

Midpoint Review of Housing Element and Fair Share Plan Implementation

Borough of South Plainfield Middlesex County, New Jersey

Prepared:
July 1, 2020

Prepared for:
South Plainfield Borough Planning Board

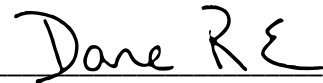
Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748



Stan C. Slachetka, PP, AICP
NJ Professional Planner No.: 33LI00350800



Robert E. Dare, PP, AICP, MCIP
NJ Professional Planner No.: 33LI00596400

*The original of this document has been signed
and sealed in accordance with New Jersey Law.*

This document constitutes the Borough of South Plainfield's midpoint realistic opportunity review, which is a requirement of the Fair Housing Act (FHA) at NJSA 52:27D-313 and Paragraph 12.a of the Borough's Settlement Agreement with the Fair Share Housing Center, which was approved by Court Order on May 9, 2017.

As required by the aforementioned Settlement Agreement, this document has been published on the Borough's Internet site on July 1, 2020. The Borough welcomes written comments related to the content of this midpoint realistic opportunity review, and requests that same be received by July 13, 2020. Written comments may be addressed to the South Plainfield Borough Clerk's Office, 2480 Plainfield Avenue, South Plainfield, NJ 07080.

Table of Contents

Introduction.....	1
Summary Review of Fair Share Plan Implementation through July 1, 2020	1
Present Need (i.e., Rehabilitation) Obligation.....	1
Prior Round Need Obligation	2
Prospective Need (i.e., Third Round) Realistic Development Potential	2
Unmet Need	2
Very Low-Income Requirement.....	3
Monitoring Forms.....	4
Conclusion	4

List of Attachments

Attachment A: Monitoring Forms

Introduction

South Plainfield Borough's Settlement Agreement with the Fair Share Housing Center requires that the Borough comply with the midpoint realistic opportunity review requirements of the Fair Housing Act (FHA) at NJSA 52:27D-313. Specifically, Paragraph 12.a of the Settlement Agreement stipulates that:

For the midpoint realistic opportunity review due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Borough will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its implementation of its Fair Share Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether any mechanisms to meet unmet need should be revised or supplemented. Such posting shall invite any interested party to submit comments to the municipality, with a copy to Fair Share Housing Center, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether any mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the court regarding these issues.

This report has been prepared in response to the foregoing requirement for a midpoint realistic opportunity review.

Summary Review of Fair Share Plan Implementation through July 1, 2020

The Borough of South Plainfield's Housing Element and Fair Share Plan (HE&FSP) was adopted on December 12, 2017. Efforts to implement the HE&FSP since adoption are described in the following subsections, which individually addresses efforts to satisfy the Borough's: present need (i.e., rehabilitation) obligation; prior round need obligation; prospective need (i.e., third round) realistic development potential; unmet need; very low-income requirement; and, monitoring forms.

Present Need (i.e., Rehabilitation) Obligation

The Borough has continued its housing rehabilitation program, which is managed and administered by Affordable Housing Administrators (AHA). At the time of the adoption of the HE&FSP, a total of 19 units had been successfully rehabilitated. Updated information on the number of units that have been rehabilitated since the adoption of the HE&FSP will be provided by AHA at a later date. The Borough is committed to fulfilling its entire present need (i.e., rehabilitation) obligation of 48 units through 2025.

Prior Round Need Obligation

As demonstrated in the Borough's HE&FSP, the prior round need obligation is largely satisfied with existing credits associated with:

- Site 1 — South Plainfield Senior Residences (Block 155, Lots 4 and 5; Morris Avenue);
- Site 2 — The Highlands at South Plainfield/The Villages (Block 525.01, Lot 1; Cook Lane);
- Site 3 — Woodland Manors/Pomponio Avenue (Block 448, Lot 4.01; Calderone Court);
- Site 4 — Woodland Avenue (Block 79, Lot 11; Woodland Avenue);
- Site 5 — Keystone Community Residence (Block 265, Lot 8; Front Street);
- Site 11 — Credits Without Controls; and,
- Site 12 — Regional Contribution Agreement.

The aforementioned existing sites result in a total of 342 credits toward the Borough's 342-unit prior round need obligation.

As indicated in the Borough's HE&FSP, the remaining 18 credits needed to fulfill the prior round obligation will be met with credits associated with proposed Site 7 — Harris Steel/Tyler Properties (Block 459, Lot 1; Block 460, Lot 1; Block 461, Lots 1–3; Block 462, Lots 1–3; Block 465, Lot 1; Block 466, Lot 1; Block 467, Lots 1, 3–5 and 21; New Brunswick Avenue); nine (9) credits will result from family rental units and nine (9) credits will result from family rental bonus credits. As of the preparation of this midpoint review, an application has been submitted to the Planning Board and no construction has occurred on Site 7 — Harris Steel/Tyler Properties (Block 459, Lot 1; Block 460, Lot 1; Block 461, Lots 1–3; Block 462, Lots 1–3; Block 465, Lot 1; Block 466, Lot 1; Block 467, Lots 1, 3–5 and 21; New Brunswick Avenue); however, the developer is actively engaged in planning and design, and the project continues to present a realistic opportunity.

Prospective Need (i.e., Third Round) Realistic Development Potential

Since the adoption of the Borough's HE&FSP, Site 10 — Mastrocola (Block 328, Lot 6.01; Hamilton Boulevard), which resulted in one (1) affordable family rental unit, has been completed. In addition, construction has commenced on Site 6 — JSM at Tingley/Celebrations at South Plainfield (Block 517, Lot 1; South Avenue and Coolidge Boulevard) and Site 9 — Motorola (Block 550, Lot 3; Durham Avenue).

