchase*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowners insurance and the mortgage that you receive.

**Utilities:** No utilities are included. Residents must pay their own water (based on use), sewer (approximately \$399 per year), gas (for heating and cooking) and electricity.

**Maintenance:** There is an additional monthly maintenance fee of \$76.00. This maintenance fee includes snow removal, outdoor landscaping, garbage removal (via a dumpster) and exterior building maintenance and repair.

**Appliances:** The Affordable Housing units are equipped with a gas stove and gas oven. The dishwasher and refrigerator are negotiable items at the time of resale. Washer and dryer hookups are also available. All units are cable-ready and central air conditioning is included in some units if it was requested by the original owner.

**Kitchen:** The Affordable Housing units have eat-in kitchens.

**Bathrooms:** All units have one full bathroom.

**Closets/ Storage:** Two bedroom units have a walk-in closet from the master bedroom, a standard-sized closet with bi-fold doors in the second bedroom, a linen closet, a pantry in the kitchen, and a small utility room. Three bedroom units have standard-sized bi-fold closets in all bedrooms, a linen closet, a pantry in the kitchen, and a small utility room.

**Flooring:** The Affordable Housing units are fully carpeted.

**Parking:** One parking space is assigned to each Affordable Housing unit. Parking is located in a lot within 1/2 block of the unit. The parking area is equipped with security lighting.

**Pets:** Pets are permitted.

**Patio/Deck:** All Affordable Housing units have an outdoor patio located off of the living room.

**Basement/Attic:** None of the Affordable Housing units have basements, although the attics are accessible.

**Backyard:** None of the Affordable Housing units have a backyard.

**Recreation:** A swimming pool and clubhouse, two tennis courts, a playground, and a jog path have been provided.

### **Proximity to shopping/services/public transportation:**

This development is located approximately two miles from local shopping, service, and public transportation.

### **Accommodations for people with disabilities:**

People with disabilities can be accommodated with units on one level, handicapped parking and depressed curbs. The homeowner's association would accommodate people with disabilities as required by law in the common areas (outdoors). Any necessary interior accommodations would have to be provided at the homeowner's expense.



# The Bridle Club

Vanderveer Road

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
Phone: 609-664-2769 ext. 5 Email: homes@cgph.net  
**Developer:** Calton Homes, Inc.

This development, completed in 1992, consists of a total of 70 low and moderate income units to purchase. All units in this development were built as two bedroom units, but some units have been converted into one bedroom units.

### Purchase Prices:

Type of Unit	2 BR Low	2 BR Mod
Number of Units	35	35
Square Feet	751	751
Approx. Taxes	\$130 month	\$210 month
Price Range	\$71,400-\$76,000	\$115,000-\$129,000

*Actual resale prices may vary slightly at time of purchase*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner's insurance and the mortgage that you receive.

**Utilities:** No utilities are included. Residents must pay their own sewer charges (approximately \$399 per year), water (based on use), gas and electricity.

**Maintenance:** In addition, residents of this development pay a homeowner's association fee of \$63 per month. This maintenance fee increases occasionally. This maintenance fee includes snow removal, landscaping, garbage removal (via a dumpster), and use of a swimming pool and tennis courts.

**Appliances:** Affordable Housing units are equipped with a gas range and gas oven, as well as a dishwasher and gas washer and dryer hookups. A refrigerator is not included with the unit, although it may be negotiated depending on the specific resale. All units are cable-ready and have central air conditioning with individual thermostats.

**Kitchen:** The Affordable Housing units do not have eat-in kitchens.

**Bathrooms:** All Affordable Housing units have one full bathroom.

**Closets/ Storage:** Both bedrooms have a standard sized closet with sliding doors. There is also a small linen closet and a laundry room which could be used for additional storage.

**Flooring:** The Affordable Housing units all have wall to wall carpeting.

**Parking:** Parking is located in a parking lot on a first come, first serve basis. The lot is equipped with security lighting.

**Pets:** Pets are permitted.

**Patio/Deck:** All of the Affordable Housing units have a small outdoor patio.

**Basement/Attic:** The Affordable Housing units do not have basement or attic storage.

**Backyard:** The Affordable Housing units do not have a backyard, but a common green is provided for use by all residents.

**Recreation:** A swimming pool and tennis courts are provided.

### Proximity to shopping/service/public transportation:

Shopping, services, and public transportation and the Bridgewater Commons Mall are within a few miles of the Bridle Club.

### Accommodations for people with disabilities:

People with disabilities can be accommodated with units on one level, handicapped parking and depressed curbs. Requests for other accommodations must be made through the homeowner's association.

# Glenbrooke Estates

Milltown Road

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
**Phone:** 609-664-2769 ext. 5 **Email:** homes@cgph.net  
**Developer:** K. Hovnanian Co., Inc.

This development, completed in 1993, offers 86 one, two and three bedroom condominium units for purchase through the Affordable Housing program. All units are for moderate income families. The buildings are two stories high with condominium units on one level. The Affordable Housing units and market rate units are mixed together.

### Purchase Prices:

Type of Unit	1 BR Mod	2 BR Mod	3 BR Mod
Number of Units	28	28	30
Square Feet	670	850	1,080
Approx. Taxes	\$185 month	\$210 month	\$245 month
Price Range	\$100,000-\$110,000	\$117,000-\$135,000	\$130,000-\$147,000

*Actual resale prices may vary slightly at time of purchase*

- To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.
- Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner's insurance and the mortgage that you receive.
- Utilities:** Residents must pay their own utilities, including water (based on use), sewer (approximately \$399 per year), gas and electricity.
- Maintenance:** In addition, residents of this development must pay a homeowner's fee of approximately \$82 per month. This fee is approximately 1/3 the cost of market rate units in the development. This fee includes snow removal, outdoor landscaping, garbage removal (via a compactor), and exterior building maintenance and repair.
- Appliances:** Affordable Housing units are equipped with a gas stove, gas oven, dishwasher, and washer and gas dryer hookups. A refrigerator is not included in the unit, although it may be negotiated depending on the resale. All units are cable-ready and have central air conditioning with individual thermostats.
- Kitchen:** All Affordable Housing units have eat-in kitchens.
- Bathrooms:** All Affordable Housing units have one full bathroom.
- Flooring:** Affordable Housing units are carpeted.
- Closets/ Storage:** Master bedrooms have a walk-in closet, while second and third bedrooms have standard sized closets with sliding doors. One bedroom units have an additional coat closet. Three bedroom units have an additional coat closet, linen closet, and a laundry room which can be used for storage.
- Flooring:** Affordable Housing units have wall to wall carpeting
- Parking:** One assigned parking space per unit is provided in a parking lot. Also, there is approximately one additional space per unit which can be used on a first come, first serve basis. The parking lot is equipped with security lighting.
- Pets:** Pets are permitted.
- Patio/Deck:** None of the Affordable Housing units have an outdoor patio or deck.
- Basement/Attic:** None of the Affordable Housing units have basements or attics.
- Backyards:** The Affordable Housing units do not have a backyard, but there are common greens for the use of all residents.
- Recreation:** A swimming pool, clubhouse, playground, and tennis courts are provided.

### Proximity to shopping/services/public transportation:

Shopping, services, public transportation and the Bridgewater Commons Mall are within a few miles.

### Accommodations for people with disabilities:

Some units on the ground floor can accommodate handicapped people since they are on grade with the sidewalk. The pool and clubhouse are wheelchair accessible, and a dumpster has been provided for disabled persons who can't use the compactor. Any other necessary exterior or interior accommodations would have to be provided at the cost of the homeowner.

# Bridgewater Oaks

Off of Route 22 East

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
**Phone:** 609-664-2769 ext. 5 **Email:** homes@cgph.net  
**Developer:** S & K, Inc.

This development, completed in 1991, offers a total of 26 two bedroom units for purchase through the Affordable Housing program. The Affordable Housing units have been separated from the rest of the development in two buildings, and units are arranged condominium style with housing on one level.

