

CA

Discontinuation

5-11-89

Proposed settlement from
NCDH to Gelber

Pgs 2

CA 002480 P



NCDH
National Committee
Against Discrimination
in Housing

733 15th Street, N.W., Washington, D.C. 20005 • (202) 783-8150

May 11, 1984

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Re: Urban League of Greater New Brunswick v. Borough of Cartaret

Dear Phil:

What follows is an outline of a proposed settlement which the Urban League believes can resolve this matter. This proposal of course is made without prejudice.

(1) The parties would acknowledge that, based on a number of reasonable methodologies, Piscataway's fair share for 1990 ranges from 3156 to 3744 low and moderate income housing units, but that, due to a lack of sufficient vacant, developable land in the township, that number should be reduced to 2025. See paragraphs 1 and 2 of the South Plainfield stipulation.

(2) The township would agree to amend its PRD ordinance to require a minimum mandatory set aside of 20% lower income units, divided proportionally between low and moderate income units or between low, intermediate moderate and moderate income units, as set forth in the South Brunswick settlement. The amended ordinance would also establish affordability standards for the low and moderate income units; establish price and occupancy controls and a mechanism for enforcing these controls; require developers to affirmatively market the lower income

Letter to Phillip L. Paley
May 11, 1984
Page Two

units throughout the eleven county region identified in the Revised Court Expert's Report and to comply with all state and federal antidiscrimination laws; require developers to phase-in the lower income units with the remainder of each project; and require a range of lower income units, by number of bedrooms, which generally reflects the household size distribution within the region.

(3) The township would agree to rezone those sites listed in the attached memorandum to PRD at the gross densities and set-asides indicated. These rezonings, in our opinion, would create a realistic opportunity for the development of 2025 units of low and moderate income housing.

(4) The township would not have to amend its zoning ordinance to permit the development of mobile home parks, provided that plaintiffs are satisfied that a sufficient number of low income units could feasibly be developed in the PRD zones.

(5) The township would pass a resolution agreeing to apply for, or assist developers to apply for, all federal, state and county funds that become available for rehabilitation of existing deficient housing units or for subsidization of the construction or rent of new housing units. See paragraph 22 of the South Plainfield stipulation.

(6) The township would agree to remove certain identified cost-generating provisions relating to approval and development of PRDs.

(7) Finally, the settlement would contain provisions relating to notice and monitoring, including appropriate funding of monitoring mechanisms, and would provide the township with a six year repose against any further Mt. Laurel actions.

We are hopeful that the above proposal can become the basis for a settlement of this matter, and look forward to hearing from you.

Sincerely,



Bruce S. Gelber
General Counsel