

Town of Secaucus, Hudson County
Annual Affordable Housing Unit/Project Monitoring
July 6, 2021

TOWN OF SECAUCUS, HUDSON COUNTY																											
PROJECT/UNIT MONITORING - July 6, 2021																											
Site / Program Name:	Rehabilitation			Hudson Milestones			Rocco Imprevuduto Towers			160 County Avenue			Riverside Court			City View Townhouses			Osprey Cove			Osprey Cove East (formerly Hess Redevelopment Project)					
Project Type:				100% Affordable Development -- Supportive/Special Needs Housing			100% Affordable Development			100% Affordable Development			Inclusionary Development			Inclusionary Development			Inclusionary Development			Inclusionary Development					
Block & Lot / Street:				Block 215, lot 6 73 Central Lane			Block 98, lot 10 600 County Ave.			Block 34, lot 3 160 County Ave.			Block 159, lot 3.01, QCO167HM thru CO178HM 167-178 Blue Heron Dr.			Block 99, lot 4 734 County Ave.			Block 21, lot 1 45 Meadowland Parkway			Block 101, lot 8 34 Meadowland Parkway					
Status:				Completed			Completed			Completed			Completed			Completed			Completed			Completed					
Date:				Dec-91						Last CO 9/4/2014			May-15			May-15			Sep-12			9/1/2016					
Length of Affordability Controls:				25 years, renewable						In perpetuity			30 years			30 years			30 years			30 years					
Administrative Agent:	William Snyder Affordable Housing Administrator, Town of Secaucus 201-867-5902			Hudson Milestones 365-81 Clendenny Ave. Jersey City, NJ 07304						Secaucus Housing Authority			Secaucus Affordable Housing Board														
Contribution:													\$252,500.00														
Type of Units:				Age-restricted affordable rentals			Age-restricted affordable rentals			Family affordable rentals			Family affordable for-sale			Family affordable for-sale			Family affordable rentals			Family affordable rentals					
Total Affordable Units:	Obligation of 57; 21 units completed through 2019			5			100			8			12 on-site; 10 via payment in lieu			2			24			12 (agreement calls for 13)					
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR			
Very Low-Income				5			35															2	1		1		
Low-Income							52					4		2	4			1			1	1	9			3	2
Moderate-Income							13					4		2	4			1			1	1	10			4	1
Comments:	Because of COVID-19, no additional units have been rehabilitated since 2019						Prior Round. Received First Round credit.			Prior Round. Need waiver for bedroom distribution -- no 2br.			Prior Round. 10% set-aside would require 22 affordable units; 10 units satisfied by payment-in-lieu to rehabilitate 20-unit Patriot Commons.			Prior Round.			Prior Round. Need waiver for bedroom distribution -- no 3br.			Prior Round					

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Site / Program Name:	Kroll Heights			Xchange at Secaucus Junction			100 Park Plaza Drive			Xchange at Secaucus Junction			Schmitt Concrete site			Transit Village Redevelopment Area			Secaucus Junction Train Station			Town-wide Set-aside		
Project Type:	100% Affordable Development			Inclusionary Development			Inclusionary Development			Inclusionary Development			Inclusionary Development			Unmet need compliance mechanism			Unmet need compliance mechanism			Unmet need compliance mechanism		
Block & Lot / Street:	Block 98, lot 11.02 700 County Ave.			Block 5.01, lots 3.01 and 3.02 Block 5.02, lots 3.03 and 3.04 Block 5.03, lots 3.051 and 3.052 River Station Boulevard			Block 227, lots 4.03 and 4.04 100 Park Plaza Dr.			Block 5.01, lots 3.01 and 3.02 Block 5.02, lots 3.03 and 3.04 Block 5.03, lots 3.051 and 3.052 River Station Boulevard			Block 191, lots 15, 15.01, 15.02, 15.03 1631 Paterson Plank Road											
Status:	Completed			150 units completed; 142 still to come			Completed			Completed			Under construction											
Date:				Between 2010 and 2019																				
Length of Affordability Controls:				30 years			30 years			30 years														
Administrative Agent:													PIRHL											
Contribution:													\$36,053.40 fractional payment-in-lieu											
Type of Units:	Age-restricted affordable rentals			Family affordable rentals			Family affordable rentals			Age-restricted affordable rentals			Family Affordable Rentals											
Total Affordable Units:	75			292			94			29 of 38			23			70			125					
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1BR	2BR	3BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	26			8	26	6	6	4		5			1	1	1									
Low-Income	39			6	23	6	3	25	10	14			1	6	2									
Moderate-Income	10			12	50	13	9	28	9	19			2	7	2									
Comments:	Prior Round (61); Third Round (14). Received First Round credit.			Prior Round (192) and Third Round (100). Income-bedroom split is for first 150.			Prior Round (31) and Third Round (63).			Third Round			New development; NJSEA adopted redevelopment plan and approved zoning certificate, now under construction; will provide 116 units, including 23 affordable plus a fractional payment in lieu. Income-bedroom distribution is UHAC.			Town has adopted a resolution requesting NJSEA increase number of units from 150 to 350 in Redevelopment Plan Transition Area			Town to support construction of inclusionary tower, 625 units, 20% set-aside.			Town's affordable housing ordinance requires all developers of multi-family housing to "provide for affordable housing in the same manner as required by" NJSEA, which is 20% regardless of tenure.		