

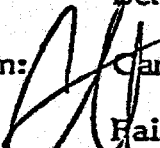
Carl E. Hintz's Comments on Carla Lerman's Fair  
Share Allocation Report and Response to  
Alan Mallach's Dec, 1983 Expert Report.

Pg. 26

CA002610D

## MEMORANDUM

December 16, 1983

To: Bertram E. Busch, Township Attorney  
From:  Carl E. Hintz, Director, Planning & Community Development  
Re: Fair Share Allocation Report

Per your request, attached please find my comments on the Fair Share Allocation Report prepared by Carla Lerman.

If you have any questions, please feel free to call.

CEH:dm  
Attach.  
3390B/101

## Fair Share Allocation Report

Urban League of Greater New Brunswick, et. al. v. Borough of Carteret, et. al.  
prepared by Carla L. Lerman, P.P., November 1983.

The Fair Share Allocation Report prepared by Carla Lerman was reviewed and contains some very good analysis and excellent reasoning. The report involved gathered together a fair amount of information in a very short period of time. However, more recently, a study prepared by the Rutgers Center for Urban Policy research entitled Mount Laurel II: Challenge and Delivery of Low Cost Housing prepared by Robert W. Burchell, et. al., is a far more extensive and painstakingly detailed report providing the exhaustive analysis that defines regions in the State, low and moderate income housing needs, bridge mechanisms to meet those needs and methodologies to allocate low and moderate income housing (fair share allocations).

The review of that report seems to provide a total shift in the regional analysis done by Carla Lerman. The Township of East Brunswick, along with other Middlesex Counties in the Urban League suit, are placed in the West/Central Region (Region 3) which includes the four counties of Hunterdon, Middlesex, Somerset and Warren. After reviewing the methodology prepared by the Center for Urban Policy Research (CUPR), I must agree that their analysis of the region makes more sense than the previous one that this office had submitted or the one prepared by Carla Lerman. I would, therefore, endorse the CUPR study as it defines region.

Again, when it comes to methodology for determining the low and moderate income need, both existing and projected need for the State in regions, I can find no fault with the CUPR study. I, therefore, have to agree with their numbers where they project that the total and present demand (not housed) for Region 3 is 8,091, that the 1980-1990 demand (not housed) for Region 3 is 20,283, and that the 1990-2000 year demand for not housed is 11,037. This would bring a total need for this region of 39,411.

The problem that I have with any methodology for fair share allocation is primarily with the calculation for vacant developable land. We have just completed that calculation for East Brunswick for the "growth area" defined by the State Development Guide Plan (SDGP). Over 20% of the Township is in quasi/public and public lands (primarily county parks and municipal parks) and 52% of the town is developed primarily as residential. Fourteen percent of the town is listed in a limited growth area according to the State Development Guide Plan. A total of 799 acres remain as developable vacant, in the "growth" area and are zoned residential (1983). In checking with Somerset, Middlesex, and Mercer County Planning Directors, they don't have current (1982) calculations for vacant developable land by municipality.

In checking the calculations used, Lerman's report appears to use the vacant land from the State Development Guide Plan which is based upon 1971 aerial photos and is now 12 years out-of-date. There has been significant growth in Middlesex/Somerset and less in Hunterdon and Warren Counties, but those new numbers need to be placed into the formula in order to come up with a proper allocation. If she based it on the N.J. Housing Allocation Report (circa 1978), we may have to use those numbers given the unavailability right now of such 1982 figures, but then apply some modifiers.

There is insufficient time to reply as to what our fair share allocation would be given a time constraint of submitting a report by December 16th. However, as I collect data for vacant land in growth areas in those counties, I can run the calculations or, the court can request Ms. Lerman to run those calculations.

The CUPR Study projects from 1990 to the year 2000, while Ms. Lerman's report only projects to 1990. I would recommend we calculate for the year 2000, since a municipality like East Brunswick is rapidly reaching full development, and we should know now what our prospective need is so we can allocate those land areas and those housing units now. It might not be such a problem for Hunterdon or Warren but I think it certainly needs to be plugged in for Somerset and Middlesex zoning and planning at this point in time.

