

Township of Readington, Hunterdon County
Annual Affordable Housing Unit Monitoring
 July 20, 2023

Site / Program Name:	Rehabilitation	Regional Contribution Agreement	Credits without Controls	ECHO (Elder Cottage Housing Opportunity)	Calio House	Nelson Street Redevelopment Area/ Willows at Whitehouse Station	Whitehouse Village	Winfield-Cushetunk Manor	Hartman	Anderson House																						
Project Type:	County Home Improvement Loan Program & CDBG	RCAs with Carteret Township, Bound Brook and Manville Boroughs	Credits without Controls	100% Affordable Development	100% Affordable Development	Municipally Sponsored 100% Affordable Development	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	Completed																						
Date:		2005	March 28, 2022 JOR	C.O. 1992	C.O. 10/22/1992	C.O. 12/30/2019	C.O.s 1987-1989	C.O. 2011	Affordable Deed Restriction effective March 18, 2015	Affordable Housing Restriction effective May 7, 1997																						
Length of Affordability Controls:	10 years			99 years	20 years (1996)	30 years+ 15 years	20 years	30 years	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 908-788-1336			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:	21 Unit Obligation	188 Prior Round	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:			32 Prior Round Credits	4 Prior Round Credits	1 Prior Round Credits	72 Credits (30 Prior Round, 42 Third Round)	14 Prior Round Credits	12 Prior Round Credits	15 Prior Round Credits	6 Prior Round 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					
Very Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	5	7	-	-	-	1	-	1	1	1	-	6	-	-		
Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	1	-	-	-	-	-	-	3	1	1	2	4	-	-	-	
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	1	3	2	1	2	3	-	-	-
Comments	County reports no units in Readington have been rehabilitated in the past year using County funds.	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	Certified and approved with Third Round Joint Resolution of Compliance and Repose (JOR), issued March 28, 2022.	Program has now ended, although two units remain in service.																												Registered by NJDCA as a Class C Boarding Home

Township of Readington, Hunterdon County
Annual Affordable Housing Unit Monitoring
July 20, 2023

Site / Program Name:	ARC	Allies, Inc.	Lake Cushetunk Woods	Mirota (LSM)	Extensions of Controls	ARC	Bergen County United Way / Madeline Housing Partners	Community Options	Proposed Group Homes	Allies, Inc.																			
Project Type:	Alternative Living Arrangement	Alternative Living Arrangement	Inclusionary Development	100% Affordable Development	Extensions of Controls	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 Court ; Block 95, Lot 371/ 371 Burdock Court ; Block 95, Lot 271/ 271 Kingbird Court ; Block 95, Lot 285/ 285 Kingbird Court ; Block 95, Lot 405/ 405 Ferncrest Court ; Block 95, Lot 185 / 185 Milkweed Court	Block 95, Lot 12.347/ 347 Pheobe Court ; Block 95, Lot 12.055/ 55 Junco Court ; Block 95, Lot 12.246/ 246 Nuthatch Court ; Block 95, Lot 12.203/ 203 Milkweed Court ; Block 95, Lot 12.062/62 Junco Court ; Block 95, Lot 12.296 / 296 Kingbird Court	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, Lot 36 / Sorrel, Blue Flag, Buttercup, & Aster Courts; various other locations	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 95.01, lot 3 537 Old York Road	TBD	TBD																			
Status:	Completed	Completed	Completed	Completed	Completed	Executed Agreement	Executed developer's agreement, contract of sale	Executed Agreement	No longer applicable	Executed Agreement																			
Date:	Affordable Deed Restrictions effective January 1, 2001; May 1, 2003; April 4, 2003; May 1, 2003; June 5, 2003; January 9, 2009; and January 9, 2009, respectively.	Affordable Deed Restrictions effective May 9, 2000; April 6, 2007; July 1, 2007; April 16, 2007; April 16, 2007; and July 1, 2007, respectively.	C.O. 1998	C.O. 8/20/1998	Various	4/27/2022	Ord. Adopted 5/4/2020	Deed Sent 3/17/2022	-	Agreement 4/27/2020																			
Length of Affordability Controls:	30 years	30 years	30 years	30 years	30 years	30 years	50 years	50 years	30 years	30 years																			
Administrative Agent:	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	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	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	Community Options, Inc. 16 Farber Road Princeton, NJ 08540 Tel. (609) 951-9900	TBD	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	Family Affordable For-Sale	Age-Restricted Affordable Rental	Family Affordable For-Sale	Special Needs Affordable Rental	Age-Restricted and Special Needs Affordable Rental	Special Needs Affordable Rental	Special Needs Affordable Rental	Special Needs Affordable Rental																			
Total Affordable Units:	14 Prior Round Bedrooms	13 Prior Round Bedrooms	84 Third Round Credits	60 Third Round Credits	13 Third Round Extensions	6 Third Round Bedrooms	43 Third Round Credits	4 Third Round Bedrooms	0	17 Third Round 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		
Very Low-Income	-	2	-	-	5	1	-	-	-	-	-	-	-	-	3	-	6	-	-	4	-	-	-	-	-	-	17	-	-
Low-Income	-	1	2	-	-	-	8	27	9	27	3	-	7	-	-	-	12	4	-	-	-	-	-	-	-	-	-	-	
Moderate-Income	-	1	-	-	-	-	8	24	8	27	3	-	6	-	-	-	18	3	-	-	-	-	-	-	-	-	-	-	
Comments							Located in Lake Cushetunk Woods neighborhood						ARC owns all three units; Deed was sent to attorney for review as of April 27, 2022 and is now being reviewed by Township Committee, will be filed once approved and funds will be transferred once it is filed.			20 age-restricted, 12 units for special needs (containing 23 beds), 25 1-bed, 7 2-bed. Executed developer's agreement and contract of sale. Ordinance adopted May 4, 2020. Developer is currently in the process of securing special needs trust funds, other funding.			Community Options has acquired the property. The deed was sent to Community Options on March 15, 2022, and funds will be transferred when the deed is filed.			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.			Twp. and Allies are in agreement to provide 17 beds (part of 20 proposed group home bedrooms). Because of the pandemic, no progress has been made on these units. Allies remains committed to the project as of Fall 2021.				

