

**Township of Readington, Hunterdon County**  
**Annual Affordable Housing Unit Monitoring**  
 July 22, 2022

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
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
Block & Lot / Street:	N/A	-	-	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
Status:		Completed	Court Master Certified	Program has ended	Completed	Completed
Date:		2005	March 28, 2022 JOR	C.O. 1992	C.O. 10/22/1992	C.O. 12/30/2019
Length of Affordability Controls:	10 years			99 years	20 years (1996)	30 years+ 15 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
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
Total Affordable Units:			32 Prior Round Credits	4 Prior Round Credits	1 Prior Round Credits	72 Credits (30 Prior Round, 42 Third Round)
Income/Bedroom Distribution:	1 BR    2 BR    3 BR	1 BR    2 BR    3 BR	1 BR    2 BR    3 BR	1 BR    2 BR    3 BR	1BR    2BR    3BR	1 BR    2 BR    3 BR
Very Low-Income	-    -    -	-    -    -	-    -    -	-    -    -	-    -    -	2    5    7
Low-Income	-    -    -	-    -    -	-    -    -	2    1    -	-    -    -	6    14    20
Moderate-Income	-    -    -	-    -    -	-    -    -	1    -    -	-    -    1	2    7    9
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.		

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Site / Program Name:	Whitehouse Village	Winfield-Cushetunk Manor	Hartman	Anderson House	ARC	Allies, Inc.
Project Type:	Inclusionary Development	Inclusionary Development	Inclusionary Development	Alternative Living Arrangement	Alternative Living Arrangement	Alternative Living Arrangement
Block & Lot / 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	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
Status:	Completed	Completed	Completed	Completed	Completed	Completed
Date:	C.O.s 1987-1989	C.O. 2011	Affordable Deed Restriction effective March 18, 2015	Affordable Housing Restriction effective May 7, 1997	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.
Length of Affordability Controls:	20 years	30 years	30 years	30 years	30 years	30 years
Administrative Agent:	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	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
In-Lieu Contribution:						
Type of Units:	Family Affordable For-Sale	Family Affordable Rental	Family Affordable Rental	Affordable Rental	Special Needs Affordable Rental	Special Needs Affordable Rental
Total Affordable Units:	14 Prior Round Credits	12 Prior Round Credits	15 Prior Round Credits	6 Prior Round Bedrooms	14 Prior Round Bedrooms	13 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
Very Low-Income	-   -   -	1   -   1	1   1   -	6   -   -	-   2   -	-   5   1
Low-Income	7   -   -	-   3   1	1   2   4	-   -   -	-   1   2	-   -   -
Moderate-Income	7   -   -	1   3   2	1   2   3	-   -   -	-   1   -	-   -   -
Comments				Registered by NJDCA as a Class C Boarding Home		

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Site / Program Name:	Lake Cushentuk Woods	Mirota (LSM)	Whitehouse Village	ARC	Bergen County United Way / Madeline Housing Partners	Community Options
Project Type:	Inclusionary Development	100% Affordable Development	Extension of Controls	Alternative Living Arrangement	Alternative Living Arrangement	Alternative Living Arrangement
Block & Lot / Street:	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	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
Status:	Completed	Completed	Completed	Executed Agreement	Executed developer's agreement, contract of sale	Executed Agreement
Date:	C.O. 1998	C.O. 8/20/1998	Various	4/27/2022	Ord. Adopted 5/4/2020	Deed Sent 3/17/2022
Length of Affordability Controls:	30 years	30 years	30 years	30 years	50 years	50 years
Administrative Agent:	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
In-Lieu Contribution:						
Type of Units:	Family Affordable For-Sale	Age-Restricted Affordable Rental	Family Affordable For-Sale	Special Needs Affordable Rental	Age-Restricted and Special Needs Affordable	Special Needs Affordable Rental
Total Affordable Units:	84 Third Round Credits	60 Third Round Credits	13 Third Round Extensions	6 Third Round Bedrooms	43 Third Round Credits	4 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
Very Low-Income	-   -   -	-   -   -	-   -   -	-   3   -	6   -   -	4   -   -
Low-Income	8   27   9	27   3   -	7   -   -	-   -   -	12   4   -	-   -   -
Moderate-Income	8   24   8	27   3   -	6   -   -	-   -   -	18   3   -	-   -   -
Comments		Located in Lake Cushentuk Woods neighborhood		ARC owns all three units; Deed was sent to attorney for review as of April 27, 2022, and funds will be transferred when Deed 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, however HCA has a 25-unit limit. Other options are currently stalled due to the very high current costs of construction.	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.

