ROUND FOUR HOUSING PLAN

Planning Board Public Hearing

June 16, 2025

Affordable Housing in New Jersey

- Why?
 - Constitutional obligation for municipalities
 - Began with the 1975 Mt. Laurel I decision
 - Protection from builder's remedy litigation
 - Promote housing quality, affordability and quality of life
- What is it?
 - Rehabilitation obligation
 - New construction or "round" obligations

Affordable Housing in New Jersey

2025 Income Limits for Region 4 (Mercer, Monmouth and Ocean counties)

Household Income Levels	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household
Median	\$94,300	\$107,700	\$121,200	\$134,600	\$145,400
Moderate	\$75,440	\$86,160	\$96,960	\$107,680	\$116,320
Low	\$47,150	\$53,850	\$60,600	\$67,300	\$72,700
Very Low	\$28,290	\$32,310	\$36,360	\$40,380	\$43,620

Source: 2024 Income Limits prepared by Affordable Housing Professionals of New Jersey, dated April 12, 2024

Income levels – percent of median income: Moderate Income: 51%-80% | Low Income: 30% - 49% | Very Low Income: < 30%

Affordable Housing in New Jersey

- What Actions are Required?
 - ✓ Participate in the process → declare affordable housing obligation
 - Submit adopted housing plan and supporting documentation
 - Deadline: June 30th

Rehabilitation Obligation & Satisfaction

- Obligation: 68
- Continue the Township's Home Improvement Program
 - No-interest loans for repairs to homes occupied for low/moderate income households
 - Available to owner and renter occupied homes
 - 10 year affordability controls

Township Obligation – Rounds 1 and 2

- First & Second Round Obligation: 891 units
 - Fully satisfied with constructed units
 - RCAs
 - Special needs (group homes)
 - ARC of Mercer, Community Options, etc.
 - 100% Senior affordable
 - Lawrence Plaza
 - Inclusionary family developments
 - Avalon Run, Tiffany Woods, etc.

Township Obligation – Round 3

- Third Round Obligation: 1,110 units
 - RDP: 702 units
 - Unmet Need: 408
 - Addressed through built and zoned units

Vacant Land Adjustment

- New construction obligations may exceed inventory of vacant and developable land.
- The VLA results in two numbers:
 - 1. RDP Downward Adjustment to Reflect Lack of Developable Land
 - Theoretical exercise described in FHA & COAH Rules
 - Identify "vacant and developable" lands
 - Calculate potential capacity for affordable housing
 - Must account for newly available sites
 - 2. Unmet Need Difference between RDP and prospective need

Development Name	Development Type	Homes	Bonus Credits	Credits
RCA - Trenton (Yorkshire Village)	RCA	10 (of 98)	0	10
CIFA III	Special Needs Rental	4	4	8
Eden Acres, Inc.	Special Needs Rental	3	3	6
Hillcrest Group Home, Inc.	Special Needs Rental	5	5	10
Homefront-TLC, Inc.	Special Needs Rental	6	6	12
Mercer Alliance	Special Needs Rental	3	3	6
Project Freedom	Special Needs Rental	54	54	108
Brookshire	100% Affordable Senior	93 (of 117)	12	104
Berk's Walk	Inclusionary Family Rental	2	2	4
Carriage Park	Inclusionary Senior Sale	21	0	21
Carriage Park	Inclusionary Senior Rental	1 (of 16)	0	1
The Gatherings	Inclusionary Senior Sale	22	0	22
Liberty Green	Inclusionary Family Sale	64	0	64
Morris Hall/St. Mary's	Inclusionary Senior Rental	10	0	10
Traditions at Federal Point	Inclusionary Senior Sale	28	0	28
Brandywine	Inclusionary Family Rental	42	42	84
Nexus Properties	Inclusionary Family Rental	22	22	44
Quakerbridge Mall	Inclusionary Family Rental	54 (of 70)	0	55
Extension of Expiring Controls	Extension of Control Sale	105	0	105
	Total	549	153	702



Round 3 Unmet Need – Zoning adopted

- Mandatory Set-aside Ordinance
- Morris Hall (Rt. 206 and I-95, north of interchange)
- Princess Road Capital Health and HUB City Distributing
- Lawrence Shopping Center RPM (site plan approval)
- Mall Access Road Tricone Engineers and Fampec, LLC

