CENTRAL JERSEY HOUSING RESOURCE CENTER

The Central Jersey Housing Resource Center (CJHRC) is a non-profit collaboration of corporate, civic, business, government, real estate and housing advocacy groups who are committed to increasing the accessibility and availability of affordable housing in Somerset County.

CJHRC provides over 2,500 callers each year with information on affordable housing that is available through the local real estate markets as well as municipal, state and federal housing programs. The Central Jersey Housing Resource Center also provides on-going affordable housing information programs on topics ranging from basic homebuyer education to the construction of accessory apartments and elder cottages.

You are not required to apply to any of the complexes or units listed in this publication. We encourage you to review and consider any and all housing options including opportunities that are not listed in this guide.

Central Jersey Housing Resource Center
600 First Avenue, Suite 3
Raritan, NJ 08869
(908) 704-8901
Visit us on the Web: www.cjhrc.org

Sharon Clark, Executive Director

Revised & Updated, August 2013
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INTRODUCTION

As people get older, their needs for housing often change. Some people want smaller housing that requires less maintenance. Some explore options that allow them to share their family homes. Others are interested in apartment complexes and shared housing.

In Somerset County there are a variety of housing options for senior citizens; however many have waiting lists, income restrictions and complicated application requirements. Housing options for seniors who can no longer remain in their own home are sometimes confusing. While independent living may be the best option for healthy seniors, families should be aware that needs might change over time. To help Somerset Seniors find the housing that is best for them, the Central Jersey Housing Resource Center has created this "Senior Guide." We hope this guide will give you helpful information on various housing options available in Somerset County.

This guide may not encompass all available units in Somerset County. The information provided in this guide has been gathered to educate/inform you about Senior Housing options. Although every effort has been made to provide you with the most accurate, current, and clear information possible, CJHRC cannot be responsible for inaccurate, misinterpreted, or outdated information contained herein.

The “Altera’s Level of Care” chart, developed by Aaron Mylar, which appeared in the April 2000 edition of Assisted Living Magazine, helps consumers understand their specific needs and various options. It shows what aging in place really means.

For other information on senior citizen programs please contact the Somerset County Office on Aging at the toll free number (888) 747-1122.
<table>
<thead>
<tr>
<th>RETIREMENT</th>
<th>ASSISTED LIVING</th>
<th>SKILLED NURSING</th>
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<tbody>
<tr>
<td>0</td>
<td>Independent</td>
<td>Total Assist</td>
</tr>
<tr>
<td></td>
<td>Minimum Assist</td>
<td>Total Assist/Dementia</td>
</tr>
<tr>
<td></td>
<td>Stand-By Assist</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hands-On Assist</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Assist</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Assist/Dementia</td>
<td></td>
</tr>
<tr>
<td>Independent in an emergency; able to negotiate stairs in an emergency</td>
<td>Able to respond in an emergency</td>
<td>Needs assistance in an emergency</td>
</tr>
<tr>
<td>Able to accomplish all ADLs without intervention from staff or family, Bathe, dress, groom; Transfer and ambulate; Toilet; Eat and take medication; Communicate</td>
<td>May need assistance in an emergency</td>
<td>Needs supervision in an emergency</td>
</tr>
<tr>
<td>Meals/housekeeping assistance is helpful</td>
<td>Meals/nutrition/house-keeping assistance is helpful</td>
<td>Meals/nutrition/housekeeping assistance is helpful</td>
</tr>
<tr>
<td>Would benefit from socialization and activities-minor encouragement</td>
<td>Able to independently plan social activities</td>
<td>Encourage/escort to activities on one-on-one visits</td>
</tr>
<tr>
<td>Limited room service</td>
<td>Oriented to self/little memory impairment</td>
<td>Needs 24 hour nursing supervision or skilled services-PT, OT, ST</td>
</tr>
<tr>
<td>Does not medically ‘need’ to move</td>
<td>Family ‘slightly concerned’</td>
<td>Suffers from Alzheimer’s or dementia, require skilled nursing care</td>
</tr>
</tbody>
</table>

Guidelines are to be used to determine an appropriate residence based on needs and safety. See the following page for additional clarification.
EXPLANATION OF AGING IN PLACE
LEVEL OF CARE CHART

Retirement
   Independent – “0”
   People in this category are capable, and enjoy, caring for themselves. The seniors in this category desire a lifestyle filled with recreational, educational, and social opportunities. Facilities which fall under this category provide older adults the opportunity to live independently, but with the security and convenience of community living.

Assisted Living
   Minimum Assist – “1”
   Facilities in this category are very similar to those of the retirement category. However, adults in this category may have little memory impairment, and may need verbal reminders in regards to activities of daily living (ADLs). Persons in this category can be trusted with medication management, as well as with remembering their own doctor’s appointments.

   Stand-By Assist – “2”
   Overall the adults that fall into this category are still fairly independent. However, the adults in this category require a bit more assistance in regards to activities of daily living (ADLs). Persons in this category may need assistance with bathing preparations as well as with dressing. Also reminders in regards to medication management may be helpful.

   Hands-On Assist – “3”
   Persons in this category require assistance with ADLs including bathing, dressing, and grooming. Medication management is necessary within this category. At times adults in this category may suffer from impaired memory, poor orientation, or mild confusion.

Skilled Nursing
   Total Assist – “4”
   In addition to the services provided by assisted living facilities, persons in this category need assistance with eating, mobility, and all other areas of daily life. Also, these adults need 24 hours nursing supervision as well as Physical Therapy, Occupational Therapy, and/or Speech Therapy.

   Total Assist/Dementia – “5”
   Persons in this category suffer from either Alzheimer’s disease or Dementia. They require comprehensive assistance with activities of daily living. Overall their health is moderate, and they would benefit from skilled nursing care. Adults in this category rely strongly on caregivers.
SOMERSET COUNTY
SENIOR CITIZENS & HUD

The U.S. Department of Housing and Urban Development (HUD) provides some housing programs for senior citizens.

If you meet the following criteria then you should look into applying for HUD subsidized senior citizen housing.

Age restrictions: You must be 60 years or older in order to qualify for a HUD Senior Citizen Complex

Annual income restrictions: You are not allowed to exceed certain limits. Be sure to check the income requirements for each complex you are interested in prior to applying.

One-month security is required. It will be deposited to earn interest. Utilities may be extra. Local power companies may offer special senior citizen programs.
SENIOR CITIZEN
HUD HOUSING
COMPLEXES IN
SOMERSET COUNTY
HUD HOUSING
Centerbridge I
491 Shasta Drive
Bridgewater, NJ 08807

Contact Person: Jamie Devine
(908) 725-7899

Waiting Period: Not accepting pre-applications at this time

Age Criteria: Must be 62 years of age or older, or disabled

Aging in Place Chart Ranking: 0

This HUD subsidized mid-rise 5-story complex was completed in June of 1984. There are 112 apartments. 31 units are efficiencies (studios) and 81 one-bedroom apartments.

The building is secured 24 hours a day. Residents use keyless entry tags to enter the building. In addition, there is a security guard on duty during weekend and evening hours. Each resident has an intercom in the apartment to speak to guests at the front entrance. Each bathroom has handrails in the shower. Each apartment has emergency pulls, which alert the superintendent and resident manager in the case of an emergency.

Each apartment comes with electric stove/oven and a refrigerator. There is also a coin-operated laundry facility in the building for any resident who wants to use it. Residents pay their own electricity, cable, and telephone. All units are tile floors, but residents can put in carpeting at their own cost if they wish. Small pets are allowed, however, dogs must be less than 25 pounds.

There is a community room, game room with a pool table, library, an outdoor patio, assigned parking, social services coordinator, and a shuffleboard court. There is a foot bridge behind the building which connects the complex with a small shopping strip mall. Residents can participate in several community activities and social activities including movie night, bingo, bus trips, etc... County and township transportation is available.

Applications are only accepted periodically and chronologically placed on a waiting list.

When an apartment unit becomes available – the next applicant is selected and interviewed to determine eligibility.

*information last updated June 2013
HUD HOUSING
Cooperative Housing Corporation
SHARED LIVING RESIDENCES
62 East High Street
Somerville, NJ 08876

Contact: Angelo F. DiOrio, Executive Director
(908) 526-8130 (o) (908) 575-0771 (f)
www.chchousing.org

Locations: Bridgewater - Independent Programs (Schaal House)
Warren – Independent and Supportive Programs (The Residences at Warren)

Waiting Period: Accepting applications

Age Criteria: 62 and over

Aging in Place Chart Ranking:
• Independent Residence – 0-1
• Supportive Residence – 1-2

CHC is a non-profit agency, offering some HUD subsidized ranch-style, Shared Living Residences and services. Homes accommodate five to ten older adults in a family style living arrangement in a residential neighborhood. All premises are non-smoking.

Home Amenities: Individuals and couples enjoy a spacious, private bedroom with adjoining private bathroom, beautifully furnished and equipped common areas, cable TV, washer, dryer, dishwasher, central air conditioning, and outdoor deck or porch. Residents furnish their private bedroom and bathroom. All homes are handicapped accessible.

Rent: Financial eligibility is set by government guidelines; qualified residents remit approximately 30% of their adjusted gross income for rent.

Resident Service Fee: The subsidized service fee covers housekeeping, some personal care assistance, laundry and linen change assistance, grocery shopping, and case management services. The resident service fee is in addition to monthly rent and determined based on income.

