

TOWNSHIP OF RARITAN, HUNTERDON COUNTY

ANNUAL STATUS OF AFFORDABLE HOUSING

Per Settlement Agreement between the Township of Raritan and the Fair Share Housing Center

August 8, 2022

This is the 2022 Annual Monitoring Report for Raritan Township, Hunterdon County, New Jersey. The Township Committee passed Resolution 19-156 on June 18, 2019, authorizing a settlement agreement between the Township and Fair Share Housing Center, which established the Township’s affordable housing obligation.

Below is the Township’s Affordable Housing Trust Fund Summary from August 1, 2021 through April 25, 2022.

Affordable Housing Trust Fund Summary from August 1, 2021 – April 25, 2022	
Total Income	\$ 82,611.10
Administrative Costs	\$ 50,031.81
Affordability Assistance	\$ 35,519.00
Barrier Free Conversion	\$ -
Housing Activity	\$ 48,680.58
Total Expenditures	\$ 134,231.39
Balance	\$ 234,335.75

Affordable Housing Activity since 2021 Annual Monitoring Report

- Resolution #21-036: A resolution authorizing a down payment affordability grant pursuant to Raritan Township Resolution #20-046 to Susana Fiestas, 605 Cain Road, Block 36.05, Lot 4, Qual. C0604, in the amount of six thousand four hundred two dollars.
- Resolution #22-1 Appointing Karen Gilbert as the Township’s Affordable Housing Liaison.
- Resolution #22-28 A resolution authorizing a down payment affordability grant pursuant to Raritan Township Resolution #20-146 to Lisa Hayduk, 301 Cain Road, Block 36.05, Lot 4, Qual. C06301, in the amount of six thousand eight hundred ten dollars.

Summary of Affordable Housing Obligations

Raritan Township received Substantive Certification from COAH for Round 2 on October 11, 1995. At the time of Certification, the Township’s obligation was for 426 units; subsequent amendments reduced the Prior Round obligation to 360 units. In the recent numbers, the Township’s Prior Round obligation was **360 units**, the Rehabilitation obligation was **16 units**, and the Third Round obligation is **395 units**.

ANNUAL STATUS OF AFFORDABLE HOUSING

The Township met its Prior Round obligation through the following mechanisms:

PRIOR ROUND OBLIGATION	
Mechanisms	Units Completed
Prior Cycle Credits	33
Post -1986 Credits	143
RCA credits	144
Rental Bonuses	40
Total	360 Units
Total Prior Round Obligation	360 Units

Raritan Township implemented the following credits, bonuses and reductions for the Third Round prior to July 1, 2015. These units reduced the Township's Third Round Calculated Need:

THIRD ROUND CREDITS, BONUSES, AND REDUCTIONS				
Credits, Bonuses, and Reductions Towards Third Round Obligation	Type	Units	Bonus Credits	Total Credits
South Main Village	Inclusionary Family for Sale	13	0	13
Stonegate Inclusionary	Inclusionary Family for Sale	10	0	10
ARC Group Home I	Supportive/Special Needs	5	5	10
Raritan Motorsports	Supportive/Special Needs	2	0	2
Independence Manor	Assisted Living	10	0	10
RCAs from New Brunswick (carry over – gap period obligation)	RCA	87	0	87
Pulte Homes	Inclusionary Family for Sale	50	0	50
Flemington South Gardens	Extension of Expiring Controls	96	0	96
Flemington Junction	Municipally Sponsored 100% Affordable Family Rental	84	84	168
ARC Group Home II	Supportive/Special Needs	4	4	8
Stickel Group	Supportive/Special Needs	4	4	8
Total Credits, Bonuses, and Reductions Towards Third Round Obligation		364	97	462

Below is the Township's Third Round Calculated Need and the mechanisms used to address the Third Round obligation of **395 units**.

THIRD ROUND CALCULATED NEED					
Mechanism	Type	Units	Completed Units	Bonus Credits	Total Credits
Cedar Grove Shopping Center	Family Rental	6	6	0	6
66 Junction Road	Municipally Sponsored 100% Affordable Family Rental	100	0***	0	100

ANNUAL STATUS OF AFFORDABLE HOUSING

THIRD ROUND CALCULATED NEED					
Mechanism	Type	Units	Completed Units	Bonus Credits	Total Credits
Villages at Raritan Junction	Inclusionary Development – Family Rental	28	28	28	56
Enclave at Raritan Junction	Inclusionary Development – Family Rental	40	0*	40	80
Raritan Junction	Inclusionary Development – Family Rental	28	0**	25	52
Raritan Town Square	Inclusionary Development – Family Rental	28	28	28	56
Stonegate South Main Village	Extensions of Expiring Controls	21	21	0	21
Group Home/Supportive Housing Program	Special Needs	27	27	0	27
Total		278	76	121	398

* Planning Board Approval

** Located in Inclusionary Development Zone adopted by ordinance in 2017; developer has site control.

*** Currently under construction at the time of this report.

Below is a table of the micro-requirements for the Township's affordable housing units.

MICRO-REQUIREMENT TABLE		
Project Name	Completed Units	Total Units
Family Units (50% of 639)		320 Required
S Main Village	13	13
Stonegate	21	10
Pulte	50	50
Stonegate extensions	21	21
Flemington Junction	84	84
Cedar Grove	6	6
66 Junction	0	100
Villages	0	28
Enclave	0	40
Raritan Junction	0	28
Raritan Town Square	0	28
Total	195	408 - Complies
Rental Units (25% of 857)		215 Required
Flemington Junction	84	84
Cedar Grove	6	6
66 Junction	0	100
Villages	28	28
Enclave	0	40
Raritan Junction	0	28
Raritan Town Square	0	28

ANNUAL STATUS OF AFFORDABLE HOUSING

MICRO-REQUIREMENT TABLE		
Project Name	Completed Units	Total Units
Independence Manor	10	10
Flemington South	96	96
Total	106	422 - Complies
Family Rental Units (50% of 215)		108 Required
Flemington Junction	84	84
Cedar Grove	6	6
66 Junction	0	100
Villages	28	28
Enclave	0	40
Raritan Junction	0	28
Raritan Town Square	0	28
Total	112	314 - Complies
Very Low (13% of units built after 2008 – 405 units)		53 Required
Arc GHI	5	5
Independence manor	10	10
Pulte	5	5
Flemington Junction	13	13
Arc II	4	4
Stickel	4	4
66 Junction	0	34
Enclave/Villages	9	9
Raritan Junction	0	4
Raritan Town Square	0	4
Group Home program	4	4
Raritan Motorsports	2	2
Total	56	98 - Complies
Very Low Family (50% of 53)		27 Required
Pulte	5	5
66 Junction	0	34
Enclave/Villages	9	9
Raritan Junction	0	4
Raritan Town Square	0	4
Total	14	56 - Complies