Unmet Need

To fulfill its unmet need, the Borough adopted Ordinance 2099 on December 4, 2017. Said ordinance establishes the affordable housing overlays totaling approximately 67.1 acres within the following zone districts:

- Local Business (OBC-1) Zone District, including only that part of the zone that has frontage on West Seventh Street and Clinton Avenue;
- Central Business (OBC-2) Zone District;
- Professional Office (OPA-1) Zone District, including only that part of the zone that has frontage on Plainfield Avenue; and,

- Historic Downtown District (HDD).

The aforementioned overlay zones permit the development of new mixed-use buildings with residential development above ground floor commercial space, or the conversion of existing buildings into mixed-use buildings. Requirements for the aforementioned overlay districts are codified as: § 540-38.1 of the Code of the Borough of South Plainfield for the overlays within the Local Business (OBC-1) and Central Business (OBC-2) zone districts; § 540-41.1 of the Code of the Borough of South Plainfield for the overlay within the Professional Office (OPA-1) Zone District; and, § 540-52.1 of the Code of the Borough of South Plainfield for the overlay within the Historic Downtown District (HDD).

Please note that the overlay provisions mentioned above, and in particular the overlay provisions for the Local Business (OBC-1) Zone District, have been successful and will result in additional affordable units within the Township. To illustrate, an inclusionary development is currently proposed on Block 3, Lot 29 by 1335 Associates, LLC. The property is the subject of a bifurcated application to construct a three-story, mixed-use building with a ground-level retail space consisting of 1,726 square feet and a total of 11 multifamily residential apartments with a minimum 15 percent affordable housing set-aside on the second and third stories. A d(5) density variance has been approved by the South Plainfield Borough Zoning Board and an application for site plan approval had been filed with the South Plainfield Borough Planning Board.

In addition to establishing the aforementioned overlay zones, the Borough adopted Ordinance 2098 on December 4, 2017. Said ordinance outlines affordable housing requirements and includes provisions, which establish a mandatory affordable housing set-aside requirement of 15 percent for rental units and 20 percent for sale units that is applicable to multifamily development with five (5) or more units and densities of at least six (6) units per acre. The mandatory affordable housing set-aside requirements of Ordinance 2098 have been codified as § 504-3 of the Code of the Borough of South Plainfield.

Very Low-Income Requirement

As indicated in the HE&FSP, the Borough's very low-income requirement is 40 units. These units will be provided on the following sites:

- Site 6 — JSM at Tingley/Celebrations at South Plainfield (Block 517, Lot 1; South Avenue and Coolidge Boulevard);
- Site 7 — Harris Steel/Tyler Properties (Block 459, Lot 1; Block 460, Lot 1; Block 461, Lots 1–3; Block 462, Lots 1–3; Block 465, Lot 1; Block 466, Lot 1; Block 467, Lots 1, 3–5 and 21; New Brunswick Avenue); and,
- Site 9 — Motorola (Block 550, Lot 3; Durham Avenue).

As has been previously noted, Site 6 — JSM at Tingley/Celebrations at South Plainfield (Block 517, Lot 1; South Avenue and Coolidge Boulevard) and Site 9 — Motorola (Block 550, Lot 3;

Durham Avenue) are currently under construction. In addition, it is noted that the developer of Site 7 — Harris Steel/Tyler Properties (Block 459, Lot 1; Block 460, Lot 1; Block 461, Lots 1–3; Block 462, Lots 1–3; Block 465, Lot 1; Block 466, Lot 1; Block 467, Lots 1, 3–5 and 21; New Brunswick Avenue), is actively engaged in planning and design; the project continues to present a realistic opportunity for the development of affordable housing.

In addition to the above 19 very low-income units exist on Site 5 — Keystone Community Residence (Block 265, Lot 8; Front Street).

Monitoring Forms

Annual monitoring forms have been provided by the Borough’s Affordable Housing Administrative Agent (Piazza and Associates, Inc.). Copies of said forms are provided in Attachment A.

Conclusion

As has been shown in this summary review of fair share plan implementation, South Plainfield Borough has had a successful start to the implementation of its HE&FSP. No amendments to the HE&FSP are required at this time. The Borough will continue to implement its adopted HE&FSP and seek to create new opportunities for the production of affordable housing.

Attachment A: Monitoring Forms



**Council on Affordable Housing
Project Detail Report**

Date: 06/25/2020 11:15 AM

Page: 1

CTMPRJDETAIL (01/09)

SOUTH PLAINFIELD BORO,MIDDLESEX County - Muni Code:1222

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 3881
COAH Project Number: contrib
Project Name(s): Coppola Farm Site
Type: Inclusionary Development
Project Sub Type: Incl Dev - Off Site
Status: Completed
Status Date:
Address: New Durham Road
Block and Lots: 528.-43.
Acreage Amount: 26
Density: 0
Set Aside: 0
Planning Regions: 1
Project Sponsor Type: Private Developer
Project Sponsor Name:
Project Developer:
Project Credit Type: None
Construction Type: New
Preliminary Approval Date:
Final Approval Date:
Flags: Court Project
Market Units: Proposed: 313
Completed: 313
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: \$ 1,400,000.00
Payment in Lieu/Growth Share Units: 7
Funding Sources:
Effective Date Of Affordability Controls:
Date Controls Expire:
Date Affordable Controls Removed:

Date of Last monitoring update:11/09/2009

Comments:

Category	Affordable	Prior Round Credits		Growth Share Credits		Completed Affordable Units	
	Units	Proposed	Approved	Proposed	Approved	Completed	CreditWorthy

For Redevelopment Projects

Does this project require deed restricted units to be removed?