Additional included services are: Food for three meals a day plus snacks, health advocacy, some social activities and a “Continuum of Care” option (when available) from independent to supportive.

Contact: If you are interested in living in a Shared Living Residence, please contact CHC at (908) 526-8130, Monday through Friday 9:00 am – 4:30 pm.

*information last updated June 2013
HUD HOUSING
Parkside Village
One Parkside Street
Somerset, NJ 08873

Contact Person: Tina Hatch-Adams
(732) 545-9430

Waiting Period: Complex is currently full but will accept applications. The waiting period is approximately 6 months to 1 year.

Aging in Place Chart Ranking: 1-2

This is a HUD subsidized townhouse type complex with a total of 100 units - 40 of these units are dedicated to senior citizens. There are 28 efficiency units and 12 one Bedroom Apartments and some are handicapped units. 30% of annual income is how the monthly rent would be computed. Utilities are included in the rental price.

If you are interested in living in Senior Citizen Housing in Franklin Township, make sure you follow all directions and act immediately on any information you receive in order to increase your chances of obtaining a unit.

There is a senior center for recreations and friendly visits with neighbors of the complex. Small dogs (registered) are permitted as well as cats. One pet per household is allowed.

Public and county senior transportation are available for Parkside Village. Parkside Village is accessible to shopping, close to a park, senior laundry facility and senior center.

For specific information about the units and building, feel free to contact Tina Hatch-Adams at (732) 545-9430.

*information last updated July 2012
HUD HOUSING
Hidden Brook at Franklin
1 Bob Franks Way # 126
Somerset, NJ  08873

Contact Person:     Kim McBride
                   (732) 560-1751

Waiting Period:    Three years

Age Criteria:      62 years and above

Income Criteria:   1 person = $36,300
                   2 people = $41,450

Aging in Place Chart Ranking:  0

This HUD subsidized building has 84 one-bedroom apartments consisting of a living room, kitchen, and bathroom.

Tenants monthly rent is computed based on 30% of the adjusted income. Utilities that are included in the monthly rent are water, sewer, heat, and hot water. Electric is not included in the monthly rent.

Amenities include: On-site resident services coordination, off-street parking, central laundry room, a secure entrance to the building, and visitors are allowed.

Pets are allowed under certain size limitations.

*information last updated July 2013
HUD HOUSING

Ridge Oak Senior Housing
150 Manchester Drive
Basking Ridge, NJ 07928

Contact Person: Occupancy Department (908) 221-0266

Waiting Period: There are no units available at this time. For information regarding availability please call (908) 221-0266 or visit our website at www.ridgeoak.org.

Aging in Place Chart Ranking: 0

Ridge Oak Senior Housing, which is comprised of 306 units, is located in Basking Ridge, New Jersey. Ridge Oak Senior Housing is a federally assisted housing development for the elderly. Sponsored by six local churches, Ridge Oak seeks to provide safe, comfortable, and affordable rental housing for eligible applicants. Rent is based on thirty percent of income.

Eligibility criteria are as follows:

1. Applicants must be 62 years of age or older
   Applicant annual income cannot exceed:
   Villages 1-11 $46,400 for one person

Eligible applicants whose income is below $21,850 for an individual may be given priority for placement in Villages 1-11 as per HUD requirements.

The cost of rent for this facility is 30% of annual income per month. Included in the cost are heat, hot water, and garbage.

Our senior community also seeks to provide a variety of recreational and social activities to enhance the quality of life of its residents. Some supportive services are available through community outreach agencies and/or Ridge Oak, including community nursing visits, home-delivered meals, limited personal care, light housekeeping and friendly visitors. (Fees and subsidy may vary by type of service and disposable income). One pet is permitted with a deposit.

*information last updated June 2013
HUD HOUSING
The Lena and David T. Wilentz Senior Residence
360 Demott Lane
Somerset, NJ 08873

Contact Person: Olga Miccio
(732) 873-3888, (732) 873-6840 Fax

Waiting Period: 3 years 9 months

Age Criteria: 62 years of age or requiring “special features” of handicapped units

Aging in Place Chart Ranking: 0-1

The Lena and David T. Wilentz Senior Residence is for income restricted seniors who are 65 years of age or older. They enjoy spacious, private apartments with fully equipped kitchens and full baths at affordable monthly rental fees. On-site services include a convenience store, a state-of-the-art computer lab, glatt kosher evening meals served in our attractive main dining room, exciting social, recreational and education activities. All tenants enjoy the safety and security of our new state-of-the-art emergency call system that detects any non-movement during specific hours and alerts staff of a possible problem inside individual apartments. A full time social worker is available to assist residents with any personal issues. For more information or an application, call (732) 873-3888 or email Senior_housing@willfcampus.org.

HUD subsidized high rise complex is comprised of 100 1-Bedroom Apartments, 10 are handicapped units. All units have 3 rooms plus a bathroom with grab bars on the tub.

Rent is computed based on 30% of your adjusted annual income. There is a Kosher Food Plan for a sliding scale cost.

Tenants can arrange for county transport to doctor's offices and transportation is also available through CAT. In addition, the county bus comes every Friday for shopping. Local pharmacies make deliveries.

Pets are allowed. There are no special restrictions on visitors.

*information last updated June 2013
HUD HOUSING
Somerville Senior Citizen’s Housing
One Mountain Avenue
Somerville, NJ  08876

Contact Person:   Joyce Parr
(908) 722-4244

Waiting Period:   3-5 years - They will advertise when they are accepting applications

This HUD subsidized 10-story building has 153 apartment units consisting of 126 one-bedroom units and 27 efficiency units.

Amenities include: two elevators, a library, community room with kitchen, lounge/T.V. room, and a Social Services Director who schedules talks, entertainment, social events and trips.

Tenants monthly rent is computed based on 30% of their gross annual household income.

When accepting applications, Somerville Senior Housing will advertise in the Courier News, Messenger Gazzette, and the Star-Ledger. In addition, they will notify CJHRC, churches and synagogues in the area.

You must, upon hearing/reading that they are accepting applications, follow all directions and act immediately to get your information in to them for processing.

For specific information about the units and building, feel free to contact Joyce Parr at (908) 722-4244.

*information last updated June 2013
NEW JERSEY
LOW/MODERATE HOUSING - MT. LAUREL
HOUSING

New Jersey's Fair Share or "Mt. Laurel" Program is designed to make sure that all municipalities provide some housing that is affordable to low and moderate income families. A portion of this housing is to be set aside for seniors.

Fair Share Housing is in short supply in Somerset County and each town operates their "Mt. Laurel" housing program independently. Some towns are exempt from the “Mt. Laurel Program.” In order to participate in this program, your income must be below the County average and you must fill out an individual application at each development/municipality where you are interested in living.

Applications and further information about municipal Mt. Laurel Programs are available by calling the Central Jersey Housing Resource Center, (908) 704-8901.
NEW JERSEY
LOW/MODERATE INCOME
HOUSING PROGRAM
MT. LAUREL HOUSING
COMPLEXES IN
SOMERSET COUNTY
LOW/MODERATE NJ STATE PROGRAM

Centerbridge II
459 Shasta Drive
Bridgewater, NJ 08807

Contact: Patricia Anne Dolan, Resident Manager or office staff
(908) 725-6030, (908) 725-6199 Fax

Waiting Period: Currently there is no waiting list. At this time there are no apartments available- pre-applications are being accepted. Contact the office staff of Centerbridge II at (908) 725-6030 weekly between the hours of 9 a.m. and 3:30 p.m. If you would like to see the building, you must return your application first to assure financial qualifications. Centerbridge II will call and make arrangements to schedule an appointment to visit the building. Apartments will be rented on a first-come, first-served basis.

Aging in Place Chart Ranking: 0

Centerbridge II - The Jack Stine Residence - is a premier senior citizen residence of the State of New Jersey. This Award Winning building is perfect. To qualify you must be 62 years of age or older and capable of independent living and meet the financial criteria.

Centerbridge II is comprised of 171 one bedroom apartments, which are comprised of a living room, gally kitchen, and one bathroom. They offer plenty of Activities & Amenities:

...Security...Game Room...Beauty Parlor...Transportation (county, township)...Community Room...Visiting Nurse (for blood pressure only – 1 time per month)...Home delivered meals...Coin Operated Laundry Room...Shopping...& Social Service Director

Each apartment is equipped with a refrigerator and electric stove. Residents with cars can obtain one assigned parking space per car. Pets are allowed, but they must be less than 10 pounds.

The rents for 2013 begin at $815. The cost of utilities is additional. The residency will be limited to a maximum annual income of $42,000 for one person and $48,000 for two persons.

*information last updated June 2013
LOW/MODERATE NJ STATE PROGRAM

Claremont Senior Housing
DuMont Road
Far Hills, NJ 07931

Contact: Sylvia Lee, NJHMFA
(609) 278-1149

Waiting Period: Selection of participants in the Far Hills Affordable Housing Program is made on the basis of income, family size and availability

Special Criteria: Must meet the regional income limits as set by the NJ Council on Affordable Housing and be 62 years of age or older.

Completed in 1996, this development consists of six units for rent. Three units are at street level and three units are on the second floor. The units are designed as apartments, with living on one level. Each has a private entrance and is approximately 650 square feet.

