



Township of East Brunswick

DEPARTMENT OF PLANNING AND ENGINEERING
KEITH T. KIPP
DIRECTOR

November 25, 2019

ANNUAL STATUS OF AFFORDABLE HOUSING

Per Settlement Agreement between the Township of East Brunswick and the Fair Share Housing Center

This is the first annual report following the anniversary of the execution of the Settlement Agreement entered in the Township's declaratory judgement action, In the Matter of the Township of East Brunswick, County of Middlesex, Docket No. MID-L-4013-15 on July 28, 2016.

Affordable Housing Production Activity since the Execution of Settlement Agreement:

1. Inclusionary Zoning – 20% affordable housing or, if permitted by the Township's Settlement, the appropriate fee payable to the Township's Affordable Housing Trust Fund will be required on all residential developments. This includes HD Summerhill, a development with a total of 96 units, 24 of them being affordable units which will consist of low and moderate units. The applicant is required to submit a written affordable housing plan for the site delineating the units designated for low income, low/moderate income and moderate income. The plans indicate that there will be 4 one-bedrooms, 15 two-bedrooms, and 5 three bedrooms. HD Summerhill received (application # 18-35V Major Site Plan, Preliminary and Final with Bulk Variances) Planning Board approval on June 26, 2019. The application is currently going through the process of resolution compliance; once that has been completed the plans will be signed by the Planning Board and the applicant can submit approved plans to the Construction Department. The Township expects these units will be completed (receive a Certificate of Occupancy) in 2021. The Township Council has approved execution of the Developers Agreement with HD Summerhill.

2. Arisa – The property is zoned Senior Citizen Mixed Use Planned Development District. It will consist of 63 apartments for Phase I and 70 townhomes as part of Phase II. A settlement agreement between Arisa Realty Co. (II), LLC Arisa Realty 85, LLC and the Planning Board of East Brunswick, Docket No: MID-L-495-11 was reached on July 13, 2012. The apartments will include 20 affordable units consisting of 7 moderate income units, 6 low to moderate income units and 1 low income unit. The apartment buildings received a Building Permit for construction on January 11, 2018 and is currently under construction. There are no proposed affordable units in the Phase II townhomes. The Township expects that 20 affordable units will be completed in 2020 as per the resolution of approval.



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3. **Market to Affordable** – The East Brunswick Community Housing Corporation purchased two units in 2019, one two-bedroom in the Commons at Kingswood Station (Cypress Lane) and one three-bedroom in Colonial Village (Ogden Court). Two units were purchased in 2017 (one three-bedroom in Timber Hollow and one three-bedroom in Fox Meadows) and none in 2018.
4. **Supportive/Special Needs** – Triple C has a commitment from East Brunswick Township to provide a match of up to \$200,000 from the Affordable Housing Trust Fund for a three- or four-bedroom home; there is no progress at present.
5. **Redevelopment** – No Redevelopment Agreements have been signed. However, negotiations continue and the Township expects these agreements will be finalized in December 2019 (Areas 2A & 3A) and in 2020 (110 Tices) and will fulfill the proposed 115 units obligation. Area 2A includes Block 6.02 Lots 6.20, 6.21, 6.22, 11.02, 12.01, 13.01, Block 6.01 Lots 15.02, 16.02, 16.03, 16.04 and Area 3A includes Block 26.01. Lots 3,04, 6, 8, 9.02, 10, 11 and 12. The residential component of the Redevelopment Areas, including Areas 2A and 3A along Route 18 and 110 Tices, should yield a minimum of 115 affordable units. 110 Tices is located at Block 32 and Lot 1.33 and if approved as proposed would contain a total of 104 affordable housing units which will consist of 26 one bedrooms, 58 two bedrooms and 20 three bedrooms. 110 Tices is scheduled to be heard by the Planning Board on December 11, 2019 for its first meeting. Several meetings are expected before the Planning Board makes its determination.
6. **Extended Affordability Controls** – A total of 19 units were closed in 2018 and an additional 9 units in 2019 thus far. A total of 8 two bedroom low income units and 5 two bedroom moderate units and 5 three bedroom moderate units and 1 one bedroom moderate units were closed in 2018. A total of 2 one bedroom low income units, 1 two bedroom low income units, 2 one bedroom moderate income units, 3 two bedroom moderate income units and 1 three bedroom moderate income units were closed in 2019. There are also 3 units under contract which would consist of 2 three bedroom moderate income units and 1 three bedroom low income unit.
7. **Summary of Status** – See Attached summary chart, labeled Exhibit A.
8. **Affordable Housing Trust Fund** – See Spending Plan update and Trust Fund report, labeled Exhibit B.