### Purchase Prices:

Type of Unit	# of Units	Square Feet	Approx. Taxes	Price Range
2 BR Low	13	750	\$130 month	\$71,400-\$76,000
2 BR Mod	13	750	\$210 month	\$107,000-\$129,000

*Actual resale prices may vary slightly at time of purchase -*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowners insurance and the mortgage that you receive.

**Utilities:** No utilities are included. Residents must pay their own water bill (based on use), sewer charges (approximately \$399 per year), and electricity.

**Maintenance:** In addition, residents of this community pay a homeowner's association fee of \$273 per month. This fee includes snow removal, outdoor landscaping, and garbage removal (via a dumpster).

**Appliances:** The Affordable Housing units are equipped with a refrigerator, dishwasher, electric with a hood and an electric oven. There is a coin-operated common laundry facility available in the basement. All units are cable-ready and have central air conditioning with individual thermostats.

**Kitchen:** None of the Affordable Housing units are equipped with eat-in kitchens.

**Bathrooms:** Each Affordable Housing unit has one full bathroom.

**Closets/ Storage:** The master bedroom has a walk-in closet, and the second bedroom has a standard sized closet with bi-fold doors. All units also have a linen closet and a coat closet.

**Parking:** Parking is provided in a parking lot in front of the building on a first come, first serve basis. The parking lot is equipped with security lighting.

**Pets:** Pets are not permitted.

**Patio/Deck:** Affordable Housing units do not have an outdoor patio or deck.

**Basement/Attic:** There is not an area for storage in an attic or basement, storage common area, there is a coin-operated laundry facility in the basement.

**Backyard:** None of the Affordable Housing units have a backyard, but a common green is available for use by all residents.

**Recreation:** A tot lot is provided.

### **Proximity to shopping/services/public transportation:**

Bridgewater Oaks is right off of Route 22, which provides many needed services and stores. The Bridgewater Commons shopping mall is also very close.

### **Accommodations for people with disabilities:**

There are existing curb cuts from the parking lot to the sidewalk, but there are no existing handicapped parking spaces. Other requests would have to be made through the homeowner's association.

# Crossroads

## Route 202-206-Cain Court

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
**Phone:** 609-664-2769 ext. 5 **Email:** homes@cgph.net  
**Developer:** Morel & Segal, Inc.

This development of condominiums, completed in 1988, offers a total of 81 low and moderate income units for purchase through the Affordable Housing program. Studio, one and two bedroom units are designed for living on one level. Three bedroom units are townhouse style, with a first and second floor. Affordable Housing units are separated from market rate units.

### Purchase Prices:

Type of Unit	Studio-Low	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	5	6	10	18	21	11	10
Sq. Ft.	566	643	643	730	803	1279	1279
Approx. Taxes	Call for Info	\$120 month	\$185 month	\$130 month	\$210 month	\$150 month	\$245 month
Prices	Call for Info	\$65,000- \$75,000	\$100,000- \$110,000	\$71,400- \$76,000	\$117,000- \$135,000	\$80,000- \$90,000	\$130,000- \$150,000

*Actual resale prices may vary slightly at time of purchase*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner's insurance and the mortgage that you receive.

**Utilities:** No utilities are included. Residents must pay for their own water, sewer \$399, gas and electricity.

**Maintenance:** In addition, residents of this community pay a monthly homeowner's association fee which is the same as that of market rate units. Currently, this fee is \$170 per month and includes snow removal, landscaping, outside maintenance and garbage removal (via a dumpster).

**Appliances:** Affordable Housing units are equipped with an electric stove and oven. Some Affordable Housing units include a dishwasher and electric washer and dryer hookups. A refrigerator is not included in the units, although it may be negotiated depending on the resale. Cable television connections are provided.

**Kitchen:** All Affordable Housing units have eat-in kitchens.

**Bathrooms:** Studio, one and two bedroom units have one full bathroom. Three bedroom units have either one and a half or two bathrooms.

**Closets/ Storage:** All bedrooms have standard sized closets with sliding doors. In addition, studio units have a pantry. One bedroom units have an additional linen closet, pantry, and a standard sized closet. Two bedroom units have either a coat closet by the front door or a linen closet and a pantry. Three bedroom units have either a pantry and a coat closet on the first floor with a linen closet on the second floor, or a coat closet and a laundry room on the first floor and two linen closets on the second floor.

**Flooring:** The Affordable Housing units have wall to wall carpeting.

**Parking:** One assigned parking space is provided for studio and one bedroom units. Two assigned parking spaces are provided for two and three bedroom units. Parking is provided in a lot which is equipped with security lighting.

**Pets:** Pets are permitted.

**Patio/Deck:** Affordable Housing units do not have an outdoor patio or deck.

**Basement/Attic:** None of the Affordable Housing units have basements.

**Backyard:** The Affordable Housing units do not have a backyard, but there is a common green for use by all residents.

**Recreation:** A tot lot is provided.

### Proximity to shopping/services/public transportation:

Shopping, services, public transportation, and the Bridgewater Commons Mall are within a few miles.

### Accommodations for people with disabilities:

There are currently no designated handicapped parking spaces or curb cuts for people with disabilities. Units on the first floor are accessed by two small steps (approximately 4" high). People with disabilities can be accommodated on the first floor via ramps. A request to the homeowner's association would have to be made for any other special accommodations.

# Stratford Place

Route 22 and Thompson Avenue

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
**Phone:** 609-664-2769 ext. 5 **Email:** homes@cgph.net  
**Developer:** Windham Associates

This development, completed in 1992, offers 28 two bedroom condominium units for purchase through the Affordable Housing program. There are six buildings and building 6 has been solely dedicated to Affordable Housing units while building 1 has Affordable Housing units and market rate units mixed together. Each building is three stories high, and the condominium units are all designed for living on one level.

### Purchase Prices:

Type of Unit	Number of Units	Square Feet	Approx. Taxes	Price Range
2 BR Low	14	750	\$130 month	\$71,400-\$76,000
2 BR Mod	14	750	\$210 month	\$107,000-\$129,000

*Actual resale prices may vary slightly at time of purchase*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner's insurance and the mortgage that you receive.

**Utilities:** Residents must pay their own sewer bill (approximately \$399 per year), water bill (based on use), gas and electricity.

**Maintenance:** In addition, residents must pay a homeowner's association fee which is pro-rated for Affordable Housing units. This fee is approximately \$108 per month, which is approximately half of the fee for market rate units. This fee includes snow removal, outdoor landscaping, garbage removal (via a compactor) and recycling.

**Appliances:** Each unit is equipped with a gas stove and oven, stackable washer and gas dryer, and a dishwasher. All units are cable-ready and have central air conditioning with individual thermostats. Each unit also has a smoke detection system, as well as a water sprinkler system.

**Kitchen:** Each unit has an eat-in kitchen.

**Bathrooms:** All Affordable Housing units have one full bathroom.

**Closets/ Storage:** Each bedroom has a standard-sized closet. In addition, there is a laundry/utility room which could be used for storage.

**Flooring:** The Affordable Housing units have wall to wall carpeting.

**Parking:** Parking is provided in a lot on a first come, first serve basis. The lot is equipped with security lighting.

**Pets:** Pets are permitted.

**Patio/Deck:** Units which are on the first floor have an outdoor patio. Units which are on the second or third floor have an outdoor balcony.

**Basement/Attic:** None of the Affordable Housing units have access to a basement or attic.

**Backyard:** None of the units have backyards, although there is a common green for use by all residents.

**Recreation:** No recreational facilities are provided.

### **Proximity to shopping/services/ public transportation:**

Shopping, services, public transportation, and the Bridgewater Commons Mall are easily accessed.

### **Accommodations for people with disabilities:**

People with disabilities can currently be accommodated with existing designated handicapped parking spaces, depressed curbs from the parking lot to the sidewalk, and units on one level. If any other exterior accommodations were necessary, a request could be made to the homeowner's association. If interior accommodations were necessary, these modifications would have to be done at the purchaser's expense.