Region 3, according to CUPR, has a total housing need to the year 2000 of 39,411 units. Ms. Lerman had calculated for the south metro (which are the counties of Hunterdon, Somerset, Middlesex, Union, Monmouth and Mercer) a number of 55,708. Only when we have current vacant developable land can we begin to finalize our fair share vis a vis the region.

3390B/86-87

October 6, 1983

Mr. John Sully  
Middlesex County Planning Board  
40 Livingston Avenue  
New Brunswick, New Jersey 08901

RE: POPULATION ESTIMATES

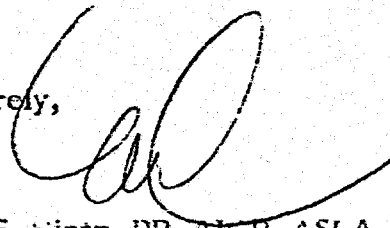
Dear John:

I can't remember whether I got back to you about the population estimates for East Brunswick or not but in case I didn't here they are. We have updated our population estimates for 1980 Census. We have accomplished this through factoring in the units that have been constructed and occupied since 1980 census, and using our residential census data (which is sent over to Matt Flannery). The additional population is 996. In addition, the natural increase (birth minus deaths) of 616 bringing a total 1983 figure 39,323.

These projections are somewhat behind our original estimates of our master plan of 1976. We now project that by 1985 we will have 42,000 residents. For the year 1990 we would project 50,000 and for the year 2,000 60,000.

Please call if you have any questions.

Sincerely,



Carl E. Hintz, PP, AICP, ASLA  
Director  
Planning & Community Development

CEH:ct  
3405E/34

cc: Roy K. DeBoer, Planning Manager  
Debra Rainwater, Assistant Planner ✓

MEMORANDUM

December 14, 1983

TO: Carl E. Hintz, Director, Planning & Comm. Dev.

FROM: Roy K. DeBoer, Planning Manager

RKDB

RE: VACANT LAND SURVEY DECEMBER 1983  
MOUNT LAUREL CALCULATIONS

The vacant land survey map has been updated on a print and will be transferred to a reproducible mylar immediately. The following summary of vacant lands is broken into SSMA and non-SSMA areas, which have been further subdivided according to zone (residential vs. commercial/office/industrial.)

Note: All public, semi-public lands such as schools, parkland, cemeteries, churches and lands with current site plan or subdivision approvals have been excepted out of the vacant land calculations.

Total Vacant Land in SSMA Area (Low Growth Area)

1,950.0	acres residentially zoned
<u>6.8</u>	acres commercially zoned
1,956.8	acres total SSMA vacant land

Total Privately Owned Vacant Land in Growth Areas  
of the Township - 1,911.3 Acres

799.5	acres residentially zoned
<u>1,111.8</u>	acres commercially zoned
1,911.3	acres vacant land in growth area

Note: 558 acres of the commercial/industrial vacant land is a part of the Edgeboro Landfill and Coastal Waterfront Management Area.

RKDB:jr  
3612B/43

MEMORANDUM

January 11, 1984

To: Bertram E. Busch, Township Attorney  
From: Carl E. Hintz, Director, Planning & Community Development  
Re: Response to Mount Laurel II Issues

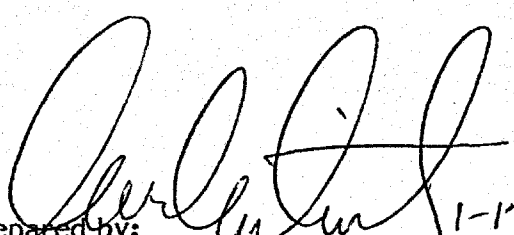
*CEH*  
*dm*

Per your request, attached please find the revised report in reference to the above captioned matter.

If you have any questions, please feel free to call.

CEH:dm  
cc: William Fox, Mayor  
John Runyon, Administrator  
3390B/76

Response to Expert Report on Mount Laurel II  
Prepared by Alan Mallach  
dated December, 1983

  
Prepared by:  
Carl E. Hintz, P.P., A.I.C.P.

