

# EXHIBIT D

SUMMARY OF PLAN

MUNICIPALITY: South Brunswick

FOR

TOTAL FAIR SHARE OBLIGATION

COUNTY: Middlesex

	EST. OBLIG.	COMPLETED UNITS	PROPOSED UNITS	LOW	MOD	VERY LOW	TOTAL UNITS
<b>Rehabilitation Share (per 2010 Census)</b>	119	0	119				119
<i>Rehabilitation Credits</i>							
Rehab Program(s)	119	0	119				119
<b>Remaining Rehabilitation Share</b>	0						0
<b>1987-2014 Unanswered Prior Obligation per COAH's Unadopted Rules (N.J.A.C. 5:99 et seq.) (1)</b>	927						927
<i>Vacant Land Adjustment (if applicable)</i>							
<b>Unmet Need</b>							
<b>RDP</b>							
<b>Mechanisms (2)</b>							
Prior Cycle Credits (4/1/80-12/31/86)		94	0	94	0	9	94
Credits without Controls		0	0	0	0	0	0
Inclusionary Zoning		311	0	145	166	0	311
100% Affordable		183	0	143	40	0	183
Accessory Apartments		0	0	0	0	0	0
Write Down-Buy Down/Market-to- Affordable		18	0	1	17	0	18
Alternative Living/Supportive & Special Needs		47	0	47	0	10	47
Assisted Living		23	0	23	0	0	23
RCA Units (previously approved)		0	0	0	0	0	0
Compliance Bonus		0	0	0	0	0	0
Rental Bonuses		251	0				251
<b>Total Prior Round Credits</b>		927	0	453	223	19	927
<b>Units Addressing 1987-1999 Prior Round</b>		676 units + 251 bonus credits = 927	0	453	223	19	676 units + 251 bonus credits = 927
<b>Remaining Portion of the Unanswered Prior Obligation (1999-2014) Not Deferred (1)</b>	453						453
<b>Mechanisms (2)</b>							
<i>Vacant Land Adjustment (if applicable)</i>							
<b>Unmet Need</b>							
<b>RDP</b>							
Inclusionary Zoning		0	8	4	4	0	8
Redevelopment		0	0	0	0	0	0
100% Affordable		0	131	61	70	9	131
Accessory Apartments		0	0	0	0	0	0
Market-to-Affordable		3	84	80	7	11	87
Supportive & Special Needs/ Alternative Living		29	14	43	0	41	43
Assisted Living		0	0	0	0	0	0
Extended Affordability Controls		0	0	0	0	0	0
Other (describe on a separate sheet)		0	0	0	0	0	0
Smart Growth Bonuses		0	0	0	0	0	0
Redevelopment Bonuses		0	0	0	0	0	0
Rental Bonuses		29	155				184

<i>Total Third Round Credits</i>		61	392	188	81	61	453
<b>Units Addressing 1999-2015 GAP period</b>		32 units + 29 bonus credits = 61	237 units + 155 bonus credits = 392	188	81	61	269 units + 184 bonus credits = 453
<b>2015-2025 Third Round Obligation (1)</b>	712						712
<b>Mechanisms (2)</b>							
<i>Vacant Land Adjustment (if applicable)</i>							
<b>Unmet Need</b>							
<b>RDP</b>							
Inclusionary Zoning		1	0	0	1	0	1
Redevelopment		0	0	0	0	0	0
100% Affordable		0	331	153	178	22	331
Accessory Apartments		0	0	0	0	0	0
Market-to-Affordable		0	59	0	59	0	59
Supportive & Special Needs/ Alternative Living		0	25	25	0	25	25
Assisted Living		0	0	0	0	0	0
Extended Affordability Controls		40	107	99	48	9	147
Other (describe on a separate sheet)		0	0	0	0	0	0
Smart Growth Bonuses		0	0	0	0	0	0
Redevelopment Bonuses		0	0	0	0	0	0
Rental Bonuses		0	149				149
<i>Total Third Round Credits</i>		41	671	277	286	56	712
<b>Units Addressing 2015-2025 Fair Share</b>		41 units	522 units + 149 bonus credits = 671	277	286	56	563 units + 149 bonus credits = 712

(1) Identify the basis for asserting this number

as the municipal obligation. (Rounds combined in narrative)

(2) Provide a description for each mechanism. (Mechanisms combined in narrative)

<b>TOTALS</b>	<b>#</b>	<b>% of Total Obligation</b>	
<b>LOW/MOD UNITS</b>	1987-2014	453/223	453/676 = 67% low, 223/676 = 33% mod
	1999-2014 Not Def.	188/81	188/269 = 70% low, 81/269 = 30% mod
	2014-2024	277/286	277/563 = 49% low, 286/563 = 51% mod
<b>VERY LOW INCOME</b>		136	136/563 = 24%
<b>BONUS CREDITS</b>	1987-2014 and 1999-2014 Not Def.	435	435/1,833 = 24%
	2014-2024	149	149/712 = 21%
<b>AGE-RESTRICTED</b>	1987-2014 and 1999-2014 Not Def.	197	197 / (1,833-94-435) = 15%
	2014-2024	207	207/(712+119) = 25%
<b>NOT AGE-RESTRICTED</b>	1987-2014 and 1999-2014 Not Def.	654	654 / (1,833-94-435) = 50%
	2014-2024	356	356 / 563 = 63%

**Inclusionary/Redevelopment  
Summary of Built Projects**

**MUNICIPALITY:** South Brunswick

**Total Affordable Units:** 344

**COUNTY:** Middlesex

**Total Affordable Credits:** 475

*(Provide a narrative description on a separate sheet and specify the number of completed units by affordability on the form below)*

Project or Site Name (1)	Block/ Lot(s)	Affordable Units Constructed						Tenure (R- Rental or S- Sale)	Rental Bonuses	
		Low (#/%)		Moderate (#/%)		Very Low (#/%)			AR (2)	NAR (3)
		AR (2)	NAR (3)	AR (2)	NAR (3)	AR (2)	NAR (3)			
Regal Point	B. 87; L. 12.142	0	1/ 20%	0	4/ 80%	0	0	S	0	0
Monmouth Walk	B. 41; L. 9.71	0	21/ 49%	0	22/ 51%	0	0	S	0	0
Nassau Square	B. 93.08; L. 41.01	0	27/ 55%	0	22/ 45%	0	0	S	0	0
Summerfield	B. 31.08; L. 2	0	40/ 50%	0	40/ 50%	0	0	S	0	0
Deans Pond Crossing	B. 30.08; L. 16	0	10/ 50%	0	10/ 50%	0	0	S	0	0
Southridge / Southridge Woods	B. 85; L. 17.13	0	50/ 40%	0	74/ 60%	0	0	R	0	124
Buckingham Place	B. 97; L. 13.07	23/ 100%	0	0	0	0	0	R	0	7
<b>TOTALS</b>		23	149		172	0	0		0	131

**(1) Attach narrative for each site.**

**(2) Age-Restricted**

**(3) Not Age-Restricted**

**October 6, 2015**

***Inclusionary/Redevelopment  
Summary of Proposed Projects  
and Inclusionary Zoning***

**MUNICIPALITY:** South Brunswick

**Total Affordable Units:** 8

**COUNTY:** Middlesex

**Total Affordable Credits:** 8

*(Provide a narrative description and specify the number of proposed units associated with each project, site or zone on the form below)*