SOUTH PLAINFIELD BORO,MIDDLESEX County - Muni Code:1222

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 3875

COAH Project Number:

Project Name(s): Credits without Controls

Type: Credits Without Controls - Prior Cycle

Project Sub Type: None

Status: Completed

Status Date:

Address:

Acreage Amount: 0

Density:

Set Aside:

Planning Regions:

Project Sponsor Type: Unknown

Project Sponsor Name:

Project Developer:

Project Credit Type: Prior Cycle

Construction Type: New

Preliminary Approval Date:

Final Approval Date:

Flags: Cert Proj Validated

Market Units: Proposed: 0

Completed: 0

w/COs after 1/1/2004:

Condo Fee: %

Average Range of Affordability: %

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:

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)		10	10			10	10
Completed New	10	10	10			0	0
Family						10	10
Sale						10	10
For Redevelopment Projects							
Does this project require deed restricted units to be removed?							

SOUTH PLAINFIELD BORO,MIDDLESEX County - Muni Code:1222

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 3878

COAH Project Number:

Project Name(s): Hillside Avenue, Carol Penders Class C Boarding Hom

Type: Supp/Spec Needs Hsg

Project Sub Type: Group Homes

Status: Completed

Status Date: 12/31/1991

Address: 305 Hillside Ave

Acreage Amount: 0

Density: 0

Set Aside: 0

Planning Regions:

Project Sponsor Type: Unknown

Project Sponsor Name:

Project Developer:

Project Credit Type: Post 1986 Completed

Construction Type: New

Preliminary Approval Date:

Final Approval Date:

Flags: Cert Proj Not 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:

Date of Last monitoring update:

Comments:R6/23/14; leave Counts screen as is per
discussion w/HM; no deed restriction - if facilit

Category	Affordable Units	Prior Round Credits		Growth Share Credits		Completed Affordable Units	
		Proposed	Approved	Proposed	Approved	Completed	CreditWorthy
New Construction (& Gut Rehab)	4	4	4				
Completed New	4	4	4				
Spec Needs BR Non-Age	4	4	4				
Low Income	4	4	4				
Rental	4	4	4				
1 Bedroom	4	4	4				

For Redevelopment Projects

Does this project require deed restricted units to be removed?

SOUTH PLAINFIELD BORO,MIDDLESEX County - Muni Code:1222

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 14934

COAH Project Number:

Project Name(s): JSM at Tingley

Type: Inclusionary Development

Project Sub Type: Incl Dev - On Site

Status: Proposed/Zoned

Status Date:

Address: Coolidge St and South Ave

Block and Lots: 517.00-1.

Acreage Amount: 26.34

Density: 0

Set Aside: 20

Planning Regions: 1

Project Sponsor Type: Private Developer

Project Sponsor Name:

Project Developer:

Project Credit Type: Proposed/Zoned

Construction Type: New

Preliminary Approval Date:

Final Approval Date: 11/27/2007

Flags:

Market Units: Proposed: 387

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:

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)	97			74	74		
Age Restricted	97			74	74		
Low Income	49			37			
Moderate Income	48			37			
Rental	97			74	74		
Excess Age Restricted				23	23		

For Redevelopment Projects

Does this project require deed restricted units to be removed?

SOUTH PLAINFIELD BORO,MIDDLESEX County - Muni Code:1222

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 3876

COAH Project Number:

Project Name(s): Keystone Community Residence

Type: Supp/Spec Needs Hsg

Project Sub Type: Group Homes

Status: Completed

Status Date: 12/31/1982

Address: 154 Front Street

Acreage Amount: 0

Density: 0

Set Aside: 0

Planning Regions:

Project Sponsor Type: Non-Profit Developed

Project Sponsor Name:

Project Developer:

Project Credit Type: Prior Cycle

Construction Type: New

Preliminary Approval Date:

Final Approval Date:

Flags: Cert Proj Not 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: S - DHSS

Effective Date Of Affordability Controls:

Date Controls Expire:

Date Affordable Controls Removed:

Date of Last monitoring update:

Comments:R6/20/14; Current Counts changed to 4 per discussion w/HM.

Category	Affordable Units	Prior Round Credits		Growth Share Credits		Completed Affordable Units	
		Proposed	Approved	Proposed	Approved	Completed	CreditWorthy
New Construction (& Gut Rehab)	4	19	19	10	10	4	4
Completed New	4	19	19	10	10	0	0
Spec Needs BR Non-Age	4	19	19	10	10	4	4
Very Low Income - 30%	4	19	19	10	10	4	4
Rental	4	19	19	10	10	4	4
1 Bedroom	4	19	19	10	10	4	4

For Redevelopment Projects

Does this project require deed restricted units to be removed?

SOUTH PLAINFIELD BORO,MIDDLESEX County - Muni Code:1222

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 3883

COAH Project Number: contrib

Project Name(s): Krame Development

Type: Inclusionary Development

Project Sub Type: Incl Dev - Off Site

Status: None

Status Date:

Address:

Acreage Amount: 0

Density: 0

Set Aside: 0

Planning Regions:

Project Sponsor Type: Private Developer

Project Sponsor Name:

Project Developer:

Project Credit Type: None

Construction Type: New

Preliminary Approval Date:

Final Approval Date:

Flags: Court Project,Mediated 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: \$ 250,000.00

Payment in Lieu/Growth Share Units: 0

Funding Sources:

Effective Date Of Affordability Controls:

Date Controls Expire:

Date Affordable Controls Removed:

Date of Last monitoring update:11/09/2009

Comments:commercial development

Category	Affordable	Prior Round Credits		Growth Share Credits		Completed Affordable Units	
	Units	Proposed	Approved	Proposed	Approved	Completed	CreditWorthy

For Redevelopment Projects

Does this project require deed restricted units to be removed?

