

Township of North Brunswick 2023 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 5/15/2023 as shown below:

30% AMI Limits: One person---\$30,030; two person---\$34,320; three person---\$38,610; four person---\$42,870

50% AMI Limits: One person---\$50,050; two person---\$57,200; three person---\$64,350; four person---\$71,450

60% AMI Limits: One person---\$60,060; two person---\$68,640; three person---\$77,220; four person---\$85,740

Effective 12/1/2023, all vacant units reset to the following:

30% one-bedroom units---\$728

30% two-bedroom units---\$872

50% one-bedroom units---\$1,264

50% two-bedroom units---\$1,515

60% one-bedroom units---\$1,532

60% two-bedroom units---\$1,837

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

The existing 22 units of affordable housing that received Certificates of Occupancy in 2022 continue to be occupied with very low turnover.

Rents for units that become vacant are as follows: very low-income units are \$528, low-income units are \$997, and moderate-income units are \$1,261.

The Township Council voted to amend the zoning Ordinance to increase the total number of age-restricted housing units from the 270 units stipulated in the Settlement Agreement to a total of 350 units. This will result in a corresponding increase of eight additional affordable units.

Submission of plans to the Planning Board for approval has been delayed due to a small area of the site not being included in the Sewer Service Area because it was believed that it was wetlands based upon DEP aerial photography. It has since been determined that this small area of the site is not wetlands, and as such should have been included in the Sewer Service Area.

The developer has submitted the necessary information to the Middlesex County Planning Board and DEP to support this small amendment to the Sewer Service Area. The Director of Community Development has been in contact with the Middlesex County Planning Board indicating the Township's support for this minor amendment to the Sewer Service Area, and any necessary paperwork required to demonstrate Township support has been submitted.

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

When this project was first proposed to the Planning board, the retail market was suffering, leading to vacancies in more than 40% of the stores in the Hidden Lake Town Center. The retail market has since improved, and there is a significant decrease in vacancies, threatening the viability of this project.

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

The developer received Planning Board approval for a subsequent phase of the development which includes 242 residential units, 51 of which will be affordable units.

Construction Permits have been issued for three commercial pad sites, and construction is underway on these buildings. The developer has been in communication with the Construction Division relative to the submission of Construction Permit applications for the residential units, approximately half of which are located in mixed use buildings with retail on the ground floor and residential on the floors above. It is anticipated that these Construction Permit applications for residential buildings will be submitted early in 2024.