

U.L. v. Carteret

7 June 1985

Plainsboro

Letter re: draft consent order.

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from expert to Judge

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June 7, 1985

Hon. Eugene D. Serpentelli, A.J.S.C.
Ocean County Court House
CN. 2191
Toms River, N. J. 08754

Dear Judge Serpentelli:

I have reviewed the draft consent order for Plainsboro Township in the case of the Urban League of Greater New Brunswick v. Carteret et al. The fair share number of 575 low and moderate income units to be provided in Plainsboro through 1990 is acceptable.

The compliance proposals appear to be highly satisfactory.

1. The area proposed for all new construction of low and moderate income housing is presently an area of higher density development which will not be negatively impacted by additional development.
2. The proposal provides for 533 of the 575 low and moderate income units to be rental units, with 35% of those to be for low income households and 65% for moderate income households. The growing need for rental housing for the "Mount Laurel households" has been expressed repeatedly during the development of compliance packages over the past year.
3. The development of a Housing Trust Fund for use as subsidy in existing rental units is a valuable demonstration of the potential for subsidization, absent a significant federal involvement. As Plainsboro has a considerable rental housing stock and has experienced substantial housing growth in the past decade, this is a particularly relevant and useful component of the plan for meeting the low and moderate housing need.

I would offer one suggestion to facilitate the portion of the compliance proposal that relates to subsidizing rental housing. It is anticipated that over the course of the next decade a federal program of rent