

Township of Readington, Hunterdon County
Annual Affordable Housing Unit Monitoring
 July 19, 2024

Site / Program Name:	Rehabilitation	Regional Contribution Agreement	Credits without Controls	ECHO (Elder Cottage Housing Opportunity)	Calio House	Willows at Whitehouse Station	Whitehouse Village	Winfield-Cushetunk Manor	Hartman	Anderson House
Project Type:	Rehabilitation	Regional Contribution Agreement	Credits without Controls	100% Affordable	100% Affordable	100% Affordable	Inclusionary Development	Inclusionary Development	Inclusionary Development	Alternative Living Arrangement
Block & Lot / Street:				Block 90, Lot 1 / 10 A Broad Street; Block 28, Lot 29 / 6 Kline Blvd.; Block 38, Lot 50.05 / 31 Ridge Road; and Block 50, Lot 34.04 / 9 Tamarack Trail	Block 21.12, Lot 25 / 17 James Street	Block 32, Lot 12; Block 34, Lots 8, 10, & 11 / 100 Nelson Street	Block 34, Lot 36 / Sorrel, Blue Flag, Buttercup, & Aster Courts	Block 8, Lot 3 / 422 Route 22 West	Block 36, Lots 47 & 48 / 663, 665, and 667 Route 22	Block 42, Lot 8.02 / 532 Route 523
Status:	Ongoing	Completed	Court Master Certified	Program has ended	Completed	Completed	Completed	Completed	Completed; COs 11/- and 12/2019	Completed; CO 2/10/95
Date of Affordability Controls:		2005	March 28, 2022 JOR	C.O. 1992	C.O. 10/22/1992	C.O. 12/30/2019 Deed restriction 11/30/2018	C.O.s 1987-1989 Affordable Housing Restrictions recorded 5/23/1989	C.O. 2011 Deed restriction 3/23/2011	4/10/2015	5/7/1997
Length of Affordability Controls:	Perpetual lien			99 years	20 years (6/24/1996)	45 years	20 years	At least 30 years	At least 30 years	30 years
Administrative Agent:	Hunterdon County Housing Rehabilitation Program c/o Hunterdon County Division of Housing P.O. Box 2900 Flemington, NJ 08822-2900			Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org	Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org	Whitehouse Urban Renewal Associates, LLC (Ingerman Development Company) 5 Powell Lane Collingswood, NJ 08108	Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org	Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org	Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org	Anderson House, Inc. (now part of Turning Point) 532 County Road 523 Whitehouse Station, NJ 08889 Tel. (908) 534-5818
In-Lieu Contribution:										
Type of Units:			Family Affordable For-Sale	Age-Restricted Affordable Rental	Family Affordable Rental	Family Affordable Rental	Family Affordable For-Sale	Family Affordable Rental	Family Affordable Rental	Affordable Rental
Total Affordable Units:	21 Unit Obligation	188	32	4	1	72	14	12	15	6 bedrooms
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income	- - -	- - -	- - -	- - -	- - -	2 5 3	- - -	1 - 1	1 1 -	6 - -
Low-Income	- - -	- - -	- - -	2 1 -	- - -	5 15 6	7 - -	- 3 1	1 2 4	- - -
Moderate-Income	- - -	- - -	- - -	1 - -	- - 1	7 20 9	7 - -	1 3 2	1 2 3	- - -
Comments	County reports no units in Readington have been rehabilitated in the past year using County funds.	Prior Round and Third Round. Carteret: 116 units; Bound Brook: 57 units; and Manville: 15 units. 164 credits to Prior Round. 24 of the Carteret units will apply to Third Round	Prior Round. Certified and approved with Third Round Judgment of Compliance and Repose (JOR) March 28, 2022.	Prior Round. Program has now ended.	Prior Round.	Prior Round(30) and Third Round (42).	Prior Round	Prior Round	Prior Round	Prior Round. Registered by NJDCA as a Class C Boarding Home

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Site / Program Name:	ARC	ARC	ARC	ARC	ARC	ARC	ARC	Allies, Inc.	Allies, Inc.	Allies, Inc.	Allies, Inc.
