

**Plainsboro Township
Midpoint Review
June 2020**

**Prepared by:
Jennifer Beahm, P.P., AICP**

A handwritten signature in black ink, appearing to read "J. Beahm", is positioned above a horizontal line. The signature is fluid and cursive, with a large, stylized initial "J".

Midpoint Review Questions:

1. Conditions of Compliance:

The Township has complied with all conditions outlined within Elizabeth C. McKenzie's December 5, 2016 letter to the court with one exception. The municipally sponsored 100% affordable Project that was originally proposed for 100 units has been developed as a 70 units project. The Township has been engaged with Princeton University in moving their Nurseries General Development Plan project forward that will include family rental affordable units as part of the overall development as well as working with the existing Low Income Homeowners from the Tamarron Condominium Association to extend controls on several units within that Development.

2. Developments Included within the 2016 Township of Plainsboro Housing Element and Fair Share Plan:

The Township of Plainsboro in their 2016 Housing Element and Fair Share Plan had indicated that the Township had 137 surplus credits from the Prior Round Compliance. These surplus credits are identified below:

Surplus for Prospective Need	Type	Units
Wyndhurst	Rentals	126
Millstone Apartments	Rental	9
Princeton Meadows	Sales	2
Total		137

Both Millstone Apartments and Wyndhurst were previously included in Plainsboro's certified plan and area all affordable, rental units, open to the general public. The one hundred twenty-six (126) units at Wyndhurst are eligible for rental bonuses as well as the nine (9) Millstone Apartment units. The two (2) units at Princeton Meadows were also included in Plainsboro's prior certified plan.

The balance of the projects included in the Township's 2016 Housing Element and Fair Share are identified below with a total of 501 credit, which added to the 137 surplus credits identified above result in 638 credits in accordance with the Settlement Agreement with Fair Share Housing Center.

Project	Type	Units
Group Home	SERV Center	4
Extend Controls	Princeton Crossing	40
Hospital Independent Living	Senior Rentals	43
Assisted Living	Medicaid Bedrooms	11
Market to Affordable	Family for Sale	67
IVC	Family Rentals	50
New Group Homes	Bedrooms	26
Municipal Construction	Family Rentals	100
	Rental Bonus	160
Total		501

Plainsboro Township has a group home on 191 Cranbury Neck Road (Block 13, Lot 4) that contains four bedrooms. The group home has a 20-year operating commitment from the Division of Mental Health Services (DMHS) that may be renewable for another 10 years and thus meets the requirements established at N.J.A.C. 5:94-7(e). **The group home was opened in 1997.**

Plainsboro has extended the controls on all forty (40) of the family sale units at Princeton Crossing that expired between 2014 and 2015. As stated within the 2016 Housing Element and Fair Share Plan, Plainsboro has obtained a continuing certificate of occupancy/certified statements from the building inspector that the restricted units met all code standards. **All forty (4) units had controls extended for at least thirty (30) years.** The documentation was included within the Housing Element and Fair Share Plan in Appendix A.

The Township of Plainsboro adopted a Redevelopment Plan on June 11, 2008 for the property referred to the FMC site, included within the redevelopment plan for the property are the 43 low and moderate independent senior living apartments and the assisted living facility that include the 11 Medicaid Beds that have been included within the Township's Housing Element and Fair Share Plan. **These units have been constructed and are occupied.**

On October 20, 2014, the Planning Board for the Township granted IVC preliminary and final major subdivision and site plan approval. In addition, a Developer's Agreement was subsequently executed to implement the terms of the approval that included the provision of 50 rental units. **These units have been constructed and are occupied.**

The Township has allocated funding and has been working to complete the Market to Affordable Program in accordance with the schedule shown within the Housing Element and Fair Share Plan. The maintain a relationship with an experienced administrative entity, to administer the program. As stated within the Housing Element and Fair Share Plan, the Non-Profit Housing Corporation has prepared a list of all available market rate condominiums that were listed for sale in Plainsboro together with the range for sale prices and prioritized the owners who would initially be contacted about participation in the program. The Township has successfully had six

properties utilize this program. The first property is 1208 Aspen Drive, Block 2702 Lot 1208. This property was purchased by the Plainsboro Non-Profit Housing Corporation in August 2017 for \$209,500.00 and resold under the Market to Affordable Program on February 15, 2018 for \$167,500.00. The second property is 1615 Aspen Drive, Block 2702, Lot 1615. This property was purchased by the Plainsboro Non-Profit Housing Corporation in October 2017 for \$209,500.00 and resold under the program on May 30, 2018 for \$167,500.00. The third property on 2015 Ravens Crest, Block 2901, Lot 2015 was purchased by the Plainsboro Non-Profit Housing Corporation in December 2014 for \$185,500.00 and resold under the program for \$159,900.00 on November 6, 2015. The fourth property, 2109 Aspen Drive, Block 2702, Lot 2109 was purchased by the Plainsboro Non-Profit Housing Corporation in May 2017 for \$128,000.00 and resold under the program on November 14, 2017 for \$94,900.00. The fifth property, 2317 Ravens Crest, Block 2901, Lot 2317 was purchased by the Plainsboro Non-Profit Housing Corporation in November 2016 for \$170,000.00 and resold through the program on March 21, 2017 for \$159,900.00 and lastly the property at 608 Aspen Drive, Block 2702, Lot 608 was purchased by the Plainsboro Non-Profit Housing Corporation in January 2018 \$206,000.00 and resold under the program in August 30, 2018 for \$167,500.00. Recognizing that the Township is behind the schedule originally proposed, the Township has continued to market the program and work with the Non-profit Entity. In addition, the Township has been investigating the opportunity to extend control in the Tamarron Condominium complex, of which there are 40 low income for-sale units all having controls ending within the Third-Round time period. In addition, the Township has continued to move forward with the General Development Plan for the 105-acre property with Princeton University, commonly known as the Nurseries which will include a significant number of low and moderate family rental units. The Township is committed to ensuring compliance with the 638-unit obligation by 2025.

