

**2021 AFFORDABLE HOUSING  
ANNUAL MONITORING REPORT**

**TOWNSHIP OF EAST AMWELL**  
**Hunterdon County, New Jersey**

April 2021

Prepared By:



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**EAST AMWELL TOWNSHIP, HUNTERDON COUNTY  
2021 ANNUAL MONITORING REPORT**

The purpose of this report is to outline the status of affordable housing projects and to account for housing trust fund activity. The Township of East Amwell executed a Settlement Agreement with Fair Share Housing Center (FSHC) and intervenors on March 1, 2018, which was amended on July 11, 2019. East Amwell's Planning Board adopted the Housing Plan Element and Fair Share Plan on September 12, 2018, which was subsequently amended and adopted on August 11, 2019.

The Township had an amended Fairness/Compliance Hearing on January 12, 2021, at which time the Township was granted a Conditional Judgement of Compliance and Repose. A Court Order was entered on January 27, 2021. The Township is working to satisfy the conditions of the JOR.

Pursuant to the 2018 Executed Settlement Agreement and the 2019 Amended Settlement Agreement, the Township's Third Round Affordable Housing Obligation is as follows:

- Present Need / Rehabilitation Share: 0 units
- Prior Round: 40 units
- Third Round: 128 units

**REHABILITATION PROGRAM MONITORING**

According to the 2018 Executed Settlement Agreement and the 2019 Amended Settlement Agreement, East Amwell Township has a Third Round Rehabilitation Share/Present Need of 0 units and therefore has no rehabilitation programs.

**VERY LOW-INCOME REPORTING**

The Township will ensure that 13% of all affordable units created, with the exception of units constructed as of July 1, 2008 and units subject to preliminary or final site plan approval, will be affordable to very low-income households. Half of the very low-income units will be made available to families.

**GENERAL INFO AND TRUST FUND MONITORING**

<b>East Amwell Township, Hunterdon County</b>			
<b>Trust Fund Monitoring 1999 - Present</b>			
	<b>9/6/1995 - 6/30/2015</b>	<b>7/1/2015 - Present</b>	<b>Total</b>
<b>Revenue Summary</b>			
Barrier Free Escrow	\$0.00	\$0.00	\$0.00
Development Fees	\$240,523.40	\$146,392.90	\$386,916.30
Interest	\$15,593.12	\$3,303.51	\$18,896.63
Other Income	\$0.00		\$0.00
Payments-in-Lieu of Construction	\$0.00	\$0.00	\$0.00
Total	\$256,116.52	\$149,696.41	\$405,812.93
<b>Expenditure Summary</b>			
Administration	\$52,259.67	\$26,786.88	\$79,046.55
Affordability Assistance	\$7,500.00	\$0.00	\$7,500.00
Barrier Free Conversions	\$0.00	\$0.00	\$0.00
Housing Activity	\$144,170.10	\$57,799.41	\$201,969.51
Total	\$203,929.77	\$84,586.29	\$288,516.06
<b>Trust Fund Balance as of 1/14/2021 =</b>			<b>\$117,296.87</b>

**PRIOR AND THIRD ROUND MONITORING**  
**East Amwell Township, Hunterdon County**  
Annual Project Form

<b>Site/Program Name:</b>	RCA with Carteret/Middlesex			Women's Crisis Services Group Home	Accessory Apartments			17 John Ringo Road		
<b>Affordable Housing Round:</b>	Prior Round			Third Round	Third Round			Third Round		
<b>Project Type:</b>	RCA			Support and Special Needs	Accessory Apartment Program			Market-to-Affordable		
<b>Block &amp; Lot:</b>	N/A			N/A	N/A			B 11, L 11		
<b>Street:</b>	N/A			N/A	N/A			17 John Ringo Road		
<b>Status:</b>	Built/Completed			Built	No approvals			Built		
<b>Date:</b>	Agreement entered 7/18/1997			Completed 1999	Ordinance adopted 1999			Controls began 8/21/20		
<b>Length of Controls:</b>	-			30 years	10 years			30 years		
<b>Administrative Agent:</b>	-			Krista Parsons, Municipal Clerk (908) 782-8536 x19 kparsons@eastamwelltownship.com	Krista Parsons, Municipal Clerk (908) 782-8536 x19 kparsons@eastamwelltownship.com			Krista Parsons, Municipal Clerk (908) 782-8536 x19 kparsons@eastamwelltownship.com		
<b>Contribution (PIL):</b>	N/A			N/A	N/A			N/A		
<b>Type of Units:</b>	-			Support and Special Needs	Family Rental			Family For-Sale		
<b>Total Affordable Units:</b>	20			11	2			1		
<b>Income/Bedroom Distribution:</b>	1 BR	2 BR	3 BR	Group Home/Assisted Living Bedrooms	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<b>Very Low Income</b>	-	-	-	-	TBD			-	-	-
<b>Low Income</b>	-	-	-	11				-	-	-
<b>Moderate Income</b>	-	-	-	-				-	-	1
<b>Comments:</b>	-			Due to the nature of the facility, the address is confidential.	The Township agreed that the 2 accessory units would be reserved as low-income units. No applications have been received.			The Township offered mortgages to qualifying homeowners in the amounts between \$20,000-\$32,000 in exchange for a 30-year deed restriction on their property.		