Project Type:	Alternative Living Arrangement	Alternative Living Arrangement	Alternative Living Arrangement	Alternative Living Arrangement	Alternative Living Arrangement	Alternative Living Arrangement	Alternative Living Arrangement	Alternative Living Arrangement	Alternative Living Arrangement	Alternative Living Arrangement	Alternative Living Arrangement
Block & Lot / Street:	Block 95, Lot 12.211 211 Nuthatch Ct.	Block 95, Lot 371 371 Burdock Ct.	Block 95, Lot 271 271 Kingbird Ct.	Block 95, lot 285 285 Kingbird Ct.	Block 95, Lot 405 405 Ferncrest Ct.	Block 95, lot 185 185 Milkweed Ct.	Block 95, Lot 12.347 347 Pheobe Ct.	Block 95, Lot 12.055 55 Junco Ct.	Block 95, Lot 12.246 246 Nuthatch Ct.	Block 95, Lot 12.203 203 Milkweed Ct.	
Status:	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed
Date of Affordability Controls:	12/1/2000	3/1/2003	6/5/2003; 30 yrs	5/1/2003	1/9/2009	1/9/2009	7/26/2000	7/26/2000	11/20/2008	11/20/2008	
Length of Affordability Controls:	20 years, renewable	20 years, renewable	See above	30 years	30 years	30 years	20 years, renewable	20 years, renewable	30 years	30 years	
Administrative Agent:	The Arc of Hunterdon County, Inc., Colleen Dennis 1322 Route #31 North Annandale, NJ 08801	The Arc of Hunterdon County, Inc., Colleen Dennis 1322 Route #31 North Annandale, NJ 08801	The Arc of Hunterdon County, Inc., Colleen Dennis 1322 Route #31 North Annandale, NJ 08801	The Arc of Hunterdon County, Inc., Colleen Dennis 1322 Route #31 North Annandale, NJ 08801	The Arc of Hunterdon County, Inc., Colleen Dennis 1322 Route #31 North Annandale, NJ 08801	The Arc of Hunterdon County, Inc., Colleen Dennis 1322 Route #31 North Annandale, NJ 08801	Allies, Inc. 1262 Whitehorse-Hamilton Square Road, Suite 101 Building A Hamilton, NJ 08690	Allies, Inc. 1262 Whitehorse-Hamilton Square Road, Suite 101 Building A Hamilton, NJ 08690	Allies, Inc. 1262 Whitehorse-Hamilton Square Road, Suite 101 Building A Hamilton, NJ 08690	Allies, Inc. 1262 Whitehorse-Hamilton Square Road, Suite 101 Building A Hamilton, NJ 08690	
In-Lieu Contribution:											
Type of Units:	Special Needs Affordable Rental	Special Needs Affordable Rental	Special Needs Affordable Rental	Special Needs Affordable Rental	Special Needs Affordable Rental	Special Needs Affordable Rental	Special Needs Affordable Rental	Special Needs Affordable Rental	Special Needs Affordable Rental	Special Needs Affordable Rental	Special Needs Affordable Rental
Total Affordable Units:	2	3	3	2	3	2	2	3	2	2	
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income	- - -	- - -	- - -	- - -	2 - -	2 - -	2 - -	3 - -	2 - -	2 - -	
Low-Income	- - -	3 - -	3 - -	2 - -	- - -	- - -	- - -	- - -	- - -	- - -	
Moderate-Income	2 - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	
Comments	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round	Prior Round

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Site / Program Name:	Allies, Inc.	Allies, Inc.	Dobozynski Farm Apartment	Lake Cushentuk Woods	Mirola	Extensions of Controls	The Ridge at Readington (Formerly Readington Commons)	ARC	Bergen County's United Way/ Madeline Housing Partners	Bergen County's United Way/ Madeline Housing Partners
Project Type:	Alternative Living Arrangement	Alternative Living Arrangement	100% Affordable	Inclusionary Development	100% Affordable	Extensions of Controls	Inclusionary Development	Alternative Living Arrangement	100% Affordable	Alternative Living Arrangement