Name of Project, Site or Zone (1)	Implementation Priority	Block/Lot(s)	Gross Acres	Net Acres (2)	Density (3)	Project and Site Suitability Criteria					Total Units	Zoned for Affordable Housing (4)  Y-Yes or N-No	Affordable Units						Tenure (Note R-Rental or S-Sale)	Rental Bonuses		
						Approvable (local/State approval status?)	Available (clear title?)	Developable					Suitable	Low (#/%)		Moderate (#/%)		Very Low (#/%)		AR (5)	NAR (6)	
								WATER	SEWER	WQMP				AR (5)	NAR (6)	AR (5)	NAR (6)	AR (5)				NAR (6)
Cambridge Crossing		B. 84, L. 4.01, 6, and 24; B. 84.04, L. 4.03	53.9	36	2.4	Yes	Yes	Yes	Yes	Yes	Yes	85 (8 affordable)	Yes	0	4 (50%)	0	4 (50%)	0	0	Sale		
<b>TOTALS</b>												8			4		4		0		0	0

*(1) Attach narrative for each site. (2) less environmentally sensitive lands and easements. (3) Units/net acre (4) Is affordable housing zoning currently in place? (5) Age-Restricted (6) Not Age-Restricted*

“Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “Available site” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

October 6, 2015

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: ARC of Middlesex Co. Address: 9 Helen Drive Block(s): 34 Lot(s): 24.14 Current Zoning: PRD-1  
125 Kendall Road 322 7 R-3  
24 Palmer Road 307 2 R-3  
24 Kingsley Road 338 12 R-3

Rezoning Needed: No  
 (Yes or No)

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>						# Built Units	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable				Suitable
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
0	15	0	0	11	15	0	0	Completed	Completed	Completed	Completed	Completed	Completed	15

**Project Narrative:**  
 See attached sheet

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: Charleston Place I & II Address: 3424 Route 27 Block(s): 95.03 Lot(s): 75.07 Current Zoning: AH

Rezoning Needed: No  
(Yes or No)

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>						# Built Units	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable				Suitable
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
84	0	0	0	0	84	0	0	Completed	Completed	Completed	Completed	Completed	Completed	84

**Project Narrative:**  
See attached sheet

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: CIL-Woods Address: 100 Woods Lane Block(s): 84.04 Lot(s): 42.0432 Current Zoning: AH

Rezoning Needed: No  
(Yes or No)

### Project Narrative:

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>						# Built Units	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable				Suitable
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
0	16	0	0	0	16	0	0	Completed	Completed	Completed	Completed	Completed	Completed	16

See attached sheet

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.



# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: CIL-Wynwood

Address: 59 Foxtail Lane  
1 Sassafras Lane  
23 Arrowwood Lane  
5 Foxtail Lane

Block(s): 96

Lot(s): 15.04,  
15.05,  
15.06  
585

Current Zoning: RM-3

Rezoning Needed: No  
(Yes or No)

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>						# Built Units	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable				Suitable
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
0	7	0	0	0	7	0	0	Completed	Completed	Completed	Completed	Completed	Completed	7

**Project Narrative:**  
See attached sheet

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

October 6, 2015

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: Community Options Address: 2 Aldrich Road Block(s): 326 Lot(s): 21 Current Zoning: R-3  
313 New Road 84.04 17.18 R-2  
63 Henderson Road 93.08 6.142 R-3  
38 Constable Road 333 5 R-3  
 Rezoning Needed: No  
 (Yes or No)

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>						# Built Units	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable				Suitable
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
0	14	0	0	12	14	0	0	Completed	Completed	Completed	Completed	Completed	Completed	14

**Project Narrative:**  
See attached sheet

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: Dungarvin/Eclipse-Built Units

Address: 30 Cranston Road

Block(s): 340

Lot(s): 2

Current Zoning:

19 Berwick Road

338

24

12 Dawson Road

399

10

Rezoning Needed:

No

(Yes or No)

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>						# Built Units	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable				Suitable
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
0	12	0	0	8	12	0	0	Completed	Completed	Completed	Completed	Completed	Completed	12

**Project Narrative:**  
See attached sheet

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: **South Brunswick**

COUNTY: **Middlesex**

Project Name: **Dungarvin/Eclipse-  
Unbuilt Project**

Address: **Unknown**

Block(s): **n/a**

Lot(s): **n/a**

Current Zoning: **n/a**

Rezoning Needed: **n/a**  
(Yes or No)

Affordable Units					Rental Bonuses		Project Completion Status						# Built Units	
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>							
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable			Suitable	
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
0	4	0	0	4	4	0	n/a	n/a (Agreement only)	n/a (Agreement only)	n/a (Agreement only)	n/a (Agreement only)	n/a (Agreement only)	n/a (Agreement only)	0

**Project Narrative:**

Per a 2009 agreement between Dungarvin and South Brunswick Township and the 2014 amendment to this agreement, Dungarvin will provide one additional four-bedroom supportive/special needs home in the Township. Occupancy will be restricted to very-low income individuals and the property will be deed-restricted for 45 years.

- (1) **Age-Restricted**
- (2) **Not Age-Restricted**
- (3) **Site suitability criteria are as follows:**

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: Major Rd. Group Home

Address: 186 Major Road

Block(s): 51

Lot(s): 6.01

Current Zoning: R-2

Rezoning Needed: No  
(Yes or No)

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>						# Built Units	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable				Suitable
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
0	3	0	0	0	3	0	0	Completed	Completed	Completed	Completed	Completed	Completed	3

**Project Narrative:**  
See attached sheet

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: Oak Woods Address: 700 Woods Lane Block(s): 84 Lot(s): 42.0431 Current Zoning: AH

Rezoning Needed: No  
(Yes or No)

**Project Narrative:**

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>						# Built Units	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable				Suitable
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
73	0	0	0	73	73	0	0	Completed	Completed	Completed	Completed	Completed	Completed	73

See attached sheet

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: REACH (Write-down, buy-down) Completed Units

Address: See table on next page

Block(s): See table on next page

Lot(s): See table on next page

Current Zoning: See table on next page

Rezoning Needed: No (Yes or No)

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>						# Built Units	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable				Suitable
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
1	0	0	20	0	21	0	0	Completed	Completed	Completed	Completed	Completed	Completed	21

