

READINGTON TOWNSHIP, HUNTERDON COUNTY

TRUST FUND MONITORING - AUGUST 21, 2020

	Inception - December 31, 2019	January 1, 2020 - July 31, 2020	Total
REVENUE SUMMARY			
Barrier Free Escrow	\$0.00	\$0.00	\$0.00
Development Fees	\$5,651,518.34	\$119,548.00	\$5,771,066.34
Interest Earned	\$515,753.24	\$907.88	\$516,661.12
Other Income	\$1,126,253.69	\$4,963.19	\$1,131,216.88
Payments-in-Lieu of Construction	\$263,594.00	\$0.00	\$263,594.00
TOTAL	\$7,557,119.27	\$125,419.07	\$7,682,538.34
EXPENDITURE SUMMARY			
Administration	\$882,419.53	\$90,859.81	\$973,279.34
Affordability Assistance	\$285,445.55	\$629.73	\$286,075.28
Very Low Income Affordability Assistance			
Barrier Free Conversions	\$0.00	\$0.00	\$0.00
Housing Activity	\$6,077,016.80	\$35,572.22	\$6,112,589.02
TOTAL	\$7,244,881.88	\$127,061.76	\$7,371,943.64
TRUST FUND ACCOUNT BALANCE AS OF APRIL 30, 2020 =			\$310,594.70

HOUSING ACTIVITY: January 1, 2020 - July 31, 2020	
James St.	\$468.22
Hunterdon County Clerk Expenses	\$104.00
K Riley Extension of Control (181 Aster Court)	\$35,000.00
TOTAL	\$35,572.22

AFFORDABILITY ASSISTANCE: January 1, 2020 - July 31, 2020	
ECHO	\$629.73
TOTAL	\$629.73

ADMINISTRATION: January 1, 2020 - July 31, 2020	
Clarke Caton Hintz Planning Services	\$89,605.02
Mason Griffin	\$540.00
Cortes and Hayes	\$344.50
Wells Fargo Bank Charges	\$370.29
TOTAL	\$90,859.81

READINGTON TOWNSHIP, HUNTERDON COUNTY
PROJECT/UNIT MONITORING - AUGUST 21, 2020

Site / Program Name:	Rehabilitation	Regional Contribution Agreement	Credits without Controls	ECHO (Elder Cottage Housing Opportunity)	Calio House	Nelson Street/Main Street
Project Type:	County Home Improvement Loan Program & CDBG; Township Rehab. Program	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 / Main Street & Whitehouse Avenue
Status:	-	Completed	Court Master Certified	Program has ended	Completed	Completed
Date:	-	2005	-	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:	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	Whitehouse Urban Renewal Associates, LLC (Ingerman Development Company) 5 Powell Lane Collingswood, NJ 08108
In-Lieu Contribution:	-	188 Prior Round	-	-	-	-
Type of Units:	21 Unit Obligation	-	Family Affordable For-Sale	Age-Restricted Affordable Rental	Family Affordable Rental	Family Affordable Rental
Total Affordable Units:	-	-	32 Prior Round	4 Prior Round	1 Prior Round	72 Prior and 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	Obligation reduced from 95 through exterior conditions survey. 5/19/20: Christine Dey stated that no progress has been made on the rehab obligation.	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				

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, Lots 12.211, 371, 271, 285, 405, & 185 / 211 Nuthatch, 371 Burdock, 271 & 285 Kingbird, 405 Ferncrest, 185 Milkweed Courts	Block 95, Lots 12.347, 12.055, 12.246, 12.203, 12.062, & 12.296 / 347 Pheobe, 55 Junco, 246 Nuthatch, 203 Milkweed, 62 Junco, & 296 Kingbird Courts
Status:	Completed	Completed	Completed	Completed	Completed	Completed
Date:	C.O.s 1987-1989	C.O. 2011	Approved July 2010	Expanded 1997	Controls 2000	Controls 2001-2010
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	12 Prior Round	15 Prior Round	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		

Site / Program Name:	Lake Cushentuk Woods			Mirola (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			TBD		
Status:	Completed			Completed			Completed			Executed Agreement			Executed Agreement			Executed Agreement		
Date:	C.O. 1998			C.O. 8/20/1998			Various			3/1/2020			Ord. Adopted 5/4/2020			-		
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 Rental			Special Needs Affordable Rental		
Total Affordable Units:	84 Third Round			60 Third Round			13 Third Round Extensions			6 Third Round			43 Third Round			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 Cushetunk Woods neighborhood									20 age-restricted, 12 units for special needs (containing 23 beds). Executed MOU and Developer's Agreement. Executed Contract of Sale. 25 1-bed, 7 2-bed					