# Loft Farm

Off of Chimney Rock Road.

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
**Phone:** 609-664-2769 ext. 5 **Email:** homes@cgph.net  
**Developer:** Eugene Schenkman

This development, completed in 1998, offers 17 units for purchase through the Affordable Housing program. Affordable Housing units are separated into two buildings which are two stories high. Each building has one entrance and units are accessed from a hallway.

### Purchase Prices:

Type of Unit	Number of Units	Sq. Ft.	Approx. Taxes	Purchase Price
2 BR Mod	8	896	\$210 month	\$117,000-\$135,000
2 BR Mod	8	1,046	\$210 month	\$117,000-\$135,000
2 BR Mod	1	1,012	\$210 month	\$117,000-\$135,000

*Actual resale prices may vary slightly at time of purchase*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowners insurance and the mortgage that you receive.

**Utilities:** No utilities are included. Residents must pay for water and sewer \$399 charges, along with gas and electricity.

**Maintenance:** There is a homeowner's association fee of approximately \$47 per month. This fee includes snow removal, garbage removal (via a dumpster), exterior building maintenance and repair, and outdoor landscaping.

**Appliances:** Each unit comes equipped with a gas stove and oven, a dishwasher, and a stackable washer and gas dryer. Each unit is cable-ready, and has central air conditioning with individual thermostats.

**Kitchen:** None of the units have eat-in kitchens.

**Bathrooms:** Each unit has one full bathroom.

**Closets/**

**Storage:** Master bedrooms have walk-in closets while second bedrooms have standard sized closets. Each unit also has a linen closet and a pantry.

**Flooring:** All units have wall to wall carpeting.

**Parking:** Parking is provided in a lot on a first come, first serve basis. The lot is equipped with security lighting.

**Pets:** Pets are permitted.

**Patio/Deck:** None of the units have outdoor patios or decks.

**Basement/Attic:** None of the units have basements or attics.

**Backyard:** None of the units have backyards, but a common green is provided for use by all residents.

**Recreation:** A pool, clubhouse, and tot lot are provided.

### **Proximity to shopping/services/public transportation:**

Loft Farm is approximately 2-3 miles from Route 22 which offers many services. The Bridgewater Commons Mall is also easily accessed.

### **Accommodations for people with disabilities:**

People with disabilities can be accommodated with ramps at the entrances of the buildings, wide doorways, units on one level, and depressed curbs.

# Stratton Meadows

62 Waugh Court

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
Phone: 609-664-2769 ext. 5 Email: homes@cgph.net  
**Developer:** K. Hovnanian Co., Inc.

Completed in 1996, this development offers a total of 97 moderate income units for purchase in the Affordable Housing program. This development consists of both market rate and Affordable Housing units. There are one, two and three bedroom units available.

### Purchase Prices:

Type of Unit	1 BR Mod	2 BR Mod	3 BR Mod
# of Units	20	51	20
Square Feet	670	850 & 940	1080
Approx. Taxes	\$185 month	\$210 month	\$245 month
Price	\$100,000-\$110,000	\$117,000-\$130,000	\$130,000-\$147,000

*Actual resale prices may vary slightly at time of purchase*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowners insurance and the mortgage that you receive.

**Utilities:** No utilities are included in the price. Residents must pay their own sewer and water bills (approximately \$399 per year), as well as gas (for cooking, heating and dryer use), and electricity.

**Maintenance:** There is a pro-rated monthly maintenance cost of approximately \$135. This maintenance cost includes snow removal, landscaping and garbage removal (via a dumpster).

**Appliances:** Each Affordable Housing unit is equipped with a dishwasher, gas stove and gas oven. Some units in certain locations include a stackable washer and gas dryer, and a refrigerator. Phone jacks are installed in the kitchen and master bedroom, and cable television connections are located in the living room and master bedroom. Units also have central air conditioning with individual thermostats.

**Kitchen:** No Affordable Housing units have eat-in kitchens.

**Bathrooms:** All units have one full bathroom.

**Closets/ Storage:** One bedroom units have a walk-in closet in the bedroom, and two small additional closets. Two bedroom units have standard-sized closets in the bedrooms and a linen closet. Three bedroom units have a walk-in closet in the master bedroom, standard-sized closets in the other bedrooms, a linen closet and a coat closet.

**Flooring:** The units have wall to wall carpeting.

**Parking:** One parking space is assigned per unit. Parking spaces alternate between one assigned space and one unassigned space. In addition, there is a 10% excess of parking. These spaces are located in a parking lot outside the units which is equipped with security lighting.

**Pets:** Dogs and cats are permitted, but exotic animals are not.

**Patio/Deck:** None of the Affordable Housing units have outdoor patios or decks.

**Basement/Attic:** Units on the second floor also have access to some storage space in the attic. None of the units have basements.

**Backyard:** The Affordable Housing units do not have a backyard, but there is a common green available for use by all residents.

**Recreation:** A swimming pool and tennis courts are provided for use by all residents.

### **Proximity to shopping/services/public transportation:**

Shopping, services, and public transportation are in close proximity. Bridgewater Commons Shopping Mall is accessible.

### **Accommodations for people with disabilities:**

People with disabilities can be accommodated with depressed curbs which are provided from the parking lot to the sidewalk. Also, there are extra wide doorways for wheelchair access and units are on one level.

# The Polo Club

**Contact:** Dorothy S. Hicks, Administrative Agent Affordable Housing  
 6 Prospect Street, Far Hills, NJ 07931  
 Phone: 908-234-0611 ext. 19 Email: dhicks@farhillsnj.com

This development, completed in 1994, has 25 Affordable Housing units to purchase. The development also has 100 market rate townhouse units. All Affordable Housing units are in one building, which is designed for condominium living. The complex is three stories high, and all units are accessed by one of two outdoor breezeways.

**Purchase Information:**

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	8	8	2	3	2	2
Sq. Ft.	562	562	689	689	851	851

*Taxes and Prices: Vary*

**To Apply:** Applications can be found at [WWW.FAIRHILLSNJ.ORG](http://WWW.FAIRHILLSNJ.ORG)  
 Visit the Housing Resource Center at or [www.njhrc.gov](http://www.njhrc.gov) for information on available units.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner’s insurance and the mortgage that you receive.

**Utilities:** No utilities are included. Residents must pay their own water and sewer charges, gas and electricity.

**Maintenance:** Residents must pay a pro-rated homeowner’s fee per month. This fee includes snow removal, outdoor landscaping and garbage removal via a dumpster.

**Appliances:** The Affordable Housing units are equipped with a dishwasher, gas range and oven. Hookups for a side by side gas washer and dryer are provided. All units are cable ready and have central air conditioning with individual thermostats.

**Kitchen:** None of the Affordable Housing units have eat-in kitchens.

**Bathrooms:** All units have one full bathroom.

**Closets/ Storage:** The master bedroom in each unit has a walk in closet, while other bedrooms have a standard-sized closet. Each unit also has a linen closet and a coat closet. In addition, each unit has been designated a small storage area in the basement of the building, which is approximately 4’ x 8’. Only Affordable Housing unit residents are given a key to the storage room, and each individual storage area is also locked by the resident.

**Flooring:** The units are fully carpeted, with the exception of the kitchen and foyer, which have linoleum.

**Parking:** There are 48 parking spaces in a lot located outside of the Affordable Housing building. Parking is on a first come, first serve basis. The parking lot is equipped with security lighting.

**Pets:** Pets are not permitted.

**Patio/Deck:** The Affordable Housing units do not have outdoor patios or decks.

**Basement/Attic:** All of the Affordable Housing units have access to a small storage space in the basement. None of the Affordable Housing units have attics.

**Backyards:** The Affordable Housing units do not have a backyard, but common greens are available for the use of all residents.

