

# **2022 AFFORDABLE HOUSING ANNUAL MONITORING REPORT**

## **BOROUGH OF SAYREVILLE Middlesex County, New Jersey**

2022

Prepared By:



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**BOROUGH OF SAYREVILLE, MONMOUTH COUNTY**  
**2022 ANNUAL MONITORING REPORT**

The purpose of this report is to outline the status of the Borough of Sayreville's affordable housing projects as well as to account for affordable housing trust fund activity. The Borough executed a Settlement Agreement with Fair Share Housing Center (FSHC) on June 14, 2018 and was issued a Final Order Judgement of Compliance and Repose (JOR) on December 4, 2019. Pursuant to the Executed Settlement Agreement, on each anniversary of the Executed Settlement Agreement, the Borough shall provide annual reporting of the status of all affordable housing activity within the Borough. The following constitutes that Report.

Pursuant to the 2018 Executed Settlement Agreement, Sayreville Borough's Affordable Housing Obligation is as follows:

- Rehabilitation Share: 67 units
- Prior Round Obligation: 261 units
- Third Round Total Obligation: 785 units

**TRUST FUND MONITORING**

The Borough's Amended Spending Plan was adopted by Borough Council on November 13, 2018 and approved via JOR on December 4, 2019. A 2021 Annual Monitoring Report was prepared that provided a trust fund monitoring report. Since the 2021 Annual Monitoring Report, the Trust Fund has generated \$54.00 in interest and has not received any development fees. There have additionally been no expenditures from the fund. The current balance is \$43,592.77.

**PRIOR AND THIRD ROUND MONITORING**

<b>Borough of Sayreville, Middlesex County</b>									
<b>Site/Program Name:</b>	<b>Sayreville Home Improvement Program</b>			<b>Lakeview at Sayreville</b>			<b>Gillette Manor</b>		
<b>Affordable Housing Round:</b>	Third Round			Third Round			Third Round		
<b>Project Type:</b>	Housing Rehabilitation Program			100% Affordable			100% Affordable, Age-Restricted		
<b>Block &amp; Lot:</b>	Various			Block: 254.01 / Lot: 2			Block: 339 / Lot: 1, 16		
<b>Street:</b>				Kulus Lane			20 Washington Road		
<b>Status:</b>	Under Construction			Built			Built		
<b>Date:</b>	Various			12/31/2003			1/1/1995		
<b>Length of Controls:</b>	10 Years (to begin with occupancy)			20 years formalized by HUD Housing Assistance Payment (HAP) Contract*			30 years		
<b>Administrative Agent:</b>	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769 affordablehomesnewjersey.com			Lakeview Developers, 1 Kulus Lane, Parlin, NJ 08859, (732) 727-8833			Sayreville Housing Authority, 650 Washington Rd, Sayreville, NJ 08872, (732) 721-8400 sayrevilleha.org/home.html		
<b>Contribution (PIL):</b>	N/A			N/A			N/A		
<b>Type of Units:</b>	Family Rental or For-Sale			Family & Senior Rental			Senior Rental		
<b>Total Affordable Units:</b>	67			300			100		
<b>Income/Bedroom Distribution:</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<b>Very Low Income</b>	-	-	-	300	-	-	-	-	-
<b>Low Income</b>	-	-	-	-	-	-	100	-	-
<b>Moderate Income</b>	-	-	-	-	-	-	-	-	-
<b>Comments:</b>	Two (2) units completed, 65 units to be completed by 2025.  It is expected CGP&H will take over the Borough's Rehabilitation Program this year.			200 age-restricted units, 100 non-age-restricted units. * As stated in the HEFSP, the project is currently within its second control period that expires on 12/31/2023. At that point, the property owners will renew the control period for at least another 20 years. This is supported by a letter from management included in Appendix G of the HEFSP.			-		

