

Council on Affordable Housing
Project Detail Report

Date: 06/19/2020 08:39 AM

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CTMPRJDETAIL (01/09)

BEDMINSTER TWP,SOMERSET County - Muni Code:1801

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 2280

COAH Project Number:

Project Name(s): Pluckemin Park

Type: New Construction - 100% Afford

Project Sub Type: None

Status: Completed

Status Date: 07/01/1995

Address:

Acreage Amount: 0

Density:

Set Aside:

Planning Regions:

Project Sponsor Type: Private Developer

Project Sponsor Name:

Project Developer:

Project Credit Type: Post 1986 Completed

Construction Type: New

Preliminary Approval Date:

Final Approval Date:

Flags: Cert Proj Validated,Court Project

Market Units: Proposed:

Completed:

w/COs after 1/1/2004:

Condo Fee: 0 %

Average Range of Affordability: 0 %

Funds Committed: \$.00

Funds Expended: \$.00

Admin Costs: \$.00

Payment in Lieu/Growth Share Amount: \$.00

Payment in Lieu/Growth Share Units: 0

Funding Sources:

Effective Date Of Affordability Controls:

Date Controls Expire:

Date Affordable Controls Removed:

Project Contact:

Name:

Organization: Precision Realty Management

Role: Administrative Agent

Low Income Housing Tax Credits: LIHTC Project Num: 373
 LIHTC Units: 50
 Allocation Date: 12/31/1993

Date of Last monitoring update:

Comments:

Category	Affordable Units	Prior Round Credits		Growth Share Credits		Completed Affordable Units	
		Proposed	Approved	Proposed	Approved	Completed	CreditWorthy
New Construction (& Gut Rehab)	50					50	50
Completed New	50					0	0
Age Restricted	50					50	50
Low Income	24					24	24
Moderate Income	26					26	26
Rental	50					50	50
1 Bedroom	37					37	37
2 Bedroom	13					13	13
Accessible	50					50	50
Surplus - Credits				50	50		

For Redevelopment Projects

Does this project require deed restricted units to be removed?

BEDMINSTER TWP,SOMERSET County - Muni Code:1801

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 2279

COAH Project Number:

Project Name(s): The Hills

Type: Inclusionary Development

Project Sub Type: Incl Dev - On Site

Status: Completed

Status Date: 01/17/1992

Address:

Acreage Amount: 0

Density:

Set Aside:

Planning Regions:

Project Sponsor Type: Private Developer

Project Sponsor Name:

Project Developer:

Project Credit Type: Post 1986 Completed

Construction Type: New

Preliminary Approval Date:

Final Approval Date:

Flags: Cert Proj Validated,Court Project

Market Units: Proposed:

Completed:

w/COs after 1/1/2004:

Condo Fee: 0 %

Average Range of Affordability: 0 %

Funds Committed: \$.00

Funds Expended: \$.00

Admin Costs: \$.00

Payment in Lieu/Growth Share Amount: \$.00

Payment in Lieu/Growth Share Units: 0

Funding Sources:

Length of affordability Controls: Perpetual NO

30 Years

Effective Date Of Affordability Controls:

Date Controls Expire:

Date Affordable Controls Removed:

Project Contact:

Name: Sharon DeCicco

Organization: Township of Bedminster

Role: Administrative Agent

Date of Last monitoring update:

Comments: plan states 620 affordable units;
characteristics provided on monitoring for 619 af

Category	Affordable Units	Prior Round Credits		Growth Share Credits		Completed Affordable Units	
		Proposed	Approved	Proposed	Approved	Completed	CreditWorthy
New Construction (& Gut Rehab)	620	116	116	249	249	620	407
Completed New	620	116	116	249	249	0	0
Rehab		0	0	0	0	0	0
Completed Rehab		0	0	0	0	0	0
Unmet Need Units		0	0	0	0	0	0
Under Construction		0	0	0	0	0	0
Age Restricted		0	0	0	0	0	0
Family	620	116	116	249	249	0	0
Spec Needs BR Non-Age		0	0	0	0	0	0
Spec Needs BR AgeRest		0	0	0	0	0	0
Spec Needs Units Non-Age		0	0	0	0	0	0
Spec Needs Units AgeRest		0	0	0	0	0	0
Very Low Income - 30%		0	0	0	0	0	0
Very Low Rental - 35%		0	0	0	0	0	0
Low Income		58	58	0	0	314	169
Moderate Income		58	58	0	0	304	237
Rental	102	38	38	0	0	103	0
Sale	518	78	78	249	249	515	405
Efficiency	122	0	0	0	0	0	0
1 Bedroom	196	0	0	0	0	311	216
2 Bedroom	202	0	0	0	0	203	132
3 Bedroom	103	0	0	0	0	105	58
Townhouse		0	0	0	0	0	0
Accessible		0	0	0	0	0	0
Adaptable		0	0	0	0	0	0
Adapted		0	0	0	0	0	0
Bonus - Rental Family		38	38	0	0	0	0