Township of Readington, Hunterdon County
Annual Affordable Housing Unit Monitoring
 July 20, 2023

Site / Program Name:	Community Options	Township Market-to-Affordable Program	Harriet's Mobile Home Park	Habitat for Humanity - James Street	Dobozynski Farm Apartment	Three Bridges/ Former Diaz Property	Kaplan (formerly SAR)/ Camelot at Readington	The Ridge at Readington (Formerly Readington Commons)	Fox Hollow	Plaza 22/SAVE Associates
Project Type:	Alternative Living Arrangement	Market-to-Affordable	Market-to-Affordable	Municipally Sponsored 100% Affordable Development	Municipally Sponsored Inclusionary Development	Municipally Sponsored 100% Affordable Development	Inclusionary Development	Inclusionary Development	Inclusionary Development	Inclusionary Development
Block & Lot / Street:	Block 70, lot 40.03 29 Craig Rd.	Various	Block 38, Lots 85 & 86 / 3605 Route 22	Block 21.12, Lot 25 / 17 James Street (Calio House)	Block 63, Lot 19 / Woodschurch Road	Block 81, Lot 1 / Route 202	Block 36, Lots 5, 5.02, & 5.04 / Mullen Road & Maple Lane	Block 4, Lots 51 & 52 / Route 22 Westbound	Block 15, Lot 28 / Route 22	Block 35, lots 65 and 66 649 Route 22 West
Status:	Proposed	Active	Proposed	Subdivision Approved	Completed	Ordinance adopted 5/4/2020 Block 81 Redevelopment Plan adopted November 21, 2022	Development application submitted	Under Construction; COs issued beginning February 2023	Proposed	Memorandum of Understanding
Date:	-	-	M.O.U. 6/27/2018	February 28, 2022	Restrictions 1996			Deed restriction filed November 2022	Ord. Adopted 6/15/2020	Redev. Plan Adopted 3/7/2022
Length of Affordability Controls:	At least 30 years	30 years	50 years	30 years	30 years	30 years + 15 years	30 years	30 years	30 years	30 years
Administrative Agent:	Community Options, Inc. 16 Farber Road Princeton, NJ 08540 Tel. (609) 951-9900	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	Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org	TBD	TBD	Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org	TBD	TBD
In-Lieu Contribution:										
Type of Units:	Special Needs Affordable Rental	Affordable For-Sale	Family Affordable Rental	Family Affordable For-Sale	Family Affordable Rental	Family Affordable Rental	Family Affordable Rental	Family Affordable Rental	Age-Restricted Affordable Rental	Family Affordable Rental
Total Affordable Units:	4	25 Third Round; 7 completed.	22 Third Round Credits	2 Third Round Credits	1 Third Round Credit	80+ Third Round Credits	48 Third Round Credits	64 Third Round Credits	48 Third Round Credits	2 Third Round Credits
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 7 2	2 3 2	3 3 3		
Low-Income	- - -	- - -	- - -	- - -	- - -	6 17 6	3 11 3	3 17 4		
Moderate-Income	- - -	- - -	- - -	- - -	- - -	8 24 8	4 15 5	6 19 6		1 1 1
Comments	NEW; not included in Third Round plan. Deed restriction being negotiated.	13 Low-Income, 12 Moderate. 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 is posing significant challenges.	5 low income units, 17 moderate income units. Bond Ordinance adopted. WQMP Amendment Application Submitted to DEP by VanCleeef in March 2020; Township still awaiting DEP approval.	Was originally to have provided three units. Zoning is in place and subdivision has been approved. The Township has donated to Habitat two lots, on which Habitat will construct two affordable units as semi-detached dwellings. The previously planned third dwelling unit will be replaced as part of the Plaza22/SAVE Redevelopment. Lots have been sub-divided, MOU in place and building to begin soon.		WQMP Amendment Application submitted to DEP in March 2020; Township still awaiting DEP approval. To recapture sewer capacity for the project, the Township is addressing inflow and infiltration through physical improvements to the sewer system and through enforcement. Income-bedroom distribution is UHAC/FHA. Redevelopment Plan introduced 6/6/2022 and Reviewed by Planning Board 6/13/2022. Property now owned by Conifer after sale by PIRHL. In negotiations with RTMUA regarding service to site and NJDEP Sewer Service Area amendment.	Kaplan has purchased this property. 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	Zoning ordinance for the district requires 25% set-aside of 254 units, for no fewer than 64 affordable units.	Per 2019 Commitment Confirmation from developer, proposed project will include 48 affordable units, of which 24 will be moderate income, 17 will be low income, and 7 will be very low income. Income/Bedroom distribution to be determined. The developer submitted a preliminary site plan application in March 2022. The application was deemed incomplete and developer is currently preparing for resubmission, and seeking public sewer capacity.	New compliance mechanism. Block 36 Redevelopment Plan adopted March 7, 2022 and also includes Kaplan (formerly SAR) and Hionis sites.