Rental rates will be determined upon availability. Snow removal, outdoor landscaping, outdoor maintenance and garbage removal are all included in the monthly rent. Each resident is assigned a parking space. Residents must pay their own utilities including water and sewer, electricity (for cooking and dryer use), gas (for heat and hot water), cable television, etc. Cable connections are provided in the bedroom and living room, and telephone outlets are located in the bedroom and kitchen.

Pets are allowed, but only if tenant already owns the pet. Each apartment has a linen closet and a walk-in closet in each bedroom.

*information last updated July 2013
LOW/MODERATE NJ STATE PROGRAM

Farinella Homes
Monica Court
Branchburg, NJ 08876

Contact: Affordable Housing Services
(908) 526-1300 x102

Waiting Period: There are no units available at this time. Applications are being accepted for the waiting list.

Special Criteria: For the low-income unit - must meet the regional income limits as set by the NJ Council on Affordable Housing and Seniors must be 62 years of age or older.

Aging in Place Chart Ranking: 0

This two-family home is located on Monica Court, which is off of Readington Road.

Both units are rentals with the first floor being a low-income unit with one-bedroom that is age-restricted (age 62 or older). The second floor is a moderate-income unit with two bedrooms. In addition, the landlord may have certain residency requirements, such as a minimum credit standard and references, which are typical of a rental property. Tenants are required to pay a security deposit. No pets are allowed.

The monthly rental rate includes utilities and is determined upon availability and is subject to state and federal guidelines. All applicants must qualify on the basis of their gross annual income as it relates to the size of the household.

To be eligible to rent one of these affordable units, your household must meet the NJ Council of Affordable Housing requirements and certain landlord residency requirements. Please refer to the Housing Income Requirements or the Affordable Housing Application for further information. These can be obtained at http://www.branchburg.nj.us or by calling 908-526-1300 x102.

Both units share a utility room with a washer and dryer on the first floor and off-street parking.

THE MODERATE-INCOME UNIT is 2-bedrooms and is on the 2nd floor. This unit features an eat-in kitchen with electric stove, dishwasher and refrigerator.

THE LOW-INCOME UNIT is age-restricted (age 62 or older) with 1 bedroom and is on the 1st floor. This unit features a living room kitchen combo with a self cleaning gas stove, refrigerator and dishwasher. The bath has a stall shower that includes grab bars, seat and light.

information last updated June 2013
LOW/MODERATE NJ STATE PROGRAM

Four Seasons at The Promenade
Complex Location:
3 Promenade Blvd
Warren, NJ 07059

Contact: New Jersey Housing and Mortgage Finance Agency
(609) 278-7400

<table>
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<tr>
<th>Type of Unit</th>
<th># of Units</th>
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<th>Taxes (Approx)</th>
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<td>1 BR w/Den Tier 5 Mod Condo</td>
<td>12</td>
<td>800 -1134</td>
<td>$1,902.01</td>
<td>$369.00</td>
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</table>

Special: Applicants must meet the regional income limits as set by the NJ Council on Affordable Housing and are age restricted for seniors (55 years of age or older). Children under the age of 19 are not allowed to reside in the units.

Some of the amenities found in each apartment include:
- Washer/Dryer hook up
- Gas Cooking, Heating System, Central Air Conditioning
- Wheelchair accessible (1st floor units only)
- Cable Ready
- 1 Bathroom 1 Bath (6 have a den)
- Eat in Kitchen, Range, Dishwasher
- Carpeting in Living Areas, Vinyl Flooring in Kitchen
- Off Street Parking
- Pets under 50lbs are permitted
- Security Access to buildings

Other Fees: Quarterly Water/Sewer (Garbage removal is included in the monthly association fee)
All utilities (gas, electric, phone, cable water and sewer) are the responsibility of the unit owner.

Rates may be subject to increases. No units are currently available, please call for applications and availability.

*information last updated January 2012
LOW/MODERATE NJ STATE PROGRAM

Hearthstone at Hillsborough
Complex Location:
31 Weber Avenue
Hillsborough, NJ 08844

Contact: Central Jersey Housing Resource Center
(908) 203-4560

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</tbody>
</table>

Special: Applicants must meet the regional income limits as set by the NJ Council on Affordable Housing and are age restricted for seniors (55 years of age or older). Children under the age of 19 are not allowed to reside in the units.

Some of the amenities found in each apartment include:
• Washer/Dryer hook up
• Electric Cooking, Heating System, Central Air Conditioning
• Wheelchair accessible (Townhouses are not wheelchair accessible)
• Cable Ready
• 2 Bathrooms in Condos, 2 ½ Bathrooms in Townhouses
• Eat in Kitchen, Range, Dishwasher
• Carpeting in Living Areas, Vinyl Flooring in Kitchen
• Unfinished Basement/Garage in Townhouses
• 2 pets are permitted
• Elevator for the condominium in the common area if the building

Rents: Range based on annual income: (Resale unit rates may be subject to increase)

Other Fees: Quarterly Water/Sewer (Garbage removal is included in the monthly association fee)
All utilities (gas, electric, phone, cable water and sewer) are the responsibility of the unit owner.

Rates may be subject to increases. No units currently available, please call for applications and availability.

*information last updated June 2013
LOW/MODERATE NJ STATE PROGRAM

Hillsborough Point
Complex Location:
Route 206 and Render Drive (off of Raider Blvd) in Hillsborough

Contact: Katherine Moreno or Dominique Migliorato
609-371-2181  718-984-8202

Total Number of Units: 15 one bedroom moderate income units

Special: Applicants must meet the regional income limits as set by the NJ Council on Affordable Housing and are age restricted for seniors (55 years of age or older). Children under the age of 19 are not allowed to reside in the rental units. All applicants must pass the developers credit check.

Some of the amenities found in each apartment include:
- Washer/Dryer
- Individual Central Heating/Cooling system/thermostat
- Wheelchair accessible
- One floor living, carpeted throughout with individual entrances
- Kitchen with eating bar, oven range and dishwasher
- One assigned parking space
- Community path and walking bridge over creek to nearby shopping centers

Rents: $1,030 per month

All utilities (gas, electric, phone, cable, water, sewer and trash removal) are the responsibility of the tenants. Rates may be subject to increases.

Pets: Pets are allowed with an additional security deposit of $150.00 and cleaning fee of $150.00 (with last month’s rent).

*information last updated July 2013
LOW/MODERATE NJ STATE PROGRAM

McKinley Court at Montgomery Hills
Princeton, NJ

Contact: Katherine Moreno
(609) 371-2181

Waiting Period: Selection of participants Affordable Housing Program is made on the basis of income, family size, and availability

Special Criteria: Must meet the regional income limits as set by the NJ Council on Affordable Housing and be 55 years of age or older

Newly constructed units in 2002/2003. McKinley Court (located in Montgomery Hills), has a total of 60 two bedroom affordable housing units. Montgomery Hills provides a residential setting in a beautiful area. Designed with a clubhouse for seniors only.

Units rent for $820 - $991 per month for a low-income two bedroom and $996 - $1,069 for a moderate-income two bedroom. At least one family member must be 55 years of age or older. No children under the age of 19 years

The affordable housing units all include: central air conditioning (individual thermostats), electric range hood, refrigerator, dishwasher, and washer/dryer. The low-income units are on the first floor and are wheelchair accessible. The moderate-income units are on the second floor. There are no elevators in this complex. Apartments are cable ready and have telephone jacks in the bedroom and kitchen. One pet (not in excess of 28 lbs.) is allowed per unit.

*information last updated July 2013
LOW/MODERATE NJ STATE PROGRAM

New Center Greens
Auten & Triangle Roads
Hillsborough, NJ 08844

Contact: New Center Greens & Pike Run Leasing Office
(908) 281-4200

Waiting Period: There is currently a waiting period, however length of period is unknown.

Special Criteria: Seniors must meet the regional income limits as set by the NJ Council on Affordable Housing.

Aging in Place Chart Ranking: 0

New Center Greens is an apartment community offering 11 affordable oversized units designated for senior citizens when available.

Some of the amenities found in each apartment include:
- 2 full modern tiled bathrooms
- Individual Central Heating/Cooling system/thermostat
- Patio or deck
- Washer and dryer units in every apartment
- Kitchen appliances including dishwasher and refrigerator
- Abundant closet space
- Tenants pay gas, electric and water

All units have two bathrooms. A two bedroom, moderate-income unit is approximately $1,350 per month, and a similar but low-income unit is approximately $1,150 per month. A three-bedroom low is approximately $1,295 per month and a three-bedroom moderate is approximately $1,450 per month. All apartments are first or second floor units. Rental rates maybe subject to increases.

For more information on these brand new units in Hillsborough and an application, please call Donna Parlin or Sandy Bonnell at (908) 281-4200.

*information last updated July 2013
Pluckemin Park, completed in 1995, is comprised of 50 beautiful garden apartments. Located in the heart of Pluckemin Village on Route 202-206 in Bedminster. A beautiful park-like setting serves as the backdrop for a series of small two-story buildings arranged around a central courtyard. It is just a short stroll to the village shops, services and public transportation. There is a Senior Center available for community activities. This development features 37 one bedroom (760 sq. feet) and 13 two bedroom (880 sq. feet) apartments for Senior Citizens enjoying an independent lifestyle.

