

BOROUGH OF TOTOWA
PROJECT/UNIT MONITORING - THROUGH DECEMBER 20, 2021

Site / Program Name:	St. Joseph's Home for the Elderly	Devereux Facilities	Jawonio	Community Action for Independent Living	Rehabilitation Program	Sunset Ridge Development, LLC	95 Shepherds Lane	Forest Avenue Rezoning	Gordon Drive Rezoning
Project Type:	100% Affordable	Group Home	Group Home	Group Home	Borough-sponsored Rehabilitation Program	Inclusionary	Inclusionary	Inclusionary Rezoning	Inclusionary Rezoning
Block & Lot / Street:	Block 12 / Lot 2 140 Shepherds Lane	169A Minnisink Rd 169B Minnisink Rd 653 Totowa Rd	Block 133 / Lot 12.02 S. Riverview Drive	Block 166 / Lot 14.02 North Riverview Dr.	Unit #1 - 21 Mair Avenue	617 Preakness Ave Block 2 / Lots 1-4 Block 3 / Lots 1, 1.01, 3, 6, 7 & 8	95 Shepherds Lane Block 11 / Lot 9.01	Block 1 / Lot 1 Block 2 / Lots 1, 2, 3 & 4 Block 3 / Lots 1, 1.01, 3, 4, 5, 6, 7 & 8 Block 4 / Lots 1, 3, 4.01, 5, 5.01, 6 & 6.01 Block 5 / Lots 1, 2 & 3 Block 6 / Lots 1, 2, 4, 5 & 12 Block 9 / Lots 1, 1.01, 3, 4, 5, 6 & 7	Block 179 / Lot 4
Status:	Completed and occupied	Completed and occupied	Completed and occupied	Completed and occupied	Advertising program through multiple mediums, including, but not limited to flyers, direct mailings, three consecutive months of ads in the local paper, etc.	Under construction; The Applicant appeared before the Zoning Board on August 12, 2020 to amend the building façade and floor plans. The Board approved the application via Resolution, which was memorialized on September 9, 2020.	Approved by Board on 4/27/17 for 54 total units including 10 affordables; The Applicant appeared before the Planning Board on July 9, 2020 for Amended Site Plan Approval for 74 total units including 15 affordables. The Board approved the application via Resolution, which was memorialized on August 13, 2020.	Rezoned via Ordinance 08-2016 on May 10, 2016	Rezoned via Ordinance 08-2016 on May 10, 2016
Date:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Length of Affordability Controls:	N/A	N/A	30	N/A	10	30	30	TBD	TBD
Administrative Agent:	N/A	N/A	N/A	N/A	Community Planning Grants and Housing	Community Planning Grants and Housing	TBD	TBD	TBD
Contribution:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	TBD	TBD
Type of Units:	Residential Health Care & Independent Living	Alternative Living	Alternative Living	Alternative Living	Rehabilitation	Family Rental	Family Rental	TBD	TBD
Total Affordable Units:	84	13	5	4		8	15	TBD	TBD
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									
Low-Income						1	2	1	
Moderate-Income							2	1	
Comments:	Facility accepts residents with an annual income of less than \$24,000. Unknown if units have more than one bedroom.	All very-low income	All very-low income	Income level unknown	8 required, 23 households have shown interest, 5 applications received to date, 1 application completed to date.	Advertising for the affordable units has occurred and the landlord has filed the deed restriction for recording.	3 - one-bedroom 9 - two-bedroom 3 - three-bedroom 2 very-low 6 low 7 moderate	TBD	TBD

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Site / Program Name:	Riverview Drive Rezoning	670 Union Boulevard	50 and 80 Bomont Place	Union Boulevard Conditional Use	20 Maple Avenue Lane	NJDC Urban Renewal, LLC @ 169 Minnisink Road	Three Crown Development, LLC	515 Union Boulevard	Veteran Family Housing													
Project Type:	Inclusionary Rezoning	Inclusionary Overlay	Inclusionary Overlay	Inclusionary Development	Group Home	Assisted Living Facility	Inclusionary Development	TBD	100% Affordable / Market to Affordable													
Block & Lot / Street:	Block 133 / Lots 10 & 11	Block 176 / Lot 2 670 Union Blvd.	Block 133 / Lots 2 & 2.01 50 & 80 Bomont Place	Varies	Block 165, Lot 19	Block 154, Lot 19.07 169 Minnisink Road	Block 9, Lots 1 and 3 1 Otilio Terrace and 101 Forest Avenue	Block 100, Lot 1; Block 148, Lot 1 (Proposed Block 100, Lot 1.01) 515 Union Boulevard	78 Highview Avenue B78, L70; 63 Rosengren Avenue B80, L14													
Status:	Rezoned via Ordinance 08-2016 on May 10, 2016	Overlay Zone created April 24, 2018 via Ordinance 9-2018	Overlay Zone created April 24, 2018 via Ordinance 9-2018	Conditionally-permitted inclusionary development created April 24, 2018 via Ordinance 10-2018	Community Options Inc. purchased the home in February 2020. Minor renovations were completed to create a four-bedroom very-low income group home, which is now occupied. The Borough is providing \$15,000 per bedroom in exchange for a 30-year deed restriction.	Site Plan Approval granted in March of 2019. The Applicant appeared before the Planning Board on October 22, 2020 seeking Amended Site Plan Approval to construct an assisted living and skilled nursing facility. The Board approved the application via Resolution memorialized on November 12, 2020.	Site Plan Approval granted in August of 2021. The Applicant appeared before the Planning Board on June 24, 2021 seeking Preliminary and Final Site Plan Approval to construct an 81-unit development. The Board approved the Application via Resolution memorialized on August 12, 2021.	Site Plan Approval granted in May of 2021. The Applicant appeared before the Zoning Board on April 14 and May 12, 2021 seeking Preliminary and Final Site Plan Approval to renovate an existing building and construct a new mixed-use building. The Board approved the Application via Resolution memorialized on May 12, 2021.	The Borough purchased two homes in 2021 and is in the process of deed restricting them as affordable units for veteran family housing.													
Date:	N/A	N/A	N/A	N/A	Deed Recorded 2.23.21																	
Length of Affordability Controls:	TBD	TBD	TBD	TBD	30	30	TBD	TBD	TBD													
Administrative Agent:		TBD	TBD	TBD	N/A	TBD	TBD	TBD	TBD													
Contribution:	TBD	TBD	TBD	TBD	\$15,000 per bedroom	N/A	N/A	TBD	TBD													
Type of Units:	TBD	TBD	TBD	TBD	Alternative Living	Assisted Living Facility	Family Sale		Family, Tenure TBD													
Total Affordable Units:	TBD	TBD	TBD	TBD	4	TBD	18	TBD	TBD													
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	
Very Low-Income							4															
Low-Income																						
Moderate-Income																						
Comments:	TBD	TBD	TBD	TBD		10% of the assisted living units will be affordable units, complying with State licensing requirements	14 - 2 bedrooms 4 - 3 bedrooms 13% very low income	The obligation for this site has yet to be determined. It will be finalized through the Developer's Agreement.	The income level of these units has yet to be determined.													