

# **Township of North Brunswick 2022 Affordable Housing Monitoring Report**

## **North Brunswick Crescent**

North Brunswick Crescent operated at 98% occupancy with lower income units in accordance with the requirements for tax credit funding.

New income limits became effective on 4/18/2022 as shown below:

30% AMI Limits: One person---\$28,500; two person---\$32,550; three person---\$36,630; four person---\$40,680

50% AMI Limits: One person---\$47,500; two person---\$54,250; three person---\$61,050; four person---\$67,800

60% AMI Limits: One person---\$57,000; two person---\$65,100; three person---\$73,260; four person---\$81,360

Executive Order 103 was lifted on 1/11/2022. Effective 9/1/2022, all vacant units reset to the following:

30% one-bedroom units---\$695

30% two-bedroom units---\$833

50% one-bedroom units---\$1,203

50% two-bedroom units---\$1,444

60% one-bedroom units---\$1458

60% two-bedroom units---\$1,749

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

While the Township's Housing Element and Fair Share Plan provide that the Kaplan organization could construct up to 270 age-restricted, residential units, including 27 affordable units, the developer received Planning board approval for

two buildings with a total of 222 units, including 22 affordable units. The remaining units, including the remaining 5 affordable units, are going to be part of a second phase of the project. The Township anticipates that this second phase will actually include more total units, with a corresponding increase in the number of affordable units, than stipulated in the Settlement Agreement. Discussions between the Director of Community Development and the developer relative to the Township amending the Zoning Ordinance to provide for additional units are ongoing at this time.

There are 22 affordable units that received Certificates of Occupancy this year. In building A, affordable units received Certificates of Occupancy in January, February and March. Building B affordable units received their Certificates of Occupancy in May and June.

Rents for very low-income units were established at \$498, rents for low at \$940 and rents for moderate at \$1189.

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

There is no progress to report on this project at this time, although the Township Director of Community Development and Municipal Housing Liaison/Administrative agent remain in contact with the redeveloper of this project on a regular basis.

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

While further construction has been delayed by the lack of progress on the New Jersey Transit train station, there have been numerous conversations with the developer and the Director of Community Development and the Municipal Housing Liaison/Administrative Agent. Based upon these conversations, it is anticipated that the developer will be submitting plans for approval for a subsequent phase of the development, consisting of 242 residential units, including 51 affordable units, before the end of the year.