SOUTH PLAINFIELD BORO,MIDDLESEX County - Muni Code:1222

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 3889

COAH Project Number:

Project Name(s): South Plainfield Rehab Program

Type: Rehab

Project Sub Type: None

Status: Under Construction

Status Date:

Address: various addresses

Acreage Amount: 0

Density: 0

Set Aside: 0

Planning Regions:

Project Sponsor Type: Non-Profit Developed

Project Sponsor Name:

Project Developer: Middlesex County Home Improvement

Project Credit Type: Rehabilitation

Construction Type: Rehab

Preliminary Approval Date:

Final Approval Date:

Flags:

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: C - County Rehab Funds

Effective Date Of Affordability Controls:

Date Controls Expire:

Date Affordable Controls Removed:

Project Contact:

Name: Jack Balog

Organization: Middlesex County Housing and Community Developmen

Role: Rehab Program Administrator

Date of Last monitoring update:

Comments:

Category	Affordable Units	Prior Round Credits		Growth Share Credits		Completed Affordable Units	
		Proposed	Approved	Proposed	Approved	Completed	CreditWorthy
Rehab	101			101	101	6	6
Completed Rehab	6			1	1	0	0
Family	6					6	6

For Redevelopment Projects

Does this project require deed restricted units to be removed?

SOUTH PLAINFIELD BORO,MIDDLESEX County - Muni Code:1222

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 3877

COAH Project Number:

Project Name(s): South Plainfield Senior Residences, Morris Avenue Senior Housing

Type: New Construction - 100% Afford

Project Sub Type: None

Status: Completed

Status Date: 08/31/2002

Address: Morris Avenue

Block and Lots: 111.-2.

Block and Lots: 111.-1.

Block and Lots: 111.-3.

Block and Lots: 111.-4.

Acreage Amount: 6.15

Density: 0

Set Aside: 0

Planning Regions: 1

Project Sponsor Type: Non-Profit Developed

Project Sponsor Name:

Project Developer: Lutheran Social Ministries

Project Credit Type: Post 1986 Completed

Construction Type: New

Preliminary Approval Date:

Final Approval Date:

Flags: 4% LIHTC,Cert Proj Not 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: S - HMFA - LIH Tax Credit

Length of affordability Controls: Perpetual NO
30 Years

Effective Date Of Affordability Controls: 08/31/2002

Date Controls Expire: 08/31/2032

Date Affordable Controls Removed:

Low Income Housing Tax Credits: LIHTC Project Num: 554
LIHTC Units: 100
Allocation Date: 09/18/2000

Date of Last monitoring update:11/09/2009

Comments:court granted credit for all 100 age-restricted units

Category	Affordable Units	Prior Round Credits		Growth Share Credits		Completed Affordable Units	
		Proposed	Approved	Proposed	Approved	Completed	CreditWorthy
New Construction (& Gut Rehab)	100	100	100			100	100
Completed New	100	100	100			0	0
Age Restricted	100	100	100			0	0
Low Income	50	50				100	100
Moderate Income	50	50				0	0
Rental	100	100	100			100	100
1 Bedroom	72	72				71	71
2 Bedroom	28	28				29	29
Accessible	10					71	71
Bonus - Rental Age		9	9				

For Redevelopment Projects

Does this project require deed restricted units to be removed?

SOUTH PLAINFIELD BORO,MIDDLESEX County - Muni Code:1222

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 3879

COAH Project Number:

Project Name(s): The Highlands at So. Plainfield, The Villages - ECP Site

Type: Inclusionary Development

Project Sub Type: Incl Dev - On Site

Status: Completed

Status Date: 12/31/2000

Address: Durham Avenue

Block and Lots: 525.01-1.

Acreage Amount: 0

Density: 0

Set Aside: 15

Planning Regions: 1

Project Sponsor Type: Private Developer

Project Sponsor Name:

Project Developer: Roseland Properties

Project Credit Type: Post 1986 Completed

Construction Type: New

Preliminary Approval Date:

Final Approval Date:

Flags: Cert Proj Not Validated,Court Project,Mediated Project

Market Units: Proposed: 214

Completed: 214

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: L - Private Financing

Length of affordability Controls: Perpetual NO

30 Years

Effective Date Of Affordability Controls: 12/31/2000

Date Controls Expire: 12/31/2030

Date Affordable Controls Removed: 11/09/2009

Project Contact:

Name: Frank Piazza

Organization: Piazza & Associates, Inc.

Role: Administrative Agent

Date of Last monitoring update:02/03/2011

Comments:

Category	Affordable Units	Prior Round Credits		Growth Share Credits		Completed Affordable Units	
		Proposed	Approved	Proposed	Approved	Completed	CreditWorthy
New Construction (& Gut Rehab)	38	38	38			38	38
Completed New	38	38	38			0	0
Family	38	38	38			38	38
Low Income	19	19				19	19
Moderate Income	19	19				19	19
Rental	38	38	38			38	38
1 Bedroom	6	6				6	6
2 Bedroom	23	23				23	23
3 Bedroom	9	9				9	9
Bonus - Rental Family		38	38				

For Redevelopment Projects

Does this project require deed restricted units to be removed? N

SOUTH PLAINFIELD BORO,MIDDLESEX County - Muni Code:1222

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 3884

COAH Project Number:

Project Name(s): Tyler Place, Harris Steel Site

Type: Inclusionary Development

Project Sub Type: Incl Dev - On Site

Status: Proposed/Zoned

Status Date:

Address: New Brunswick Avenue

Block and Lots: 467.-21.

Acreage Amount: 86.54

Density: 0

Set Aside: 21

Planning Regions: 1

Project Sponsor Type: Private Developer

Project Sponsor Name:

Project Developer: Tyler Properties

Project Credit Type: Proposed/Zoned

Construction Type: New

Preliminary Approval Date:

Final Approval Date:

Flags: Court Project, Mediated Project

Market Units: Proposed: 572

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:

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)	156			156	156		
Family	156			156	156		
Very Low Income - 30%	20			20	20		
Low Income	48			48			
Moderate Income	68			68			
Rental	156			156	156		
Bonus - Rental Family				74	74		

For Redevelopment Projects

Does this project require deed restricted units to be removed?