**Project Narrative:**

See attached sheet and chart on next page

(1) Age-Restricted

(2) Not Age-Restricted

(3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

**100% Affordable Housing Project****Summary of Project Status**

<b>REACH Completed Units</b>				
<b>Address</b>	<b>Block</b>	<b>Lot</b>	<b>Current Zoning</b>	<b>Rezoning Needed</b>
69 Cottonwood Court	96	1969	RM-3	No
3382 Cypress Court, Monmouth Jct., N.J. 08852	84	3382	PRD-2	No
16 Sassafras Lane, Monmouth Jct., N.J. 08852	96	1716	RM-3	No
4042 Bayberry Court, Mon.Jct., N.J. 08852	84	4042	PRD-2	No
7242 Elm Court, Mon. Jct., N.J. 08852	84.03	7242	PRD-2	No
12 Scotto Place, Dayton, N.J. 08810	34.01	12	PRD-1	No
310 Blossom Circle, Dayton, N.J. 08810	31.08	310	PRD-4	No
4141 Bayberry Court, Monmouth Jct., N.J. 08852	84	4141	PRD-2	No
317 Gambocz Court, Monmouth Junction, N.J. 08852	84.04	15.56	PRD-2	No
38 Beechwood Court, Monmouth Junction, N.J. 08852	96	1938	RM-3	No
304 Jacob Court, Dayton, N.J. 08810	35.08	304	PRD-1	No
2221 Ash Court, Monmouth Junction, N.J. 08852	84	2221	PRD-2	No
51 Cottonwood Ct., Mon.Jct., N.J. 08852	96	1951	RM-3	No
3051 Cypress Ct., Mon.Jct., N.J. 08852	84	3051	PRD-2	No
1302 Blossom Circle, Dayton, N.J. 08810	31.08	1302	PRD-4	No
8 Sassafras Lane, Monmouth Jct., N.J. 08852	96	1708	RM-3	No
37 Beechwood Court, Monmouth Junction, New Jersey 08852	96	1937	RM-3	No
5 Foxtail Lane, Monmouth Junction, NJ 08852	96	585	RM-3	No
7 Arrowwood Lane, Monmouth Junction, NJ 08852	96	1123	RM-3	No
R-7 Quincy Circle, Dayton, NJ 08810	35.01	18.07	PRD-1	No
7441 Elm Court, Monmouth Junction, NJ 08852,	84.03	7441	PRD-2	No



# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: REACH (Write-down, buy-down) Proposed Units

Address: Unknown at this time

Block(s): Unknown at this time

Lot(s): Unknown at this time

Current Zoning: Unknown at this time

Rezoning Needed: Unknown at this time (Yes or No)

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>							# Built Units
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable			Suitable	
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
0	80	0	63	11	143	0	0	Each unit is existing and completed	Each unit is existing and completed	Each unit is existing and completed	Each unit is existing and completed	Each unit is existing and completed	Each unit is existing and completed	0

Project Narrative:  
See attached sheet

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

October 6, 2015

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: RPM Address: 211 Henderson Road Block(s): 90.03 Lot(s): 12.011 Current Zoning: R-2

Rezoning Needed: Unknown<sup>(1)</sup>  
(Yes or No)

### Project Narrative:

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>						# Built	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable			Suitable	
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
0	100	0	100	26	200	0	0	Yes	Yes	Yes	Yes	Yes	Yes	0

See attached sheet for complete narrative.

(1) The property may need to be rezoned pending on the outcome of an ongoing Area in Need of Redevelopment and/or Rehabilitation study

(1) Age-Restricted

(2) Not Age-Restricted

(3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

October 6, 2015

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: Sassaman Address: 55-61 Fresh Ponds Road Block(s): 31.01 Lot(s): 27.13 Current Zoning: RR

Rezoning Needed: No  
(Yes or No)

### Project Narrative:

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>						# Built Units	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable				Suitable
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
0	0	0	1	0	1	0	0	Completed	Completed	Completed	Completed	Completed	Completed	1

See attached sheet

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: Triple C Housing Address: 625 Ridge Road Block(s): 54.01 Lot(s): 7 Current Zoning: C-1

Rezoning Needed: No  
(Yes or No)

### Project Narrative:

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>						# Built Units	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable				Suitable
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
0	6	0	0	6	6	0	0	Completed	Completed	Completed	Completed	Completed	Completed	6

See attached sheet

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: Wheeler Rd. Group Home

Address: 38 Wheeler Road

Block(s): 332

Lot(s): 3

Current Zoning: R-3

Rezoning Needed: No  
(Yes or No)

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>						# Built Units	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable				Suitable
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
0	3	0	0	0	3	0	0	Completed	Completed	Completed	Completed	Completed	Completed	3

**Project Narrative:**  
See attached sheet

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: Wilson Farm Address: 3614-3668 Route 27 Block(s): 96.24 Lot(s): 24.022 Current Zoning: C-2

Rezoning Needed: No<sup>(4)</sup>  
(Yes or No)

### Project Narrative:

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>						# Built Units	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable				Suitable
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
130	20	149	0	40	299	0	0	Yes	Yes	Yes	Yes	Yes	yes	0

See attached sheet for narrative

(4) Zoning standards are contained in the 2014 Redevelopment Plan for the site

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: Woodhaven Terrace  
(formerly Deans  
Apartments)

Address: 154 Black Horse Lane

Block(s): 90

Lot(s): 54.01

Current Zoning: AH

Rezoning Needed:

No

(Yes or No)

Affordable Units					Rental Bonuses		Project Completion Status							# Built Units
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>							
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable			Suitable	
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
0	40	0	0	9	40	0	0	Completed	Completed	Completed	Completed	Completed	Completed	40

**Project Narrative:**  
See attached sheet

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: South Brunswick

COUNTY: Middlesex

Project Name: Woodhaven Address: 1401 Jones Drive Block(s): 96.05 Lot(s): 127 Current Zoning: AH

Rezoning Needed: No  
(Yes or No)

Affordable Units					Rental Bonuses		Project Completion Status							
							Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>						# Built Units	
Low		Moderate		Very Low	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable				Suitable
AR <sup>(1)</sup>	NAR <sup>(2)</sup>	AR <sup>(1)</sup>	NAR <sup>(2)</sup>							Sewer	Water	Consistent w/WQMP		
0	40	0	40	0	80	0	63	Completed	Completed	Completed	Completed	Completed	Completed	80

**Project Narrative:**  
See attached sheet

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“**Approvable site**” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “**Available site**” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. “**Developable site**” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. “**Suitable site**” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.



**TOWNSHIP OF SOUTH BRUNSWICK  
DRAFT PRELIMINARY THIRD ROUND PLAN  
November 9, 2015**

*(1) Identify the basis for asserting the Township’s Unanswered Prior Round and Third Round Obligations*

To address the Court’s October 2, 2015 order requiring the submission of a “Summary of Plan” by November 9, 2015, South Brunswick Township relied upon COAH’s 2014 proposed fair share numbers (unadopted N.J.A.C. 5:99, Appendices) as the basis for calculating its preliminary affordable housing obligations. The Township’s Unanswered Prior Obligation (1987-2014) is 868 from 1987-1999 plus its 1999-2014 obligation of 965 (equals 1,833) minus credits listed in the 2014 proposed rules (676 units plus 251 eligible rental bonuses), which equals 906. Half of the 906-unit Unanswered Prior Obligation, or 453 units, will be addressed in the 2014-2024 Third Round time period and the other half will be deferred until the next round of affordable housing obligations (2024-2034).

South Brunswick’s Third Round Prospective Need (2014-2024) obligation is the 712-unit Prospective Need obligation assigned by the draft rules at N.J.A.C. 5:99.