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EXHIBIT A

The chart below illustrates the breakdown:

Mechanism	Complete	Proposed	Low	Moderate	Very Low	Total Units	Rental
1. Inclusionary Zoning Carry Over	87		51	36		87	
2. Inclusionary Zoning & Amendments		152	56	76	20	152	55
3. Arisa		20	6	13	1	20	20
4. Oakcreek	40		14		26	40	40
5. Market to Affordable	28	20	38		10	48	48
6. Supportive and Special Needs	15	8				23	23
7. Redevelopment		115	43	57	15	115	115
8. Extended Affordability Controls	306	16	89	221	12	322	
9. Rental Bonuses	55	205				260	
Total	531	536				1067	301



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EXHIBIT B

Spending Plan

On November 14, 2019, the Township of East Brunswick has a balance of \$1,459,097.36 in its Affordable Housing Trust Fund. All development fees collected and interest generated by the fees are deposited in the trust fund in a separate interest-bearing account with TD Bank.


East Brunswick has collected \$1,731,631.56 since January 1, 2016 and anticipates an additional \$4,156,519.44 in revenues before the expiration of substantive certification.

The chart below shows the Affordable Housing Trust Fund Starting Balance and includes the balance of the Affordable Housing Trust Fund plus the COAH Housing Agreement account.

East Brunswick Township - Affordable Housing Trust Fund

	January 1, 2016 - December 31, 2016	January 1, 2017 - December 31, 2017	January 1, 2018 - December 31, 2018	January 1, 2019 - November 14, 2019	TOTAL
Starting Balance	\$948,885.92	\$872,391.23	\$807,859.46	\$1,591,385.23	
Revenue Summary					
Development Fees Collected	\$ 128,171.00	\$ 184,237.87	\$ 897,902.17	\$ 467,091.99	\$ 1,677,403.03
Interest Earned	\$ 1,746.51	\$ 3,668.17	\$ 18,927.76	\$ 29,886.09	\$ 54,228.53
TOTAL	\$ 129,917.51	\$ 187,906.04	\$ 916,829.93	\$ 496,978.08	\$ 1,731,631.56
Expenditure Summary					
Administration	\$ 11,993.61	\$ 11,156.22	\$ 14,575.54	\$ 14,729.95	\$ 52,455.32
Affordability Assistance	\$ 41,717.17	\$ 3,994.28	\$ 41,210.00	\$ 39,536.00	\$ 126,457.45
Market to Affordable Acquisitions	\$ 76,000.00	\$ 185,500.00	\$ -	\$ 125,000.00	\$ 386,500.00
Legal	\$ 31,513.42	\$ 12,453.31	\$ 812.50	\$ -	\$ 44,779.23
Reimbursement - overpayment	\$ 5,831.00	\$ -	\$ 3,905.12	\$ -	\$ 9,736.12
TOTAL	\$ 167,055.20	\$ 213,103.81	\$ 60,503.16	\$ 179,265.95	\$ 619,928.12

Sincerely,


Colleen McGurk, PP/AICP
Planner/Zoning Officer


Amy Derholtz Lewandowski
Economic Development Officer
Housing Specialist