Township of Readington, Hunterdon County
Annual Affordable Housing Unit Monitoring
 July 20, 2023

Site / Program Name:	Mirola Expansion (LSM)	Van Doren	Hionis	Three Bridges Inclusionary
Project Type:	Municipally Sponsored 100% Durational Adjustment Site	Inclusionary Development Durational Adjustment Site	Inclusionary Development Durational Adjustment Site	Inclusionary Development Durational Adjustment Site
Block & Lot / Street:	Block 21.05, Lot 2 / 200 Van Horne Road	Block 21.13, Lots 8, 12, & 14	Block 36, Lot 4 / Route 22	Block 81, Lots 2 & 3 / Railroad Avenue & Route 202
Status:	Proposed	Proposed	Adopted Redevelopment Plan	Redevelopment Plan
Date:	Ord. Adopted 6/15/2020	Ord. Adopted 6/15/2020	Redev. Plan Adopted 3/7/2022	Ordinance adopted 2/22/2022; Redevelopment Plan Pending
Length of Affordability Controls:	30 years + 15 years	30 years	30 years	30 years
Administrative Agent:	TBD	TBD	TBD	TBD
In-Lieu Contribution:				
Type of Units:	Age-Restricted Affordable Rental	Family Affordable Rental or For-Sale	Family Affordable Rental or For-Sale	Family Affordable Rental or For-Sale
Total Affordable Units:	80+ Third Round Credits	41 Third Round Credits	33 Third Round Credits	42 Third Round Credits
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income		1 4 1	1 2 2	1 4 1
Low-Income		3 8 4	2 8 2	3 9 3
Moderate-Income		4 12 4	3 10 3	4 12 5
Comments	Proposed expansion of existing 60-unit development. Anticipated that future provider will seek 9% HMFA credits Income/bed distribution to be determined.	Affordable setaside of 20% for-sale or 15% rental Tentative income/bed dist.	Redevelopment Plan adopted March 7, 2022. 20% setaside of 165 units. Tentative income/bed dist.	25% setaside of 168 units Tentative income/bed dist. Zoning overlay ordinance adopted 2022