The Unanswered Prior Round Obligation calculation can be shown graphically as follows:

$$\begin{aligned} \text{Unanswered Prior Obligation (1987 to 2014)} &= 453, \text{ half of } 906 \\ [868 \text{ (prior round 1987-1999)} + 965 \text{ (1999-2014 time period)}] &= 1,833 - 927 \text{ credits} = \\ 906 \div 2 &= 453 \\ \text{Remaining Unanswered Prior Obligation} &= 453 \end{aligned}$$

*(2) Provide a description of each compliance mechanism for the Unanswered Prior Obligation and Third Round Prospective Need Obligation*

**Credits Listed in the Appendices of N.J.A.C. 5:99 (Unadopted) for South Brunswick/ Middlesex County, Plus Eligible Rental Bonuses**

<b>Unanswered Prior Obligation per COAH’s Unadopted Rules (N.J.A.C. 5:99 et seq.)</b>			
<b>1987-2014 COAH Listed Credits = 676 Plus Eligible Bonuses (251) = 927</b>	<b>Credits</b>	<b>Bonuses</b>	<b>Total</b>
<i><b>Prior Cycle Credits (4.1.80 – 12.15.86)</b></i>			
Deans Apartments	40	-	40
Charleston Place I	54	-	54
<i><b>Inclusionary Developments - completed</b></i>			
Regal Point - affordable family sales	5	0	5
Monmouth Walk - affordable family sales	43	0	43
Nassau Square – affordable family sales	49	0	49
Summerfield - affordable family sales	70	0	70

**TOWNSHIP OF SOUTH BRUNSWICK  
DRAFT PRELIMINARY THIRD ROUND PLAN  
November 9, 2015**

<b>Unanswered Prior Obligation per COAH's Unadopted Rules (N.J.A.C. 5:99 et seq.)</b>			
Deans Pond Crossing - affordable family sales	20	0	20
Southridge/Southridge Woods – afford. family rentals	124	124	248
Buckingham Place – assisted living - affordable seniors	23	0	23
<b>100% Affordable Developments - completed</b>			
Woodhaven – affordable family rentals	80	80	160
Charleston Place II – affordable senior rentals	30	0	30
Oak Woods - affordable senior rentals	73	0	73
<b>Alternative Living Arrangements - completed</b>			
Wheeler Rd. Group Home (Dev. Res./Delta Comm.)	3	3	6
Major Rd. Group Home (Dev. Res./Delta Comm.)	3	3	6
Dungarvin Group Homes	12	12	24
Triple C Housing – Group Homes	6	6	12
CIL Woods	16	16	32
CIL Wynwood	7	7	14
<b>Market-to-Affordable</b>			
REACH – affordable family sales (completed)	18	0	18
<b>TOTAL 1987-2014</b>	<b>676</b>	<b>251</b>	<b>927</b>

<b>Remaining Portion of the Unanswered Prior Obligation (1999-2014) = 453 Not Deferred</b>	<b>Credits</b>	<b>Bonuses</b>	<b>Total</b>
<b>Alternative Living Arrangements – completed/proposed</b>			
Group Homes (Community Options) – completed	14	14	28
Group Homes (ARC of Middlesex Co.) – completed	15	15	30
Group Home (Dungarvin/Eclipse) – proposed	4	4	8
<b>Write-Down/Buy-Down (Market to Affordable)</b>			
REACH – affordable family rentals	80	80	160
REACH – affordable family sales (3 completed)	7	0	7
<b>Built, Proposed, Approved Units</b>			
Menowitz (Cambridge Crossing) – court app'd, affordable family sale	8	0	8
Wilson Farm (Phase 1) – affordable senior rentals/ special needs rentals	70/5	5	80
RPM (Phase 1) – affordable family rentals/special needs rentals	61/5	66	132
<b>TOTAL 1999-2014</b>	<b>269</b>	<b>184</b>	<b>453</b>

*Prior Round Seniors (1987-2014) = 434 (per N.J.A.C. 5:93-5.14(a) – will add rehab component to third round  
.25(1,833 – 94 prior cycle credits) = 434.75, round down  
Prior Round Rentals (1987-2014) = 435; (per N.J.A.C. 5:93-5.15(a))  
.25(1,833 – 94 prior cycle credits) = 434.75, round up*

**1) Prior Cycle Credits (Woodhaven Terrace and Charleston Place I)**  
(94 credits)

Two 100% affordable developments were completed in the Township between April 1, 1980 and December 15, 1986. Woodhaven Terrace (previously known as Deans Apartments), located at

154 Black Horse Lane, is a 40-unit affordable family rental housing complex and Charleston Place I, which is located at 3424 Route 27, is a 54-unit affordable senior rental housing complex. Certificates of occupancy were previously issued for all 94 rental units. Charleston Place I is considered prior cycle credits having been built before December 15, 1986, thus, does not count towards the Unanswered Prior Obligation senior cap.

**2) Inclusionary Family Sale Units**  
(187 credits)

Five inclusionary developments were completed prior to 2004. The affordable units in the developments have the appropriate affordability controls through deed restrictions, have been affirmatively marketed, and are fully occupied. Although a total of 189 affordable family sale units were completed in the second round, one unit in Nassau Square and one unit in Monmouth Walk were lost to foreclosure before the full control period elapsed. The table below details the prior round inclusionary developments in South Brunswick that have been built and are creditworthy.

<b>Inclusionary Development</b>	<b>Affordable Units</b>
Regal Point	5
Monmouth Walk	43
Nassau Square	49
Summerfield	70
Deans Pond Crossing	20
<b>TOTAL</b>	<b>187</b>

**3) Southridge/Southridge Woods**  
(124 credits plus 124 prior round rental bonuses)

Built in 2001, Southridge Woods, which is located on Northview Drive and Northumberland Way, is an inclusionary development that included 124 affordable family rental units. All units have appropriate deed restrictions. The 124 rental units are eligible for an additional 124 rental bonuses pursuant to N.J.A.C. 5:93-5.15(d)1, for a total of 248 credits toward the Township's Unanswered Prior Obligation.

**4) Buckingham Place**  
(23 credits)

Buckingham Place is an existing 112-unit assisted living residence, including 23 affordable units, financed by the NJ Housing and Mortgage Finance Agency (HMFA). Buckingham Place is located on 7.65 acres on Raymond Road (Block 97, Lot 13.07) in the Township. The facility has been constructed and is operating. The facility's 23 affordable units are eligible for 23 credits towards the Township's Unanswered Prior Obligation.

5) **Woodhaven**  
(80 credits plus 80 prior round rental bonuses)

Woodhaven, which is on Jones Drive, is a 100% affordable family rental development consisting of 80 units that were constructed in 1992 and 1993. All units have appropriate deed restrictions. These 80 rental units are eligible for an additional 80 rental bonuses pursuant to N.J.A.C. 5:93-5.15(d)1, for a total of 160 credits toward the Township's Unanswered Prior Obligation.

6) **100% Affordable Senior Rentals (Charleston Place II and Oak Woods)**  
(103 credits)

There are 30 affordable senior units at Charleston Place II (3424 Route 27) and 73 senior affordable units at the Oak Woods development, which is located on 700 Woods Lane. All units at each of these facilities are occupied and have appropriate deed restrictions. These 103 affordable units are eligible for 103 credits towards the Township's Unanswered Prior Obligation.

7) **Wheeler and Major Road Group Homes**  
(6 credits/bedrooms plus 6 prior round rental bonuses)

Delta Community Supports, an experienced provider of special needs units, operates two 3-bedroom group homes in the Township: one at 38 Wheeler Road and one at 186 Major Road. Both facilities have long-term restrictions through renewable capital funding agreements with the New Jersey Department of Developmental Disabilities. All units have been constructed and are operating. These 6 rental units (credit by the bedroom) are eligible for an additional 6 rental bonuses pursuant to N.J.A.C. 5:93-5.15(d)1, for a total of 12 credits toward the Township's Unanswered Prior Obligation.

