

## BOROUGH OF SAYREVILLE

### Midpoint Review Report

#### Purpose

The Borough of Sayreville’s Settlement Agreement with Fair Share Housing Center (“FSHC”) requires that the Borough comply with the statutory midpoint review requirements of the Fair Housing Act (“FHA”) and specifically N.J.S.A. 52:27D-313, which provides in relevant part: “[t]he Council shall establish procedures for a realistic opportunity review at the midpoint of the certification period and shall provide for notice to the public.” Pursuant to the FSHC Settlement Agreement, that review requires the Borough to post on its website, with a copy to FSHC, and an opportunity for comment, a status report regarding its compliance mechanisms.

#### Relevant Background

On or about July 6, 2015, The Borough filed a Declaratory Judgment Action in Superior Court, in response to In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) (“Mount Laurel IV”). The Borough and FSHC entered into a Settlement Agreement on May 28, 2016. That Settlement Agreement was subsequently superseded by a revised Settlement Agreement, dated June 14, 2018. After a duly-notice Compliance Hearing, the Court entered a Conditional Judgment of Compliance and Repose on December 20, 2018 and a Final Judgment of Compliance and Repose (JOR) on December 4, 2019.

#### Realistic Opportunity Review

### Sayreville Borough, Middlesex County

### Project/Unit Monitoring - June 17, 2020 (Page 1)

| Site / Program Name  | Sayreville Home Improvement Program | Lakeview at Sayreville               | Gillette Manor                                 | Caring Housing 54                    | Morgan's Bluff Apartments (Chase Partners) |
|----------------------|-------------------------------------|--------------------------------------|--|--------------------------------------|--|
| Project Type         | Housing Rehabilitation Program      | 100% Affordable Family Rental        | 100% Affordable Age Restricted Rental          | 100% Affordable Special Needs Rental | Inclusionary Age Restricted Rental         |
| Block & Lot / Street | Various                             | Block: 254.01 / Lot: 2<br>Kulus Lane | Block: 339 / Lot: 1, 16, 20<br>Washington Road | Bordentown Avenue                    | Block: 538 / Lot: 9.02<br>Klimek Pl.       |
| Status               | Under Construction                  | Completed                            | Completed                                      | Completed                            | Completed                                  |

|   |   |  |  |   |   |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
|---|---|--|--|---|---|------------------|-------------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|-------------|---|
| <b>Date</b>                             | Various   | 12/31/2003   | 01/01/1995   | 01/13/2016  | 12/11/2019  |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Length of Affordability Controls</b> | 10 Years  | 20 Years   | 30 Years   | Perpetual   | 30 Years  |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Administrative Agent</b>             | CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a> | Lakeview Developers, 1 Kulas Lane, Parlin, New Jersey 08859, (732) 727-8833, | Sayreville Housing Authority, 650 Washington Rd, Sayreville, New Jersey 08872, (732) 721-8400, <a href="http://sayrevilleha.org/home.html">http://sayrevilleha.org/home.html</a> | Caring Inc., 1120 N. Main St., Pleasantville, New Jersey 08232, (609) 677-0022 ext. 10, | CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a> |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Contribution</b>                     | N/A   | N/A  | N/A  | N/A   | N/A   |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Type of Units</b>                    | Housing Rehabilitation Program  | Family Rental  | Age Restricted Rental  | Special Needs Rental  | Age Restricted Rental   |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Total Affordable Units</b>           | 67  | 300  | 100  | 4   | 22  |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Units Notes</b>                      | Two units completed, 65 units to be completed by 2025.  | 200 AR units, 100 Non-AR units.  |  | Units are Bedrooms.   |   |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Income/Bedroom Distribution</b>      | <b>Eff. Std.</b>  | <b>BR 1</b>  | <b>BR 2</b>  | <b>BR 3</b>   | <b>BR 4</b>   | <b>Eff. Std.</b> | <b>BR 1</b> | <b>BR 2</b> | <b>BR 3</b> | <b>BR 4</b> | <b>Eff. Std.</b> | <b>BR 1</b> | <b>BR 2</b> | <b>BR 3</b> | <b>BR 4</b> | <b>Eff. Std.</b> | <b>BR 1</b> | <b>BR 2</b> | <b>BR 3</b> | <b>BR 4</b> | <b>Eff. Std.</b> | <b>BR 1</b> | <b>BR 2</b> | <b>BR 3</b> | <b>BR 4</b> |   |
| <b>Very-Low-Income</b>                  | -   | -  | -  | -   | -   | -                | 300         | -           | -           | -           | -                | -           | -           | -           | -           | -                | 4           | -           | -           | -           | -                | -           | 3           | -           | -           | - |
| <b>Low-Income</b>                       | -   | -  | -  | -   | -   | -                | -           | -           | -           | -           | -                | 100         | -           | -           | -           | -                | -           | -           | -           | -           | -                | -           | 5           | 5           | -           | - |
| <b>Moderate-Income</b>                  | -   | -  | -  | -   | -   | -                | -           | -           | -           | -           | -                | -           | -           | -           | -           | -                | -           | -           | -           | -           | -                | -           | 5           | 4           | -           | - |