**Recreation:** No recreational facilities are available on the premises.

**Proximity to shopping/services/public transportation:**

The development is a short walk from downtown Far Hills shopping and Bedminster Hills and Bernardsville shopping areas are nearby. The Far Hills train station is within walking distance. The J. Malcolm Belcher fairgrounds provide recreational facilities, a walking track and playground is also within walking distance.

**Accommodations for people with disabilities:**

People with disabilities can be accommodated with units on one level, although accommodations can only be made on the first floor because the entrance is level with the sidewalk. Depressed curbs have been provided from the parking lot to the sidewalk, but handicapped spaces have not been designated. If a person with a handicap were to move in, they would have to provide any other necessary accommodations.



# Leewood at Franklin

**Contact:** Claribel Santiago - Phone: (908) 578-3560  
 20 Koolidge Ct., Somerset, NJ 08873  
**Developer:** Renaissance at Franklin DC2, LLC

This development offers 17 moderate for purchase through the Affordable Housing Program.

**Purchase Price:**

Type of Unit	Number of units	Square Feet	Taxes	Sale Price
Moderate only	17	960 up to 1415	Check with collector	\$149,990 - \$215,990

*Actual sale prices may vary depending on model*

**To Apply:** Contact Claribel Santiago for an application or stop by the sales office.  
 Visit [www.leewoodfranklin.com/affordable-housing](http://www.leewoodfranklin.com/affordable-housing) for more information of units.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowners insurance and the mortgage that you receive.

**Utilities:** No utilities are included in the price. Residents must pay their own gas (for heating and dryer use), water and electricity.

**Maintenance:** Residents must pay a homeowner’s association fee of approximately \$118 up to \$252 per month depending on model. This fee includes garbage removal (via a dumpster), exterior building maintenance and repair, landscaping, and snow removal only on condos. The townhomes are fee simple and only pay the master assoc.

**Appliances:** Each Affordable Housing unit includes a fridge, hood, dishwasher, gas stove with oven. All units are cable ready and all units are equipped with central air conditioning with individual thermostats. There are hook ups for a washer and dryer.

**Kitchen:** None of the Affordable Housing units have eat-in kitchens.

**Bathrooms:** Some units have two full bathrooms.

**Closets/ Storage:** Some units get a shed for storage. Each bedroom has a closet and some units have a linen closet in hallway.

**Flooring:** Carpeting and ceramic tile is provided throughout the units. Wood floor upgrade option.

**Parking:** Parking is provided in a parking lot located outside of the unit. There is one assigned space per unit, plus additional spaces which can be used at a first come, first serve basis. There are NO garages.

**Pets:** Pets are permitted.

**Patio/Deck:** All Affordable Housing units have small outdoor patios.

**Basement/Attic:** None of the Affordable Housing units have a basement or an attic.

**Backyard:** None of the units have backyards but a common green space is provided for use by all residents.

**Recreation:** No recreation or amenities are provided, a public park is near the site.

**Proximity to shopping/services/public transportation:**

Most services must be accessed by car and are within four miles.

**Accommodations for people with disabilities:**

People with disabilities are accommodated with existing handicapped parking spaces and depressed curbs from the parking lot to the sidewalk. There is only 2 bd. Condos on 1<sup>st</sup> floor and townhomes in building which can be entered by a ramp. If additional exterior accommodations are required, requests can be made to the Board of Trustees. Any additional special accommodations for the interior of the unit would have to be provided at the purchaser's expense.

# Society Hill III at Somerset

**Contact:** Central Jersey Housing Resource Center (CJHRC)  
**Phone:** (908) 446-0040  
**Developer:** K. Hovnanian Co., Inc.

This development, its first phase completed in 1986, offers approximately 62 condominium units to purchase through the Affordable Housing program. There are seven Society Hill complexes which offer affordable units. Affordable Housing and market rate units are mixed together. Some buildings are three stories high, and condominiums are accessed via stairs and outdoor breezeways.

### Purchase Prices:

Type of Unit	Number of Units	Square Feet Approx.	Taxes Approx.	Sale Price Approx.
2 BR Low	2	855	\$2,700	\$120,557
3 BR Low	4	932	\$3,600	\$136,270 - \$144,800
2 BR Mod	29	855	\$4,100	\$172,656 - \$189,692
3 BR Mod	27	932	\$4,800	\$175,490 - \$196,944

*Actual resale prices may vary slightly at time of purchase. Contact CJHRC for current sale prices*

**To Apply:** Contact CJHRC to request an application.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowners insurance and the mortgage that you receive.

**Utilities:** No utilities are included. Residents must pay their own water, sewer, gas and electricity.

**Maintenance:** This fee includes garbage removal via a dumpster, recycling, snow removal, outdoor landscaping, and use of a swimming pool, tennis courts, clubhouse, and tot lot. Approximate association fee \$228 per month, subject to increase.

**Appliances:** The Affordable Housing units are equipped with a gas range and oven. Hookups for a side-by-side gas washer and dryer are available. Appliances such as a side-by-side washer and dryer, refrigerator, and dishwasher may be negotiable, depending on the resale. Phone jacks are installed in the kitchen and the master bedroom and all units are-cable ready. Some of the developments have central air conditioning in their units, while in others central air conditioning was put in by the previous owner or is not available.

**Kitchen:** The Affordable Housing units have an eat-in kitchen or dining area.

**Bathrooms:** All of the units have one full bathroom.

**Closets/ Storage:** Some units may have a walk-in closet in the master bedroom or standard-sized bi-fold closet. Second and third bedrooms have bi-fold closet. Laundry room may have storage.

**Flooring:** The Affordable Housing units have wood flooring or wall to wall carpeting.

**Parking:** One parking space per unit is assigned in a parking lot. Assigned spaces are located closest to the building. On the opposite edge of the parking lot are an equal amount of parking spaces which can be used on a first come, first serve basis. The lot is equipped with security lighting.

**Pets:** Pets are permitted.

**Patio/Deck:** Some Affordable Housing units have a small outdoor balcony or patio.

**Basement/Attic:** None of the Affordable Housing units have basements. No storage in the attic is allowed.

**Backyard:** The condominium units do not have backyards but a common green is available for use by all residents.

**Recreation:** A swimming pool, clubhouse, tennis courts, and a tot lot are provided.

### Proximity to shopping/services/public transportation:

The development is approximately one mile from shopping, and a short drive from Route 27, Claremont Road, Route 1, Franklin Township, South Brunswick, North Brunswick, New Brunswick and Princeton. It is located near major shopping, eateries, transportation, churches and parks.

### Accommodations for people with disabilities:

Most Affordable Housing units are accessed by stairs. Curbs from the parking lot to the sidewalk are on a slant and could be wheelchair accessible. Requests for other accommodations must be made through the homeowner's association.

# Society Hill IV - Quail Brook East

Off of New Brunswick Ave.

**Contact:** Central Jersey Housing Resource Center (CJHRC)  
**Phone:** (908) 446-0040  
**Developer:** Calton Homes

This development consists of 27 townhouse units for purchase through the Affordable program. The units are two stories high with living on two levels.

### Purchase Prices:

Type of Unit	Number of Units	Square Feet	Taxes Approx.	Sale Price Approx.
2 BR Low	10	960	\$2,700	\$112,070 - \$152,047
2 BR Mod	17	960	\$3,200	\$162,565 - \$185,328

*Actual resale prices may vary slightly at time of purchase. Contact CJHRC for current sale prices*

**To Apply:** Contact CJHRC to request an application.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner's insurance and the mortgage that you receive.

**Utilities:** No utilities are included. Residents must pay for water use, sewer charges, gas and electricity.

**Maintenance:** There are no homeowner's association fees for Affordable Housing units, but this is subject to change. The homeowner's association provides exterior building maintenance and repair, landscaping, snow removal, and curbside garbage removal.

**Appliances:** The Affordable Housing units are equipped with a gas range and oven. Other appliances may be negotiable at the time of resale. All units are cable accessible.