8) **Dungarvin/Eclipse Group Homes**  
(12 credits/bedrooms plus 12 prior round rental bonuses)

Dungarvin New Jersey, Inc. /Eclipse Investments, LLC ("Dungarvin") is an experienced provider of supportive and special needs housing across the state. Dungarvin previously established one group home in South Brunswick (receiving no prior COAH credit but listed in the Township's CTM and on the COAH credit list) at 30 Cranston Road, receiving a certificate of occupancy on March 31, 2000. The four-bedroom group home was funded by the NJ Department of Human Services, Division of Developmental Disabilities ("DDD"), in a 20-year renewable capital funding agreement commencing on November 9, 1999. COAH historically accepts a 20 year renewable agreement as the equivalent of a 30-year restriction. This four-bedroom Dungarvin group home (credit by the bedroom) is eligible for four credits and four rental bonuses towards the Unanswered Prior Obligation pursuant to N.J.A.C. 5:93-5.15(d). The group home is not age-restricted.

On October 23, 2009, the Township and Dungarvin entered into an agreement to establish three additional low-income group homes in the Township during the Third Round period, consisting of a minimum of three (3) three-bedroom group homes, up to a maximum of four (4) bedrooms

in each group home, for persons with developmental disabilities. Dungarvin applied for and received operations and capital funding from DDD for these group homes. The Township provided \$35,000 per bedroom to subsidize the acquisition of the three additional four-bedroom group homes and all three properties are or will be deed-restricted for 45 years. A 2014 amendment to this agreement restricted occupancy at the new three group homes to very-low income individuals. Two of those group homes are now operating.

- a) Dungarvin purchased 19 Berwick Road on December 21, 2009 and received a certificate of approval on May 5, 2010. The four-bedroom group home was partially funded with South Brunswick Affordable Housing Trust Funds and is restricted by an affordability control period of 45 years. This four-bedroom Dungarvin group home (credit by the bedroom) is eligible for four credits and four rental bonuses towards the Unanswered Prior Obligation pursuant to N.J.A.C. 5:93-5.15(d)1.
- b) Dungarvin purchased 12 Dawson Road on October 21, 2011 and received a certificate of occupancy on August 29, 2013. The four-bedroom group home was partially funded with South Brunswick Affordable Housing Trust Funds and is restricted by an affordability control period of 45 years. This four-bedroom Dungarvin group home (credit by the bedroom) is eligible for four credits and four rental bonuses towards the Unanswered Prior Obligation pursuant to N.J.A.C. 5:93-5.15(d).

**9) Triple C Housing**

(6 credits/bedrooms plus 6 prior round rental bonuses)

Triple C Housing, an experienced provider of special needs units, operates one six-bedroom special needs facility in the Township at 625 Ridge Road. The group home has been constructed and is operating. It also has a deed restriction with the Township. These 6 rental units (credit by the bedroom) are eligible for an additional 6 rental bonuses pursuant to N.J.A.C. 5:93-5.15(d)1, for a total of 12 credits toward the Township's Unanswered Prior Obligation.

**10) CIL Wynwood and CIL Woods**

(23 credits/bedrooms plus 23 prior round rental bonuses)

The Citizens for Independent Living, an experienced provider of special needs units, operates five group homes in the Township: a 16 bedroom group home at 100 Woods Lane, a two bedroom group home at 23 Arrowwood Lane, a one bedroom group home at 59 Foxtail Lane, a two bedroom group home at 1 Sassafra Lane, and a two bedroom group home at 5 Foxtail Lane. All facilities have the appropriate deed restrictions. All units have been constructed and are operating. These 23 rental units (credit by the bedroom) are eligible for an additional 23 rental bonuses pursuant to N.J.A.C. 5:93-5.15(d)1, for a total of 46 credits toward the Township's Unanswered Prior Obligation.

**11) REACH (Write-Down/Buy-Down)**  
(18 credits)

Pursuant to N.J.A.C. 5:93-1.3 and 5.11, COAH rules permit municipalities to meet a portion of their fair share obligation through a write-down/buy-down (later referred to as market to affordable) program. The write-down/buy-down program, which is known in the Township as the REACH program, allows municipalities to purchase or subsidize existing units to offer affordable housing. The Township's Affordable Housing Office has been successfully administrating and operating the REACH program for a number of years. COAH's rules at NJAC 5:93-5.11(a)1 limit a municipality's program to an amount equal to 10 units. COAH approved a waiver from on October 14, 2009 which permitted the Township to construct 146 rental or sale write-down/buy-down units.<sup>1</sup>

The Township provides a minimum subsidy of \$25,000 per moderately priced unit and \$30,000 for low income rental units and has supplemented the subsidy with additional resources so as to ensure that the units meet the affordability standards established in the UHAC. To date, the per-unit cost of the program has averaged approximately \$75,000 (including per-unit funds for potential renovations). South Brunswick receives funding for the market to affordable program from sources including, but not limited to, development fees and payments in lieu of construction. In the event of insufficient funds, the Township adopted a resolution of intent to bond in case of a shortfall of funds.

**Credits Addressing the Portion of the Unanswered Prior Obligation Not Deferred (1999-2014)**

**12) Community Options**  
(14 units/bedrooms and 14 bonus credits)

Community Options, an experienced provider of special needs units, operates four group homes in South Brunswick: 63 Henderson Road (3 bedrooms), 38 Constable Road (3 bedrooms), 2 Aldrich Road (3 bedrooms), and 313 New Road (5 bedrooms). All facilities have the appropriate deed restrictions. All units have been constructed and are operating. These 14 rental units (credit by the bedroom) are eligible for an additional 14 rental bonuses pursuant to N.J.A.C. 5:93-5.15(d)1, for a total of 28 credits toward the Township's Unanswered Prior Round Obligation Not Deferred.

**13) ARC of Middlesex County**  
(15 units/bedrooms and 15 bonus credits)

ARC of Middlesex County, an experienced provider of special needs facilities, operates four special needs facilities in South Brunswick: a four-bedroom facility at 9 Helen Drive, four-bedroom facility at 125 Kendall Road, a four-bedroom facility at 24 Palmer Road, and a three-bedroom facility at 24 Kingsley Road. All of the facilities have been constructed and are

---

<sup>1</sup> COAH's 2009 waiver approval was from the Third Round limit of 10% of the municipal fair share which permitted the REACH program to exceed the initial limit of 94 units to 146 units.

operating. In addition, the four group homes have the appropriate deed restrictions with the Township. These 15 rental units (credit by the bedroom) are eligible for an additional 15 rental bonuses pursuant to N.J.A.C. 5:93-5.15(d)1, for a total of 30 credits toward the Township's Unanswered Prior Round Obligation Not Deferred.

**14) *Dungarvin/Eclipse Group Homes***

(4 units/bedrooms and 4 bonus credits)

The 2009 agreement between the Township and Dungarvin calls for one more four-bedroom (credit by the bedroom) group home for an additional four credits and four rental bonuses towards the Unanswered Prior Round Obligation Not Deferred pursuant to N.J.A.C. 5:93-5.15(d).

**15) *REACH (Write-Down/Buy-Down)***

(87 units and 80 bonus credits)

The Township will create 87 affordable units, including 80 family rentals and 7 family sales, through its REACH program to satisfy this portion of its affordable housing obligation. The 80 units are eligible for rental bonuses of one credit each towards the portion of the Unanswered Prior Round Obligation Not Deferred pursuant to N.J.A.C. 5:93-5.15(d)1.