Borough of Sayreville, Middlesex County							
<b>Site/Program Name:</b>	<b>Caring House 54</b>	<b>Morgan's Bluff Apartments (Chase Partners)</b>			<b>River Road Redevelopment Area</b>		
<b>Affordable Housing Round:</b>	Third Round	Third Round			Third Round		
<b>Project Type:</b>	100% Affordable Support, Special Needs	Inclusionary, Age-Restricted			100% Affordable		
<b>Block &amp; Lot:</b>	Block: 442.19 / Lot: 6	Block: 538 / Lot: 9.02			Various Blocks & Lots		
<b>Street:</b>	1079 Bordentown Avenue	Old Spye Road/Route 35			River Road north of Main Street		
<b>Status:</b>	Built	Built			Under Construction		
<b>Date:</b>	Controls began 1/13/2016	Controls began 12/11/2019			Redevelopment Plan adopted 6/25/2018		
<b>Length of Controls:</b>	Perpetual	30 years			30 Years (to begin with occupancy)		
<b>Administrative Agent:</b>	Caring Inc., 1120 N. Main St., Pleasantville, NJ 08232, (609) 677-0022 ext. 10	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769 affordablehomesnewjersey.com			CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769 affordablehomesnewjersey.com		
<b>Contribution (PIL):</b>	N/A	N/A			N/A		
<b>Type of Units:</b>	Support & Special Needs Rental	Senior Rental			Family Rental		
<b>Total Affordable Units:</b>	4	22			88		
<b>Income/Bedroom Distribution:</b>	Group Home/Assisted Living Bedrooms	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<b>Very Low Income</b>	4	3	-	-	2	8	3
<b>Low Income</b>	-	5	5	-	3	19	11
<b>Moderate Income</b>	-	5	4	-	5	23	14
<b>Comments:</b>	Business License obtained 1/13/2016	Project is within the Sayreville Route 35-Phase I Redevelopment Area. Affordable units were produced through a 15% set-aside.			Affirmative Marketing for the development has already begun. They are aiming to be fully occupied by March 2023.		

<b>Borough of Sayreville, Middlesex County</b>									
<b>Annual Project Form 6/17/2020 - Present</b>									
<b>Site/Program Name:</b>	<b>LaMer</b>			<b>Camelot I</b>			<b>Camelot II</b>		
<b>Affordable Housing Round:</b>	Third Round			Third Round			Third Round		
<b>Project Type:</b>	Inclusionary			Inclusionary			Inclusionary		
<b>Block &amp; Lot:</b>	Block: 449 / Lot: 10.101			Block: 136.16 / Lot: 30.05, 30.06			Block: 347.01 / Lot: 3.01, Block: 366.01 / Lot: 1		
<b>Street:</b>	140 Samuel Circle & 115 Check Avenue			Main Street			Main Street & N. Ernston Road		
<b>Status:</b>	Built			Under Construction			Ongoing		
<b>Date:</b>	Controls began 2/10/20			PB Approval 2/19/20			PB Approval 5/6/20		
<b>Length of Controls:</b>	50 years			50 years (to begin with occupancy)			50 years (to begin with occupancy)		
<b>Administrative Agent:</b>	Community Investment Strategies, Inc., 1970 Brunswick Avenue, Suite 100, Lawrenceville, NJ 07024			CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769 affordablehomesnewjersey.com			CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769 affordablehomesnewjersey.com		
<b>Contribution (PIL):</b>	N/A			N/A			N/A		
<b>Type of Units:</b>	Family Rental			Family Rental			Family Rental		
<b>Total Affordable Units:</b>	2			10			8		
<b>Income/Bedroom Distribution:</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<b>Very Low Income</b>	-	1	-	-	2	-	-	2	-
<b>Low Income</b>	-	-	-	1	1	1	-	1	1
<b>Moderate Income</b>	-	1	-	1	3	1	-	3	1
<b>Comments:</b>	The Borough executed an agreement with the former developer to deed restrict (2) additional affordable units upon issuance of Certificates of Occupancy for the Camelot I-II projects.			Bedroom-income distribution is projected, not finalized. Upon site plan approval, the Administrative Agent will ensure compliance with UHAC.			Bedroom-income distribution is projected, not finalized. Upon site plan approval, the Administrative Agent will ensure compliance with UHAC.		