Rents begin at approximately $825 per month for a one bedroom low-income apartment, $950 per month for a one bedroom moderate-income apartment, $975 per month for a two bedroom low-income apartment and $1,050 per month for a two bedroom moderate-income apartment. Water, sewer and maintenance are included. Each apartment features wall to wall carpeting, individually controlled gas heat & central air conditioning, washer & dryer hook-ups, telephone and cable TV outlets, large kitchen with work area, cabinets and pantry closet, frost-free refrigerator and range.

Income and age restrictions apply. The income limits are as follows:

<table>
<thead>
<tr>
<th></th>
<th>One person – low income</th>
<th>$36,750</th>
<th>One person – moderate income</th>
<th>$44,100</th>
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</thead>
<tbody>
<tr>
<td>Two person – low income</td>
<td>$44,100</td>
<td></td>
<td>Two person – moderate income</td>
<td>$50,250</td>
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Gas, electric, telephone and cable are not included in the rent. All residents must be 62 years of age or older.

Bedminster provides a bus for shopping, and Somerset County can arrange for transportation to doctor’s appointments if necessary. Also, shopping and pharmacies are within walking distance of the complex. Off street parking is provided by Pluckemin Park.

*information last updated June 2013
LOW/MODERATE NJ STATE PROGRAM

St. Lukes Village
Main Street
Gladstone, NJ 07934

Contact: Sally Holzapfel
(908) 439-2866

Waiting Period: Complex is full but currently accepting applications

Age Criteria: 62 years or older

Income Criteria: Fall within low to moderate income guidelines of Somerset County

Aging in Place Chart Ranking: 0

This complex is comprised of 9 one-bedroom apartments on the first or second floor. The apartments are 600 sq. ft with kitchen and laundry facilities in each.

St. Luke’s Village is located in the town of Peapack-Gladstone. Its goal is to create an atmosphere where a group of individuals will have the dignity of their own dwelling as well as the company of their fellow residents.

The average monthly rent is $590, which includes heat and hot water. Electricity is extra.

Tenants must be at least 62 years of age and meet the Somerset County low to moderate income guidelines.

No pets are allowed.

To obtain an application and for more information visit the website www.stlukesgladstone.org

Contact person:
Mrs. Sally Holzapfel
P.O. Box 308
Pottersville, NJ 07979
(908) 439-2866.

*information last updated July 2012
LOW/MODERATE NJ STATE PROGRAM

Whiton Hills
804 Bermuda Drive
Neshanic Station, NJ 08853

Contact: Branchburg Township Affordable Housing Services,
Denise Piszkowski, (908) 526-1300 x102
Email: Affordablehousing@branchburg.nj.us
Website: www.branchburg.nj.us

Waiting Period: There are no units available at this time. Applications are being accepted for the waiting list.

Special Criteria: Must meet the regional income limits as set by the NJ Council on Affordable Housing and be 62 years of age or older

Whiton Hills is located on Route 202 South. This 1996 complex consists of 10 apartment buildings and within this complex there are 44 one- two- and three- bedroom, moderate-income rental apartments that become available to any household who qualifies under the income guidelines and meets the residency requirements of Whiton Hills. In addition, there are 30 one- two- and three-bedroom, low-income rental apartments that are age-restricted, who, in addition to meeting the income and residency requirements, must provide evidence that at least one person in the household is 62 years of age or older and no one is younger than 18.

Water and sewer charges are included in the monthly rent, but all residents must pay for their own gas, electric and cable. In addition, the landlord may have certain residency requirements, such as a minimum credit standard and references, which are typical of a rental property. Tenants are required to pay a security deposit and additional deposit fees. No pets are allowed.

The monthly rental rate is determined upon availability and is subject to state and federal guidelines. All households must qualify on the basis of their gross annual income as it relates to the size of the household.

To be eligible to rent an affordable apartment in Whiton Hills, your household must meet the NJ Council of Affordable Housing requirements and certain landlord residency requirements. Please refer to the Housing Income Requirements or the Affordable Housing Application for further information which can be obtained by phone at 908-526-1300 x102 or online at http://www.branchburg.nj.us.

EACH UNIT has one bathroom and is equipped with central air conditioning. The units have spacious closets. There is wood flooring throughout the apartments. Carpeting is required on upper units as stated in the lease. Parking is on a first come, first serve basis and the parking lot is equipped with security lighting and handicapped parking is available. There is a tennis court and a common green for all of the residents.

LOW-INCOME UNITS are located in Building 10 and are age-restricted. At least one household member must be 62 years of age or older, with no one under the age of 18, to reside in this low-income building. These units have a common coin-operated laundry room located in the basement of Building 10. This building also has a handicapped ramp and an elevator.

MODERATE-INCOME UNITS are located throughout the other 9 buildings and all are located on the first floor. All moderate units are equipped with washers and dryers.

*information last updated July 2013
PRIVATELY OWNED SENIOR CITIZEN HOUSING FACILITIES

GENERAL INFORMATION

What follows is a detailed description of privately owned senior citizen housing facilities. When considering any kind of housing in Somerset County, we recommend you write out various questions that concern you. You should ask your questions either in person or via the telephone, prior to filling out an application or going onto a waiting list.

Things you need to know:
1. Are there any income, gender, or physical/health restrictions?

2. Is there a waiting list? If yes, how can I get on the list? What is the approximate waiting time before a unit would be available?

3. Do I have to sign a lease or contract? If so, for what length of time?

4. If I have to permanently leave the premises, what is the procedure?

5. Can I see the premises or a unit before applying?

6. What is the monthly fee for living at these premises? Are there any fees collected prior to my moving in?

7. What is included in the monthly fee?
PRIVATELY OWNED

SENIOR HOUSING OPTIONS IN SOMERSET COUNTY

including:

- Assisted Living Residences
- Active Adult Retirement Communities
- Continuing Care Retirement Communities
  - ECHO Housing
PRIVATELY OWNED SENIOR HOUSING
Residential Health Care
Bryan Manor
600 Old Chester Road
PO Box 426
Gladstone, NJ 07934
Contact: Admissions Coordinator
(908) 234-0687 or FAX (908) 234-1574
Waiting Period: Minimum waiting time
Age Criteria: Senior Citizens – Individuals who need supportive living conditions
Aging in Place Chart Ranking: 1-3
Income Criteria: Private Pay Facility

Bryan Manor is a very small (34 beds) Residential Health Care Facility, located on 36 acres in the Somerset Hills. It offers a “comfortable home away from home” for many people in need of supervised care. The facility, licensed by the State of New Jersey Department of Health, offers supervised 24 hour assistance to individuals who are ambulatory but unable to live alone because of physical, mental or emotional needs. The staff is experienced and dedicated to assisting the residents with Activities of Daily Living and at the same time help the residents maintain a degree of independence. All medications are supervised and they have a full-time Registered Nurse to answer and monitor the residents’ health needs. Their recreational program stimulates the residents and challenges them mentally and physically.

Bryan Manor offers long-term care as well as short-term Respite Care. The daily rates are affordable, ranging from $110.00 to $125.00 for long-term care and $125.00 for Respite Care. They are an affordable alternative when individuals can no longer function independently and require a higher level of supervised living.

At the present time, they have openings and can accommodate residents immediately. They offer a cozy home environment for their residents and at the same time provide the support and physical care they need. Families also find great comfort at Bryan Manor. There is an open door policy when it comes to the families and friends of the residents. The residents are the center of all that happens at Bryan Manor. Many of them have called this home for many years.

Several of the staff live on grounds which adds continuity and security to the facility. The staff members readily get to know the residents and their individual needs. Because they are small they can offer personal attention to each and every one of their residents.

Their website, www.bryanmanor.com, offers an overview of the facility.

*information last updated July 2012
PRIVATELY OWNED SENIOR HOUSING

Residential Health Care

Foothill Acres Rehabilitation & Nursing Center
39 E. Mountain Rd.
Hillsborough, NJ 08844

Contact: Mary Ann Buteau
(908) 369-8711 or FAX (908) 369-0113

Waiting Period: Up to 3 months

Age Criteria: Sub-acute Rehab-40 years and older

Aging in Place Chart Ranking: 0

Income Criteria: Private Pay Facility

Foothills Acres was established 54 years ago and we will break ground on a new building during the fall. We currently have 122 beds, (our new facilities will have 200 beds: 36 Sub-acute rehabilitation units, 44 Alzheimer's units, and 120 long term units).

We accept Medicare, Medicaid, Private Pay, and LTC insurance. We have contracts with most of the major insurance carriers. We have a wonderful reputation for our care and warm staff.

*information last updated July 2012
PRIVATELY OWNED SENIOR HOUSING

Residential Health Care

New Jersey Eastern Star Home, Inc.
111 Finderne Avenue
Bridgewater, NJ  08807

Contact:  Diane Baldwin, Director of Social Services
          (908) 722-4140

Waiting Period:  Residential units are available, applications required

Special Criteria:  Provide medication, administration and bathing assistance

Age Criteria:  65 minimum age for Residential

Aging in Place Chart Ranking:  1

The New Jersey Eastern Star Home is now open to the general public.

This is a ground level building on 13 acres with a beautiful garden. There are 48 residents. Each resident has his or her own bedroom. Most residents share a bath with one other resident, although some other rooms have their own bath. All rooms are furnished but residents can bring their own furnishings if they desire.

