

U.L. v. Carteret

26 March 1985

Plainsboro

Letter re: low + moderate income  
housing.

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PI # 5131

CA000507L

March 26, 1985

Mr. Peter Heckenbleikner  
Township Administrator  
TOWNSHIP OF PLAINSBORO  
P.O. Box 278  
Plainsboro, New Jersey 08536

Re: LOW AND MODERATE INCOME HOUSING

Dear Peter:

In our conversation the other day, you asked why we at Linpro believe that it is not feasible to mix the low and moderate income housing with conventionally financed rental apartment housing such as we have developed here at Princeton Meadows over the past fourteen years.

Because of the income constraints necessitated by the settlement with the court, conventional financing is uneconomic as a method in which to provide the low and moderate income housing. The subsidies required for such financing, would put a tremendous burden on the community as a whole and further than, it is unlikely that such financing could be obtained at reasonable rates given the extraordinarily long period that such housing must be made available for low and moderate income residents.

The costs of developing two separate projects; one for senior citizen housing and the other for moderate income housing, would increase substantially because there would be considerable additional work and fees necessary as a result of two separate complexes. In general, the concept of developing all 413 units in one location would permit substantial economies of scale not only in terms of the financing, but in terms of site development, planning, contracting and production. The objective is to provide the best possible housing at the least possible cost and this will take a concerted effort by both the Township and The Linpro Company to achieve.

There are also economies of scale in managing one project rather than managing two separate properties, particularly as we have no doubt that the management effort will be far more intense in the low and

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moderate income housing than it would be in conventional housing. There would be additional personnel required if there were two separate projects; one of 288 units and the other of 125 units, if, in fact, they were separate projects.

In addition, the convenience of having the total project located directly adjacent to the major shopping complex in Plainsboro will make it easier for the residents of the complex to have access via walkways to the basic services required to support residential development.

I hope this letter is sufficient for your purposes and if I can be of further service, please do not hesitate to give me a call.

Yours very truly,

*Bill Swain*

*mh*  
William M. Swain, Jr.  
Regional Partner

WMS/mh