East Amwell Township, Hunterdon County Annual Project Form												
<b>Site/Program Name:</b>	17 Ironhorse Rd			1117 Old York Rd			101 Snyderstown Rd			Family Unit (Block 42 Lot 12.01)		
<b>Affordable Housing Round:</b>	Third Round			Third Round			Third Round			Third Round		
<b>Project Type:</b>	Market-to-Affordable			Market-to-Affordable			Market-to-Affordable			Inclusionary Development		
<b>Block &amp; Lot:</b>	B 13, L 3			B 8, L 18			B 41 L 20			B 42, L 12.01		
<b>Street:</b>	17 Ironhorse Rd			1117 Old York Rd			101 Snyderstown Rd			State Route 31		
<b>Status:</b>	Built			Built			Built			Ongoing		
<b>Date:</b>	Controls began 9/22/00			Controls began 4/24/14			Controls began 8/17/06			D1 and FAR variances approved on 6/13/2018		
<b>Length of Controls:</b>	30 years			30 years			30 years			30 years (to begin with occupancy)		
<b>Administrative Agent:</b>	Krista Parsons, Municipal Clerk (908) 782-8536 x19 kparsons@eastamwelltownship.com			Krista Parsons, Municipal Clerk (908) 782-8536 x19 kparsons@eastamwelltownship.com			Krista Parsons, Municipal Clerk (908) 782-8536 x19 kparsons@eastamwelltownship.com			Krista Parsons, Municipal Clerk (908) 782-8536 x19 kparsons@eastamwelltownship.com		
<b>Contribution (PIL):</b>	N/A			N/A			N/A			N/A		
<b>Type of Units:</b>	Family For-Sale			Family For-Sale			Family For-Sale			Family Rental		
<b>Total Affordable Units:</b>	1			1			1			1		
<b>Income/Bedroom Distribution:</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<b>Very Low Income</b>	-	-	-	-	-	-	-	-	-	To be determined		
<b>Low Income</b>	-	-	-	-	-	-	-	-	-			
<b>Moderate Income</b>	-	1	-	-	-	1	-	-	1			
<b>Comments:</b>	The Township offered mortgages to qualifying homeowners in the amounts between \$20,000-\$32,000 in exchange for a 30-year deed restriction on their property.									At the time of site plan approval, the Administrative Agent will ensure income level and number of bedrooms will comply with applicable UHAC regulations.		

East Amwell Township, Hunterdon County Annual Project Form						
<b>Site/Program Name:</b>	Ringo's Affordable Housing Inclusionary Overlay Zone			Larison's Corner Affordable Housing Inclusionary Overlay Zone		
<b>Affordable Housing Round:</b>	Third Round / Durational Adjustment			Third Round / Durational Adjustment		
<b>Project Type:</b>	Inclusionary Zoning			Inclusionary Zoning		
<b>Block &amp; Lot:</b>	B 11 L 4, 37.02			B 16.01 L 26, 27		
<b>Street:</b>	35 John Ringo Road & 69 John Ringo Road			Route 202 & Dutch Lane		
<b>Status:</b>	No applications have been received by the Planning Board.			No applications have been received by the Planning Board.		
<b>Date:</b>	Ordinance #2019-20 adopted 9/12/2019			Ordinance #2019-20 adopted 9/12/2019		
<b>Length of Controls:</b>	TBD			TBD		
<b>Administrative Agent:</b>	Krista Parsons, Municipal Clerk (908) 782-8536 x19 kparsons@eastamwelltownship.com			Krista Parsons, Municipal Clerk (908) 782-8536 x19 kparsons@eastamwelltownship.com		
<b>Contribution (PIL):</b>	N/A			N/A		
<b>Type of Units:</b>	TBD			TBD		
<b>Total Affordable Units:</b>	Pursuant to the executed Settlement Agreements, a total of 89 affordable units will be produced by the overlay zones.					
<b>Income/Bedroom Distribution:</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<b>Very Low Income</b>	To be determined at the time of development in accordance with UHAC regulations.			To be determined at the time of development in accordance with UHAC regulations.		
<b>Low Income</b>						
<b>Moderate Income</b>						
<b>Comments:</b>	Pursuant to Ordinance #2019-20, the Ringo's Overlay Zone requires 6 du/ac with a 20% set-aside for Townhouse or for-sale development and 6 du/ac with a 16% set-aside for multi-family rental housing, such as garden apartments.			Pursuant to Ordinance #2019-20, the Larison's Overlay Zone requires 6 du/ac with 16% set-aside for multi-family rental housing, and 6 du/ac with a 20% set-aside for townhouse or for-sale developments.		