Township Obligation – Round 4

- Fourth Round Obligation: 320 units
 - RDP: 56
 - Unmet Need: 264

Round 4 RDP Calculation

Development	Total Area	Density	Total Homes	RDP
3131 Princeton Pike - Approval	8.57	23.7	204	40.8
31 East Darrah Lane - Approval	1.41	8.5	12	2.4
3641 Lawrenceville Road - Request	6.45	10.0	64	12.8

Total 56.0

Round 4 RDP Satisfaction

Development Name	Development Type	Homes	Bonus Credits	Credits
Carriage Park	Inclusionary Senior Rental	12 (of 16)	0	12
3131 Princeton Pike	Inclusionary Family Rental	30 (of 31)	14	44
	Total Meeting the RDP	42	14	56
Carriage Park	Inclusionary Senior Rental	3 (of 16)	n/a	3
3131 Princeton Pike	Inclusionary Family Rental	1 (of 31)	n/a	1
Quakerbridge Mall	Inclusionary Family Rental / Sale	16 (of 70)	n/a	16
3641 Lawrenceville Road	Inclusionary Family Sale / Rental	13	n/a	13
	Surplus	33	n/a	33

ROUND FOUR RDP SITES (NEW)

3641 Lawrenceville Rd. (Rt 206 & Province Line Rd)

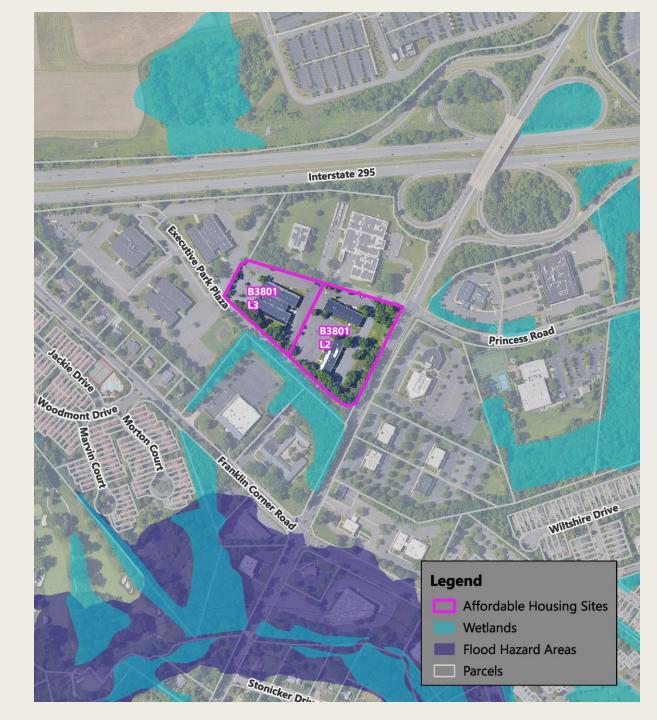
- Property owner seeking multi-family inclusionary
- 6.45 ac.
- 10 du/ac (townhouses)
 - 20% set-aside



3131 Princeton Pike

(between I-95 and Franklin Corner Rd.)

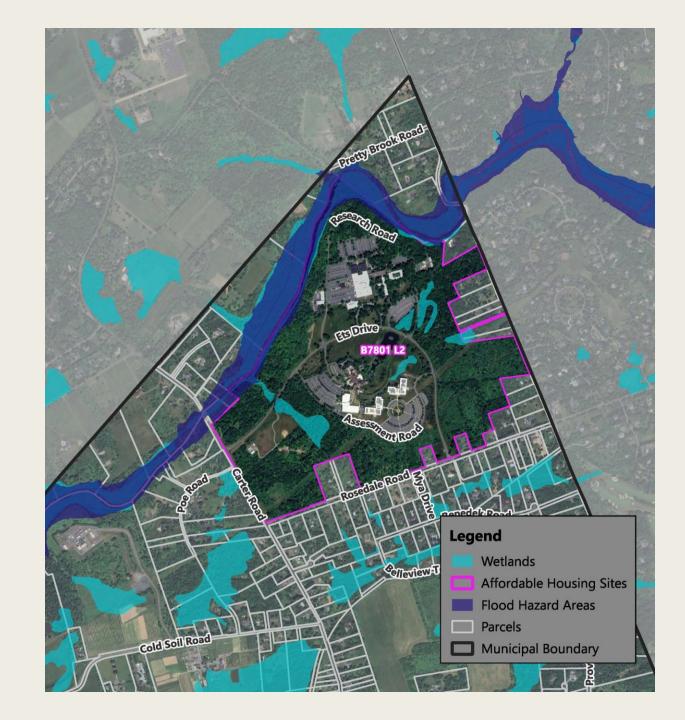
- Site Plan approval
- 8.57 ac.
- Mixed-use redevelopment
- 204 homes
 - 15% set-aside



