

# **Township of North Brunswick 2021 Affordable Housing Monitoring Report**

## **North Brunswick Crescent**

North Brunswick Crescent operated at 96% occupancy with lower income units in accordance with the requirements for tax credit funding.

New income limits became effective on 4/1/2021 as shown below:

30% AMI Limits: One person---\$25,890; two person---\$29,580; three person---\$33,270; four person---\$36,960

50% AMI Limits: One person---\$43,150; two person---\$49,300; three person---\$55,450; four person---\$61,600

60% AMI Limits: One person---\$51,780; two person---\$59,160; three person---\$66,540; four person---\$73,920

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**

Construction of foundations on the first 222 units began in March Of 2020.

On May 18, 2021, the Kaplan Organization applied to the Township to be approved to serve as Administrative Agent for this project. The Kaplan Organization was designated as Administrative Agent by resolution of the Township Council on 6/1/2021. Their Operating Manual was also approved on said date.

They began running newspaper and radio advertisements on June 3, 2021. They began receiving applications as soon as the advertisements ran. Applications needed to be received and/or postmarked by August 12<sup>th</sup> in order to be included in the initial lottery.

81 applications were received in time for the lottery. However, only 64 of these applicants qualified based upon income requirements.

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

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

The Director of Community Development and the Municipal Housing Liaison/Administrative Agent have been in contact with the redeveloper of this project. Higher than anticipated occupancy rates for the retail spaces that were going to be converted into rental units have delayed movement on this project.

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

Further construction has been delayed by the lack of progress on the New Jersey Transit train station.

The developer and the Director of Community Development are in regular contact with the Middlesex County Improvement Authority, the agency that has taken over responsibility to prepare plans for the train platform and train station.