**16) *Cambridge Crossing development***

(8 credits)

The Cambridge Crossing (formerly Menowitz and Matzel & Mumford) site (Block 84, Lots 4.01, 6, and 24; Block 84.04, Lot 4.03) is located on County Route 522 and consists of approximately 53.9 acres. Its northern boundary also has frontage on Route 1. The site is currently vacant and in the PRD V-Planned Residential Development District. The Cambridge Crossing site is generally surrounded by undeveloped land. The northwestern third of Block 84 Lot 4.01 has extensive wetlands and there are small wetlands areas on other parcels, leaving the overall site with a net acreage of 36 acres. There is a self-storage facility to the west that is separated from site by a jughandle road connecting Route 1 north to Route 522 west. In addition, the Oak Woods senior affordable rental complex and the Citizens for Independent Living (CIL Woods) supportive affordable housing site presently exists to the east of the Cambridge Crossing site, also fronting Route 522. The site is located in Planning Area 2 (PA 2) of the State Plan.

The site (Block 84, Lots 4.01, 6, 24) has received Planning Board approval for an inclusionary development by Hovnanian consisting of 28,000 square feet of commercial development along the Route 1 frontage and a total of 85 non-age restricted family townhouse units along the Route 522 frontage. As part of an April 2, 2013 court settlement agreement with the prior owner/developer (Matzel & Mumford), the developer is obligated to set aside 10% of the housing units for affordable housing, resulting in the construction of 8 affordable on-site units and a payment in lieu of construction for the remaining 0.5% of one unit, as reflected in the court's order entered on April 2, 2013. The gross density of the development, which excludes the 10 acre portion of the site that will be subdivided for commercial development along Route 1, is 1.9 units/acre and the net density is 2.4 units/acre. There will be six two-bedroom and two three-

bedroom units and each unit will be compliant with COAH regulations. The approved site plan confirms that the on-site affordable units will be integrated within the development, interspersed with the market rate units. Building permits have been issued and the development is under active construction.

As stated in N.J.A.C. 5:93-5, affordable housing sites shall be approvable, developable, and suitable, as defined in N.J.A.C. 5:93-1.3, for the production of low and moderate income housing. As stated below, this Cambridge Crossing site meets these criteria:

- Site Control – The site has a clear title and no legal encumbrances which would preclude its development as an affordable housing project. Developer K. Hovnanian owns the site.
- Site Suitability – The portion of the site with affordable units (north of Route 522) received site plan approval on May 1, 2008 to construct 133 residential units. The project was changed since its approval and the site is currently under construction pursuant to the plans in the 2013 settlement agreement. This 2008 approval and the existing construction are relied upon for confirming the site’s suitability. Scott R. Cevera, the Sewer Department Supervisor for South Brunswick Township, confirmed that the site has sewer service.
- Administrative Entity – The affordable units will be administered by the Township’s in-house Affordable Housing Office. The Township will provide long-term administration of the units in accordance with the Uniform Housing Affordability Controls (“UHAC”) per N.J.A.C. 5:80-26.1.
- Low/Moderate Income Split – At least half of all the affordable units developed on the Cambridge Crossing site will be affordable to low income households and an odd number of affordable units will always be split in favor of the low income unit per UHAC at N.J.A.C. 5:80-26.1.
- Affirmative Marketing – The Township’s in-house Affordable Housing Office will work with developer K. Hovnanian to affirmatively market the units in accordance with N.J.A.C. 5:80-26.1.
- Controls on Affordability – The Township will require minimum 30-year affordability control deed restrictions on the units in accordance with N.J.A.C. 5:80-26.1.
- Bedroom Distribution – The units will be developed in accordance with the UHAC requirements regarding bedroom breakdown in accordance with N.J.A.C. 5:80-26.1.



***17) Wilson Farm Redevelopment (Phase 1)***  
***Municipally Sponsored - 100% Affordable Housing***  
(75 units and 5 bonus credits)

The South Brunswick Community Development Corporation (SBCDC) is an experienced development and administrative entity, which currently owns and manages 157 senior affordable units in South Brunswick Township. The 157 total senior affordable units include the 73-unit Oak Woods and the 84-unit Charleston Place I and II. Charleston Place on Route 27 was completed over 20 years ago and has been filled since the day it opened. Oak Woods opened in October of 2001 and is also filled to capacity. There is a waiting list to get into these facilities; in most cases, it takes more than four years.

The Wilson Farm site is located at 3614-3668 Route 27 (Block 96.24, Lot 24.022) in the C-2 General Retail Commercial Center District. It is approximately 17.73 acres in size and is currently vacant. There is a gas station, restaurant, and convenience store to the east of the site; a single-story office/warehouse building to the west, and single-family homes to the south that are buffered from the site by a large wooded area and stream. Near the stream is approximately 1.17 acres in FEMA flood zone A, bringing the site's net developable acreage to 16.5 acres. Across the street on Route 27 are single-family homes that front on Barbieri Court, which intersects with Route 27 across from Wilson Farm. The site is located in Planning Area 2 (PA2) of the State Plan, a preferred location for affordable housing sites.

On July 23, 2014, the Township entered into an agreement with SBCDC to develop a municipally-sponsored 100% affordable development for 299 rental units (plus one unit for an on-site superintendent), which will be developed in four phases of 75 units each. The gross density of the full project is 16.9 units/acre and the net density is 18.2 units/acre. At least 80% of the units will be age-restricted (age 55 and over). The first phase of construction will consist of 70 affordable age-restricted senior rental units and 5 non-age-restricted supportive special needs affordable units. SBCDC will administer the units. The five non age-restricted special needs rental units (credit by the bedroom) in the first phase are eligible for 5 total bonus credits towards the Unanswered Prior Round Obligation Not Deferred pursuant to N.J.A.C. 5:93-5.15(d)1.

The South Brunswick Township Council adopted a resolution declaring the site an Area in Need of Rehabilitation on October 14, 2014 and the New Jersey Department of Community Affairs documented this designation on November 5, 2014. The Council adopted the Wilson Farm Redevelopment Plan on May 12, 2015.

The land use regulations in the Redevelopment Plan contain specific use, bulk zoning, parking, landscaping, architectural, and lighting standards. These regulations supersede the standard regulations as part of the Township Zoning Ordinance. The principal permitted use regulations are as follows: (see Redevelopment Plan for all land use regulations)

A. Permitted Principal Uses and Structures

1. 100% affordable one-bedroom apartment dwellings for senior citizens, veterans, and persons with physical or developmental disabilities. Senior citizen shall mean a resident

age 55 or over. A maximum of twenty (20%) percent of the total units may be available for veterans and persons with physical or developmental disabilities, regardless of age....  
2. At least 13% of the units in the project will be reserved as very low-income units; at least 37% of the units will be reserved as low-income units; and the balance of 50% of the units may be moderate income units with rents set no higher than 60% of the median income.