Block & Lot / Street:	Block 95, Lot 12.062 62 Junco Ct.	Block 95, Lot 12.296 296 Kingbird Ct.	Block 63, Lot 19 / Woodschurch Road	Block 21, Various Lots / Dove Cote Court, South Branch Drive, and Well Sweep Road	Block 21.05, Lot 2 / 200 Van Horne Road	Block 34, Lots: 36.157; 157 Aster Ct. 36.158; 158 Aster Ct. 36.172; 172 Aster Ct. 36.173; 173 Aster Ct. 36.180; 180 Aster Ct. 36.181; 181 Aster Ct. 36.109; 109 Blue Flag Ct. 36.110; 110 Blue Flag Ct. 36.126; 126 Buttercup Ct. 36.127; 127 Buttercup Ct. 36.137; 137 Buttercup Ct. 36.138; 138 Buttercup Ct. 36.101; 101 Sorrel Ct.	Block 4, Lots 51 & 52 / Route 22 Westbound	Block 95, Lot 12.399 / 399 Ferncrest Court Block 95, Lot 12.401 / 401 Ferncrest Court Block 95, Lot 12.005 / 5 Owl Court	Block 22, Lot 66 / 2 Railroad Avenue	Block 22, Lot 66 / 2 Railroad Avenue
Status:	Completed	Completed	Completed	Completed; C.O. 6/1995 - 10/1995	Completed	Completed	Completed; COs 2/-, 6/-, and 8/2023	Completed. CRCs issued: 399 Ferncrest: 5/8/2017 5 Owl Ct.: 5/15/2019	Executed developer's agreement, contract of sale	Executed developer's agreement, contract of sale
Date of Affordability Controls:	11/20/2008	11/20/2008	6/18/1996	Controls 6/1995 - 7/1996 thru 6/2025 - 7/2026	8/20/1998	157 Aster Ct.: 12/18/2018 158 Aster Ct.: 10/27/2015 172 Aster Ct.: 5/13/2009 173 Aster Ct.: 4/25/2019 180 Aster Ct.: 11/6/2019 181 Aster Ct.: 3/19/2020 109 Blue Flag Ct.: 9/6/2016 110 Blue Flag Ct.: 9/30/2019 126 Buttercup Ct.: 6/13/2011 127 Buttercup Ct.: 9/16/2009 137 Buttercup Ct.: 3/9/2017 138 Buttercup Ct.: 10/25/2017 101 Sorrel Ct.: 1/26/2018	11/8/2022	9/22/2023		
Length of Affordability Controls:	30 years	30 years	30 years	30 years	At least 30 years	30 years	At least 30 years	At least 30 years	50 years	50 years
Administrative Agent:	Allies, Inc. 1262 Whitehorse-Hamilton Square Road, Suite 101 Building A Hamilton, NJ 08690	Allies, Inc. 1262 Whitehorse-Hamilton Square Road, Suite 101 Building A Hamilton, NJ 08690	Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org	Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org	Lutheran Social Ministries of New Jersey, Inc. ("LSMNJ") Robin Schloesser 3 Manhattan Drive, Burlington, NJ 08016 Phone 609-534-9300	Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org	Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org	Arc of Hunterdon County 1465 Route 31 South Annandale, NJ 08801 Tel. 908 730 7827	Bergen County United Way 6 Forest Avenue, Suite 220 Paramus, NJ 07652 Tel. (201) 291-4050	Bergen County United Way 6 Forest Avenue, Suite 220 Paramus, NJ 07652 Tel. (201) 291-4050
In-Lieu Contribution:										
Type of Units:	Special Needs Affordable Rental	Special Needs Affordable Rental	Family Affordable Rental	Family Affordable For-Sale	Age-Restricted Affordable Rental	Family Affordable For-Sale	Family Affordable Rental	Special Needs Affordable Rental	Age-Restricted Affordable Rental	Special Needs Affordable Rental
Total Affordable Units:	2	2	1 Third Round Credit	84	60	13	64	6 bedrooms in 3 units	20	23 bedrooms in 13 units
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income	2 - -	2 - -	- 1 -	- - -	- - -	- - -	3 3 3	6 - -	- - -	23 - -
Low-Income	- - -	- - -	- - -	8 27 9	27 3 -	7 - -	3 17 4	- - -	10 - -	- - -
Moderate-Income	- - -	- - -	- - -	8 24 8	27 3 -	6 - -	6 19 6	- - -	10 - -	- - -
Comments	Prior Round	Prior Round	Third Round.	Third Round.	Third Round.	Third Round.	Third Round. Zoning ordinance for the district requires 25% set- aside of 254 units, for no fewer than 64 affordable units.	Third Round.	Third Round. Executed developer's agreement and contract of sale. Ordinance adopted May 4, 2020.	Third Round. Executed developer's agreement and contract of sale. Ordinance adopted May 4, 2020.