Plainsboro Township has allowed sufficient money in the approved spending plan to fund the 26 group home bedrooms identified within the Housing Element and Fair Share Plan and continues to work with the Township's Administrative Agent to implement this program. At this time, the Township is a little behind the proposed schedule as shown within the Housing Element and Fair Share Plan. As stated above, the Township is still committed to this program but is also continuing to move forward with the General Development Plan for the 105-acre property with Princeton University, commonly known as the Nurseries which will include a significant number of low and moderate family rental units. The Township is committed to ensuring compliance with the 638-unit obligation by 2025.

The Township did implement the proposed 100% affordable project known as Dey Road (Block 1304, Lot 1). The 70-unit project has received approvals and is constructed and occupied at this time. The Township is continuing to move forward with the General Development Plan for the 105-acre property with Princeton University, commonly known as the Nurseries which will include a significant number of low and moderate family rental units. The Township is committed to ensuring compliance with the 638-unit obligation by 2025.

Therefore, as of July 1, 2020, the midpoint of the Third-Round, Plainsboro Township has realized 361 units and 160 bonus credit for a total of 521 credits of the 638-unit obligation. The Township will continue to work for the remaining five (5) years of this cycle to realize the remaining 117 credits.

3. Rehabilitation Obligation:

The Township maintains a zero (0) rehabilitation obligation, therefore this condition has been satisfied.

4. Very Low-Income Compliance:

The Township has worked closely with the Administrative Agent to ensure that all development projects that have been implemented pursuant to the Housing Element and Fair Share Plan have maintained compliance with the thirteen (13%) percent Very Low Income Requirement in accordance with the Approved Settlement Agreement with Fair Share Housing Center.

MUNICIPALITY NAME:	Plainsboro Township
COUNTY:	Middlesex County
Date through which funds reported:	
Name of person filling out form and affiliation/role:	Jennifer Beahm, PP, AICP Affordable Housing Planner
Date of filling out form:	6/20/2020
Municipal Housing Liaison for municipality:	Lester Varga
Email:	lvarga@plainsboronj.com
Income Limits Year Being Used by Municipality*:	
Time Period 1-99 through 5-31-20	
Barrier Free Escrow	5,682,782.88
Development Fees	1,602,149.95
Interest Earned	-
Other Income	237,078.94
Payments in Lieu of Construction	
Total Income	7,522,011.77
Consulting Fees	311,127.39
Legal Fees	221,430.22
Engineering Fees	-
Shared Services	-
Office Supplies	-
Other Administrative Costs	136,155.85
Personnel	-
Total Administrative Costs	668,753.46
Homeownership Assistance	856,087.80
Rental Assistance	-
Total Affordability Assistance	866,087.80
Accessory Apartments	-
Debt/Bond Payments	-
Development Fee Forfeiture	-
Echo	-
Extending Controls	-
Fund Forfeiture	-
Land Purchase	-
Market to Affordable	1,643,342.75
New Construction	2,461,424.45
PLOC Forfeiture	-
Partnership Program	-
Purchase of Existing Units	159,708.46
Regional Contribution Agreements	500,000.00
Rehabilitation	6,101.31
Supp./Spec. Needs	-
Total Housing Activity	4,770,576.97
Total Costs	6,305,418.23
Surplus/Loss	1,216,593.54

Council on Affordable Housing
Unit Information - New Construction
PLAINSBORO TWP, MIDDLESEX

Project Name: Market to Affordable -- Project ID: 14157

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
1208 Aspen Drive	B: 2702 ; L: 1208; Q: 1208; Unit:		08/29/17	\$0.00	0%	\$0.00	08/29/17	08/29/17	N	30		1/1	Moderate Income Sale	95/5 Rule Recapture (Repayment) 2 Bedroom Family
1615 Aspen Drive	B: 2702 ; L: 1615; Q: 1615; Unit:		05/30/18	\$167,500.00	0%	\$0.00	05/30/18	05/30/18	N	30		1/1	Moderate Income Sale	95/5 Rule Recapture (Repayment) 2 Bedroom Family
2015 Ravens Lane	B: 2901 ; L: 2015; Q: 2015; Unit:			\$159,900.00	0%	\$0.00	11/10/15	11/10/15	N	30		1/1	Moderate Income Sale	2 Bedroom Family

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2109 Aspen Drive	B-2702-L- 2109-; Q: 2109; Unit:		11/14/17	\$94,900.00	0%	\$0.00	11/14/17	11/14/17	N	30		1/1	Sale	95/5 Rule
													1 Bedroom	Recapture (Repayment)
													Low Income	
													Family	
2317 Ravens Crest	B-2901-1 2317-; Q: 2117; Unit:			\$159,900.00	0%	\$0.00	04/07/17	04/07/17	N	30		1/1	Moderate Income	95/5 Rule
													Sale	
													2 Bedroom	
													Family	
608 Aspen Drive	B-2702-L-608- Q: 608; Unit:		08/30/09	\$167,500.00	0%	\$0.00	08/30/18	08/30/18	N	30		1/1	Moderate Income	95/5 Rule
													Recapture (Repayment)	
													2 Bedroom	
													Family	

