

Cranford Township Planning Board
8 Springfield Avenue
Cranford, NJ, 07016

Date: April 18, 2023

Re: South Avenue Redevelopment
108-126, South Avenue East, 32 & 41 High Street & 2 Chestnut Street
Block 478, Lots 2-6 & Block 483, Lots 17.01 & 18
Application No: PB-23-001
Zone: Downtown Transition Zone District & Rehabilitation Area

Dear Chairman Kellett and Board Members:

As requested, CGP&H, acting as the Township’s Affordable Housing Administrative Agent, has reviewed the above revised updated architectural drawings in consideration of the Township and State of New Jersey affordable housing requirements. This letter follows from a previous letter dated 2/21/23 that, relevant to the revised drawings, recommended that the family affordable housing units meet the UHAC income and bedroom distribution.

Affordable Housing Provision

Per the updated drawings, the development will provide 9 affordable units, which is consistent with the previous plans submitted. The project will yield one 1-bedroom unit, six 2-bedroom units and two 3-bedroom units. A total of 11 family units are required across the redevelopment area. This leaves a minimum of one 3-bedroom unit and either a 1- or 2-bedroom unit to be delivered.

Income/Bedroom Distribution

Per my previous letter, the supportive/special needs units to be provided would meet the requirement to provide 13% of new units as very-low income units. As such, the distribution for these 9 units should meet the UHAC requirements, an example of which is shown below:

Bedroom Size	Low Income	Moderate Income	Total
1-bedroom	1	0	1
2-bedroom	3	3	6
3-bedroom	1	1	2
Total	5	4	9

Future provision of affordable units should comply with UHAC, which would be a low-income 3-bedroom unit and either a moderate income 1-bedroom unit or a low income 2-bedroom unit.

Recommendations

Based on my above review:

- **The project as proposed provides 9 out of the required 11 family affordable units.** All proposed and future family units should follow the required UHAC income and bedroom distribution, an example of which is provided in this document.
- **The developer should be required to apply a deed restriction identifying the specific units to be reserved for affordable housing,** identifying the number of bedrooms and income level that unit is to be restricted.
- **The developer should engage the services of a qualified Administrative Agent to administer the affordable units in a creditworthy manner.**

Respectfully Submitted

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