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Site / Program Name:	Community Options	Allies, Inc.	Market-to-Affordable Program	Harriet's Mobile Home Park	Plaza 22/SAVE Associates	Habitat for Humanity - James Street	Kaplan (formerly SAR)/ Camelot at Readington	Apartments at Three Bridges/ Former Diaz Property	Hionis	Proposed Group Home
Project Type:	Alternative Living Arrangement	Alternative Living Arrangement	Market-to-Affordable	Market-to-Affordable	Inclusionary Development	100% Affordable	Inclusionary Development	100% Affordable	Inclusionary Development Durational Adjustment Site	Alternative Living Arrangement
Block & Lot / Street:	Block 95.01, lot 3 537 Old York Road	TBD	Various	Block 38, Lots 85 & 86 / 3605 Route 22	Block 35, lots 65 and 66 649 Route 22 West	Block 25.01 Lot. 17B Block 25.02 Lot 17A 17 James Street (former Calio House)	Block 36, Lots 5, 5.02, & 5.04 / Mullen Road & Maple Lane	Block 81, Lot 1 / Route 202	Block 36, Lot 4 / Route 22	
Status:	Executed Agreement	Executed Agreement	Executed Agreement	Memorandum of Understanding	Memorandum of Understanding	Subdivision completed	Preliminary approval granted 3/11/2024	Final site plan approval 7/22/2024	Adopted Redevelopment Plan	No longer applicable
Date of Affordability Controls:	Deed Restriction Drafted 3/17/2022					2/28/2022			Redev. Plan Adopted 3/7/2022	
Length of Affordability Controls:	50 years	At least 30 years	At least 30 years	50 years	At least 30 years	At least 30 years	At least 30 years	45 years	At least 30 years	
Administrative Agent:	Community Options, Inc. 16 Farber Road Princeton, NJ 08540 Tel. (609) 951-9900	Allies, Inc. 1262 Whitehorse-Hamilton Square Road, Suite 101 Building A Hamilton, NJ 08690	Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org	Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org	TBD	Housing Affordability Service 637 South Clinton Avenue Trenton, NJ 08625 609-278-7505 https://www.nj.gov/dca/hmfa/about/has/	TBD	Conifer	TBD	
In-Lieu Contribution:										
Type of Units:	Special Needs Affordable Rental	Special Needs Affordable Rental	Affordable For-Sale	Family Affordable Rental	Family Affordable Rental	Family Affordable For-Sale	Family Affordable Rental	Family Affordable Rental	Family Affordable	Special Needs Affordable Rental
Total Affordable Units:	4 bedrooms	17 bedrooms	7 of 25 completed.	22	2	2	48	80	33	0
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income	4 - -	17 - -	- - -	- - -	- - -	- - -	2 3 2	2 7 2	1 2 2	- - -
Low-Income	- - -	- - -	- - -	- 5 -	- - -	- - -	3 11 3	4 14 11	2 8 2	- - -
Moderate-Income	- - -	- - -	- - -	- 17 -	1 1 -	- - -	4 15 5	8 24 8	3 10 3	- - -
Comments	Third Round. Community Options has acquired the property and is reviewing the deed restriction. Funds will be transferred when the deed restriction is filed.	Third Round. The Township reports that the current real estate market makes purchase of existing units for group homes unfeasible, but the parties continue to be committed to providing 17 bedrooms.	Third Round. Commitment is for 13 low-income, 12 moderate-income. Bond ordinance adopted. As of July 2023, seven units have been purchased and re-sold. Township continues to look for additional appropriate units. However, the current real estate market makes purchasing existing units unfeasible.	