1-17-84



Review of Expert Report on Mount Laurel II Issues in Urban League of Greater New Brunswick v. Borough of Cartaret et. al., prepared by Alan Mallach, dated December 1983.

We disagree with the delineation of the region as Mallach has defined it and would refer to the region as identified in the Mount Laurel II: Challenge and Delivery of Low Cost Housing, written by the Center for Urban Policy Research, Rutgers University, December 1983. Our reasons for accepting that region are spelled out in our comments with respect to the expert report prepared by the Court's "master", Carla Lerman.

One of the components of the calculation for allocating fair share units is vacant developable land. Mallach on page 17 lists East Brunswick as having 2,904 acres of vacant land or 1.26% of the region. The actual total vacant land in the growth area as defined by the State Development Guide Plan in East Brunswick is 1,911, which includes commercial, industrial, office and residential categories. If we were just to identify vacant residential land in the various residential zones, the number is 800 acres (799.5). This adjustment needs to be made to re-allocate units. One of the questions is whether or not to use commercial/industrial acreage which, if converted to residential, would create conflicting land uses and would result in inappropriate locations for residential development, followed by variances to convert back to commercial/industrial.

We have tried to obtain data on current vacant developable land for Middlesex County from the County Planning Board, but their studies are not current for

all municipalities. We agree with Alan Mallach, as noted on page 20, that there should be a downward adjustment based on the factor of present land available in various municipalities under the supervision of the master showing vacant developable lands in East Brunswick.

On page 24 the report indicates that in order for units to meet the fair share goal, they must have been placed in occupancy after April 1, 1980. Not counting rehabilitated units which were existing units occupied by low and moderate income households and assisted through rehabilitation by this office (approximately 50), the following units have been issued building permits since April of 1980:

Harcat Homes - 15 units built under the Section 235 and assisted by Community Development revenue sharing in March, 1982;

Halls Corner Senior Citizen Housing - 153 units built with Section 236, given tax abatement and eligible for Section 8 rental assistance, were given a building permit in May, 1980;

Victory Gardens - 12 units given a building permit in January of 1982 and built with Section 8 and Community Development revenue sharing money;

U.S. Home - 60 units (first phase) given 7 moderate building permits in August/September, 1983, out of a total of 60. Forty-three moderate income units have been approved by the Planning Board for all phases.

The units are sold or rented only to low and moderate income households in all cases. The units are also subject to controls on future sale rentals either through the Section 235 Program, the Section 236 Program, Section 8, or in

the case of U.S. Home, the Township's Affordable Housing Agency requirements.

Based upon the above, we must disagree with the statement made in the first paragraph on page 39 of the report. A total of 273 low and moderate income units has been produced. The time frame of 7 years is inappropriate since the first approvals for planned unit residential development were given in 1978 and the slowing of the economy resulted in the construction of very few units for any income group in the Township. Refer to the table below comparing Board approvals with actual building permits, which shows the lag resulting from a sluggish economy and high interest rates.

	<u>Residential Planning &amp; Zoning Board Approvals</u>	East Brunswick <u>Dwelling Units Authorized by Building Permits</u>
1978	570 units	205
1979	458 units	217
1980	61 units	298
1981	99 units	58
1982	5 units	165
1983	710 units	663 units

Sources: East Brunswick Department of Planning & Community Development and New Jersey Department of Labor and Industry, Office of Demographic and Economic Analysis.

The author of the report would also not be aware of the incredible delays in the funding for both the Section 236 housing project, the Victory Gardens project and the Section 235 housing project. All of those were delayed for the most part by federal agencies and would have been built at an earlier point in time.

An analysis of incentive vs. programs for low and moderate income housing in the State of New Jersey will quickly demonstrate that the only housing produced over the past several years has resulted from the efforts of East Brunswick's incentive program. The mandatory housing programs have been a sham and have not worked effectively to produce the same quantity of units that East Brunswick has been able to produce. An interview with any of the existing or prospective builders in East Brunswick will show a clear willingness to produce low and moderate income units under the incentive housing program and, in fact, preference to do so. They also indicate that they will construct to the maximum permitted under the bonus density allowing for the maximum yield on the low and moderate income units.

