

Borough of Highland Park, Middlesex County
Affordable Housing Annual Unit/Project Monitoring
 July 15, 2024

Site / Program Name:	Rehabilitation	AHEPA	Overlook at Highland Park	Highland Cliffs	The Merriewood	Heritage at Highland Park	The Crossings at Highland Park	130-134 Raritan Ave.
Project Type:	Middlesex Urban County Housing Preservation Program	100% Affordable Development	Inclusionary Development	Inclusionary Development	Inclusionary Development	Inclusionary Development	Inclusionary Development	Inclusionary Development
Block & Lot / Street:		Block 3203, lots 12, 13, 15-21 239 S. Sixth Ave.	Block 103, lot 4.02 Leia Lane	Block 1802, various lots 2 S. Adelaide Ave.	Block 102, lot 4 433 River Road	Block 402, lot 5.01 233 Cleveland Ave.	Block 503, various lots River Road	Block 2201, lots 6 and 9
Status:	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Application submitted
Date:		2001	2011	2018	2018	2021	2015	
Length of Affordability Controls:	Until sale of unit	30 years	At least 30 years		At least 30 years	At least 30 years	At least 30 years	
Administrative Agent:	Middlesex County Division of Housing, Community Development and Social Services 75 Bayard St. New Brunswick, NJ 08901 732-745-3025 https://co.middlesex.nj.us	Conifer, Inc. AHEPA Highland Apartments 239 South Sixth Avenue Highland Park, NJ 08904 732-572-0700 https://coniferllc.com/properties/ahepa-highland-apartments-highland-park-nj/	Housing Affordability Service New Jersey Housing and Mortgage Finance Agency 637 South Clinton Avenue P.O. Box 18550 Trenton, NJ 08650 609-278-7505 https://www.nj.gov/dca/hmfa/about/has/about/	Piazza and Associates Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609-786-1100 http://www.piazza-and-associates.com/afhousing.php	Kaplan Companies/Merriewood 433 River Rd. Suite 5000 732-253-8575 https://www.merriewoodhp.com/	Piazza and Associates Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609-786-1100 http://www.piazza-and-associates.com/afhousing.php	CGP&H 1249 S. River Rd. Cranbury, NJ 08512 609-664-2769 https://www.cgph.net/	CGP&H 1249 S. River Rd. Cranbury, NJ 08512 609-664-2769 https://www.cgph.net/
Contribution:				\$77,047.20				
Type of Units:		Age-restricted affordable rentals	Family affordable for-sale	Family affordable for-sale	Family affordable rental	Family affordable for-sale	Family affordable for-sale	Family affordable rental
Total Affordable Units:	121	43 of 56; age-restricted cap.	9	2	30	6	5	3
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1BR 2BR 3BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income				1	1 2 1			
Low-Income		47 9		4	2 7 2	2 2	1 2 1	
Moderate-Income			4		3 9 3	1 1	1	
Comments:	Highland Park Housing Authority rehabbed 123 units between April 1, 2010 and December 31, 2015, fully satisfying the Borough's rehab obligation.	Third Round	Third Round	Third Round.	Third Round.	Third Round.	Third Round	Third Round. New Downtown Redevelopment Plan for Tracts A, B, C and D was adopted in September 2021 and allows for additional density and maintains a 15% affordable housing set-aside requirement for rental units and 20% for-sale units. Redevelopment agreement being negotiated.