SOUTH PLAINFIELD BORO,MIDDLESEX County - Muni Code:1222

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 3880

COAH Project Number:

Project Name(s): Woodland Manors, Pompanio Avenue Site

Type: Inclusionary Development

Project Sub Type: Incl Dev - On Site

Status: Completed

Status Date: 08/13/2000

Address: Pompanio Avenue

Block and Lots: 448.-4.01

Acreage Amount: 18

Density: 0

Set Aside: 20

Planning Regions: 1

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 Not Validated,Court Project

Market Units: Proposed: 125

Completed: 125

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: L - Private Financing

Length of affordability Controls: Perpetual NO

30 Years

Effective Date Of Affordability Controls: 08/13/2000

Date Controls Expire: 08/13/2030

Date Affordable Controls Removed:

Project Contact:

Name: Frank Piazza

Organization: Piazza & Associates, Inc.

Role: Administrative Agent

Date of Last monitoring update:02/03/2011

Comments:

Category	Affordable	Prior Round Credits		Growth Share Credits		Completed Affordable Units	
	Units	Proposed	Approved	Proposed	Approved	Completed	CreditWorthy
New Construction (& Gut Rehab)	32	32	32			32	32
Completed New	32	32	32			0	0
Family	32	32	32			32	32
Low Income	16	16				16	16
Moderate Income	16	16				16	16
Rental	32	32	32			32	32
2 Bedroom	24	24				24	24
3 Bedroom	8	8				8	8
Accessible						13	13
Bonus - Rental Family		32	32				

For Redevelopment Projects

Does this project require deed restricted units to be removed? N

Preliminary Rent Calculations and Income Qualifications
For 430 Hamilton Blvd. - South Plainfield Township - MIDDLESEX COUNTY, REGION 3

One 2BR Low-Income Unit

Assumes water, sewer, gas & electric are not included in the rent.
 Assumes gas heat, range & water heater.

<u>Unit Median Calculation</u>		<u>Unit Median</u>
1 Bed Rm	1.5 persons	\$80,925
2 Bed Rm	3 persons	\$97,110
3 Bed Rm	4.5 persons	\$112,216

<u>Utility Allowance Calculation (HUD 7/1/2017)</u>			
Bed Rooms	1	2	3
Gas Heat	\$31	\$42	\$53
Gas Water Htr	\$7	\$10	\$12
Gas Cooking	\$6	\$8	\$10
Electric	\$43	\$57	\$71
Air Cond	\$13	\$17	\$22
Water & Sewer	\$0	\$0	\$0
Totals	\$100	\$134	\$168

Complies with municipal obligation requirements in the Uniform Housing Affordability Controls

<u>Median Income Adjusted by Family Size</u>						
Number of Family Members:	<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>	<u>Five</u>	<u>Six</u>
Median Income(AHPNJ 2018)	\$75,530	\$86,320	\$97,110	\$107,900	\$116,532	\$125,164
80.00% of Median	\$60,424	\$69,056	\$77,688	\$86,320	\$93,226	\$100,131
50.00% of Median	\$37,765	\$43,160	\$48,555	\$53,950	\$58,266	\$62,582
30.00% of Median	\$22,659	\$25,896	\$29,133	\$32,370	\$34,960	\$37,549

<u>Unit Type</u>	<u>Income</u>	<u>Min Inc. @</u>	<u>Maximum Incomes</u>		
			<u>2 Persons</u>	<u>3 Persons</u>	<u>4 Persons</u>
2 Bed Rm	BL	Low	\$41,589	\$43,160	\$48,555
				\$53,950	

Very Low @ 30%

<u>Rent Calculations</u>		<u>Maximum GROSS Unit Rents</u>	<u>Maximum NET Unit Rents</u>	<u>Actual Initial Unit Rents</u>	<u>Rent Plus Utilities as % of Median</u>	<u>Weighted Average Income</u>	<u>Initial Gross Potential Rent</u>
<u>Number of Units</u>	<u>Unit Type</u>	<i>Includes estimate of all housing costs.</i>	<i>Maximum paid to Landlord</i>	<i>Adjusted to comply with max average</i>			
2 Bed Rm							
1	Low	\$1,213	\$1,079	\$1,079	49.96%	50.0%	\$12,948
1						49.96396%	\$12,948
TOTALS	Very Low	0	Low	1	Moderate	0	
Percentages	Very Low	0.00%	Low	100.00%	Moderate	0.00%	

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX
 Project Name: The Highlands at So. Plainfield -- Project I.D.: 3879

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
1013 Kissam Ct	B: 0-; L: 0-; Q: ; Unit:		08/31/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Low Income Family 1 Bedroom Rental	95/5 Rule
1018 Kissam Court	B: 525-01; L: 1-; Q: ; Unit: 1018		09/06/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Low Income Rental Family 2 Bedroom	95/5 Rule
1022 Kissam Court	B: 525-01; L: 1-; Q: ; Unit:		09/06/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family 2 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX
 Project Name: The Highlands at So. Plainfield -- Project I.D.: 3879

Unit Address	Bk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
112 Barnosky Court	B: 525-01; L: 1-; Q: ; Unit:		990660 07/14/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	2 Bedroom Rental Low Income Family	95/5 Rule
1122 Kissam Court	B: 525-01; L: 1-; Q: ; Unit:		990670 06/21/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family 2 Bedroom	95/5 Rule
114 Barnosky Court	B: 525-01; L: 1-; Q: ; Unit:		990660 07/14/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Low Income Family 1 Bedroom	95/5 Rule

Council on Affordable Housing
Unit Information - New Construction
SOUTH PLAINFIELD BORO,MIDDLESEX
Project Name: The Highlands at So. Plainfield -- Project I.D.: 3879

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
115 Barnosky Court	B: 525-01; L: 1-; Q: ; Unit:		990660 07/14/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule
118 Barnosky Court	B: 525-01; L: 1-; Q: ; Unit:		990660 07/14/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	2 Bedroom Rental Low Income Family	95/5 Rule
1213 Wenzel Court	B: 525-01; L: 1-; Q: ; Unit: 1213		438362 08/10/04	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule
													1 Bedroom	