On page 42 the Mallach report begins with a listing of standards which should be followed in order to produce low and moderate income housing and ensure its continued success. Going through each of these in turn our response is:

- a. Mandatory Set Aside - It is the relative success of the incentive program that will allow continued production of low and moderate income housing units in East Brunswick. A mandatory set aside program will stifle

production but a 5% mandatory set aside applied to the VGIII zones should not hamper further production of low and moderate income housing. This is based on the analysis of low/moderate income units percentages in the various zones, where the VGIII could produce a higher percent (towards 20%) if made mandatory.

- b. The resale price controls in affirmative marketing have been put in place by the Township through a resale price control ordinance as well as through the efforts of the Planning Board in requiring the developers of low and moderate income housing to effectively market those units through lottery and other public campaigns.
- c. Flexibility in Residential Units - under the Town Green zones and the Mixed Use Development zones, we allow maximum flexibility to the developer. There are no minimum percentages of any single family units and there are no arbitrary percentages for any of the other housing types. The flexibility is given to the developer/builder to indicate the market for which he would best like to target his units and to which he feels his construction effort will best be suited.
- d. Developers proceed under a phasing schedule suggested by the developer and approved by the Planning Board. At this point in time, no developer has been artificially constrained by the Planning Board through any unreasonable phasing schedule. All the phasing has been proposed by the developers. The Planning Board allows for revisions to the planned unit residential development by the developer proceeding with amendment to the planned unit residential development (without additional major fees) and through speedy processing.

- e. The report indicates that there should be no non-residential development requirements. There is only one zone that sets up a percentage for non-residential and that is the Town Green zone. There is a specific location for that under the Master Plan Amendment for the Town Green. The Town Green (TG) zone is a planned unit development zone (PUD) which allows for mixed use development while the other zones (VGI, VGII, and VGIII) are planned unit residential development zones (PURD). The reason for the Town Green PUD Ordinance is to provide for sufficient expansion of commercial and retail service activities to support the expected population in the center of East Brunswick. Without that commercial development, there would be inconvenience to both low and moderate income households as well as all other households to drive outside of the Town Green area to Route 18 and other areas for commercial services. That would just be inconsistent with sound planning.
  
- f. The report indicates there should be no unreasonable minimum tract size standards. As will be noted later in this response on the comments about East Brunswick's zoning, the standard for East Brunswick's minimum tract size is both appropriate and based upon sound planning and design principles. As will be shown, tract sizes are based upon existing conditions and in no way do they hamper development under the planned unit residential development zoning.
  
- g. Reasonable net development densities should be provided, which are consistent with gross density standards. The Township's standards for the net densities and the gross densities are well in excess of most planned unit residential developments and planned unit development and mixed unit development standards in this State. A quick check with

other ordinances will demonstrate that.

- h. Reasonable Open Space Standards - As will be explained later, the Township has provided for a 25% open space standard which is not erroneous and can easily be provided by developers in the Township. The comments on East Brunswick's zoning should be referred to for response to this section.
- i. Reasonable improvement standards should be provided. East Brunswick's ordinances and standards allow for waiver by the Planning Board and are, in fact, the most flexible of any municipality in the State. The staff of the Department of Planning and Community Development actually works with developers to ensure that good design will result in reasonable improvement standards. This is consistent with the Township's Master Plan and zoning philosophies which call for more creative development which will not tax existing and future residents.
- j. The off-tract standards required by the Township are minimal. The Township has constructed two 20" water mains along Cranbury Road to facilitate the construction of development including low and moderate income housing development in the Township. The Township Council also bonded for additional sewers as a loan to the Sewerage Authority to facilitate additional development in the Town in the Town Green area.
- k. Phasing - The Planning Board has required low and moderate income units to be phased in the initial approvals in order to ensure that the builders construct the low and moderate income housing units that they are given as an incentive. Because the Township is offering additional market units as an incentive to builders, it is interested in seeing that

the builder doesn't get away with not constructing the low and moderate income units.