As stated in N.J.A.C. 5:93-5, affordable housing sites shall be approvable, developable, and suitable, as defined in N.J.A.C. 5:93-1.3, for the production of low and moderate income housing. As stated below, this Wilson Farm site meets these criteria:

- **Site Control** – The Township owns the Wilson site and will transfer title of the property to SBCDC once funding has been received. SBCDC will enter into a long-term ground lease, for a minimum of 90 years, with Wilson Farm Urban Renewal I, LLC, the sponsor of the project.
- **Site Suitability** – The site is suitable as defined at N.J.A.C. 5:93-1.3. There are no encumbrances which preclude the development of affordable housing on the site. The site is adjacent to residential land uses and other compatible land uses. The Wilson site has access to an appropriate street – State Route 27. According to Scott R. Cevera and Tim Lesko, the Sewer and Water Department Supervisors for South Brunswick Township, there is adequate sewer and water service capacity to accommodate the full 300 unit development, which would need customary approvals from NJDEP and other external authorities. According to the project’s engineering consultant, approximately 1,136 feet of sewer main will be installed for the project, including an extension to an existing sanitary manhole on Allston Road. The site can be developed consistent with the Residential Site Improvement Standards and all other state regulations such as those of the Department of Environmental Protection (“DEP”).
- **Accessibility** – All units at the site will comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.
- **Administrative Entity** – The Township entered into an agreement with SBCDC for SBCDC to own and operate the senior affordable units. SBCDC is an experienced owner and manager of affordable units throughout the Township. As each prior development was funded through the federal HUD 202 program, SBCDC currently administers a large majority of South Brunswick Township’s senior affordable units in accordance with HUD’s regulations. For the proposed Third Round affordable units, SBCDC will affirmatively market the units, income qualify applicants, place 30-year affordability control deed restrictions on the units and provide long-term administration of the units in accordance with N.J.A.C. 5:93, et seq. and the UHAC per N.J.A.C. 5:80-26.1.
- **Very Low/Low/Moderate Income Split** – At least 13% of the units in the project will be reserved as very low-income units; at least 37% of the units will be reserved as low-

income units; and the balance of 50% of the units may be moderate income units with rents set no higher than 60% of the median income.

- Affirmative Marketing - SBCDC will affirmatively market the units in accordance with N.J.A.C. 5:93, et seq. and the UHAC per N.J.A.C. 5:80-26.1.
- Controls on Affordability – SBCDC will place minimum 30-year affordability control deed restrictions on the units in accordance with N.J.A.C. 5:93, et seq. and N.J.A.C. 5:80-26.1.
  
- Bedroom Distribution – SBCDC will follow the UHAC requirements in developing the bedroom breakdown of the affordable units in accordance with N.J.A.C. 5:80-26.1.
  
- Funding –SBCDC will consider various funding sources including but not limited to a HUD Fund Reservation, Balanced Housing funds, Middlesex County HOME funds, Federal Home Loan Bank funds, HMFA bond financing, and Federal Low-income Housing Tax Credits.
  
- Construction Schedule – SBCDC has developed a construction schedule for the first phase of the Wilson Farm complex pursuant to N.J.A.C 5:93-5.5(a)4. The development shall begin within two years of substantive certification (Judgment of Repose).

**18) RPM Development Henderson Road (Phase 1)**

(66 units and 66 bonus credits)

The RPM site is located at 211 Henderson Road (Block 90.03, Lot 12.011) in the Kendall Park neighborhood of the Township. It is approximately 9.963 and is located in the R-2 Single-Family District. To the south of the site is a school bus depot facility. Otherwise, the site is surrounded by undeveloped land. Farther north on Henderson Road are the Royal Oaks Apartments. The site is located in Planning Area 2 (PA2) of the State Plan, a preferred location for affordable housing.

On October 13, 2015, the South Brunswick Council passed a resolution authorizing the Township Planning Board to conduct an Area In Need of Redevelopment and/or Rehabilitation study for the RPM site and surrounding parcels on Henderson Road (Block 90.01, Lot 67.0; Block 90.03, Lots 1.196, 12.011, and 13.041; and Block 90.04, Lots 12.012, 13.02, and 13.042).

On October 23, 2015, the Township entered into an agreement with the RPM Development Group to construct a municipally-sponsored 100% affordable family rental unit project. The project will consist of 200 units to be constructed in multiple phases. Of the 200 units, 15 will be reserved for persons in need of supportive and special needs housing. While the site has a nominal area of wetlands on its northern border, the gross and net density of the project are 20.0 units/acre. Phase 1 of the project will consist of 61 family and 5 special needs rental units (credit by the bedroom). The 66 Phase 1 units are eligible for an additional 66 rental bonuses pursuant to N.J.A.C. 5:93-5.15(d)1, for a total of 132 credits towards the Unanswered Prior Round Obligation Not Deferred.

As stated in N.J.A.C. 5:93-5, affordable housing sites shall be approvable, developable, and suitable, as defined in N.J.A.C. 5:93-1.3, for the production of low and moderate income housing. As stated below, the RPM site meets these criteria:

- **Site Control** – RPM has signed an agreement with the owner of the property wherein they have the authority to acquire all the necessary right, title and/or interest in the property to allow it to develop the Henderson Road site.
- **Site Suitability** – The site is suitable as defined at N.J.A.C. 5:93.1. There are no encumbrances which preclude the development of affordable housing on the site. The site is adjacent to residential land uses and other compatible land uses. The Henderson Road site has access to an appropriate street – Henderson Road (County Route 610), which leads to U.S. Route 1. Water and sewer infrastructure are currently available along the roadway. According to Scott R. Cevera, the Township’s Sewer Service Department Supervisor, an engineering report is necessary to determine capacity. Both water and sewer service would need customary approvals from NJDEP and other external authorities. The site can be developed consistent with the Residential Site Improvement Standards and all other state regulations such as those of DEP. In addition, the proposed development is consistent with the Middlesex County Water Quality Management Plan.
- **Accessibility** – All units at the site will comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.
- **Administrative Entity** – The Township entered into an agreement with RPM for RPM to own and operate the affordable units. RPM is an experienced owner and manager of affordable units throughout the State. For the proposed affordable units, RPM will affirmatively market the units, income qualify applicants, place 30-year affordability control deed restrictions on the units and provide long-term administration of the units in accordance with N.J.A.C. 5:93, et seq. and the UHAC per N.J.A.C. 5:80-26.1.
- **Very Low/Low/Moderate Income Split** – At least 13% of the units in the project will be reserved as very low-income units; at least 37% of the units will be reserved as low-income units; and the balance of 50% of the units may be moderate income units with rents set no higher than 60% of the median income.
- **Affirmative Marketing** - RPM will affirmatively market the units in accordance with N.J.A.C. 5:93 et seq. and the UHAC per N.J.A.C. 5:80-26.1.
- **Controls on Affordability** – RPM will place minimum 30-year affordability control deed restrictions on the units in accordance with N.J.A.C. 5:93 et seq. and N.J.A.C. 5:80-26.1.
- **Bedroom Distribution** – RPM will follow the UHAC requirements in developing the bedroom breakdown of the affordable units in accordance with N.J.A.C. 5:80-26.

- Funding – RPM intends to file an application with the NJ Housing and Mortgage Finance Agency (NJHMFA) for funding through the State’s Low Income Housing Tax Credit program 2016 funding cycle. In addition, the Township has agreed to partially fund the construction of the development up to \$2 million dollars out of the South Brunswick Affordable Housing Trust Fund. RPM also intends to make application to the County of Middlesex in early 2016 for up to \$1.4 million in funding. RPM may also explore other various funding sources including but not limited to a HUD Fund Reservation, Balanced Housing funds, Middlesex County HOME funds, Federal Home Loan Bank funds, HMFA bond financing, and Federal Low-income Housing Tax Credits.
- Construction Schedule – RPM will develop a construction schedule for the Henderson Road complex once funding is secured, but anticipates that the first phase will begin construction in early 2017. RPM will be responsible for monitoring the construction and overall development activity. The development shall begin within two years of substantive certification (Judgment of Repose).