There is a large dining room where 3 meals and snacks are provided daily. Laundry can be done by residents or can be provided for residents. This is included at no extra charge with their board.

This is a shared living residential facility. There is a nurse on premises 24 hours a day who supervises medication. Transportation for shopping is free. Daily activities and field trips are run from the premises with free transportation. Public areas on the premises include two sitting rooms, a large chapel, a beauty parlor, an arts and crafts room and the resident laundry room.

A physical is required prior to acceptance. This facility is for senior citizens who need no, or minimal nursing care.

The monthly rate is approximately $155 per day. Included are utilities, food, housekeeping, prepared meals, laundry, daily activities, and all property maintenance. If you are interested in this senior citizen residential housing type of living please contact Diane Baldwin, Director of Social Services at (908) 722-4140.

*information last updated July 2012
PRIVATELY OWNED SENIOR HOUSING

Shared Living Residence

Kirkside at North Branch
199 Highway 28
Bridgewater, NJ 08807

Contact: Barbara O’Rourke, Administrator/Social Worker
(908) 725-2313

Waiting Period: Varies

Age Criteria: 62 years of age and up

Aging in Place Chart Ranking: 0

This home is comprised of 5 One Bedroom units which the residents furnish themselves. This is a shared living environment, so residents share all other areas of the home except their bedroom. The house has three bathrooms. There is a laundry room with a washer and dryer. The bedrooms are upstairs with the exception of one 1st floor bedroom. There are two living room areas, a dining room and a kitchen. Kirkside is located on beautiful grounds, and the house has a delightful screened in porch.

The monthly rent of $575 includes all utilities, (except personal phone and internet), housekeeping of common living areas, all house maintenance, and food, including one prepared meal mid-day Monday - Friday. There is a cable hook-up in each room. Residents may have their own vehicle or use Somerset County transportation.

Smoking and alcohol is prohibited. No pets are allowed.

If you are interested in living at Kirkside Senior Citizen Shared Housing, please contact Barbara O’Rourke, Administrator, (908) 725-2313 at North Branch Reformed Church Office.

*information last updated July 2012
PRIVATELY OWNED SENIOR HOUSING

Shared Living Residence

Potomac at Green Brook
205 Rock Avenue
Green Brook, NJ 08812

Contact: 800-935-9898

Waiting Period: Call for information

Aging in Place Chart Ranking: 4-5

This home provides care for patients with Alzheimer’s and other dementia-related illnesses. It is a single-family independent residence that provides services 24 hours per day. They have personal care providers, nurses, and activities for socialization and therapy planned by a professional activities coordinator. Call for availability and pricing.

*information last updated July 2013
**PRIVATELY OWNED SENIOR HOUSING**

**Assisted Living**

The Chelsea at Bridgewater  
680 Route 202-206 North  
Bridgewater, NJ  08807

| Contact:          | Donna Pignatelli, Marketing Director  
|                  | Phone: (908) 252-3400 Fax: (908) 252-3500 |

| Waiting Period:   | There is currently no waiting list for assisted living, however there is a waiting list for memory impaired. |
| Age Criteria:     | No restrictions |
| Income Criteria:  | 24 months private pay; can spend down for Medicaid |
| Aging in Place Chart Ranking: | 1-3 |

The Chelsea at Bridgewater is ten years old and was formerly named the Autumn Woods Assisted Living, until January of 2006. It is an upscale, but reasonably priced, community consisting of 90 studio and one bedroom apartments with a large variety of floor plans from which to choose. It is located close to shopping and professional centers. The Chelsea buses take residents two days a week to doctors and two days on shopping trips and excursions.

The Chelsea is located on a beautiful country setting set back but near the Bridgewater Commons Mall. It is near many major highways. There is a gazebo on the property and lovely terraces overlooking the woods. Pets are allowed. Within The Chelsea, Oak Terrace, an 11 apartment specialized unit, is designed to accommodate those with memory and cognitive impairment comfortably and safely. These units include a plus plan to accompany higher levels of care.

Amenities which are offered include 24 hour staffing, assistance with daily living, housekeeping, linen service, maintenance, scheduled transportation, three meals a day in the dining room, a beauty salon, assistance with ADLs, indoor and outdoor recreational events, emergency pendant system, and more. There is a minimal additional cost for local telephone and basic cable.

The cost for studio apartments is $156 a day. These units include a living area with a kitchenette, three closets, and a bathroom.

Cost for 1 bedroom apartments is $187 a day. These units include a bedroom, a living area, a walk in closet, a kitchenette, and a bathroom. Medicaid available after spend down.

*information last updated June 2013*
PRIVATELY OWNED SENIOR HOUSING
Assisted Living

The Avalon at Bridgewater
565 Route 28
Bridgewater, NJ 08807
www.bridgewayseniorcare.com

Contact: 908-707-8800
Waiting Period: Please Call
Age Criteria: 65 or older
Aging in Place Chart Ranking: 3

Family owned and operated, Bridgeway Senior Healthcare is proud of the excellent reputation as an affordable, quality provider, trusted with over 30 years of experience in senior care.

Family owned and operated by Bridgeway Senior Healthcare, awarded Advanced Standing for Distinguished Communities. A Bridgeway Senior Healthcare Community that is beautifully decorated with many amenities including: Beauty Salon, Library, Movie Theatre, Computer room, and Coffee shop. The residence offer spacious studio apartments and suites for both individuals and couples. On-site physical therapy offered by Kessler. Licensed nursing on premises 24/7. Specialized Memory care program for those with memory related impairments with all private apartments, all inclusive price, and all staff trained in Alzheimer’s and dementia care.

*information last updated June 2013
PRIVATELY OWNED SENIOR HOUSING

Assisted Living

Brandywine Assisted Living at Middlebrook Crossing
2005 Route 22 West
Bridgewater, NJ 08807

Contact: Nicole, Director of Community Relations
(732) 868-8181

Waiting Period: Please inquire

Age Criteria: None

Aging in Place Chart Ranking: 0-3

Brandywine Assisted Living at Middlebrook Crossing offers a variety of private and shared suites and a wealth of intimate living areas. All suites offer full baths and separate kitchenettes. Residents here enjoy a wide range of health and wellness programs customized to meet individual needs. A host of gracious amenities and activities are readily available. Three seasonal, gourmet meals are served daily in an elegantly appointed dining room. Brandywine offers 24 hours on-site nursing care and has a separate, on-site, dementia and Alzheimer’s dedicated units called Reflections.

Please call for rates, additional information, or to schedule a tour.

*information last updated July 2013
Since its opening on November 5, 1999, The Chelsea at Warren Assisted Living Residence has been a housing option that offers mature adults and their families the security and peace of mind they need and deserve, while maintaining individuality, and dignity. Every aspect of The Chelsea underscores warmth, convenience, privacy, security, and independence for their residents. The Chelsea at Warren is set on ten country acres, and was the first assisted living program in the state to receive the NCAL award for excellence.

The Assisted Living Residence contains 80 apartments, 60 of which are designed for assisted living. The remaining 20 are part of the Country Cottage program, which is a premier secured unit for residents with Alzheimer’s disease and other related memory impairments. The Chelsea Country Cottage provides the special care needed, while offering a home-like setting and regular daily routines, to help each resident preserve their independence and dignity.

The Chelsea at Warren offers one bedroom, studio, and semi private apartments. The rates start at $205 per day for a one bedroom and $153 for a studio and $115 for a semi-private apartment. All utilities, except cable and phone, are included in the monthly cost. Their elegant surroundings feature open porches and terraces, a library, tea room, common sitting areas, lounges, a convenience store, activities room, exercise room, beauty parlor/barber shop, and a lovely ice cream parlor. Each assisted living apartment is furnished with a kitchenette including microwave, refrigerator, a sink, generous closet space, walk-in showers, and an individual heating and air conditioning unit. Pets under 12 pounds are allowed.

Along with a generous variance of activities, the basic rent services and amenities include weekly housekeeping, linen and laundry service, RNs or LPNs available on every shift, health and wellness program, scheduled transportation, three meals daily, and a 24 hour emergency response system. Assistance can also be provided for bathing, dressing, mobility, toileting, continence, and medication management.

*information last updated June 2013
PRIVately OWNED SENIOR HOUSING

Assisted Living

Spring Hills Somerset
473 Demott Lane
Somerset, NJ 08873

Contact: Adrianne Hill
(732) 301-4438

Waiting Period: Accepting applications

Aging in Place Chart Ranking: 1-4

The entire staff of Spring Hills Somerset embraces the same ambitious goal - to create and maintain an environment in our home that we would want for our loved ones and for ourselves.

This is a two story, modern building which is situated on three acres of beautifully landscaped property, includes numerous outdoor patios, walking paths, and a gazebo. All residences are private apartments including private bathrooms and efficiency kitchens. Hook-ups for cable television and personal telephone service is available in all rooms. The formal dining room serves three meals and two snacks daily.

Spring Hills Somerset is a Licensed Assisted Living Facility. There are registered nurses on staff 7 days a week, and the staff supervises and dispenses all medication. Daily activities are supervised and include, but are not limited to, exercise classes, aroma-therapy, trivia games, movies, shopping trips, museums, the theater, and day trips to Atlantic City. Transportation to all activities is provided free of charge. Other transportation services can be arranged if needed, but may involve a fee. Also on the premises are three large sitting rooms, tv rooms, an arts and crafts room, a library, a beauty parlor/barber shop, and gated courtyards.