On item No. 2, the Township has zoned land to make possible inclusionary objectives. This is spelled out in the attached schedule dated November, 1983.

On item No. 3, the Township has supported the development of low and moderate income housing through various incentives, including some not mentioned by the Mallach report:

- a. The Township has facilitated the application of housing subsidies including the passage of a resolution of need, provided technical support through the Department of Planning & Community Development one of whose purpose is to assist low and moderate income housing. In addition, the Township has prepared development plans and environmental impact analysis for not only the Town Green PURD and PUD areas but also the mixed-use development areas. The Township staff also "walks" any developer through the development process including preparation of conceptual design sketches for their property, at no cost to the builder.
- b. The Township has provided tax abatement to the Victory Gardens project and the Halls Corner project.
- c. The Township has utilized Community Development Block Grant funds to assist with the construction of Victory Gardens, and the Section 235 units. We have offered such assistance through the Urban County Program to other developers. In fact, the Township requested additional use of those funds from the County and was temporarily denied such use because East Brunswick was the only community making use of those



funds and the County sought to distribute the money to other municipalities.

- d. The Township has no municipally owned land available that is suitable for housing and not in park or other usage. The only potential site that may become available would be the Township-owned land on Old Bridge Turnpike and Tices Lane where we have done an urban design plan that included housing for the site. That particular parcel, however, needs action by the East Brunswick Redevelopment Agency, which is just in its infant stages of organization.
- e. The Township has provided infrastructure as explained previously by extending a water main and sewers to facilitate the construction of housing in Town Green area.
- f. The Township has waived fees within the control of the Township such as those which reduce fees for the Victory Gardens, Halls Corner and the Section 235 housing units.

The next section of the report entitled (4) "Standards for Specific Housing Types Under a Mount Laurel II Zoning Ordinance" has been commented on in the section of the Mallach critique of the East Brunswick Ordinance found in the appendix under pages B-6 onwards. Not to be duplicative, therefore, the following is a point by point response on each of those issues.

- l. Section 132-40 requires a minimum of 40 contiguous acres which exceeds the Municipal Land Use Law requirements. However, when the Village Green PURD concept was developed the minimum contiguous acreage was established in accordance with existing available lands ownership

patterns within the Town Green. Major parcels within the Town Green, with the exception of only two tracts, contain and or exceed the minimum 40 acres and they are as follows:

HGKW	42.50 acres
Orleans/Hovnanian	101.10 acres
U.S. Home	43.54 acres
Hovnanian (Collins Tract)	78.00 acres
Leisure Technology (Garbowski Tract)	69.00 acres
Kelemen	48.00 acres
Lapinski	47.00 acres
Gatarz	10.40 acres
Lonczak	40.00 acres
(10 acres removed via county drainage taken for Irelands Brook improvements)	
Carriage Square	16.10 acres
(Carriage Square was approved with a 'C' Variance for under- sized lot for 80 units in 1978).	

Minor out parcels distributed throughout the Town Green area are currently utilized for single family homes, two funeral homes, a medical clinic and school site, etc. Although they are within the Town Green area due to the existing uses currently on the various outparcels, they are realistically part of the available developable Town Green and have not been included in the total acreage requirements for development credits. Even if we reduced the requirement to 5 acres minimum, those

lots would not qualify nor would they be developed in PURD fashion.

2. The T.C. 132-43 which requires a minimum of 25% open space is not excessive. It has been Township experience through several PURD's approved in the town that the developers exceed the 25% open space set aside in order to provide adequate areas for detention basins, pedestrian circulation systems, and spaces in side and rear yards of units. For example, the U.S. Home 231 unit development on 43.54 acres has a section by section percent open space of 39%, 49%, 46% and 0% for an overall 38% open space provided (16.64 acres distributed throughout the site). It should be noted that U.S. Home had difficulty achieving the approved unit rules due to limitations of fitting their townhouses on the tract, due to their architectural design, their choice not to build garden apartments or condos—not due to open space constraints.