**Credits Addressing the Third Round Prospective Need Obligation (2014-2024)**

<b>South Brunswick’s Third Round Compliance Mechanisms – Prospective Need (2014-2024) = 712</b>	<b>Units</b>	<b>Bonuses</b>	<b>Total</b>
<b><i>Write-Down/Buy-Down (Market to Affordable)</i></b>			
REACH – affordable family sales	59	0	59
<b><i>Extensions of Controls</i></b>			
Woodhaven/Deans Apts – completed	40	0	40
Regal (5), Monmouth Walk (43), Nassau Square (49) - sales	97	0	97
Wheeler Road Group	3	0	3
Major Road Group Home	3	0	3
Dungarvin (Cranston Road)	4	0	4
<b><i>Built, Proposed, Approved Units</i></b>			
Sassman – affordable family sale completed	1	0	1
Wilson Farm - affordable senior rentals/special needs rentals	207/15	15	237
RPM – family rentals/special needs rentals	124/10	124/10	268
<b>TOTAL 2014-2024</b>	<b>563</b>	<b>149</b>	<b>712</b>

*Third Round Seniors = .25(712 + 119) = 207.75, round down = 207*

*Third Round Rentals = .25(712) = 178*

**19) REACH (Write-Down/Buy-Down)**

(59 credits)

The Township will create 59 family sale units through its REACH program to satisfy this portion of its affordable housing obligation. Twenty-one units have been completed, including 18 family sale units that provide 18 credits towards the Township’s Prior Unanswered Obligation. The REACH program is ongoing. Two units closed in 2015 and another unit is ready to close.

**20) Woodhaven Terrace (Deans Apartments) (Extension of Controls)**  
(40 credits)

Woodhaven Terrace (formerly Deans Apartments) is an existing 40-unit 100% affordable housing complex serving low income households. Woodhaven Terrace is located at 154 Black Horse Lane (Block 90, Lot 54.01). Woodhaven Terrace was initially established in 1986 through funding from the old Farmer's Home Program, now known as the Rural Housing Development Program of the federal government. The twenty-year restriction on the property was due to expire in 2006, wherein the owner could opt out of the federal funding and convert the units to market-rate. In addition, the existing 40-unit 100% affordable housing complex was in need of substantial renovations.

In 2005, Volunteers of America, National Services ("VOA") received federal Low Income Housing Tax Credits to preserve the affordable rental units at Woodhaven Terrace and to extend the controls on affordability for an additional 30 years. In order to assist in this effort, the Township entered into an agreement with VOA in order to renovate the 100% low income household rental complex. As part of the Township/VOA agreement, the Township provided VOA with \$1.25 million to help with the substantial renovations required at Woodhaven Terrace, a subsidy of approximately \$31,250 per unit. These renovations included roof replacement, replacement of all HVAC units, new kitchens, bathrooms and upgrades in plumbing and electrical service. Also, the Township granted VOA a Payment In Lieu of Taxes ("PILOT") agreement for the Woodhaven Terrace preservation of affordable units and for the extensions of the affordability controls on the complex.

In a letter dated August 19, 2005, COAH's Director of Planning, Keith Henderson, noted that the VOA proposal would be eligible for additional Third Round credits if VOA received the appropriate financing and if the controls on affordability were extended for 30 years. The Township's agreement with VOA required the extension of controls for 30 years. Woodhaven Terrace received new tax credits and the controls on affordability have been extended as shown by the filed deed restrictions. All 40 units have been preserved to be affordable to low income households, with 9 units affordable to very low income households.

Extensions of Controls as a method of satisfying a municipality's affordable housing obligation was specifically approved by the New Jersey Supreme Court in In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015).

As described above, the VOA preservation of the existing 100% affordable household rental complex and the extension of affordability controls for a new 30-year period make the project eligible for Third Round credit.

- Eligible credit – Woodhaven Terrace meets the criteria for prior cycle credits as previously certified by COAH.
- Affordability Controls – The previous twenty-year restriction on the property was due to expire in 2006 and VOA filed new 30-year affordability controls on the property.

- Building Code Standard – The Township’ agreement with VOA to extend the controls on the units for 30 years was in exchange for a \$1.25 million subsidy used by VOA to bring the units up to code. The Township’s licensed building inspector has issued a continuing certificate of occupancy (or a certified statement stating that the units meet local building codes.)

**21) Extension of Controls on Expiring Units**

(107 credits)

The Township will expand its successful extensions of controls program which initially preserved and substantially rehabilitated 40 units at Woodhaven Terrace (Deans Apartments) to include Prior Round developments that are at risk of expiring in the Third Round such as Regal Point (5 units), Monmouth Walk (43 units), Nassau Square (49 units), as well as alternative living arrangements including the Wheeler Road Group Home (3 units, credit by the bedroom) and the Major Road Group Home (3 units, credit by the bedroom). In addition, Dungarvin has expressed interest to the Township in extending its affordability controls on its Cranston Road group home (4 units, credit by the bedroom) through an amendment to its 2009 agreement with the Township. The 2015 New Jersey State Supreme Court ruling on the Motion In Aid of Litigant’s Rights (In re Adoption of NJAC 5:96 & 5:97 by N.J. Council on Affordable Housing) specifically approved the extension of control method for a municipality to address its Third Round Prospective Need obligation.

The Township will extend controls on the following units during the Third Round:

<b>Development</b>	<b>Type</b>	<b>Year Controls Expire</b>	<b>Number of Units</b>
Regal Point	Sale	2019	5
Nassau Square	Sale	2019	49
Monmouth Walk	Sale	2020	43
Wheeler Road Group Home	Rent	2018	3
Major Road Group Home	Rent	2018	3
Dungarvin Cranston Road	Rent	2019	4
<b>TOTAL</b>			<b>107</b>

**22) Sassman family sale**

(1 credit)

As part of the process for preliminary and final major subdivision approval for a five (5) lot development, Sassman Properties @ South Brunswick, LLC was required to designate one of the lots as an affordable housing lot, to be used for the construction of a single-family home restricted to moderate-income households. As a result, a 1,550 square foot, three-bedroom home was constructed at 55-61 Fresh Ponds Road (Block 31.01, Lot 27.13), with a Certificate of Occupancy issued on September 10, 2015. The property is located in the RR Rural Residential District. Appropriate deed restrictions were placed on the property for use as an affordable home. The South Brunswick Affordable Housing Office located an eligible buyer, who closed on the

purchase of the property on September 29, 2015. The unit is administered in accordance with N.J.A.C. 5:80-26.1.

**23) Wilson Farm Redevelopment (Phases 2-4)**  
**Municipally Sponsored - 100% Affordable Housing**  
(222 units and 15 bonus credits)

Phases 2 through 4 of the Wilson Farm affordable housing development include 207 senior rental units and 15 non-age-restricted special needs rental units. The 15 non-age-restricted special needs rental units (credit by the bedroom) are eligible for 15 rental bonuses pursuant to N.J.A.C. 5:93-5.15(d)1, for a total of 237 credits towards the Third Round Prospective Need obligation.

**24) RPM Development Henderson Road (Additional Phases)**  
(134 units and 134 bonus credits)

The additional phases of the RPM affordable housing development include 124 family rentals and 10 special needs rental units (the latter is credit by the bedroom). The 134 units are eligible for 134 rental bonuses pursuant to N.J.A.C. 5:93-5.15(d)1, for a total of 268 credits towards the Third Round Prospective Need obligation.