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX

Project Name: The Highlands at So. Plainfield -- Project I.D.: 3879

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
1218 Wenzel Court	B: 525-01; L: 1-; Q: ; Unit: 1218		990661 08/02/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Family 2 Bedroom	95/5 Rule
122 Barnosky Court	B: 525-01; L: 1-; Q: ; Unit:		990660 07/14/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family 2 Bedroom	95/5 Rule
1232 Wenzel Court	B: 525-01; L: 1-; Q: ; Unit: 1232		990661 08/02/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family 2 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX
 Project Name: The Highlands at So. Plainfield -- Project I.D.: 3879

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
128 Barnosky Court	B: 525-01; L: 1-; Q: ; Unit:		990660 07/14/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule
132 Barnosky Court	B: 525-01; L: 1-; Q: ; Unit: 132		990662 08/21/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Low Income Family	95/5 Rule
138 Barnosky Court	B: 525-01; L: 1-; Q: ; Unit:		990660 07/14/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: The Highlands at So. Plainfield -- Project I.D.: 3879

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
212 Barnosky Court	B: 525-01; L: 1-; Q: ; Unit:		990661 08/02/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Low Income Family 2 Bedroom	95/5 Rule
222 Barnosky Court	B: 525-01; L: 1-; Q: ; Unit:		990661 08/02/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Low Income Family 2 Bedroom	95/5 Rule
232 Barnosky Court	B: 525-01; L: 1-; Q: ; Unit:		990661 08/02/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family 2 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX

Project Name: The Highlands at So. Plainfield -- Project I.D.: 3879

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
238 Barnosky Court	B: 525-01; L: 1-; Q: ; Unit: 238		990662 08/21/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule
333 Rustay Court	B: 525-01; L: 1-; Q: ; Unit:		990662 08/21/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Low Income Family	95/5 Rule
512 Carbray Court	B: 525-01; L: 1-; Q: ; Unit:		009621 06/07/05	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule
													2 Bedroom	

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX

Project Name: The Highlands at So. Plainfield -- Project I.D.: 3879

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
518 Carbray Court	B: 525-01; L: 1-; Q: ; Unit:		009621 06/07/05	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	3 Bedroom Rental Low Income Family	95/5 Rule
522 Carbray Court	B: 525-01; L: 1-; Q: ; Unit:		009621 06/07/05	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Low Income Family	95/5 Rule
528 Carbray Court	B: 525-01; L: 1-; Q: ; Unit:		009788 08/12/05	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule
													3 Bedroom	

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX
 Project Name: The Highlands at So. Plainfield -- Project I.D.: 3879

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
538 Carbray Court	B: 525-01; L: 1-; Q: ; Unit:		009788 08/12/05	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule
612 Carbray Court	B: 525-01; L: 1-; Q: ; Unit:		990665 12/04/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Low Income Family	95/5 Rule
618 Carbray Court	B: 525-01; L: 1-; Q: ; Unit:		990665 12/04/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule
													3 Bedroom	

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX

Project Name: The Highlands at So. Plainfield -- Project I.D.: 3879

Unit Address	Bk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
622 Carbray Court	B: 525-01; L: 1-; Q: ; Unit:		990665 12/04/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule 2 Bedroom
628 Carbray Court	B: 525-01; L: 1-; Q: ; Unit:		103875 07/25/03	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Low Income Family	95/5 Rule 3 Bedroom
632 Carbray Court	B: 525-01; L: 1-; Q: ; Unit:		103875 07/25/03	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Low Income Family	95/5 Rule 2 Bedroom

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX

Project Name: The Highlands at So. Plainfield -- Project I.D.: 3879

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
638 Carbray Court	B: 525-01; L: 1-; Q: ; Unit: 725		103875 07/25/03	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Low Income Family 3 Bedroom	95/5 Rule
715 Carbray Court	B: 525-01; L: 1-; Q: ; Unit: 725		990666 11/15/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Low Income Family 1 Bedroom	95/5 Rule
725 Cabray Court	B: 525-01; L: 1-; Q: ; Unit: 725		990669 09/06/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family 1 Bedroom	95/5 Rule

Council on Affordable Housing
Unit Information - New Construction
SOUTH PLAINFIELD BORO,MIDDLESEX

Project Name: The Highlands at So. Plainfield -- Project I.D.: 3879

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
818 Kissam Court	B: 525-01; L: 1-; Q: ; Unit:		990667 10/25/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Low Income Family	95/5 Rule 3 Bedroom
822 Kissam Court	B: 525-01; L: 1-; Q: ; Unit: 822		990669 09/06/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule 2 Bedroom
828 Kissam Court	B: 525-01; L: 1-; Q: ; Unit:		990667 10/25/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Low Income Rental Family	95/5 Rule 3 Bedroom

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX

Project Name: The Highlands at So. Plainfield -- Project I.D.: 3879

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
838 Kissam Court	B: 525-01; L: 1-; Q: ; Unit:		990667 10/25/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Family	95/5 Rule
													3 Bedroom Moderate Income Rental	
923 Kissam Court	B: 525-01; L: 1-; Q: ; Unit:		990668 10/05/00	\$0.00	0%	\$0.00	12/31/00		N	30		1/1	Rental Low Income Family 2 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX

Project Name: The Highlands at So. Plainfield -- Project I.D.: 3879

Unit Address	Bk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Total Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
Total Units					Total Avg % Afford- ability	Total Municipal Subsidy						Total Completed/ Credit Worthy		
38					0%	\$0.00						38 / 38		