Additionally, the Lexington Village PURD, which is being constructed by Orleans and Hovnanian Companies contains 201.8 acres and 1,228 units. The developer has set aside the 25% open space in consolidated blocks and has achieved net densities ranging from 4.2 - 19.7 development units per acre. The remaining homeowner association controlled areas (other open space) between units range an additional 10-20% varying with net densities on a section by section basis.

3. We concur that setting a parking standard based on number of bedrooms/unit should be carried through for all housing. It is currently provided for in Section 132-44A(5) and should be applicable to all housing throughout the Township.
4. T.C. 132-46(A) does require bikeways for adequate safe pedestrian and

cycling throughout the Township and applicable PURD. In an effort to reduce costs the Township accepts bituminous concrete in lieu of concrete sidewalks and does not require four foot wide concrete sidewalks on both sides of the street as in typical development.

5. T.C. 132-49(A) provides staging and phasing of implementation of a PURD development. This is provided for specifically within the Mount Laurel decision and is reflected in Township ordinances. It should be noted that to date, the Township of East Brunswick has not found it necessary to exercise a specific phasing program for any of the PURD developments in town. Provided that the necessary infrastructure is available, such as sewer capacity and necessary traffic improvements, the general constraint of construction time-lines and limitations on sales have served as a staging device.
6. T.C. 132-50(H)2 require economic impact analysis for a section by section basis for every stage of development is not burdensome in that it serves as a second opinion in confirming fiscal analysis numbers prepared by the Township at the time of the adoption of the Town Green Master Plan Amendment in 1977. It also serves as a significant and very useful tool in monitoring the actual progress and fiscal status of the implementation of the Town Green.
7. The filing fee for PURD of \$5,000 in accordance T.C. 132-71. We feel that the fee is in parity with fees of other municipalities. The application and approval process require extensive staff time and effort which is exerted in part to aid developers in reducing their required time lines for approval. The intensive staff time investment has resulted in an average approval time for the Planning Board for 1-2 months for a

developer to receive construction approval on a preliminary PURD. East Brunswick's processing has been noted in several studies, particularly "The Affordable Housing Handbook" published by the State of New Jersey.

8. T.C. 192-25 is applicable to standard subdivisions and does not necessarily govern PURD requirements. Street tree improvements are specifically addressed at the time of preliminary PURD approval and the number and type are determined in accordance with T.C. 130, Landscaping Design Standards. The criteria are flexible in order that tree preservation may be encouraged in lieu of new installation:

NOTE: Items 9, 10, 11, 12, 13 and 14 address T.C. 228-154 which establishes regulations for the O-1 multi-family/garden apartment development district.

Since all O-1 land within the Township of East Brunswick has largely been developed, it has not at any point in time been included in any of the Mount Laurel obligation calculations. Therefore, all comments relative to T.C. 228-154A are not applicable. T.C. 132-44E, Design Standards for Multi-Family Apartment Units should be addressed relative to PURD with Mount Laurel considerations.

15. Section 228-217.4(F) governs the MXD mixed development zone specifically restricts residential development not to exceed 50% of the lot in a mixed use project. The basic purpose and intent of the zone is to promote and encourage high density residential development in conjunction with a spectrum of mixed commercial uses (see T.C. 228-217.4 A-I inclusive). The remaining 50% of any MXD development tract would be devoted to a range of commercial uses including retailing,

restaurants, offices, hotel, and personal services, which will work in direct relationship with the high density residential activities. To overextend the residential uses would preclude the commercial viability of such a mixed use development.

16. The Limiting Building Improvement - The purpose for limiting building improvement to 25% of a lot in a MXD development in accordance with T.C. 228-217.5(A) has been established in order to promote multi-family high density development and efficient use of building areas which would encourage use of air rights, breaking of parking systems and the promotion of integrated vehicular/pedestrian open space systems throughout the mixed use development.
17. Minimum number under townhouse units within an MXD development is not excessive based on a 20 acre minimum site which must be devoted to 50% residential units at 12 units per acre equal to 600 units. The 20 acre minimum has been established reflecting the available open lands cited for the MXD zoning.
18. The linear plane restrictions do not limit flexibility but rather encourage design flexibility for the developers by encouraging the development of court clusters, rather than linear barracks, in order to promote social neighborhood interaction and a sense of community within a PURD. Additionally, the plane restrictions encourage buildings to move both in horizontal and as well as vertical directions, subject to the physical limitations of the site, and serving to reduce costs encountered by unnecessary site disturbance and stabilization.
19. The staggering of facades and roof lines again promotes design

flexibility, allowing for additional light into the interior units through staggering of roof lines and promoting views and the vertical staggering of units to meet topographic constraints.