**Sayreville Borough, Middlesex County**

**Project/Unit Monitoring - June 17, 2020 (Page 2)**

| Site / Program Name                     | River Road Redevelopment Area   | LaMer   | Camelot I   | Camelot II  | NL Site   |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
|---|---|---|---|---|---|------------------|-------------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|-------------|---|
| <b>Project Type</b>                     | 100% Affordable Family Rental   | Inclusionary Family Rental  | Inclusionary Family Rental  | Inclusionary Family Rental  | Inclusionary Family Rental  |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Block &amp; Lot / Street</b>         | Various Blocks & Lots on River Road   | Block: 140 / Lot: 10.101 Samuel Circle  | Block: 136.16 / Lot: 30.05, 30.06 Main St.  | Block: 347.01 / Lot: 3.01, Block: 366.01 / Lot: 1 Main Street & N. Ernston Rd.  | Various Cross Ave & Highway 9   |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Status</b>                           | Proposed/Zoned  | Proposed/Zoned  | Proposed/Zoned  | Proposed/Zoned  | Proposed/Zoned  |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Date</b>                             | 006/25/2018- Redevelopment Plan   | T.B.D.  | 07/23/2018- Adoption of Ordinance   | 07/23/2018- Adoption of Ordinance   | 07/23/2018- Adoption of Ordinance   |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Length of Affordability Controls</b> | 30 Years  | 50 Years  | 50 Years  | 50 Years  | 50 Years  |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <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, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a> | CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a> | CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a> | CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a> |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Contribution</b>                     | N/A   | N/A   | N/A   | N/A   | N/A   |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Type of Units</b>                    | Family Rental   | Family Rental   | Family Rental   | Family Rental   | Family Rental   |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Total Affordable Units</b>           | <b>88</b>   | <b>2</b>  | <b>10</b>   | <b>8</b>  | <b>7</b>  |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Units Notes</b>                      | Bedroom-Income Distribution is Projected, Not Finalized.  | Deed Restriction Contingent on CO for Camelot Developments. Bedroom-Income Distribution Projected, Not Finalized.   | Bedroom-Income Distribution is Projected, Not Finalized.  | Bedroom-Income Distribution is Projected, Not Finalized.  | Bedroom-Income Distribution is Projected, Not Finalized.  |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |                  |             |             |             |             |   |
| <b>Income/Bedroom Distribution</b>      | <b>Eff. Std.</b>  | <b>BR 1</b>   | <b>BR 2</b>   | <b>BR 3</b>   | <b>BR 4</b>   | <b>Eff. Std.</b> | <b>BR 1</b> | <b>BR 2</b> | <b>BR 3</b> | <b>BR 4</b> | <b>Eff. Std.</b> | <b>BR 1</b> | <b>BR 2</b> | <b>BR 3</b> | <b>BR 4</b> | <b>Eff. Std.</b> | <b>BR 1</b> | <b>BR 2</b> | <b>BR 3</b> | <b>BR 4</b> | <b>Eff. Std.</b> | <b>BR 1</b> | <b>BR 2</b> | <b>BR 3</b> | <b>BR 4</b> |   |
| <b>Very-Low-Income</b>                  | -   | 4   | 7   | -   | -   | -                | -           | 1           | -           | -           | -                | -           | 2           | -           | -           | -                | -           | -           | 2           | -           | -                | -           | -           | 1           | -           | - |
| <b>Low-Income</b>                       | -   | 4   | 17  | 8   | -   | -                | -           | -           | -           | 1           | 1                | 1           | -           | -           | -           | 1                | 1           | -           | 1           | -           | 1                | 1           | -           | -           | -           |   |
| <b>Moderate-Income</b>                  | -   | 8   | 24  | 8   | -   | -                | -           | 1           | -           | -           | 1                | 3           | 1           | -           | -           | -                | 3           | 1           | -           | -           | -                | 2           | 1           | -           | -           |   |