A physical is required prior to acceptance. Rates vary based on the level of care required. The daily rate includes lodging, meals, snacks, housekeeping services, personal care services, medication management, continence management, 24-hour supervision, and assistance with Activities of Daily Living. Respite stays are also available. Rates differ for Secured Memory Case Unit (Spring Cottage).

*Information last updated July 2013
PRIVATELY OWNED SENIOR HOUSING

Assisted Living

Watchung Ridge Assisted Living Residence
680 Mountain Blvd.
Watchung, NJ 07069

Contact: Kathleen McCue
(908) 754-8180

Waiting Period: None

Age Criteria: 65 years or older

Income Criteria: 2+ years of private pay

Aging in Place Chart Ranking: 0-3 & 5

Watchung Ridge Assisted Living Residence, owned by Presbyterian Homes, has a total of 97 suites. Watchung Ridge provides a residential alternative for individuals who need some assistance managing their daily routines. In the comfort and privacy of beautifully designed suites, residents enjoy many activities and social interactions.

Watchung Ridge provides three meals a day, as well as services that are individualized to fit the needs of the residents. Prices vary depending on the care required, and the size of the suite selected. Small pets are allowed.

Individual programs provide flexible personalized services to meet each resident’s needs without paying for unneeded services. Please contact Watchung Ridge for further information about their amenities, cost and care that they can provide.

*information last updated July 2013
PRIVATELY OWNED SENIOR HOUSING

Assisted Living

The Martin & Edith Stein Assisted Living Residence
350 Demott Lane
Somerset, NJ 08873

Contact: Randi Rosen or Toby Ehrlich
(732) 568-1155 or (800) 574-5760

Waiting Period: Varies

Aging in Place Chart Ranking: Assisted Living and Alzheimer’s Care.

The Martin & Edith Stein Assisted Living Residence is located on the Oscar and Ella Wilf Campus for Senior Living, along with the Regency Jewish Heritage Nursing and Rehabilitation Center and The Lena & David T. Wilentz Senior Residence.

There are licensed nurses on duty 24 hours a day, Kosher cuisine, fitness and wellness programs; Alzheimer’s and dementia care; religious services and celebrations. Respite care is also available.

The Martin and Edith Stein Hospice
49 Veronica Avenue, Suite 206
Somerset, New Jersey 08873

Contact: (732) 227-1212
(732) 227-1722 Fax

Hospice services are provided wherever the patients reside and include medical equipment and supplies, trained volunteers and bereavement services. Medicare and Medicaid Certified, accept most insurance.

Service all of Somerset, Middlesex and Union County.

*information last updated June 2013
PRIVATELY OWNED SENIOR HOUSING
Assisted Living

The Avalon at Hillsborough
393 Amwell Avenue
Hillsborough, NJ 08844
www.bridgewayseniorcare.com

Contact: 908-874-7200
Waiting Period: Please Call
Age Criteria: 65 or older
Aging in Place Chart Ranking: 3

For over 30 years, family owned and operated by Bridgeway Senior Healthcare, awarded Advanced Standing for Distinguished Communities. A Bridgeway Senior Healthcare Community that is beautifully decorated with many amenities including: Beauty Salon, Library, Movie Theatre, Computer room, and Coffee shop. Accommodations available for both individuals and couples. On-site physical therapy offered by Kessler. Licensed nursing on premises 24/7. Specialized Memory care program for those with Alzheimer’s disease and memory related impairments with all private apartments, all inclusive price, and all staff trained in Alzheimer’s and dementia care.

Adjacent to Bridgeway Care and Rehabilitation Center, providing sub-acute rehab and long term care, for a full continuum of care all on one campus.

*information last updated June 2013
PRIVATELY OWNED SENIOR HOUSING

Assisted Living
Emeritus at Hillsborough
600 Auten Road
Hillsborough, NJ 08844

Contact: Linda Pacifico
(908) 431-1300

Age Criteria: No restrictions

Income Criteria: Minimum 2 years private pay

Aging in Place Chart Ranking: 1-3

Emeritus at Hillsborough is located in Hillsborough, NJ. It has been part of the Hillsborough community for 8 years. Emeritus at Hillsborough’s beautiful Colonial style building and park like setting complete with a pond give the feeling of home to the residents who live there. Once inside the doors, a warm family like atmosphere abounds. Whether sitting by the lobby’s brick fireplace or visiting with friends in the beautiful Florida sun room, Emeritus at Hillsborough residents feel safe, secure and at home.

Emeritus at Hillsborough residents are busy during the day with an array of activities and trips. Movies are viewed in our quaint Movie Theatre. Daily exercise classes, weekly shopping trips, art classes and more fill our daily calendar. Our van is available for trips, shopping and local medical appointments on scheduled days.

Emeritus at Hillsborough offers around-the-clock care, daily housekeeping services, and three meals a day in a beautiful restaurant style setting. Customized care plans are created for each resident in consultation with family members and health care professionals. Emeritus at Hillsborough offers our SummerBrook Program for residents with Alzheimer’s and other Memory Loss Disorders.

Emeritus at Hillsborough’s vision is dedicated to meeting the changing needs of seniors in a warm caring environment that supports the individuality and dignity of each resident. Monthly rates start at $3,150 for a semi-private apartment and $4,295 for a private apartment. Utilities, cable TV, local phone calling, weekly laundry and housekeeping services are included in the monthly fee.

*information last updated July 2012
PRIVately OWNED SENior HOUSING

Assisted Living

Tapestry
10 Hartwick/Vreeland Dr.
Montgomery, NJ

Contact:    (609) 688-6833

Age Criteria:   55 and over

Tapestry is currently under construction and will consist of 120 units ranging from single-family homes and duplexes up to 3,300 square feet. The homes will provide master suites, gourmet kitchens, formal living and dining rooms and a two car garage. Some homes will have private elevators. There will be a clubhouse and an outdoor pool. Prices start at $399,000. Call for availability and pricing.

*information last updated July 2012
PRIVATELY OWNED SENIOR HOUSING
Assisted Living
Sunrise of Basking Ridge
404 King George Road
Basking Ridge, NJ 07920

Contact:  908-542-9000
Waiting Period:  Please Call
Age Criteria:  No restrictions

Convenient to Routes 78 and 287, Sunrise of Basking Ridge is located directly across the street from the new Dewey Meadow Shopping Center and near the cultural and historic Morristown. Our community is nestled in a quiet, wooded area, just minutes away from the quaint center of Basking Ridge. We pride ourselves in our outstanding service and hospitality, as well as in our obvious love and respect for seniors.

Step into a Sunrise Assisted Living community and you can’t help but feel at home. We stop at nothing to make your experience warm and inviting, from our homelike exterior architecture, to our comfortable community areas and choice of suites to our exceptional outdoor gardens and landscaping. Look around and you’ll notice fresh flowers throughout the residence, and you may even spot our dog or our cat. And of course, there are always the friendly smiling faces of our staff to insure that each day spent here is a welcome one.

*information last updated July 2012
Canal Walk consists of homes on a park-like setting with a clubhouse that is over 32,000 square feet. Some services include gated community entrance, spa amenities, swimming, tennis, biking and a putting green within walking distance. This community consists of 2 and 3 bedroom homes and townhomes. Some units are on one floor. Call for pricing and availability.

*information last updated June 2013
PRIVATELY OWNED SENIOR HOUSING
Skilled Nursing Facility
Franklin Care Center
3371 Route 27
Franklin Park, NJ  08823

Contact:  Admissions Director
Phone (732) 821-8000 ext. 3010 Fax (732) 821-9253

Waiting Period: There is currently no waiting period

Aging in Place Chart Ranking: 4-5

Franklin Care Center is a skilled nursing and rehabilitation facility, which is comprised of 180 beds. The cost to reside in these units is approximately $250.00 per day plus the cost of medication. Included in this price are all utilities, 24-hour skilled nursing care, room and board, and activities.

Visiting hours at Franklin Care Center are from 8 a.m. to 8 p.m. daily.

Franklin Care Center is near public transportation, and is on the Somerset County Senior Transportation Line.

*information last updated July 2012
Family owned and operated, Bridgeway Senior Healthcare is proud of its excellent reputation as an affordable, quality provider and trusted with over 30 years of experience in senior care.

Five Star Rated by The Centers for Medicare and Medicaid. US News and World Report rated as the top care centers in NJ. Family Business of the Year and Central Jersey’s “Best of the Best,” winner among other distinctions. This care center is newly remodeled and is part of the Bridgeway Senior Healthcare continuum of care with Avalon Assisted Living. Medicare/Medicaid certified and accepting payment from a wide variety of payer sources. Providing 24 hour skilled nursing care by licensed nurses. Residents have access to activities, medical services and therapies. Kessler.Core provides personalized rehabilitation treatment programs for physical, occupational and speech therapies.

