

# **Township of North Brunswick 2020 Affordable Housing Monitoring Report**

## **North Brunswick Crescent**

North Brunswick Crescent operated at 97% occupancy with lower income units in accordance with the requirements for tax credit funding.

New income limits became effective on 4/9/20 as shown below:

30% AMI Limits: One person---\$25,110; two person---\$28,680; three person---\$32,280; four person---\$35,850

50% AMI Limits: One person---\$41,850; two person---\$47,800; three person---\$53,800; four person---\$59,7850

60% AMI Limits: One person---\$50,220; two person---\$57,360; three person---\$64,560; four person---\$71,700

Due to Executive Order 103, increases to the maximum rent were suspended due to Covid 19. Therefore, maximum rents remained at 2019 levels. Effective 8/1/2019, all vacant units reset to the following:

30% one-bedroom units---\$566

30% two-bedroom units---\$667

50% one-bedroom units---\$1,011

50% two-bedroom units---\$1,210

60% one-bedroom units---\$1,233

60% two-bedroom units---\$1,476

## **Kaplan Organization Construction of Up to 27 Age-Restricted Affordable Housing Units as Part of an Inclusionary Development on Route 130**

This site received Planning board approval for two buildings totaling 222 units on March 13, 2018. Foundation construction began in March of 2020.

It is anticipated that the Kaplan Organization will apply for consideration to be approved as Administrative Agent for this project before the end of the year.

### **Conversion of Hidden Lake Towne Center to Yield 5 Affordable Age-Restricted Units**

There has been no progress on this Kaplan project to date.

### **Construction of 276 Affordable Units as Part of the Mainstreet North Brunswick Transit Village**

The MainstreetNB Planning Board approvals require that prior to the issuance of a Certificate of Occupancy for the 349<sup>th</sup> market unit, the Construction Code Official shall have issued Certificates of occupancy for 17 moderate income units, 29 tier 1 low-income units, and five very low-income units, totaling 51 affordable units.

Since 2016 the developer has constructed site improvements, commercial retail space, and the first 158 market rate, for-sale townhouse residential units. However, further construction has been delayed by the lack of progress on the New Jersey Transit train station.

While there has been no progress with respect to the construction of affordable units, the Director of Community Development and the Municipal Housing Liaison/Administrative Agent are in regular communication with the developer encouraging them to move ahead with the construction of additional residential units, which are primarily rental units and would include the 51 affordable units.