Third Round. Bond Ordinance adopted. WQMP Amendment approved January 2024.	Third Round. New compliance mechanism. Block 36 Redevelopment Plan adopted March 7, 2022 and also includes Kaplan (formerly SAR) and Hionis sites.	Third Round. Was originally to have provided three units. Zoning is in place and a two-lot subdivision has been completed. The Township has donated the two lots to Habitat, on which Habitat will construct two affordable units as semi-detached dwellings. The third dwelling unit will be provided as part of the Plaza22/SAVE Redevelopment.	Third Round. Redevelopment plan which also includes the Hionis site and the Plaza 22/SAVE site was adopted March 7, 2022. Redevelopment Agreement signed. Developer pursuing outside agency approvals	Third Round. Ordinance adopted 5/4/2020. Block 81 Redevelopment Plan adopted November 21, 2022 Property now owned by Conifer after sale by PIRHL. WQMP Amendment approved January 2024. RTMUA contract completed. Conifer is in the process of submitting for LIHTC for the project.	Third Round durational adjustment site. 20% set-aside. Tentative income/bed dist.	One unit was to have been generated by this program; it will be replaced by one of the units at the Plaza 22/SAVE Associates project. This does not impact the Township's compliance with the 13% Very-Low Income Requirement.

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Site / Program Name:	Community Options	Fox Hollow	Mirola Expansion	Van Doren	Three Bridges Inclusionary
Project Type:	Alternative Living Arrangement	Inclusionary Development	100% Affordable Durational Adjustment Site	Inclusionary Development Durational Adjustment Site	Inclusionary Development Durational Adjustment Site
Block & Lot / Street:	Block 70, lot 40.03 29 Craig Rd.	Block 15, Lot 28 / Route 22	Block 21.05, Lot 2 / 200 Van Horne Road	Block 21.13, Lots 8, 12, & 14	Block 81, Lots 2 & 3 / Railroad Avenue & Route 202
Status:	Proposed	Proposed	Proposed	Proposed	Proposed
Date of Affordability Controls:	-		Ord. Adopted 6/15/2020	Ord. Adopted 6/15/2020	Ordinance adopted 2/22/2022
Length of Affordability Controls:	At least 30 years	At least 30 years	45 years	At least 30 years	At least 30 years
Administrative Agent:	Community Options, Inc. 16 Farber Road Princeton, NJ 08540 Tel. (609) 951-9900	TBD	Lutheran Social Ministries of New Jersey, Inc. ("LSMNJ") Robin Schloesser 3 Manhattan Drive, Burlington, NJ 08016 Phone 609-534-9300	TBD	TBD
In-Lieu Contribution:					
Type of Units:	Special Needs Affordable Rental	Age-Restricted Affordable Rental	Age-Restricted Affordable Rental	Family Affordable	Family Affordable
Total Affordable Units:	4 bedrooms	48	80	41	42
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income	4 - -	7 - -	- - -	1 4 1	1 4 1
Low-Income	- - -	17 - -	- - -	3 8 4	3 9 3
Moderate-Income	- - -	24 - -	- - -	4 12 4	4 12 5
Comments:	NEW; not included in Third Round plan. Deed restriction being negotiated.	Third Round. Developer is securing public sewer capacity from Somerset County.	Third Round. Proposed expansion of existing 60-unit development. Anticipated that future provider will seek 9% tax credits.	Third Round durational adjustment site. Tentative income/bed dist.	Third Round durational adjustment site. 25% set-aside. Tentative income/bed dist.