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Site / Program Name:	137-139 Raritan Ave.	The Frederick	Habitat for Humanity	11 S. Second Ave.	Project Highland Park	114 S. Second Ave.	Veterans Supportive Housing
Project Type:	Inclusionary Development	Inclusionary Development	100% Affordable Development	Alternative Living Arrangements	Alternative Living Arrangements	Alternative Living Arrangements	Alternative Living Arrangements
Block & Lot / Street:	Block 1704, lots 36 and 37	Block 602, lot 24 31 River Rd.	Block 3601, lot 25 244 S. 10th Ave.	Block 2202, lot 31	Block 2203, lot 10 100 S. Second Ave. Block 1902, lot 15 428 Cedar Ave.	Block 2203, lot 14	Block 3003, lot 1 101 S. Third Ave.
Status:	Completed	Completed	Completed	Completed	Completed	Completed	Completed
Date:	2021	7/13/2021	2017	2008			2011
Length of Affordability Controls:	At least 30 years	At least 30 years	30 years	30 years	15 years	15 years	30 years
Administrative Agent:	CGP&H 1249 S. River Rd. Cranbury, NJ 08512 609-664-2769 https://www.cgph.net/	CGP&H 1249 S. River Rd. Cranbury, NJ 08512 609-664-2769 https://www.cgph.net/	CGP&H 1249 S. River Rd. Cranbury, NJ 08512 609-664-2769 https://www.cgph.net/	Reformed Church of Highland Park Affordable Housing Corp. 19 S. Second Ave. Highland Park, NJ 08904 732-249-7349 https://rchp-ahc.org/	Reformed Church of Highland Park Affordable Housing Corp. 19 S. Second Ave. Highland Park, NJ 08904 732-249-7349 https://rchp-ahc.org/	Reformed Church of Highland Park Affordable Housing Corp. 19 S. Second Ave. Highland Park, NJ 08904 732-249-7349 https://rchp-ahc.org/	Reformed Church of Highland Park Affordable Housing Corp. 19 S. Second Ave. Highland Park, NJ 08904 732-249-7349 https://rchp-ahc.org/
Contribution:							
Type of Units:	Family affordable rental	Family affordable rental	Family affordable for-sale	Permanent supportive housing, serving homeless families	Permanent supportive housing serving homeless families	Special-needs bedrooms	Veterans' supportive housing
Total Affordable Units:	1	6	1	1	4	3	11
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income		1		1	3	1	10 1
Low-Income	1		1	2		3	
Moderate-Income			1	1			
Comments:	Third Round.	Third Round.	Third Round	Third Round	Third Round. Gut rehab of four existing units; since plan adopted, three additional structures have been purchased and rehabbed; 212 Amherst St., 202 N. Third Ave. (two units) and 59 S. Adelaide Ave. (three units).	Third Round	Third Round

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Site / Program Name:	Irayna Court	SERV	ARC of Middlesex County	Gabrielle Estates
Project Type:	Alternative Living Arrangements	Alternative Living Arrangements	Alternative Living Arrangements	Inclusionary Development
Block & Lot / Street:	Block 2202, lot 29.01 21 S. Second Ave.	Block 102, lot 8.01 Forest Glen Dr.	Redacted; privacy	Block 3301, lots 27-75 Buck Woods
Status:	Completed	Completed	Completed	Approved May 11, 2023
Date:	2008		1987; 2002	
Length of Affordability Controls:	30 years	No deed restrictions. SERV signs 10-year leases for use as supportive housing; first lease was signed 1998 or earlier. Tenant rent paid with SSI or SSD		
Administrative Agent:	Reformed Church of Highland Park Affordable Housing Corp. 19 S. Second Ave. Highland Park, NJ 08904 732-249-7349 https://rchp-ahc.org/	SERV 20 Scotch Road, 3rd Floor Ewing, NJ 08628 609-406-0100 https://servbhs.net/	ARC of Middlesex County 219 Black Horse Lane North Brunswick, NJ 08902 732-821-1199 https://www.arc-middlesex.org/	TBD
Contribution:				
Type of Units:	Permanent supportive housing for very low-income aging out of foster care	Permanent supportive housing	Special-needs bedrooms	Family rentals
Total Affordable Units:	6	18 bedrooms in 9 apartments	9 bedrooms in 2 facilities	11
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income	6	18	9	1 1
Low-Income				1 2 1
Moderate-Income				1 3 1
Comments:	Third Round	Third Round	Third Round	NEW compliance mechanism, not included in Third Round compliance plan. Subdivision application to consolidate lots approved. Income-bedroom distribution is UHAC.