**Kitchen:** The Affordable Housing units have eat-in kitchens or a dining area.

**Bathrooms:** Each Affordable Housing unit has one full bathroom.

**Closets/ Storage:** The master bedroom has two standard sized closets while the second bedroom has one standard sized closet. Each unit also has an extra storage space.

**Flooring:** The Affordable Housing units have wood flooring or carpeting.

**Parking:** Parking is provided in a lot on a first come, first serve basis. McNair Court has one assigned parking space per unit, along with extra spaces which are also used on a first come, first serve basis. House lights serve to illuminate the parking area.

**Pets:** Two pets are permitted per unit.

**Patio/Deck:** Each unit has an outdoor patio.

**Basement/Attic:** All of the Affordable Housing units have access to an attic, although there are no basements.

**Backyard:** Each unit has its own backyard.

**Recreation:** Tennis courts and a tot lot are available for use by all residents.

### Proximity to shopping/services/public transportation:

Quail Brook East is within 1-2 miles of Easton Avenue (Route 527) which offers many shops and services. Public transportation is also easily accessed.

### Accommodations for people with disabilities:

No special accommodations have been made for people with disabilities. Requests for accommodations must be made through the homeowner's association.

# Society Hill V - Beacon Hill

**Contact:** Central Jersey Housing Resource Center (CJHRC)  
**Phone:** (908) 446-0040  
**Developer:** K. Hovnanian Co., Inc.

This development consists of 71 condominium units for purchase through the Affordable Housing program.

**Purchase Prices:**

Type of Unit	Number of Units	Square Feet Approx.	Taxes Approx.	Sale Price Approx.
2 BR Low	19	855	\$2,600	\$114,450 - \$125,241
3 BR Low	8	932	\$3,330	\$126,059 - \$131,661
2 BR Mod	17	855	\$4,200	\$182,215 - \$190,532
3 BR Mod	27	932	\$4,450	\$184,793 - \$198,698

*Actual resale prices may vary slightly at time of purchase. Contact CJHRC for current sale prices*

**To Apply:** Contact CJHRC to request an application.

**Down Payment/**

**Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner’s insurance and the mortgage that you receive.

**Utilities:** No utilities are included. Residents must pay for water use, sewer charges, gas and electricity.

**Maintenance:** The homeowner’s association fee is approximately \$83.00 per month for Affordable Housing at Society Hill V (Beacon Hill) for the 71 units. The homeowner’s association provides exterior building maintenance and repair, landscaping, snow removal, and curbside garbage removal, potential to increase by August 24, 2019 to market rate.

**Appliances:** The Affordable Housing units are equipped with a gas range and oven. Other appliances may be negotiable at the time of resale. All units are cable accessible.

**Kitchen:** The Affordable Housing units have eat-in kitchens or a dining area.

**Bathrooms:** Each Affordable Housing unit has one full bathroom.

**Closets/**

**Storage:** The master bedroom may offer a walk in closet or two standard sized closets while the second and third bedrooms have one standard sized closet. Each unit also has an extra storage space.

**Flooring:** The Affordable Housing units have wood flooring or carpeting.

**Parking:** Parking is provided in a lot on a first come, first serve basis. McNair Court has one assigned parking space per unit, along with extra spaces which are also used on a first come, first serve basis. House lights serve to illuminate the parking area.

**Pets:** Two pets are permitted per unit.

**Patio/Deck:** Each unit has an outdoor patio.

**Basement/Attic:** All of the Affordable Housing units have access to an attic, although there are no basements.

**Backyard:** Each unit has its own backyard.

**Recreation:** Tennis courts and a tot lot are available for use by all residents.

**Proximity to shopping/services/public transportation:**

Society Hill V/Beacon Hill is within 1-2 miles of Route 27 which offers many shops and services. Public transportation is also easily accessed.

**Accommodations for people with disabilities:**

No special accommodations have been made for people with disabilities. Requests for accommodations must be made through the homeowner’s association.

# Society Hill VI

**Contact:** Central Jersey Housing Resource Center (CJHRC)  
**Phone:** (908) 446-0040  
**Developer:** K. Hovnanian

This development consists of 69 condominium units for purchase through the Affordable Housing program.

## Purchase Prices:

Type of Unit	Number of Units	Square Feet Approx.	Taxes Approx.	Sale Price Approx.
2 BR Low	18	855	\$2,650	\$109,717 - \$129,674
2 BR Mod	46	855	\$3,300	\$168,034 - \$189,660
3 BR Mod	5	932	\$4,450	\$185,300 - \$198,380

*Actual resale prices may vary slightly at time of purchase. Contact CJHRC for current sale prices*

**To Apply:** Contact CJHRC to request an application.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner's insurance and the mortgage that you receive.

**Utilities:** No utilities are included. Residents must pay for water use, sewer charges, gas and electricity.

**Maintenance:** The homeowner's association fee is approximately \$82.00 per month for Affordable Housing at Society Hill VI for the 69 units. The homeowner's association provides exterior building maintenance and repair, landscaping, snow removal, and curbside garbage removal, potential to increase by January 22, 2020 to market rate.

**Appliances:** The Affordable Housing units are equipped with a gas range and oven. Other appliances may be negotiable at the time of resale. All units are cable accessible.

**Kitchen:** The Affordable Housing units have eat-in kitchens or a dining area.

**Bathrooms:** Each Affordable Housing unit has one full bathroom.

**Closets/ Storage:** The master bedroom may offer a walk in closet or two standard sized closets while the second and third bedrooms have one standard sized closet. Each unit also has an extra storage space.

**Flooring:** The Affordable Housing units have wood flooring or carpeting.

**Parking:** Parking is provided in a lot on a first come, first serve basis. McNair Court has one assigned parking space per unit, along with extra spaces which are also used on a first come, first serve basis. House lights serve to illuminate the parking area.

**Pets:** Two pets are permitted per unit.

**Patio/Deck:** Each unit has an outdoor patio.

**Basement/Attic:** All of the Affordable Housing units have access to an attic, although there are no basements.

**Backyard:** Each unit has its own backyard.

**Recreation:** Tennis courts and a tot lot are available for use by all residents.

### Proximity to shopping/services/public transportation:

Society Hill VI is within 3-5 miles many shops and services. Public transportation is also easily accessed.

### Accommodations for people with disabilities:

No special accommodations have been made for people with disabilities. Requests for accommodations must be made through the homeowner's association.

# Society Hill VIII - Wynnefield

**Contact:** Central Jersey Housing Resource Center (CJHRC)  
**Phone:** (908) 446-0040  
**Developer:** K. Hovnanian

This development consists of 78 condominium units for purchase through the Affordable Housing program.

## Purchase Prices:

Type of Unit	Number of Units	Square Feet	Approx. Taxes	Sale Price
2 BR Low	32	850	\$2,750	\$111,965 - \$116,739
2 BR Mod	17	960	\$3,900	\$164,090 - \$173,604
3 BR Mod	28	1080	\$4,300	\$165,721 - \$174,618

*Actual resale prices may vary slightly at time of purchase. Contact CJHRC for current sale prices*

**To Apply:** Contact CJHRC to request an application.

**Down Payment/Closing Costs** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner's insurance and the mortgage that you receive.

**Utilities:** No utilities are included. Residents must pay for water use, sewer charges, gas and electricity.

**Maintenance:** The homeowner's association provides exterior building maintenance and repairs, landscaping, snow removal and trash/recycling dumpsters. Approximate association fee is \$288 per month, subject to increase.

**Appliances:** The Affordable Housing units are equipped with a gas range and oven. Other appliances may be negotiable at the time of resale. All units are cable accessible.

**Kitchen:** The Affordable Housing units have eat-in kitchens or a dining area.

**Bathrooms:** Each Affordable Housing unit has one full bathroom.

**Closets/ Storage:** The master bedroom has two standard sized closets while the second bedroom has one standard sized closet.

**Flooring:** The Affordable Housing units have wood flooring or carpeting.

**Parking:** Each unit has an assigned parking spot. Guest parking is provided in a lot on a first come, first serve basis. Street lights illuminate the parking area.

