



# AFFORDABLE HOUSING

## RIVER TRACE @ BRANCHBURG

### BRANCHBURG, NEW JERSEY



To be eligible to rent an Affordable Housing unit in Branchburg Township, your household must meet the NJ Fair Housing Act maximum household gross income requirements.

Household Size	Low Income	Moderate Income
1	\$36,750	\$58,800
2	\$42,000	\$67,200

RIVER TRACE @ BRANCHBURG is located on North Branch River Road, just off of Route 202 North, about 4 miles south of the Somerville Circle. River Trace is in a lightly wooded, residential area with easy access to major highways and shopping. There is currently one building completed in this 2 building complex. This building includes 1 low-income and 1 moderate-income Affordable Housing unit. These Affordable units are located on the first floor. The Affordable Housing units will each have one assigned outdoor parking space. There is elevator access and each unit is assigned a storage space.

#### Each Affordable Unit in Building 1 Features:

- 1 bedroom
- 1 bathroom
- Entry Closet
- Central Air
- Eat-in kitchen
- Linen Closet

#### Low Income Unit

- Approximately 861 Square Feet
- Stackable Washer/Dryer Unit
- Approximate yearly taxes: \$ 1,600/year

#### Moderate Income Unit

- Approximately 933 Square Feet
- Full size Washer and Dryer
- Balcony with sliding glass door
- Approximate yearly taxes: \$ 2,400/year

#### Additionally each unit owner is responsible for the following:

Approximate Sewer fees: \$200/year

Association/Maintenance fees: Approximately \$300.00 month. Covers garbage, recycling, snow removal, lawn care and outside maintenance.

Utilities: Residents are responsible for their own gas, water, electric, cable, etc.

**NOTE:** There is currently no information on when the developer will have Building 2 completed. Applications will not be accepted for these units until they are near completion. When these units become available advertising will be done and a lottery will be held for certified applicants