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	N/A	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:	Proposed	Executed Agreement	Proposed	Completed	Proposed	Completed
Date:	-	Agreement 4/27/2020	-	M.O.U. 6/27/2018	Within 2 years of JORC	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:	1 Third Round	17 Third Round	25 Third Round	22 Third Round	3 Third Round	1 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	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income	1 - -	17 - -	- - -	- - -	- - -	- 1 -
Low-Income	- - -	- - -	- - -	- - -	1 - -	- - -
Moderate-Income	- - -	- - -	- - -	- - -	2 - -	- - -
Comments		Twp. and Allies are in agreement to provide 17 beds (part of 20 proposed group homes)	13 Low-Income, 12 Moderate. Bond Ordinance adopted.	5 low income units, 17 moderate income units WQMP Amendment Application Submitted to DEP by VanCleaf. Bond Ordinance adopted	3 total - new duplex (2 units), and renovated historic home (1 unit). Land will be donated to Habitat in 2020. 5/19/20: Recent inspection report recommended demolition	1 of 3 apartments on the site but only 1 can be rented as affordable

Site / Program Name:	Three Bridges - Diaz	SAR	Readington Commons	Fox Hollow	Mirota Expansion (LSM)	Van Doren
Project Type:	Municipally Sponsored 100% Affordable Development	Inclusionary Development	Inclusionary Development	Inclusionary Development	Municipally Sponsored 100% 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 21.05, Lot 2 / 200 Van Horne Road	Block 21.13, Lots 8, 12, & 14 /
Status:	Proposed	Approved Settlement	Approved Settlement	Proposed	Proposed Expansion	Proposed
Date:	Ord. Adopted 5/4/2020	Ord. Amended 7/1/2019	Approved 2/10/2020	Ord. Adopted 6/15/2020	Ord. Adopted 6/15/2020	Ord. Adopted 6/15/2020
Length of Affordability Controls:	30 years + 15 years	30 years	30 years	30 years	30 years + 15 years	30 years
Administrative Agent:	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	Age-Restricted Affordable Rental	Family Affordable Rental or For-Sale
Total Affordable Units:	80+ Third Round	48 Third Round	64 Third Round	48 Third Round	80+ Third Round	41 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	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income	2 6 8	2 3 2	2 5 2			1 4 1
Low-Income	7 17 24	3 11 3	5 14 20			3 8 4
Moderate-Income	2 6 8	4 15 5	9 23 32			4 12 4
Comments	WQMP Amendment Application Submitted to DEP by VanCleaf. Tentative income/bed dist.	Tentative income/bed dist.	Tentative income/bed dist.	Income/Bedroom distribution to be determined.	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.

Very Low Income Units approved and constructed since July 17, 2008

Development/Compliance Mechanism	Total Affordable Units	VLI units constructed as of date of report	VLI units not constructed as of date of this report but still planned	Type of Very Low Income Unit (Family, Senior, Special Needs)
Nelson Street/Main Street	72	10	-	Family
Habitat for Humanity	2	0	0	Family
BCUW/Madeline (Senior)	20	0	3	Senior
BCUW/Madeline (Special Needs)	23	0	3	Special Needs
Three Bridges Diaz	80	0	11	Family
Hartman	15	2	-	Family
Winfield-Cushetunk Manor	12	2	-	Family
SAR	48	0	7	Family
Readington Commons	64	0	9	Family
Fox Hollow	48	0	7	Senior
ARC (399 & 401 Ferncrest, 5 Owl Court)	6	0	6	Special Needs
Allies, Inc.	17	0	17	Special Needs
Community Options	4	0	4	Special Needs
Proposed Group Home	1	0	1	Special Needs
Mirota Expansion	80	0	11	Senior
Van Doren	41	0	6	Family
Hionis	33	0	5	Family
Three Bridges Overlay	42	0	6	Family

Total	608	14	96	
Total very low-income family units constructed				14
Total very low-income senior units constructed				0
Total very low-income special-needs units constructed				0
Total very low-income family units planned				44
Total very low-income senior units planned				21
Total very low-income special-needs units planned				31
Total municipal obligation				80