**Pets:** There is not a rule on pets.

**Patio/Deck:** Units do not have patios or decks.

**Basement/Attic:** All of the Affordable Housing units have access to an attic, although there are no basements.

**Backyard:** They do not have backyards.

**Recreation:** Tennis courts and a tot lot are available for use by all residents.

### Proximity to shopping/services/public transportation:

Wynnefield is within 1 mile of Route 27 which offers many shops and services. Public transportation is also easily accessed.

### Accommodations for people with disabilities:

No special accommodations have been made for people with disabilities. Requests for accommodations must be made through the homeowner's association.

# Mountainview at Green Brook

Off of King George Road

**Contact:** Central Jersey Housing Resource Center (CJHRC)  
**Phone:** (908) 446-0040  
**Developer:** Baker Residential Limited Partnership

This development, completed in 2000, offers a total of 28 units for purchase through the Affordable Housing program. Condominium units include one, two and three bedroom units. All Affordable Housing units are together in one area. Each unit has living on one level and is located on the Terrace Level, First Floor or Second Floor. Single applicants cannot purchase a 3 bedroom unit

### Purchase Prices:

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low*	3 BR Mod*
Number of units	2	3	3	7	11	2
Average Taxes	Check with tax collector	Check with tax collector	Check with tax collector	Check with tax collector	Check with tax collector	Check with tax collector
Maximum Resale Price	\$93,216-99,456	\$134,408-\$161,850	\$114,426-\$119,400	\$162,540-\$195,695	\$132,669-\$189,062	\$220,200

*Actual resale prices may vary slightly at time of purchase. Contact CJHRC for current sale prices*

**To Apply:** Contact CJHRC to request an application

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner's insurance and the mortgage that you receive.

**Utilities:** No utilities are included. Residents must pay their own water, sewer, gas and electricity.

**Maintenance:** In addition to these prices, residents of the community pay a homeowner's association fee of approximately \$170.00 per month.

**Appliances:** Affordable Housing units have dishwasher, range and oven and washer/dryer hookup.

**Kitchen:** Affordable Housing units have kitchen with adjacent dining room.

**Bathrooms:** All Affordable Housing units have one full bathroom.

**Closets/ Storage:** One bedroom Affordable Housing units have a walk in closet in the master bedroom. Two bedroom Affordable Housing units have a walk in closet in the master bedroom, closet in the second bedroom and a linen closet. Three bedroom Affordable Housing units have a large closet in the master bedroom, a closet in the second and third bedroom and a linen closet. Each unit has a storage area on the Terrace Level.

**Flooring:** Varies

**Parking:** One assigned parking space per unit.

**Pets:** Pets are permitted.

**Patio/Deck:** None

**Basement/ Attic:** None

**Backyard:** The condominium units do not have a backyard.

**Recreation:** The development has a swimming pool, 3 tot lots and a tennis court.

### Proximity to shopping/services/public transportation:

This development is located in close proximity to stores and services on Route 22. It is also close to Route 287 and Route 78.

### Accommodations for people with disabilities:

Most Affordable Housing units are accessed by stairs. Contact homeowner's association for additional information.

# Hearthstone at Hillsborough

(Age restricted 55 years of age or older)

**Contact:** Patty Gallagher at CME Associates  
Phone: (732) 462-7400 Email: pgallagher@cmeusa1.com

**Complex Location:** 31 Weber Av. Hillsborough, NJ 08844

### Purchase Prices:

Type of Unit	2 BR Low Condo	2 BR Mod Condo	3 BR Mod Condo	3 BR Low Townhouse	3 BR Mod Townhouse
# of Units	3	3	1	4	3
Sq. Feet	1,380	1,380	1,380	1,904	1,904-1,918
Taxes (Approx)	\$1,008-\$1,551.86	\$1,232-\$2,655.95	\$2,796.43	\$1,650.64-\$2,289.38	\$2,864.47-\$3,564.68
Association Fee	\$447	\$447	\$447	\$245	\$259.95

*Resale unit rates may be subject to increase*

**Special:** Applicants must meet the regional income limits as set by the NJ Council on Affordable Housing and are age restricted for seniors (55 years of age or older). Children under the age of 19 are not allowed to reside in the units.

Some of the amenities found in each apartment include:

- Washer/Dryer hook up
- Electric Cooking, Heating System, Central Air Conditioning
- Wheelchair accessible (Townhouses are not wheelchair accessible)
- Cable Ready
- 2 Bathrooms in Condos, 2 ½ Bathrooms in Townhouses
- Eat in Kitchen, Range, Dishwasher
- Carpeting in Living Areas, Vinyl Flooring in Kitchen
- Unfinished Basement/Garage in Townhouses
- 2 pets are permitted
- Elevator for the condominium in the common area of the building

**Other Fees:** Quarterly Water/Sewer (Garbage removal is included in the monthly association fee)

All utilities (gas, electric, phone, cable water and sewer) are the responsibility of the unit owner.

Rates may be subject to increases. No units currently available, please call for applications and availability.



# Montgomery Glen

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
**Phone:** 609-664-2769 ext. 5 **Email:** homes@cgph.net

This development consists of 19 Condominiums for purchase under the NJ Low and Moderate Income Affordable Housing Program. These units are restricted to two persons per bedroom.

**Purchase Prices:**

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	2	2	6	5	2	2
Square Feet	680	680	798	798	948	948
Approximate Annual Taxes	\$1,550	\$2,250	\$2,100	\$2,600	\$2,600	\$3,050
Approx. Price	\$81,540	\$109,377	\$97,077	\$131,770	\$132,030	\$155,207

*Actual resale prices may vary slightly at time of purchase. Contact CGP&H for current sale prices*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowners insurance and the mortgage that you receive.

**Utilities:** No utilities are included. Residents must pay their own water/sewer bill (approximately \$130 quarter) plus gas and electricity based on use.

**Maintenance:** Residents of this development are required to pay a monthly maintenance fee of \$176. This includes but is not limited to: trash collection, snow and garbage removal, recycling and outdoor landscaping.

**Appliances:** All units have central air conditioning, refrigerator, stackable washer/dryer, gas range/oven, gas heating system and hot water heating (dishwashers are optional).

**Kitchen:** Units have eat-in kitchens with vinyl tiling.

**Bathrooms:** Each affordable home has one full bathroom.

**Closets/ Storage:** One bedroom units have a walk-in closet. Two bedroom units have one standard size closet and one walk-in closet. Three bedroom units have three, standard sized closets. See floor plans for specific closet information. Separate, private storage units are available.

**Flooring:** All units have carpeting and vinyl flooring.

**Parking:** One assigned parking space per unit. Ramps and handicapped parking are available.

**Pets:** Two pets are permitted per unit.

**Patio/Deck:** These units do not have a patio or deck.

**Backyard:** These units do not have their own backyard.

**Recreation:** Two tennis courts, a playground and picnic area.

**Proximity to shopping/services/public transportation:**

Montgomery Walk (located just off Route 27) is within quick walking distance to a many shops and services. Public transportation is also easily accessible.

**Accommodations for people with disabilities:**

All first floor units are wheelchair accessible.

# Montgomery Hills

**Contact:** Community, Grants, Planning & Housing (CGP&H)  
**Phone:** 609-664-2769 ext. 5 **Email:** homes@cgph.net

**Developer:** The Matzel & Mumford Organization (McKinley Commons LLC)

Thirty-Five (35) one, two, and three bedroom low and moderate income units for purchase under the NJ Low and Moderate Income Affordable Housing Program.

**Purchase Prices:**

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	2	2	11	12	4	4
Square Feet	690	690	868, 930	868, 930	1,103	1,103
Approximate Annual Taxes	\$1,573	\$2,170	\$2,104	\$2,615	\$2,572	\$3,132
Average Sale Price	\$80,463	\$110,560	\$107,151	\$131,077	\$116,931	\$159,475

*Actual resale prices may vary slightly at time of purchase. Contact CGP&H for current sale prices*

**To apply:** Visit [www.affordablehomesnewjersey.com](http://www.affordablehomesnewjersey.com) to fill a pre-application online, then you will receive an email requesting you to complete a profile.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowners insurance and the mortgage that you receive. Down payment assistance may be available from Montgomery Township.

