

Kilmer Homes, Edison, NJ
Project Description
June 2014

The Kilmer Homes project entails the development of 120 units of new affordable, rental housing in the Township of Edison, including 30 permanent, supportive and affordable apartments for homeless persons. The project is being developed in two identical phases of 60 units, which are financed, developed, and constructed simultaneously.

The project is co-developed through a joint venture between three development partners: Edison Affordable Housing, Inc.; the Alpert Group, a for-profit developer; and Monarch Housing Associates, a statewide non-profit supportive housing development organization. Edison Affordable Housing and The Alpert Group will jointly provide on-going property management services. Triple C Housing will provide case management for the homeless units and coordinate support services, which will be provided by a wide range of community groups that serve homeless populations. The development partners have formed two entities to own each phase of the project – Kilmer Homes I, LP and Kilmer Homes II, LP.

Edison Affordable Housing, Inc., Monarch Housing Associates and Triple C Housing have worked with the Middlesex County Continuum of Care since 2006 on the Kilmer site. Kilmer Homes fulfills a critical part of Middlesex County's 10-year plan to end homelessness providing the creation of 30 new homes for the homeless

The project is being developed on 6 acres of vacant land on the north tip of the former Camp Kilmer military base at the corner of Truman Road and Road 2. The Township of Edison is redeveloping the Camp Kilmer site to create a diverse neighborhood which includes affordable housing, educational and recreational facilities. The Township has included the Kilmer Homes project in its Council on Affordable Housing (COAH) plan.

Kilmer Homes has been designed to create high-quality housing that will help revitalize the surrounding neighborhood. The 120-unit development will offer a wide range of apartments to accommodate singles and families including: 24 one-bedroom units; 72 two-bedroom units; and 24 three-bedroom units. All apartments will have private kitchens and bathrooms, Energy Star appliances, and window blinds. The development will include on-site parking, elevator service, community room space, common laundry facilities, security features, and offices for property management and social service functions.

Kilmer Homes is a mixed-income, mixed-population project serving a wide range of households and promoting community integration of homeless households. Eighty-eight of the apartments will be reserved for households with incomes at or below 60% Area Median Income (i.e. up to \$48,240 in annual income for a 2 person household); 30 supportive housing apartments will be reserved for homeless households; and 2 of the units will be reserved for a superintendent and/or resident manager. Serving veterans and victims of Sandy is a priority across the entire project.

The 30 supportive housing units will be permanent and affordable housing. There will be 18 one-bedroom units and 12 two-bedroom units reserved for homeless households.

Residents of the 30 supportive housing units will have access to a wide array of supportive services to help them stay permanently housed including on-site support service coordination

Kilmer Homes, Edison, NJ
Project Description
June 2014

and linkages to on-site and community-based services. Supportive services will include linkages and on-going follow-up services to health care, including dental care, mental and physical health care, and primary health care prevention services; education services; job training and job search assistance; financial management training; and socialization and recreation. Supportive services are voluntary and will be provided at no cost to residents. Acceptance of support services will not be a condition of residency.

Additionally, the Edison Housing Authority has committed Section 8 Project Based rental vouchers for all 30 supportive housing units for the homeless, which will allow residents of these units to pay no more than 30% of their household income towards housing expenses.

The project is being financed through a New Jersey Housing and Mortgage Finance Agency (NJHMFA) construction loan, NJHMFA permanent mortgage, NJHMFA Community Development Block Grant (CDBG) Multifamily Restoration funding, NJHMFA CDBG Sandy Special Needs Housing funding, Middlesex County Homeless funding, and equity from the sale of 9% low-income housing tax credits.

Construction started in May 2014. There will be a maximum 12-month construction period and lease-up of the units will begin in May 2015.