**Sayreville Borough, Middlesex County**  
**Project/Unit Monitoring - June 17, 2020 (Page 3)**

|   |  |      |      |      |      |   |      |      |      |      |           |      |      |      |      |           |      |      |      |      |
|---|--|------|------|------|------|---|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|
| <b>Site / Program Name</b>              | Riverton   |      |      |      |      | Accessory Apartment Program   |      |      |      |      |           |      |      |      |      |           |      |      |      |      |
| <b>Project Type</b>                     | Inclusionary Family Rental   |      |      |      |      | 100% Affordable Family Rental   |      |      |      |      |           |      |      |      |      |           |      |      |      |      |
| <b>Block &amp; Lot / Street</b>         | Various  |      |      |      |      | Various   |      |      |      |      |           |      |      |      |      |           |      |      |      |      |
| <b>Status</b>                           | Under Construction   |      |      |      |      | Proposed/Zoned  |      |      |      |      |           |      |      |      |      |           |      |      |      |      |
| <b>Date</b>                             | 10/02/2015- Developer's Agreement  |      |      |      |      | Various   |      |      |      |      |           |      |      |      |      |           |      |      |      |      |
| <b>Length of Affordability Controls</b> | 30 Years   |      |      |      |      | 30 Years  |      |      |      |      |           |      |      |      |      |           |      |      |      |      |
| <b>Administrative Agent</b>             | Sayreville Seaport Associates Urban Renewal, 7 Giralda Farms, Madison, New Jersey 07940, , |      |      |      |      | CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a> |      |      |      |      |           |      |      |      |      |           |      |      |      |      |
| <b>Contribution</b>                     | N/A  |      |      |      |      | N/A   |      |      |      |      |           |      |      |      |      |           |      |      |      |      |
| <b>Type of Units</b>                    | Family Rental  |      |      |      |      | Family Rental   |      |      |      |      |           |      |      |      |      |           |      |      |      |      |
| <b>Total Affordable Units</b>           | 300  |      |      |      |      | 10  |      |      |      |      |           |      |      |      |      |           |      |      |      |      |
| <b>Units Notes</b>                      | Bedroom-Income Distribution is Projected, Not Finalized.                                   |      |      |      |      | 0 Units Completed.  |      |      |      |      |           |      |      |      |      |           |      |      |      |      |
| <b>Income/Bedroom Distribution</b>      | Eff. Std.  | BR 1 | BR 2 | BR 3 | BR 4 | Eff. Std.   | BR 1 | BR 2 | BR 3 | BR 4 | Eff. Std. | BR 1 | BR 2 | BR 3 | BR 4 | Eff. Std. | BR 1 | BR 2 | BR 3 | BR 4 |
| <b>Very-Low-Income</b>                  | -  | 15   | 14   | 10   | -    | -   | -    | -    | -    | -    |           |      |      |      |      |           |      |      |      |      |
| <b>Low-Income</b>                       | -  | 15   | 76   | 20   | -    | -   | -    | -    | -    | -    |           |      |      |      |      |           |      |      |      |      |
| <b>Moderate-Income</b>                  | -  | 30   | 90   | 30   | -    | -   | -    | -    | -    | -    |           |      |      |      |      |           |      |      |      |      |

## Sayreville Borough, Middlesex County: Very-Low Income Units 2020

| Development/Compliance Mechanism           | Project Status     | Controls Date                             | Affordable<br>Units | Very-Low Income<br>Units |
|--|--------------------|---|---------------------|--------------------------|
| River Road Redevelopment Area              | Proposed/Zoned     | 006/25/2018-<br>Redevelopment Plan        | 88                  | 11                       |
| Caring Housing 54                          | Completed          | 01/13/2016                                | 4                   | 4                        |
| Camelot I                                  | Proposed/Zoned     | 07/23/2018                                | 10                  | 2                        |
| Camelot II                                 | Proposed/Zoned     | 07/23/2018                                | 8                   | 2                        |
| NL Site                                    | Proposed/Zoned     | 07/23/2018                                | 7                   | 1                        |
| Riverton                                   | Under Construction | 10/02/2015-<br>Agreement      Developer's | 300                 | 39                       |
| Morgan's Bluff Apartments (Chase Partners) | Completed          | 12/11/2019                                | 22                  | 3                        |
| LaMer                                      | Proposed/Zoned     | T.B.D.                                    | 2                   | 1                        |
| Accessory Apartment Program                | Proposed/Zoned     | Various                                   | 10                  | 0                        |
| <b>Totals:</b>                             |                    |   | <b>451</b>          | <b>63</b>                |