**Utilities:** No utilities are included in the purchase price. There is additional water and sewer fee for \$65 per month (may be higher).

**Maintenance:** The monthly maintenance fee of \$211 includes snow removal, garbage removal, outside maintenance, and landscaping.

**Appliances:** All units are equipped with an electric range hood, refrigerator, dishwasher, washer, and dryer.

**Kitchen:** No affordable units have eat-in kitchens.

**Bathrooms** Each unit has one full bathroom.

**Closets/Storage:** The one bedroom units have standard closets. The master bedrooms in the two and three bedroom units have walk-in closets and the other bedrooms have standard closets. All units are equipped for storage and utilities.

**Flooring:** The units have carpeting and vinyl flooring.

**Parking:** Parking is provided in a lot on a first come first serve basis.

**Pets:** One pet per unit is allowed, not in excess of 28 lbs.

**Patio/Deck:** There are patios on the first floor units and balconies on the second floor units.

**Basement/Attic:** None of the units have basements or attics.

**Backyard:** A common green is provided for the use of all residents.

**Recreation:** There is a clubhouse for seniors only.

**Proximity to local shopping/services/public transportation:**

Services are most conveniently accessed by car and are within 5 miles.

**Accommodations for people with disabilities:**

Units on the first floor are wheelchair accessible.

# Cardinal Woods

Vanderveer Road

**Contact:** Central Jersey Housing Resource Center (CJHRC)  
**Phone:** (908) 446-0040  
**Developer:** Genesis

This development, completed in 1996, consists of a total of 24 two and three bedroom duplex units for purchase through the Affordable Housing program. The units are designed as duplexes, with a first and second floor.

**Purchase Prices:**

Type of Unit	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
Number of Units	6	6	6	6
Square Feet	1,245	1,245	1,560	1,560
Approx. Taxes	\$1,222-\$2,484	\$1,222-\$2,484	\$1,529-\$2,973	\$1,529-\$2,973
Approx. Price Range	\$53,000-\$107,776	\$73,400-\$107,776	\$66,357 - \$129,000	\$91,000-\$145,000

*Actual resale prices may vary slightly at time of purchase. Contact CJHRC for current sale prices*

**To Apply:** Contact CJHRC to request an application

**Down Payment/Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowners insurance and the mortgage that you receive.

**Maintenance:** There are no additional maintenance fees associated with living in this development. Individual owners are responsible for interior and exterior maintenance, snow removal, and outdoor landscaping. Garbage removal is curbside and is taken care of by the municipality.

**Utilities:** No utilities are included. Residents must pay their own water bills, sewer charges, gas and electricity.

**Appliances:** Each duplex unit is equipped with a gas stove, gas oven, and a dishwasher. All units are cable-ready and have central air conditioning with individual thermostats.

**Kitchen:** All units have an eat-in kitchen.

**Bathrooms:** Two bedroom units have a half bath on the first floor and a full bath on the second floor. Three bedroom units have a full bathroom on the first floor and a full bathroom on the second floor.

**Closets/ Storage:** All bedrooms have standard-sized closets. All units also have a pantry near the kitchen.

**Flooring:** The Affordable Housing units have wall to wall carpeting.

**Parking :** Each duplex unit has an attached one car garage with a driveway. The driveways were originally gravel but purchasers may pave the driveway if they desire.

**Pets:** Pets are permitted.

**Patio/Deck:** Two bedroom units have a porch (4' x 18 ½') in front of the house. Three bedroom units have an outdoor patio (8' x 6 ½') off of the breakfast nook.

**Basement/Attic:** Each of the units has its own basement and an attic.

**Backyard:** Each of the duplex units has its own backyard. Purchasers can use this backyard as they wish, including installing a pool or fencing.

**Recreation:** No common recreational facilities have been provided.

**Proximity to shopping/services/public transportation:**

Cardinal Woods is close to Route 202 and Route 206. Shopping, services, and public transportation are easily accessed.

**Accommodations for people with disabilities:**

Currently, both two and three bedrooms are accessed by climbing one stair. Any accommodations must be made by the homeowner.

# Woodland Acres

**Contact:** Visit the Housing Resource Center at [www.njhrc.gov](http://www.njhrc.gov) for information.

**Developer:** Township of Warren

This development, completed in 1992, offers 57 townhouse and condominium style units for purchase through the Affordable Housing program.

**Purchase Prices:**

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	6	8	17	17	5	4
Sq. Ft.	560	560	840	840	1120	1120
Taxes	Varies	Varies	Varies	Varies	Varies	Varies
Price Range	Varies	Varies	Varies	Varies	Varies	Varies

**To Apply:** Visit the Housing Resource Center at [www.njhrc.gov](http://www.njhrc.gov) for information on any available units and directions on how to apply.

**Down Payment/ Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowners insurance and the mortgage that you receive.

**Maintenance:** A homeowner’s association provides exterior building maintenance and repair, interior utility line repair, landscaping, snow removal, and garbage removal (via a dumpster).

**Utilities:** No utilities are included in the purchase price. Residents must pay for water use and sewer charges, along with gas and electricity.

**Appliances:** Appliances such as the stove, oven, dishwasher and refrigerator may be negotiable, depending on the resale. All units are cable-ready. Central air conditioning was not installed throughout the units. Some owners may have installed central air conditioning independently.

**Kitchen:** One bedroom units have eat-in kitchens while two and three bedroom units have dining rooms.

**Bathrooms:** Each unit has one full bathroom.

**Closets/ Storage:** All bedrooms have standard sized closets. Each unit also has a designated storage area.

**Flooring:** When these units were built, they were equipped with wall to wall carpeting.

**Parking:** Each unit is assigned two parking spaces in a parking lot located within the development. Some additional spaces are available on a first come, first serve basis. The lot is equipped with outdoor security lighting.

**Pets:** Pets are permitted.

**Patio/Deck:** First floor units have a patio and second floor units have a deck.

**Basement/Attic:** None of the units have basements or attics.

**Backyard:** None of the units have backyards, but a common green is available for use by all residents.

**Recreation:** There are no recreational facilities on the premises.

**Proximity to shopping/services/public transportation:**

Shopping, services, and public transportation are within 1-5 miles of the development. The Warren Middle School is within ½ mile.

**Accommodations for people with disabilities:**

People with disabilities can be accommodated with units on one level, handicapped parking spaces, and depressed curbs from the parking lot to the sidewalk. 2 one bedroom units were built to be handicapped accessible. Requests for other accommodations would have to be made through the homeowner’s association.

*\* Last Update October 2019. Unable to get updated information.*

# Lakeside Villas at Watchung

**Contact:** RW Management Services - 732-873-2833 Fax:732-873-2836  
 Post Office Box 5006, Somerset, NJ 08875

**Developer:** JDN Properties, Cranford, New Jersey completed first portion of property. The remainder was completed by G & J Development located in Staten Island, New York.

The community which is in completion stages will consist of 42 total townhome and condominium units. There are a total of 8 units in the community classified as affordable housing.

**Purchase Prices:**

Type of Unit	1 BR	2 BR	3 BR
Sq. Ft.	1,057	1,462	1, 650

*Actual resale prices may vary slightly at time of purchase – Taxes vary depending on size of unit*

**To Apply:** Call RW Management Services - 732-873-2833

**Down Payment/Closing Costs:** The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowners insurance and the mortgage that you received.

**Maintenance:** Lakeside Villas at Watchung Condominium Association manages the exterior of the units and the common grounds. Maintenance fees are set yearly by budget approved by the Board of Trustees in December each year. The fee includes exterior building maintenance, snow removal, landscaping, trash removal, exterior lighting and master insurance policy for common grounds.

