

**BOROUGH OF TOTOWA**

**PROJECT/UNIT MONITORING - 1.7.21**

Site / Program Name:	St. Joseph's Home for the Elderly	Devereux Facilities			Jawonio			Community Action for Independent Living				
Project Type:	100% Affordable	Group Home			Group Home			Group Home				
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.				
Status:	Completed and occupied	Completed and occupied			Completed and occupied			Completed and occupied				
Date:	N/A	N/A			N/A			N/A				
Length of Affordability Controls:	N/A	N/A			30			N/A				
Administrative Agent:	N/A	N/A			N/A			N/A				
Contribution:	N/A	N/A			N/A			N/A				
Type of Units:	Residential Health Care & Independent Living	Alternative Living			Alternative Living			Alternative Living				
Total Affordable Units:	84	13			5			4				
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												
Low-Income												
Moderate-Income												
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				

**BOROUGH OF TOTOWA  
PROJECT/UNIT MONITORING -**

Site / Program Name:	Rehabilitation Program			Sunset Ridge Development, LLC			95 Shepherds Lane			Forest Avenue Rezoning		
Project Type:	Borough-sponsored Rehabilitation Program			Inclusionary			Inclusionary			Inclusionary Rezoning		
Block & Lot / Street:	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		
Status:	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		
Date:	N/A			N/A			N/A			N/A		
Length of Affordability Controls:	10			30			30			TBD		
Administrative Agent:	Community Planning Grants and Housing			TBD			TBD			TBD		
Contribution:	N/A			N/A			N/A			TBD		
Type of Units:	Rehabilitation			Family Sale			Family Rental			TBD		
Total Affordable Units:				8			15			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
Very Low-Income												
Low-Income												
Moderate-Income												
Comments:	8 required, 23 households have shown interest, 3 applications received to date, 1 application in the pre-construction phase			1 - one-bedroom 5 - two-bedroom 2 - three-bedroom 1 very-low 3 low 4 moderate			3 - one-bedroom 9 - two-bedroom 3 - three-bedroom 2 very-low 6 low 7 moderate			TBD		

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**PROJECT/UNIT MONITORING -**

Site / Program Name:	Gordon Drive Rezoning			Riverview Drive Rezoning			670 Union Boulevard			50 and 80 Bomont Place		
Project Type:	Inclusionary Rezoning			Inclusionary Rezoning			Inclusionary Overlay			Inclusionary Overlay		
Block & Lot / Street:	Block 179 / Lot 4			Block 133 / Lots 10 & 11			Block 176 / Lot 2 670 Union Blvd.			Block 133 / Lots 2 & 2.01 50 & 80 Bomont Place		
Status:	Rezoned via Ordinance 08-2016 on May 10, 2016			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		
Date:	N/A			N/A			N/A			N/A		
Length of Affordability Controls:	TBD			TBD			TBD			TBD		
Administrative Agent:	TBD						TBD			TBD		
Contribution:	TBD			TBD			TBD			TBD		
Type of Units:	TBD			TBD			TBD			TBD		
Total Affordable Units:	TBD			TBD			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
Very Low-Income												
Low-Income												
Moderate-Income												
Comments:	TBD			TBD			TBD			TBD		

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Site / Program Name:	Union Boulevard Conditional Use			20 Maple Avenue Lane			NJDC Urban Renewal, LLC @ 169 Minnisink Road		
Project Type:	Inclusionary Development			Group Home			Assisted Living Facility		
Block & Lot / Street:	Varies			Block 165, Lot 19			Block 154, Lot 19.07 169 Minnisink Road		
Status:	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.		
Date:	N/A			Waiting for County to record deed					
Length of Affordability Controls:	TBD			30			30		
Administrative Agent:	TBD			N/A			TBD		
Contribution:	TBD			Will be \$15,000 per bedroom			N/A		
Type of Units:	TBD			Alternative Living			Assisted Living Facility		
Total Affordable Units:	TBD			4			TBD		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income									
Low-Income									
Moderate-Income									
Comments:	TBD			Very-low income			10% of the assisted living units will be affordable units, complying with State licensing requirements		