Bonus - Rental Age	0	0	0	0	0	0
Bonus - Rental Supp Hsg	0	0	0	0	0	0
Bonus - Rental Spec Needs	0	0	0	0	0	0
Bonus - VLI	0	0	0	0	0	0
Bonus - Compliance	0	0	0	0	0	0
Bonus - Smart Growth	0	0	0	0	0	0
Bonus - Redevelopment	0	0	0	0	0	0
Extension of Controls	0	0	0	0	0	0
Excess Age Restricted	0	0	0	0	0	0
Surplus - Credits	100	100	155	155	0	0
Surplus - Rental Bonus	0	0	0	0	0	0
Surplus - VLI Bonus	0	0	0	0	0	0

For Redevelopment Projects

Does this project require deed restricted units to be removed?

BEDMINSTER TWP,SOMERSET County - Muni Code:1801

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 7050

COAH Project Number:

Project Name(s): The Hills - Cortland

Type: Inclusionary Development

Project Sub Type: Incl Dev - On Site

Status: Completed

Status Date: 03/31/1991

Address:

Acreage Amount: 0

Density:

Set Aside:

Planning Regions:

Project Sponsor Type: Private Developer

Project Sponsor Name:

Project Developer: Hills Development Company

Project Credit Type: Post 1986 Completed

Construction Type: New

Preliminary Approval Date:

Final Approval Date:

Flags: Cert Proj Validated

Market Units: Proposed:

Completed:

w/COs after 1/1/2004:

Condo Fee: 0 %

Average Range of Affordability: 0 %

Funds Committed: \$.00

Funds Expended: \$.00

Admin Costs: \$.00

Payment in Lieu/Growth Share Amount: \$.00

Payment in Lieu/Growth Share Units: 0

Funding Sources:

Length of affordability Controls: Perpetual NO

30 Years

Effective Date Of Affordability Controls:

Date Controls Expire:

Date Affordable Controls Removed:

Project Contact:

Name: Sharon DeCicco

Organization: Township of Bedminster

Role: Administrative Agent

Low Income Housing Tax Credits: LIHTC Project Num: 39

LIHTC Units: 48

Allocation Date: 12/31/1988

Date of Last monitoring update:

Comments:

Category	Affordable Units	Prior Round Credits		Growth Share Credits		Completed Affordable Units	
		Proposed	Approved	Proposed	Approved	Completed	CreditWorthy
New Construction (& Gut Rehab)	144					144	58
Completed New	144					0	0
Family	144					0	0
Low Income	73					73	16
Moderate Income	71					70	42
Rental	48					48	0
Sale	96					96	58
1 Bedroom	71					71	33
2 Bedroom	49					49	20
3 Bedroom	24					24	5
Surplus - Credits				144	144		

For Redevelopment Projects

Does this project require deed restricted units to be removed?

BEDMINSTER TWP,SOMERSET County - Muni Code:1801

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 7047

COAH Project Number:

Project Name(s): The Hills - Parkside

Type: Inclusionary Development

Project Sub Type: Incl Dev - On Site

Status: Completed

Status Date: 08/30/1988

Address:

Acreage Amount: 0

Density: 0

Set Aside: 0

Planning Regions:

Project Sponsor Type: Private Developer

Project Sponsor Name:

Project Developer: Hills Development Company

Project Credit Type: Post 1986 Completed

Construction Type: New

Preliminary Approval Date:

Final Approval Date:

Flags: Cert Proj Validated

Market Units: Proposed:

Completed:

w/COs after 1/1/2004:

Condo Fee: 0 %

Average Range of Affordability: 0 %

Funds Committed: \$.00

Funds Expended: \$.00

Admin Costs: \$.00

Payment in Lieu/Growth Share Amount: \$.00

Payment in Lieu/Growth Share Units: 0

Funding Sources:

Length of affordability Controls: Perpetual NO

30 Years

Effective Date Of Affordability Controls:

Date Controls Expire:

Date Affordable Controls Removed:

Project Contact:

Name: Sharon DeCicco

Organization: Township of Bedminster

Role: Administrative Agent

Low Income Housing Tax Credits: LIHTC Project Num: 4
 LIHTC Units: 54
 Allocation Date: 12/31/1987