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Site / Program Name:	Proposed Group Homes	Allies, Inc.	Township Market-to-Affordable Program	Harriet's Mobile Home Park	Habitat for Humanity - James Street	Dobozynski Farm Apartment
Project Type:	Alternative Living Arrangement	Alternative Living Arrangement	Market-to-Affordable	Market-to-Affordable	Municipally Sponsored 100% Affordable Development	Municipally Sponsored Inclusionary Development
Block & Lot / Street:	TBD	TBD	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
Status:	No longer applicable	Executed Agreement	Active	Proposed	Subdivision Approved	Completed
Date:	-	Agreement 4/27/2020	-	M.O.U. 6/27/2018	February 28,2022	Restrictions 1996
Length of Affordability Controls:	30 years	30 years	30 years	50 years	30 years	30 years
Administrative Agent:	TBD	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	Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org
In-Lieu Contribution:						
Type of Units:	Special Needs Affordable Rental	Special Needs Affordable Rental	Affordable For-Sale	Family Affordable Rental	Family Affordable For-Sale	Family Affordable Rental
Total Affordable Units:	0	17 Third Round Bedrooms	25 Third Round; 3 completed, 4 in process	22 Third Round Credits	2 Third Round Credits	1 Third Round Credit
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
Very Low-Income	-   -   -	17   -   -	-   -   -	-   -   -	-   -   -	-   1   -
Low-Income	-   -   -	-   -   -	-   -   -	-   -   -	-   -   -	-   -   -
Moderate-Income	-   -   -	-   -   -	-   -   -	-   -   -	-   -   -	-   -   -
Comments	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, however recent attempts to contact Allies have failed.	13 Low-Income, 12 Moderate. Bond Ordinance adopted. As of July 2022, seven units have been purchased. Three units have been re-sold, one is under contract, and a fifth is currently being rented. The Township has conducted a new lottery to sell the remaining units, and 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 VanCleaf in March 2020; Township still awaiting DEP decision.	Was originally to have provided three units. Zoning is in place and subdivision has been approved. The Township will donate 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.	

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Site / Program Name:	Three Bridges/ Former Diaz Property	Kaplan (formerly SAR)/ Camelot at Readington	The Ridge at Readington (Formerly Readington Commons)	Fox Hollow	Plaza 22/SAVE Associates	Mirota Expansion (LSM)	Van Doren	Hionis	Three Bridges Inclusionary
Project Type:	Municipally Sponsored 100% Affordable Development	Inclusionary Development	Inclusionary Development	Inclusionary Development	Inclusionary Development	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 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	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:	Ordinance Adopted; Redevelopment Plan Pending	Redevelopment Plan Adopted	Under Construction	Proposed	Memorandum of Understanding Adopted Redevelopment Plan	Proposed Expansion	Proposed	Adopted Redevelopment Plan	Redevelopment Plan
Date:	Ord. Adopted 5/4/2020	Redev. Plan Adopted 3/7/2022	1/11/2021	Ord. Adopted 6/15/2020	Redev. Plan Adopted 3/7/2022	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	30 years	30 years + 15 years	30 years	30 years	30 years
Administrative Agent:	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	TBD	TBD	TBD	TBD
In-Lieu Contribution:									
Type of Units:	Family Affordable Rental	Family Affordable Rental	Family Affordable Rental	Age-Restricted Affordable Rental	Family Affordable Rental	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	48 Third Round Credits	64 Third Round Credits	48 Third Round Credits	2 Third Round Credits	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	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	2   5   2				1   4   1	1   2   2	1   4   1
Low-Income	6   17   6	3   11   3	5   14   20				3   8   4	2   8   2	3   9   3
Moderate-Income	8   24   8	4   15   5	9   23   32		1   1		4   12   4	3   10   3	4   12   5
Comments	WQMP Amendment Application submitted to DEP by VanCleaf in March 2020; Township still awaiting DEP decision. To recapture capacity for the project, the Township is addressing inflow and infiltration in the sewer system through physical improvements to the system and through enforcement. PIRHL named redeveloper. Income-bedroom distribution is UHAC/FHA. Redevelopment Plan introduced 6/6/2022 and Reviewed by Planning Board 6/13/2022.	Kaplan has purchased this property. Redevelopment plan which also includes the Hionis site and the Plaza 22/SAVE site was adopted March 7, 2022. Redevelopmer Agreement Signed.	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.	New compliance mechanism. Redevelopment Plan adopted March 7, 2022 and also includes Kaplan (formerly SAR) and Hionis sites.	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 ordinance adopted February 22, 2022; AINR designated April 25, 2022. Redevelopment plan introduced at June 6, 2022, Planning Board referral on June 13, 2022.