ROUND FOUR UNMET NEED

ETS Rosedale & Carter Roads

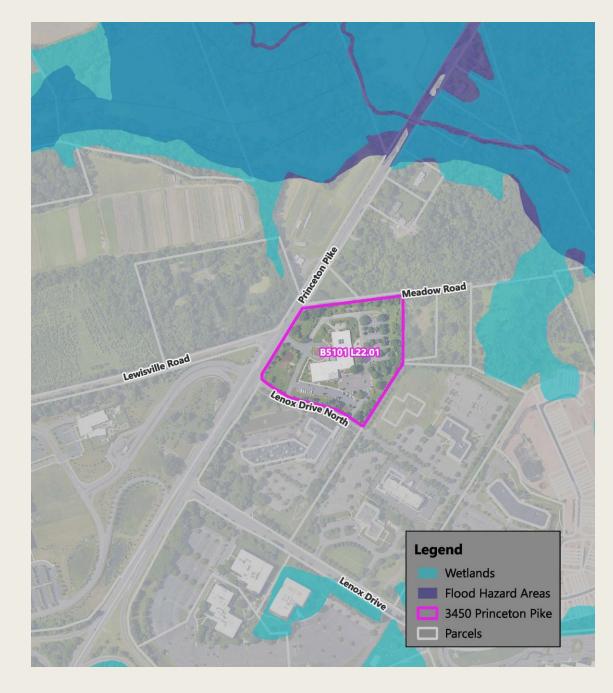
- Substantial vacancy
- Property owner seeking redevelopment
- 75+/- ac. of 355 ac. campus
- Mixed-use redevelopment
 - North of ETS Drive
 - Commercial uses
 - 800 homes
 - 15% senior
 - 20% set-aside



3450 Princeton Pike

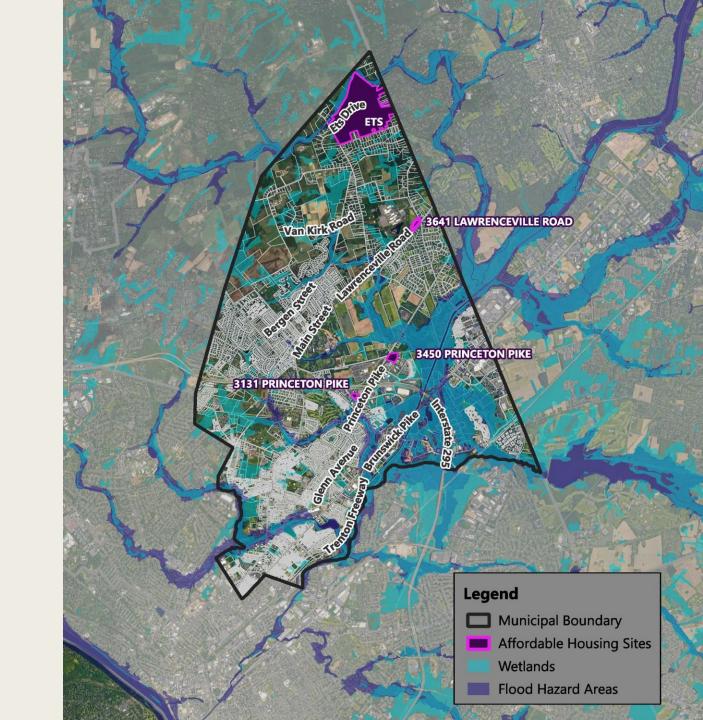
(Princeton Pike & Lenox Drive North)

- Property owner seeking redevelopment
- 10.2 ac.
- 10 du/ac
 - 20% set-aside



NEW AFFORDABLE HOUSING SITES

3641 Lawrenceville Road 3131 Princeton Pike 3450 Princeton Pike ETS



Next Steps for the Fourth Round

- Adopt the Housing Plan
- Submit Documents to the Court
 - Fourth Round Housing Plan
 - Updated affordable housing regulating ordinance, spending plan, various resolutions
- Obtain Compliance Certification
 - Address any objections, to the extent required / possible