*information last updated June 2013*
PRIVATELY OWNED SENIOR HOUSING

Skilled Nursing Facility

Bridgeway Care & Rehabilitation Center
395 Amwell Avenue
Hillsborough, NJ 08844
www.bridgewayseniorcare.com

Contact: 908-281-4400
Waiting Period: Please Call
Age Criteria: 65 or older
Aging in Place Chart Ranking: 4-5

Five Star Rated by The Centers for Medicare and Medicaid. The newest addition to
the family owned, award winning Bridgeway Senior Healthcare continuum of care.
New, state-of-the-art building operated by owners with over 30 years of experience
in skilled nursing and rehabilitation services. The campus-like setting, adjacent to
The Avalon Assisted Living, features beautifully landscaped walking paths and is
conveniently located right off of Route 206. Long term and skilled nursing care by
licensed nurses 24 hours/7 days a week. Specialized activities programs and a
secured memory care program. Medicare and Medicaid certified and accepting
payment from a wide variety of payer sources. Kessler.Core providing
personalized rehabilitation treatment programs for physical, occupational, and
speech therapy.

Named one of the Best Nursing Homes in America by US News and World
Report, this beautiful building includes three oversized therapy gyms in a setting
with all the comforts of home so that individuals recovering from a hospital stay
can regain strength in a warm, homelike environment. Awards and distinctions
include Best of the Best, Economic Vitality Award, Family Business of the Year
finalist, and Healthcare Hero.

*information last updated June 2013
PRIVATELY OWNED SENIOR HOUSING
Skilled Nursing Facility

Green Knoll Care & Rehabilitation Center
875 Route 202/206
Bridgewater, NJ 08807

Contact: Heather O’Loughlin, Director of Admissions & Marketing - (908) 526-8600

Green Knoll Care and Rehabilitation is a 176 bed skilled nursing facility that provides care for sub-acute, short-term rehabilitation patients, long-term care residents and residents on the specialized dementia unit, the Solana Secure Program.

Throughout the various units and programs at our facility, Green Knoll nurses provide both professional and compassionate care to all of its residents. In the dementia unit, the specially trained nursing staff works as a team with families to support residents in a warm and positive environment, promoting quality of life and preserving dignity.

Green Knoll is conveniently located in Bridgewater and is close to highways and local area hospitals.

*information last updated July 2013
Greenbrook Manor Nursing Home is a skilled nursing and rehabilitation facility, which is comprised of 180 beds. Sixty of these beds are for sub-acute care.

This facility provides television, phone, semi-private rooms and private rooms for an extra cost, physical therapy, occupational therapy and speech therapy. There is an activity department and three meals a day. This facility accepts Medicare and Medicaid and will assist clients in applying for Medicare. There is a medical director on staff. Call for availability and pricing.

*information last updated July 2013
PRIVATELY OWNED SENIOR HOUSING

Skilled Nursing Facility

Margaret McLaughlin McCarrick Care Center
15 Dellwood Drive
Somerset, NJ 08873

Contact: (732) 545-4200

Waiting Period: Call for details

Aging in Place Chart Ranking: 4-5

McCarrick Care Center is sponsored by the Roman Catholic Diocese of Metuchen and is owned by the Saint Peter’s Healthcare System. It is a 120 bed facility that offers short term sub-acute rehabilitation and long term care. McCarrick Care Center provides assistance with activities of daily living, recreation activities, programs and daily mass. Call for information or to schedule a tour at 732-545-4200 x111.

*information last updated June 2013
McAuley Hall Health Care Center
1633 Highway 22
Watchung, NJ 07069

Contact:  908-754-3663

Waiting Period:  There is currently no waiting list—beds are available

Aging in Place Chart Ranking:  4-5

McAuley Hall Health Care Center is a 74 bed facility. They have recreational activities, TV and phone in the rooms and a chapel. They have physical therapy and occupational therapy services and a medical director and podiatrist that come to the facility. Call for availability and pricing.

*information last updated June 2013
Raritan Health and Extended Care is a 138 bed facility. They provide sub-acute as well as long term care. They have physical therapy, occupational therapy and speech therapy services. They also have social workers and a registered dietician. They are a family owned facility that has been in existence since 1972. Call for availability and pricing.
PRIVately OWNED sEnIor hOUSING

sKilled nURSIng FACility

somerset valley Rehabilitation and nursing center
1621 route 22 west
Bound brook, nJ 08805

contact: 732-469-2000

waiting period: call for details

Aging in Place Chart Ranking: 4-5

somerset valley Rehabilitation and nursing center is a 70 bed facility. they provide sub-acute as well as long term care. they are located near three major hospitals. somerset valley Rehabilitation and nursing center accepts Medicare. they have a Manager-on-Duty program, a Guardian Angel Program, private and semi-private rooms, outdoor patio, TV, telephone, internet, recreational activities, entertainment, outings, spiritual services, formal dining room, private party and event room and salon services. call for availability and pricing.

*information last updated July 2013
PRIVATELY OWNED SENIOR HOUSING
Skilled Nursing Facility
Willow Creek Rehab and Care
1165 Easton Avenue
Somerset, NJ 08873

Contact: 732-246-4100

Waiting Period: Call for details

Aging in Place Chart Ranking: 4-5

Willow Creek Rehab and Care is a 180 bed facility. They provide short-stay rehab, respite care, long-term care and hospice care. They provide physical therapy, occupational therapy and speech and language therapy. They have a 24-hour care team and an activities department that receives input from medical professionals, gerontologists, psychologist and members of the clergy. Call for availability and pricing.

*information last updated July 2013
HomeSharing Program
120 Finderne Avenue
Bridgewater, NJ  08807

Contact:    Renee Drell, Executive Director
            (908) 526-4663

Waiting Period:   There is no waiting period

Age Criteria:    18 years and older

Aging in Place Chart Ranking:  0-1

Often seniors are forced to leave their lifelong homes because they are no longer physically or financially able to maintain them. HomeSharing offers an alternative by joining homeowners with those who are in need of an affordable place to live. The homeowner must offer the home “seeker” a private bedroom and access to all other common areas of the home. Currently, those coming to HomeSharing can afford to pay the homeowner an average of $400-$500 per month. However, if the homeowner would like assistance around the house with chores such as cooking, cleaning, running errands, etc. the monthly rent paid would be reduced or eliminated entirely, based on the number of hours of service given each week.

References are checked on all program applicants and social work staff meet with seekers in the HomeSharing office, and with the homeowners in their homes, in order to discuss the needs and expectations of the living situation. After the interview, the social worker begins to give names and telephone numbers of applicants that they feel would be suitable shared housing residents based upon the criteria discussed in the interview. This process continues until the applicants find a housing arrangement, or until they withdraw their application. The final decision to accept someone into the home belongs, of course, to the homeowner.

The amenities included vary from home to home. Pets, visitors, etc. are negotiated between the homeowner and home sharer with help from the HomeSharing social work staff. Also, depending on the location of the home, tenants may be near public or county senior transportation.

If you have a room in your home to share, or are looking for an affordable place to live, please call HomeSharing at 908-526-4663.

*information last updated July 2013
CONTINUING CARE RETIREMENT COMMUNITY
Arbor Glen
100 Monroe Street
Bridgewater, NJ 08807
Contact: Elaine Auerbach, Director of Marketing/Sales/Resident Services
(908) 595-6500 or (908) 595-6553
Website: www.arborglen.org
Waiting Period: Accepting applications and deposits for independent living and the Holly Center (limited space available)
Special Criteria: Pass a medical and financial to live independently.
Able to cover the monthly fee based on life expectancy and the CCRC industry standard requirements.
Age Criteria: 62 years or older
Aging in Place Chart Ranking: 0-5

This Quaker-directed Continuing Care Retirement Community offers a continuum of services. We have been serving older adults in Somerset County for almost 12 years. Arbor Glen provides a range of options to meet housing; physical recreational, social, and other needs of its residents in a maintenance-free and secure environment. Arbor Glen also provides a comprehensive continuum of care, which offers a wide range of services for people with varying medical needs, starting with Assisted Living and elevating to skilled Nursing and Sub-Acute Care.

Arbor Glen offers an Entrance Fee program. The Entrance Fee is based on single or double occupancy. This fee is a one-time payment made in a series of deposits paid prior to moving in. Entrance fees vary, call for rates. Arbor Glen is made up of a series of apartments or villas. All villas have an attached garage.

Monthly service fees vary and are paid to fund ongoing operations such as one meal per day; weekly housekeeping and linen service; 24-hour security; all utilities (excluding telephone); basic cable; trash & snow removal; maintenance; scheduled transportation and recreational services. Pets are allowed.

The Holly Center at Arbor Glen also provides health care services without an Entrance Fee program for all levels of care: Assisted Living, Secured Assisted Living (Alzheimer’s/Dementia care), Skilled Nursing, and Sub-Acute.

Home to more than 300 older adults, residents enjoy fine and casual dining, expert salon services, on-site banking, personalized exercise classes, an inclusive library, and a diverse offering of activities and entertainment.

Please contact Arbor Glen for current monthly rates and fees.

*information last updated July 2013
CONTINUING CARE RETIREMENT COMMUNITY
Fellowship Village
8000 Fellowship Road
Basking Ridge, NJ 07920

Contact: Ms. Nina Updegrove
(908) 580-3840

Waiting Period: Waiting Lists have been established for Independent Living residences. Direct admissions for Assisted Living, Skilled Nursing and Short Term Rehabilitation are generally available.

Age Criteria: 62 years and older

Aging in Place Chart Ranking: 0-5 – As a Continuing Care Retirement Community, Fellowship Village offers all levels of care.