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk./Lot/ Qual./Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 101		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 102		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 103		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 104		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 105		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 106		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 107		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 108		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 109		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 110		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 111		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 112		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 113		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 114		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 115		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 201		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 202		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 203		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 204		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 205		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 207		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 208		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 209		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 210		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 211		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 212		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 213		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 214		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 215		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 216		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 217		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 218		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 219		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk./Lot/ Qual./Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 220		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 221		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 222		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 223		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 301		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 302		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 303		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 304		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 305		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 306		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 307		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 308		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 309		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 310		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
Unit Information - New Construction
SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 311		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 312		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 313		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 314		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 315		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 316		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 317		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 318		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 319		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 320		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 321		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 322		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 401		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 402		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 403		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 404		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 405		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 406		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 407		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 408		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 409		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 410		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 411		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 412		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 413		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 414		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 415		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 416		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 417		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 418		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 419		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 420		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 421		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 422		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 423		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 501		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 502		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 503		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 504		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 505		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 507		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible	95/5 Rule 1 Bedroom
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 509		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 510		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 511		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 512		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 513		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
Unit Information - New Construction
SOUTH PLAINFIELD BORO,MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Blk/ Lot/ Qual/ Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 514		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 515		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income 2 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 516		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		1/1	Rental Low Income Accessible 1 Bedroom	95/5 Rule
151 Morris Avenue	B: 111-; L: 1-; Q: ; Unit: 517		010262 04/08/02	\$0.00	0%	\$0.00	08/31/02		N	30		0/0	Rental Low Income Accessible 1 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX

Project Name: South Plainfield Senior Residences -- Project ID: 3877

Unit Address	Bk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Total Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
Total Units					Total Avg % Afford- ability	Total Municipal Subsidy						Total Completed/ Credit Worthy		
101					0%	\$0.00						100 / 100		

DATE: 06/25/2020 11:16 AM

Council On Affordable Housing
Project Summary Report

SOUTH PLAINFIELD BORO,MIDDLESEX

Round: 3.1

Version: Petition

STATUS: Certified

Project/Program	Mechanism/ Project Type	Mechanism SubType	Credit Type	RCA/ PAR	Afford Units	Comp	Prop PR Credit	App PR Credit	Prop GS Credit	App GS Credit	Prop Bonuses	App Bonuses	Prop Total	App Total
NEW CONSTRUCTION														
Coppola Farm Site	Inclusionary Development	Incl Dev - Off Site	None		0	0	0	0	0	0	0	0	0	0
Credits without Controls	Credits Without Controls - Prior Cycle	None	Prior Cycle		0	10	10	10	0	0	0	0	10	10
Hillside Avenue	Supp/Spec Needs Hsg	Group Homes	Post 1986 Completed		4	4	4	4	0	0	0	0	4	4
JSM at Tingley	Inclusionary Development	Incl Dev - On Site	Proposed/Zoned		97	0	0	0	74	74	0	0	74	74
Keystone Community Residence	Supp/Spec Needs Hsg	Group Homes	Prior Cycle		4	4	19	19	10	10	0	0	29	29
Krame Development	Inclusionary Development	Incl Dev - Off Site	None		0	0	0	0	0	0	0	0	0	0
South Plainfield Senior Residences	New Construction - 100% Afford	None	Post 1986 Completed		100	100	100	100	0	0	9	9	109	109
The Highlands at So. Plainfield	Inclusionary Development	Incl Dev - On Site	Post 1986 Completed		38	38	38	38	0	0	38	38	76	76
Tyler Place	Inclusionary Development	Incl Dev - On Site	Proposed/Zoned		156	0	0	0	156	156	74	74	230	230
Woodland Manors	Inclusionary Development	Incl Dev - On Site	Post 1986 Completed		32	32	32	32	0	0	32	32	64	64
Sub Total					431	188	203	203	240	240	153	153	596	596
RCA/ PARTNERSHIP-SENDING														
South Plainfield / New Brunswick RCA					57	57	57	57	0	0	0	0	57	57
Sub Total					57	57	57	57	0	0	0	0	57	57
New Construction Total					488	245	260	260	240	240	153	153	653	653
REHAB														
South Plainfield Rehab Program	Rehab	None	Rehabilitation		101	6	0	0	101	101	0	0	101	101
Sub Total					101	6	0	0	101	101	0	0	101	101
Total					589	251	260	260	341	341	153	153	754	754

RCA PROJECTS IN MUNICIPALITY

DATE: 06/25/2020 11:16 AM

**Council On Affordable Housing
Project Summary Report**

Project/Program	Mechanism/ Project Type	Mechanism SubType	Credit Type	RCA/ PAR	Afford Units	Comp	Prop PR Credit	App PR Credit	Prop GS Credit	App GS Credit	Prop Bonuses	App Bonuses	Prop Total	App Total
RCA/ PARTNERSHI P-NEW			Sub Total		0	0	0	0	0	0	0	0	0	0
RCA/ PARTNERSHI P-REHAB			Sub Total		0	0	0	0	0	0	0	0	0	0
			Grand Total		589	251	260	260	341	341	153	153	754	754

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: Credits without Controls -- Project ID: 3875

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
Credits without Controls	B: 0-; L: 0-; Q: ; Unit:			\$0.00	0%	\$0.00			N	0		10/10	Family Sale	

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX

Project Name: Credits without Controls -- Project ID: 3875

Unit Address	Bk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Total Municipal Subsidy	Total Avg % Afford- ability	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
1					0%	\$0.00							10 / 10		
					Total	Total Municipal Subsidy	Total Avg % Afford- ability						Total Completed/ Credit Worthy		

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX

Project Name: Keystone Community Residence -- Project ID: 3876

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
154 Front Street	B: 265-; L: 8-; Q: ; Unit:			\$0.00	0%	\$0.00			N	0		4/4	Rental	
1 Bedroom Very Low Income - 30% Spec Needs BR Non-Age														

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX

Project Name: Keystone Community Residence -- Project ID: 3876

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Total Municipal Subsidy	Total Afford- ability	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
1					0%	\$0.00							4 / 4		
					Total Avg %	Total Municipal Subsidy	Total Afford- ability						Total Completed/ Credit Worthy		