**Utilities:** No utilities are included in the purchase price. Each resident is responsible for their own utilities including electric, gas, water and sewer.

**Appliances:** Each duplex unit is equipped with a gas stove, gas oven, and a dishwasher. All units are cable-ready and have central air conditioning with individual thermostats.

**Kitchen:** Each unit contains an eat in kitchen plus separate dining room. The kitchens are usually equipped with dishwasher, gas range and microwave oven.

**Bathrooms:** Depending on the size of the unit, bathrooms range from 1 full bath to 2 baths.

**Closets/ Storage:** All bedrooms have standard-sized closets. All units also have a pantry near the kitchen.

**Flooring:** When the units were built, they had wall to wall carpeting in the bedrooms, living room and hallways. The kitchen and bathrooms had ceramic tile. These standard features could have been changed by the buyer at the time of purchase as an upgrade.

**Pets:** Only 1 pet per unit is permitted. Pets must be registered with the Association as well as the Borough of Watchung.

**Patio/Deck:** Each unit either has a deck off the living room or a patio off the kitchen depending on the unit being upstairs or downstairs.

**Parking:** Each unit uses the garage and driveway for parking. Parking on the common grounds is limited to the parking area which is very limited for guest parking. These spots are available on a first come first serve basis. There is no parking permitted along the road.

**Basement/Attic:** Each unit has an attic. However, only the townhome style units have basements.

**Backyard:** None of the units contain backyards, but common grounds are owned in common with other owners.

**Recreation:** There are no recreational facilities on the property.

*\* Last Update October 2019. Unable to get updated information.*

# **FREQUENTLY ASKED QUESTIONS - FAQs**

## **What is the State of NJ Very Low, Low & Moderate Income Program?**

The NJ Supreme court established a constitutional obligation requiring all 566 municipalities in NJ to create realistic opportunities for the provision of very low, low and moderate income housing. Some towns are currently exempt from building new housing if there is existing housing stock that meets the obligations. A designated municipal liaison or housing officer in the municipality keeps track of the units and who can direct you to the Administrative Agent (AA) who processes the pre-applications/applications, ensures the rules are being followed, handles the random selection, etc.

## **Does every borough, township or municipality have an affordable housing program?**

No. Some boroughs, townships or municipalities are exempt. However, every ten years the plans are reviewed and sometimes a municipality that was exempt the first 20 years of a program may now need to build units and vice versa.

## **Does every borough, township, or municipality have to offer every kind of affordable housing: group home, rental, for sale, etc.?**

No. Some boroughs, townships or municipalities may only offer units for sale, some only to rent, some may meet the need by offering only age restricted units. On the other hand, several boroughs, townships or municipalities do offer many types of affordable housing options and some offer all types.

## **How can I apply to a new complex under construction that will include affordable housing units?**

Often the Administrative Agent only finds out about new units 6 months prior to occupancy because affordable units are only required to be marketed/offered to the public four months (120 days) prior to occupancy. Interested applicant(s) can reach out to the township's planning department or administrator for more details. Keep in mind, it can take years from the time a project is approved/planned before they even break ground or will be offering units. Sometimes planned units are never even built as unexpected situations may impact the project.

## **How can I find applications or opportunities for the State of NJ Very Low, Low & Moderate Income Program?**

Finding how to apply can sometimes be confusing and slightly difficult. THERE IS NOT ONE APPLICATION PER TOWN, COUNTY OR STATE. Each property that offers low/moderate income units can have a separate application or pre-application. At times, several properties in the same town can have different Administrative Agents and an applicant(s) will need to complete numerous applications or pre-applications from different entities.

HUD Housing Counselors may also be able to help you or direct you to housing options in the program. CJHRC can provide information on how to apply to Somerset or Hunterdon County properties by contacting one of our counselors at 908-446-0036 or by emailing us at [2cjhrc@gmail.com](mailto:2cjhrc@gmail.com); our website is [www.cjhrc.org](http://www.cjhrc.org).

## **Where can I find resources to locate affordable housing in New Jersey?**

- **The Housing Affordability Service (HAS)** is a State agency that contracts with NJ municipalities to administer the sale and re-sale of affordable units. HAS can be reached at (609) 278-7579 or (609) 278-8841.
- **New Jersey's Housing Resource Center** is an online searchable listing service for all types of affordable housing in New Jersey. Landlords, developers, and administrators can post available units and contact information (the website contains affordable and market rate housing). Visit [njhrc.gov](http://njhrc.gov); if you do not have access to the internet, call 211 for assistance.

# **FREQUENTLY ASKED QUESTIONS - FAQs**

## **I want to apply to a specific complex but nothing is currently available. Can I be contacted when something becomes available?**

No. Unfortunately, there is a huge demand for units and the Administrative Agents cannot be responsible to ensure they remember to reach out to anyone that expressed an interest. In order to have a fair system, each applicant or pre-applicant needs to be treated the same.

## **What is the different between a pre- application and a full application?**

### ➤ **What is a pre-application?**

Requires applicant(s) in the household who plan to live in the affordable unit, complete an online or hard copy pre-application and self declares information. The applicant(s) does not have to return any or, sometimes minimal documentation is required. This ONLY places the household in a category based on what was provided on the pre-application. The household is NOT certified. Once a unit is available, the household will be contacted and will need to submit a full application with required documentation in order to be certified.

### ➤ **What is a full application?**

Requires all sections of the application be completed, signed, dated and returned with all required documentation in order to be certified. The Administrative Agent (AA) responsible for that property reviews the information for completeness and places the household in the appropriate category (categories). If all documentation is submitted, the AA will certify the applicant(s); certification is good for 6 months.

## **How long does it take for a pre-application or full application to be processed once I submit it to the Administrative Agent?**

The Administrative Agent (AA) hired to handle a specific property will contact the household and advise them of their status within 6 weeks. Some AA's respond much quicker and others may go past the date. It is suggested applicant(s) keep track of all complexes you applied to, keep track of what type of application you completed (pre or full), date of submission and how you submitted (online/email/in person/by mail). When you follow up with the AA, all the information is in an organized manner. If you have not received a response from the AA, we advise following up with the AA by email and requesting the AA respond that way.

## **How long is a certification valid for and can it be renewed?**

The Administrative Agent shall prepare a standard form of certification and shall sign and date one for each household when certified. An initial certification shall be valid for no more than 180 days unless a valid contract for sale or lease has been executed within that time period. In this event, certifications shall be valid until such time as the contract for sale or lease is ruled invalid and no occupancy has occurred. Certifications may be renewed in writing at the request of a certified household for an additional period of 180 days at the discretion of the Administrative Agent.

## **What is a random selection?**

Whenever there are more certified households than available affordable units, a "Random selection process" (lottery) is required in this program. No preference is given to one applicant over another except for purposes of matching household income and size with an appropriately priced and sized affordable unit (e.g., by lottery). Each Administrative Agent must have an administrative manual that outlines the random selection process and how it will be done.

*NOTE: INFORMATION ON THIS DOCUMENT IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED ACCURACY AND/OR APPLICATION OF DATA AND CONTENT. INFORMATION IS SUBJECT TO CHANGE.*

**This directory was printed due to the generosity  
of the following financial SUPPORTERS:**

Affinity Foundation  
Bank of America Charitable Foundation  
Capital One  
Columbia Bank Foundation  
Franklin Township CDBG  
Fulton Bank, N.A.  
HUD  
Johnson & Johnson SC Companies  
M&T Charitable Foundation/M&T Bank  
Macy's  
MagyarBank Charitable Foundation  
NJM Insurance Group  
Novartis US Foundation  
Peapack-Gladstone Bank  
PNC Foundation/PNC Bank  
PSEG Foundation  
Santander  
SC Dept. of Human Services  
Somerset Savings Bank, SLA  
State Farm  
Synchrony Bank  
TD Charitable Foundation  
The Bank of Princeton  
The Provident Bank Foundation  
The Tyler Foundation  
Wells Fargo Foundation