<b>Borough of Sayreville, Middlesex County</b>									
<b>Annual Project Form 6/17/2020 - Present</b>									
<b>Site/Program Name:</b>	<b>NL Site</b>			<b>Riverton</b>			<b>Accessory Apartment Program</b>		
<b>Affordable Housing Round:</b>	Third Round			Third Round			Third Round		
<b>Project Type:</b>	Inclusionary			Inclusionary			100% Affordable		
<b>Block &amp; Lot:</b>	Various			Various			Various		
<b>Street:</b>	Cross Avenue & Highway 9								
<b>Status:</b>	Ongoing			Ongoing			Ongoing		
<b>Date:</b>	Ordinance adopted 07/23/2018			Developer's Agreement signed 10/02/2015			Ordinance adopted 10/10/2017		
<b>Length of Controls:</b>	50 years (to begin with occupancy)			30 years (to begin with occupancy)			30 years (to begin with occupancy)		
<b>Administrative Agent:</b>	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, affordablehomesnewjersey.com			Sayreville Seaport Associates Urban Renewal, 7 Giralda Farms, Madison, NJ 07940			CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, affordablehomesnewjersey.com		
<b>Contribution (PIL):</b>	N/A			N/A			N/A		
<b>Type of Units:</b>	Family Rental			Family Rental			Family Rental		
<b>Total Affordable Units:</b>	7			300			10		
<b>Income/Bedroom Distribution:</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<b>Very Low Income</b>	-	1	-	15	14	10	TBD		
<b>Low Income</b>	1	1	1	15	76	20			
<b>Moderate Income</b>	-	2	1	30	90	30			
<b>Comments:</b>	Litigation regarding this site was settled. It is anticipated the developer will submit a site plan application to the Board by the end of this year.  Bedroom-income distribution is projected, not finalized. Upon site plan approval, the Administrative Agent will ensure compliance with UHAC.			Bedroom-income distribution is projected, not finalized. Upon site plan approval, the Administrative Agent will ensure compliance with UHAC. No applications have been submitted as of yet.			In October of 2017, the Borough adopted Ordinance #365-17 establishing an Accessory Apartment Program in the O-S Overlay Zone to produce 10 accessory apartments. No units have been completed to date		

### REHABILITATION PROGRAM MONITORING

The Borough of Sayreville intends to address its 67-unit Rehabilitation Share through a Housing Rehabilitation Loan Program funded by the Community Development Block Grant (CDBG) Program. The Program provides loan assistance for necessary home repairs to low- and moderate-income households. The Borough has expanded its rehabilitation program to include rental units and created a Home Improvement Program Operating Manual in April of 2019. To date, rehabilitation activities for two (2) of the 67 units have been completed: 13 Albert Drive and 109 Washington Road, with 10-year control periods beginning on January 4, 2019 and January 17, 2019 respectively. The Borough continues to participate in the federally funded Housing Rehabilitation Program.

CGP&H took over the Borough's in-house rehabilitation program in 2022. The rehabilitation manual is being revised and new marketing is expected soon.

### VERY LOW-INCOME REPORTING

The Borough will ensure that 13% of all of the affordable units created under the Implementation Plan, with the exception of units constructed as of July 1, 2008 and units subject to preliminary or final site plan approval as of July 1, 2008, will be affordable to very low-income households. Half of the very low-income units will be made available to families.

Sayreville Borough, Middlesex County: Very-Low Income Units 2021				
Development/Compliance Mechanism	Project Status	Controls Date	Affordable Units	VLI Units
River Road Redevelopment Area	Ongoing	-	88	13
Caring House 54	Built	1/13/2016	4	4
Camelot I	Ongoing	7/23/2018	10	2
Camelot II	Ongoing	-	8	2
NL Site	Ongoing	-	7	1
Riverton	Ongoing	-	300	39
Morgan's Bluff Apartments (Chase Partners)	Built	12/11/2019	22	3
LaMer	Ongoing	2/10/2020	2	1
Accessory Apartment Program	Ongoing	Various	10	0
<b>Totals:</b>			<b>451</b>	<b>65</b>
<i>Percentage of VLI units:</i>			<i>14.41%</i>	