Fellowship Village is a Non-Profit Full Service Senior Living Community located in Basking Ridge, New Jersey on 72 acres. Levels of residential living include Independent Residences ranging from studio apartments to freestanding homes, Assisted Living suites, Skilled Nursing beds, and Rehabilitation. Fellowship Village offers meals, transportation, housekeeping, maintenance, and a variety of social, cultural and recreational activities as well as healthcare and rehabilitation services.

The community center houses formal, informal and private dining rooms, a library, lounges, game and craft rooms, a bank and ATM, hair salon, indoor lap pool, therapeutic spa, putting green, and a fitness center. The independent community consists of 257 apartments, villas, cottages and freestanding homes. The Life Care Contract guarantees a continuum of care to individuals entering at the independent level. Park Place Assisted Living offers 81 assisted living suites with short-term respite care available. The Willows offers 54 skilled nursing beds with rehabilitation available.

The monthly fee starts at $2,700 for Independent Living residences, $229 a day for Assisted Living suites, and $365 a day for Skilled Nursing care. Fellowship Village is part of Fellowship Senior Living, a full service senior living provider offering services and independent living options on their campus or in your own home. For additional information and a tour, call Fellowship Village at 908-580-3840. See their website for a virtual tour at www.fellowshipseniorliving.org.

*information last updated July 2013
Stonebridge at Montgomery Health Care Center
100 Hollinshead Spring Road
Skillman, NJ 08558

Contact: 1-800-218-3456

Waiting Period: Call for information

Age Criteria: 62 years and older

Aging in Place Chart Ranking: 0-5

Stonebridge at Montgomery is a full-service retirement community that offers several amenities. Some of these amenities include weekly housekeeping, bed linens and towels provided weekly, concierge services, personal laundry, on-call complimentary parking, on-site banking and 24-hour ATM, postal service and convenience store. Dining options include formal restaurant-style dining as well as casual café dining. They provide healthcare services, a wellness center, beauty parlor/barber shop, fitness center and heated pool. Activities include arts and crafts, billiards, book groups, live entertainment, movie nights, game nights, exercise classes and birthday parties. There is a computer center, library and continuing education classes. Call for availability and pricing.

*information last updated July 2013
ECHO Housing/Elder Cottage Housing Opportunity
NORWESCAP
350 Marshall Street
Phillipsburg, NJ 08865

Contact: NORWESCAP Housing & Energy Services
Phone: (908) 454-7000
Fax: (908) 454-3768

Waiting Period: There is a waiting list of 12-24 months. Applicants must have suitable space, access to utility service, and municipal support (zoning ordinance permitting ECHO housing or a variance to allow a second living unit on a single-family lot) prior to final approval of the application.

Aging in Place Chart Ranking: 0

Income eligibility is based on HUD Section 8 guidelines. Rent is based on 30% of income.

Elder cottages enable elderly persons to live independently in modular cottages (624 SF) containing one bedroom, a bathroom, living room, and kitchen/dining area. The all electric modular unit is connected to the electric, water, and sewer utilities of the existing home.

If approved for an ECHO unit, the homeowner/property owner will be responsible for obtaining permit approvals from the Board of Health (water and sewer), the Planning Board/Board of Adjustment for zoning issues, the local code officials for unit placement, and the electric utility company for service connection. Homeowners may also have to secure the services of an engineer and attorney to handle your municipal planning procedures. This “pre-installation” cost for the family can fall between $5,500-$10,000 depending on municipal requirements, professional fees, and site conditions.

NORWESCAP provides for the transportation to and installation of the modular unit on site. All exterior and interior finish work will be the responsibility of NORWESCAP. When the unit is vacated, it will be removed by NORWESCAP. The site will be cleared of any debris and prepped for the owner’s re-use.

The ECHO Housing Program, as described above, envisions a contractual relationship between NORWESCAP, the cottage resident, and the homeowner/property owner detailed in an annual rental agreement and a land lease agreement. The program provides for project based rental assistance to maintain affordability.

*information last updated June 2013
Additional Facilities
Market Rate Senior Apartments
1. Montgomery Center Senior Apartments
   Route 206 North, Montgomery, NJ, (609) 921-6060
   16 Market Rate Apartments

2. Warren Town Center
   Mountain Blvd., Warren, NJ, (908) 998-1542
   28 Market Rate Apartments

Active Adult Retirement Communities
1. Renaissance at Franklin
   41 Weston Road, Franklin, NJ, (973) 831-3755
   344 Market Rate Units

2. Somerset Run
   750 New Brunswick Ave., Franklin, NJ (732) 469-4206
   755 Market Rate Units

3. Sterling Point
   274 Cedar Grove Lane, Franklin, NJ (908) 497-2035
   169 Market Rate Units
SOMERSET COUNTY
ALTERNATIVE SENIOR
HOUSING OPTIONS

Independent Living Residences:
An independent living residence is a facility, which is designed specifically for independent senior adults who want to enjoy a lifestyle filled with recreational, educational, and social activities with other seniors. These seniors are able to live on their own, but desire the security and convenience of community living.

Assisted Living Residences:
An assisted living residence is a facility which is licensed by the Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed. Apartment units offer, at a minimum, an unfurnished room, a private bathroom, a kitchenette, and a unit entrance door that can be locked. Assisted living services are defined as a coordinated array of supportive personal and health services, available 24 hours per day, to residents who have been assessed to need these services, including residents who require formal long-term care. Assisted living services promote resident self-direction and participation in decisions that emphasize independence, individuality, privacy, and dignity in homelike surroundings. To obtain lists of assisted living residences call New Jersey Department of Health and Senior Services, Certificate of Need and Healthcare Facility Licensure at (609) 292-5960.

Continuing Care Retirement Communities (CCRCs):
Continuing Care Retirement Communities are residential facilities that provide a continuum of care ranging from private units, to assisted living, to skilled nursing care all in one location. CCRCs are designed to offer active seniors an independent lifestyle from the privacy of their own home, but also include the availability of services in an assisted living environment and on-site intermediate or skilled nursing care if necessary.

Nursing Homes:
There are 13 nursing home facilities in Somerset County. If you are interested in obtaining a listing of these facilities, & information regarding admittance or alternatives to nursing home placement, please call Somerset County Office on Aging at 1-888-747-1122.
HomeSharing:

HomeSharing is a service to people who want or need to share their homes for economic, service or companionship reasons, or who need help in finding affordable housing. HomeSharing's goal is to create new affordable shared housing arrangements between "home providers" with "home seekers" to meet the needs of both. If you are interested in receiving more information on the HomeSharing program, call (908) 526-4663.

Accessory Apartments:

Accessory apartments are independent individual apartments built in a single family home. Seniors sometimes add accessory apartments to their homes in order to supplement their income with a renter and to make a place for an additional person to live nearby. Seniors also sometimes prefer to live in accessory apartments because of the proximity to another party. Accessory apartments are not legal in most Somerset County communities, but permission to build one can sometimes be obtained through a variance. Most Somerset County financial institutions provide good terms on loans to homeowners who would like to add an accessory apartment to their homes. Federal housing rehabilitation funds are also available for low and moderate-income seniors.

ECHO (Elder Cottages):

ECHO cottages are a housing program initiated by the American Association of Retired Persons to add another housing option for seniors. ECHO cottages are independent, temporary cottages placed adjacent to a single family home. In most cases, an ECHO unit costs about $40,000 to erect. This includes the purchase of the pre-fabricated unit, utility hook-ups and a temporary foundation. ECHO units are usually restricted to family members of the person in the single family home. Once the senior moves on, the ECHO units must be removed. Like Accessory Apartments, ECHO units require a variance in most Somerset County communities. If you are interested you should contact CJHRC and your local planning board.

Housing REHAB:

If you own a single-family home in Somerset County which is in need of repairs this program may be for you. Homeowners must qualify as a low/moderate income household and want to continue to live in their home for at least another 10 years. The assistance is provided in the form of an interest-free deferred payment loan to the homeowner, with a lien placed on the property to prevent profiteering at taxpayers' expense. No payments are required as long as the unit continues to be occupied by the low/moderate household. Housing at the end of the term the lien would be removed and the loan would convert into a grant at the end of the anti-speculation period. To see if your town participates in this program, call CJHRC at 908-704-8901, and ask for Sharon Clark.
Reverse Mortgages:
If you want to stay in your home and you're having difficulty meeting expenses, a Reverse Mortgage can convert the equity that has accumulated in your property into a continuous source of "non-taxable" additional monthly income. A reverse mortgage is the reverse of the mortgage you originally took out to purchase your home. This time, instead of borrowing a lump sum and sending the bank a monthly payment, the lender will be sending you a monthly check. For details we recommend you contact the Central Jersey Housing Resource Center at (908) 704-8901. Ask for Sharon Clark, regarding this type of mortgage.

Subsidized Housing - Section 8:
The federal government provides a rent subsidy to some low income individuals, although there is currently a long waiting list for these in Somerset County and applications are not being accepted. To learn if you qualify for this program call (908) 707-9010. We also recommend that you routinely call the Section 8 office at (908) 707-9010 to see when they might be accepting applications. Also read the local papers since it will also be posted there. There is a wait once you get on the waiting list. Once you are accepted for the subsidy you must then find a landlord and the unit must meet certain criteria.
This guide was printed through the generosity of the Somerset County Office on Aging & Disability Services and the Somerset County Board of Chosen Freeholders