Date of Last monitoring update:

Comments:

Category	Affordable Units	Prior Round Credits		Growth Share Credits		Completed Affordable Units	
		Proposed	Approved	Proposed	Approved	Completed	CreditWorthy
New Construction (& Gut Rehab)	216	116	116			216	90
Completed New	216	116	116			0	0
Family	216	116	116			0	0
Low Income	112	58	58			112	25
Moderate Income	103	58	58			103	64
Rental	55	38	38			55	0
Sale	159	78	78			159	88
1 Bedroom	107					107	51
2 Bedroom	72					72	30
3 Bedroom	36					36	8
Bonus - Rental Family		38	38				
Surplus - Credits		100	100				

For Redevelopment Projects

Does this project require deed restricted units to be removed?

BEDMINSTER TWP,SOMERSET County - Muni Code:1801

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 7046

COAH Project Number:

Project Name(s): The Hills-Village Green

Type: Inclusionary Development

Project Sub Type: Incl Dev - On Site

Status: Completed

Status Date: 02/21/1986

Address:

Acreage Amount: 0

Density: 0

Set Aside: 0

Planning Regions:

Project Sponsor Type: Private Developer

Project Sponsor Name:

Project Developer: Hill Development Company

Project Credit Type: Prior Cycle

Construction Type: New

Preliminary Approval Date:

Final Approval Date:

Flags: Cert Proj Validated

Market Units: Proposed:

Completed:

w/COs after 1/1/2004:

Condo Fee: 0 %

Average Range of Affordability: 0 %

Funds Committed: \$.00

Funds Expended: \$.00

Admin Costs: \$.00

Payment in Lieu/Growth Share Amount: \$.00

Payment in Lieu/Growth Share Units: 0

Funding Sources:

Length of affordability Controls: Perpetual NO

40 Years

Effective Date Of Affordability Controls:

Date Controls Expire:

Date Affordable Controls Removed:

Project Contact:

Name: Sharon DeCicco

Organization: Township of Bedminster

Role: Administrative Agent

Date of Last monitoring update:

Comments:

Category	Affordable Units	Prior Round Credits		Growth Share Credits		Completed Affordable Units	
		Proposed	Approved	Proposed	Approved	Completed	CreditWorthy
New Construction (& Gut Rehab)	260			249	249	260	259
Completed New	260			249	249	0	0
Family	260			249	249	0	0
Low Income	129					129	128
Moderate Income	131					131	131
Sale	260			249	249	260	259
1 Bedroom	133					133	132
2 Bedroom	82					82	82
3 Bedroom	45					45	45
Surplus - Credits				11	11		

For Redevelopment Projects

Does this project require deed restricted units to be removed?

BEDMINSTER TWP,SOMERSET County - Muni Code:1801

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 2281

COAH Project Number:

Project Name(s): Timberbrooke

Type: Inclusionary Development

Project Sub Type: Incl Dev - On Site

Status: Completed

Status Date: 02/23/1994

Address:

Acreage Amount: 0

Density:

Set Aside:

Planning Regions:

Project Sponsor Type: Private Developer

Project Sponsor Name:

Project Developer: K. Hovnanian

Project Credit Type: Post 1986 Completed

Construction Type: New

Preliminary Approval Date:

Final Approval Date:

Flags: Cert Proj Validated,Court Project

Market Units: Proposed:

Completed:

w/COs after 1/1/2004:

Condo Fee: 0 %

Average Range of Affordability: 0 %

Funds Committed: \$.00

Funds Expended: \$.00

Admin Costs: \$.00

Payment in Lieu/Growth Share Amount: \$.00

Payment in Lieu/Growth Share Units: 0

Funding Sources:

Length of affordability Controls: Perpetual NO

30 Years

Effective Date Of Affordability Controls:

Date Controls Expire:

Date Affordable Controls Removed:

Project Contact:

Name: Sharon DeCicco

Organization: Township of Bedminster

Role: Administrative Agent

Date of Last monitoring update:

Comments:

Category	Affordable Units	Prior Round Credits		Growth Share Credits		Completed Affordable Units	
		Proposed	Approved	Proposed	Approved	Completed	CreditWorthy
New Construction (& Gut Rehab)	24					24	24
Completed New	24					0	0
Family	24					0	0
Low Income	11					11	11
Moderate Income	13					13	13
Sale	24					24	24
1 Bedroom	10					10	10
2 Bedroom	10					10	10
3 Bedroom	4					4	4
Surplus - Credits				24	24		

For Redevelopment Projects

Does this project require deed restricted units to be removed?