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX
 Project Name: Woodland Manors -- Project ID: 3880

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
112 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980972 01/19/00	\$875.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Low Income Accessible Family 2 Bedroom	95/5 Rule
114 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980972 01/19/00	\$1,175.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Moderate Income Accessible Family 2 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX
 Project Name: Woodland Manors -- Project ID: 3880

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
117 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980972 01/19/00	\$1,175.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Moderate Income Accessible Family	95/5 Rule 2 Bedroom
121 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980972 01/19/00	\$975.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Low Income Family	95/5 Rule 3 Bedroom
128 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980972 01/19/00	\$1,275.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule 3 Bedroom

Council on Affordable Housing
Unit Information - New Construction
SOUTH PLAINFIELD BORO,MIDDLESEX
Project Name: Woodland Manors -- Project ID: 3880

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
212 Brennan Court	B: 448-; L: 4-01; Q: ; Unit:		980982 12/15/99	\$875.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Low Income Accessible Family 2 Bedroom	95/5 Rule
214 Brennan Court	B: 448-; L: 4-01; Q: ; Unit:		980982 12/15/99	\$875.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Low Income Accessible Family 2 Bedroom	95/5 Rule
217 Brennan Court	B: 448-; L: 4-01; Q: ; Unit:		980982 12/15/99	\$1,175.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Moderate Income Accessible Family 2 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX
 Project Name: Woodland Manors -- Project ID: 3880

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
228 Brennan Court	B: 448-; L: 4-01; Q: ; Unit:		980982 12/15/99	\$1,275.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule
312 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980974 12/02/99	\$875.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Low Income Accessible Family	95/5 Rule
314 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980974 12/02/99	\$1,175.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Moderate Income Accessible Family	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX
 Project Name: Woodland Manors -- Project ID: 3880

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
321 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980974 12/02/99	\$975.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Low Income Family 3 Bedroom	95/5 Rule
328 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980974 12/02/99	\$1,275.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Moderate Income Family 3 Bedroom	95/5 Rule
434 Brennan Court	B: 448-; L: 4-01; Q: ; Unit:		980981 09/29/99	\$875.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Low Income Family 2 Bedroom	95/5 Rule

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX
 Project Name: Woodland Manors -- Project ID: 3880

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
532 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980976 07/26/99	\$1,175.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule 2 Bedroom
534 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980976 07/26/99	\$875.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Low Income Family	95/5 Rule 2 Bedroom
612 Brennan Court	B: 448-; L: 4-01; Q: ; Unit:		980980 09/23/99	\$1,175.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule 2 Bedroom

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX
 Project Name: Woodland Manors -- Project ID: 3880

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
612 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980975 11/05/99	\$875.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Low Income Accessible Family 2 Bedroom	95/5 Rule
614 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980975 11/05/99	\$1,175.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Moderate Income Accessible Family 2 Bedroom	95/5 Rule
621 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980975 11/05/99	\$975.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Low Income Family 3 Bedroom	95/5 Rule

Council on Affordable Housing
Unit Information - New Construction
SOUTH PLAINFIELD BORO,MIDDLESEX

Project Name: Woodland Manors -- Project ID: 3880

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
628 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980975 11/05/99	\$1,275.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule 3 Bedroom
633 Brennan Court	B: 448-; L: 4-01; Q: ; Unit:		980980 09/23/99	\$875.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Low Income Family	95/5 Rule 2 Bedroom
634 Brennan Court	B: 448-; L: 4-01; Q: ; Unit:		980980 09/23/99	\$875.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Low Income Family	95/5 Rule 2 Bedroom

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO, MIDDLESEX
 Project Name: Woodland Manors -- Project ID: 3880

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
712 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980977 08/25/99	\$1,175.00	0%	\$0.00	08/13/00		N	30		1/1	Rental	95/5 Rule
													Moderate Income Accessible Family	
													2 Bedroom	
733 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980977 08/25/99	\$875.00	0%	\$0.00	08/13/00		N	30		1/1	Rental	95/5 Rule
													Low Income Family	
													2 Bedroom	
734 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980977 08/25/99	\$875.00	0%	\$0.00	08/13/00		N	30		1/1	Rental	95/5 Rule
													Low Income Family	
													2 Bedroom	

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX
 Project Name: Woodland Manors -- Project ID: 3880

Unit Address	Bk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
831 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980978 08/25/99	\$1,175.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule 2 Bedroom
832 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980978 08/25/99	\$1,175.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Moderate Income Family	95/5 Rule 2 Bedroom
834 Calderone Street	B: 448-; L: 4-01; Q: ; Unit:		980978 08/25/99	\$875.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Low Income Family	95/5 Rule 2 Bedroom

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX
 Project Name: Woodland Manors -- Project ID: 3880

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
912 Brennan Court	B: 448-; L: 4-01; Q: ; Unit:		980979 10/12/99	\$1,175.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Moderate Income Accessible Family	95/5 Rule 2 Bedroom
914 Brennan Court	B: 448-; L: 4-01; Q: ; Unit:		980979 10/12/99	\$1,175.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Moderate Income Accessible Family	95/5 Rule 2 Bedroom
928 Brennan Court	B: 448-; L: 4-01; Q: ; Unit:		980979 10/12/99	\$1,175.00	0%	\$0.00	08/13/00		N	30		1/1	Rental Low Income Family	95/5 Rule 3 Bedroom

Council on Affordable Housing
 Unit Information - New Construction
 SOUTH PLAINFIELD BORO,MIDDLESEX
 Project Name: Woodland Manors -- Project ID: 3880

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Total Municipal Subsidy	Effect: Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
Total Units					Total Avg % Afford- ability	Total Municipal Subsidy						Total Completed/ Credit Worthy		
32					0%	\$0.00						32 / 32		