

Kilmer Homes Press Release

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Rebuilding Camp Kilmer Into a Vibrant Community Affordable Housing Groundbreaking on June 30 in Edison

June 30, 2014 – On Monday, June 30, 2014, a groundbreaking ceremony for Kilmer Homes will take place at 10:00 a.m. The site is located at the corner of Truman Road and Road 2 in the Township of Edison, New Jersey.

The groundbreaking celebrates the construction of 120 new affordable apartments including 30 permanent and supportive housing apartments for homeless families, and the redevelopment of the former Camp Kilmer site. The development partners include Edison Affordable Housing, Inc., The Alpert Group, a for-profit developer; and Monarch Housing Associates, a statewide non-profit supportive housing development organization.

The Alpert Group and Edison Affordable Housing, Inc. will provide on-going property management services and Triple C Housing Inc., the supportive services partner will provide case management for the homeless units and coordinate support services, which will be provided by a wide range of community groups partnering to serve the homeless populations.

Kilmer Homes, 120 units of new affordable, rental housing in the Township of Edison, is a mixed-income, mixed-population project serving a wide range of households and promoting community integration of homeless households. A total of 88 apartments will be reserved for households with incomes at or below 60% Area Median Income, up to \$50,400 in annual income for a two person household. An additional 30 apartments will be reserved for homeless households, including disabled veterans. Veterans and victims of Superstorm Sandy will receive priority across the entire development. Construction began in May 2014 and the apartments are expected to be leased beginning in May 2015.

Kilmer Homes has been an integral part of the Middlesex County's 10 year plan to end homelessness and the 30 units reserved for the homeless will be a major step in ending homelessness in Middlesex County.

"This is a perfect example of how a variety of U.S. Dept. of Housing and Urban Development (HUD) programs – housing choice vouchers, HOME Investment Partnership Programs (HOME), Sandy recovery funds and the Continuum of Care can work together to create permanent, affordable and supportive housing as well as help to achieve the goals and objectives of the Mayors Challenge to End Veterans Homelessness," said Maria Maio-Messano, Housing and Urban Development Newark Field Office Director.

"Kilmer Homes will empower working families, the homeless, as well as victims of Superstorm Sandy to live with dignity in safe, decent, and permanent housing," said DCA Commissioner Richard E. Constable, III, who also serves as Chairman of the New Jersey Housing Mortgage and Finance Authority (NJHMFA.) "Sandy recovery programs like the Fund for the Restoration of Multifamily Housing (FRM) and Sandy Special Needs Housing Fund (SSNHF) help rebuild and restore a lasting foundation for New Jersey after the storm, one home at a time."

The project is being developed on six acres of vacant land on the north tip of the former Camp Kilmer military base. Camp Kilmer is a former United States Army camp that was activated in June 1942 as a staging area and part of an installation of the New York Port of Embarkation.

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Troops were quartered at the camp in preparation for transport to the European Theater of Operations in World War II. Eventually, it became the largest processing center for troops heading overseas and returning from World War II, processing over 2.5 million soldiers. It officially closed in 2009.

“We are so pleased to use the State’s Sandy recovery funds to finance both phases of Kilmer Homes, which truly represents HMFA’s core mission to provide safe, decent, and affordable housing in New Jersey,” said HMFA Executive Director Anthony L. Marchetta. “This project will transform a vacant military base into a vibrant housing community that better meets the needs of Edison, while creating jobs, enhancing the town, and attracting further economic development to the area.”

Funding partners include NJHMFA, which is providing Sandy Community Development Block Grant (CDBG) funding and Middlesex County, which is providing HOME and local funds. Additional funding comes from the equity from the sale of low-income housing tax credits approved last year by NJHMFA.

The project’s partners all express their enthusiasm for their involvement in the project.

“Kilmer Homes is designed to be high-quality housing playing a role in revitalizing the surrounding neighborhood,” said Joe Alpert, President, and the Alpert Group. “The Alpert Group is proud of our role in helping to create this vital community.”

“Providing the rental vouchers for all 30 thirty homeless units in the project will allow residents of these units to pay no more than 30% of their household income towards housing costs, “ said Madeline Cook, Executive Director, Edison Housing Authority. “Kilmer Homes provides our Housing Authority with an exciting new affordable housing development opportunity.”

“Kilmer Homes will provide the opportunity to support 30 new homes for the homeless. It is with much gratitude to the Kilmer Collaborative, that we are able to accomplish this major milestone,” Leslie Stivale, Executive Director, Triple C Housing, Inc. “And we are proud to be part of providing these 30 new homes to households who were once homeless.” The services will include on-site support service coordination and linkages to existing community services such as primary care prevention services, mental healthcare, dental care, education services, job training and job search assistance, financial management training, and socialization and recreation opportunities.

“Kilmer Homes gives an example of how local, state and federal funding can work together to create affordable homes for our neighbors,” said Richard Brown, CEO, Monarch Housing Associates. “As housing authorities and homeless service providers face potential cuts by Congress to HUD programs, this is a reminder of the critical importance of programs such as the Housing Choice Voucher, McKinney-Vento Homeless Assistance and Low Income Housing Tax Credit programs. If funded, the National Housing Trust Fund would provide even more opportunities for similar developments across New Jersey.”