3390B/52

5

EXISTING AND POTENTIAL LOW AND MODERATE INCOME HOUSING UNITS IN EAST BRUNSWICK - NOVEMBER, 1983

EXISTING APPROVALS

<u>Project</u>	<u>Developer</u>	<u>Total Units</u>	<u>Total Low/Moderate Income Units</u>	<u>% of Low/Mod. Income Units of Total</u>
Colonial Oaks Village	HGKW	162	15	9.3
Lexington Village	Orleans & Hovnanian	1,228	153	12.5
Timber Hollow	U.S. Home	231	43	18.6
Victory Gardens	East Brunswick Community Housing Corporation	12	12	100.0
Individual Rehabilitation	East Brunswick Township and Middlesex County	50	50	100.0
	<b>Subtotal</b>	<b>1,683</b>	<b>273</b>	<b>---</b>

ZONED LAND WITH POTENTIAL APPROVALS

	<u>Acres</u>	<u>Total Potential Units</u>	<u>Potential Low/Mod. Income Housing Units</u>	<u>% of Low/Mod. Income Units of Total</u>
Lonczak	30.2 VG-II option zone	90.6-181	30-46	16.6-25.4
Hovnanian (Collins, Diocese of Metuchen)	VG-III option	420-672	84-126	12.5-18.75
Leisure & Technology, Inc. (Garboski)	69 VG-II option	207-414	68-103	16.4-24.9
(Kelemen)	48 TG option	432-576	48-72	8.33-12.5
(Lapinski)	11 acres VG-I option 36 acres TG option	357-465	36-54	8.33
(Gatarz)	10.4 VG-III option	52-83	10-16	12.5-19.3
	<b>Subtotal</b>	<b>1559-2391</b>	<b>276-417</b>	<b>----</b>

( ) - indicates existing property ownership.  
 Note: VG-I option allows no density bonus for low/moderate



PLANNED LAND (NO ZONING TO DATE)

<u>Approvals</u>	<u>Acres</u>	<u>Total Potential Units</u>	<u>Potential Low/Mod. Income Housing Units</u>	<u>% of Low/Mod. Income Units of Total</u>
(Bonus/South River Sand)	158	474-790	105-158	13.3-20.0
(Weingarten)	---	344-515	57-86	11.1-16.7
Cranbury Road South	181	474-948	156-237	16.5-25.0
Subtotal		1292-2253	318-481	
<b>TOTAL EXISTING AND POTENTIAL LOW/MODERATE INCOME UNITS*</b>				<b>867-1171</b>

\*This does not include other private units to be rehabilitated through existing community development efforts of the Township and County. The recently funded Neighborhood Preservation Program may target 50 units in the Old Bridge Village Neighborhood Preservation Program areas.

Middlesex County Housing  
Preservation Loan Program

Assistance under this program is available to owner occupants of one- or two-family residential structures.

The program is aimed at eliminating health and safety problems and helping to upgrade the appearance of your home.

Repairs for items such as roofs, siding, electrical, plumbing, weatherization, windows and furnace repairs, among others, can be made. Funding is through the County.

Financial assistance is given as a no interest life loan (deferred payment loan), repayable when the property is sold or changes title. The maximum life loan is \$7,500.00 or the cost of repairs, whichever is less.

All exterior work must be reviewed by the Historic Preservation Commission.

The following income guidelines (80% of median income for Middlesex County) apply:

<u>Family Size</u>	<u>Income</u>
1	\$18,200
2	\$20,800
3	\$23,400
4	\$26,000
5	\$27,600
6	\$29,250
7	\$30,850
8	\$32,500



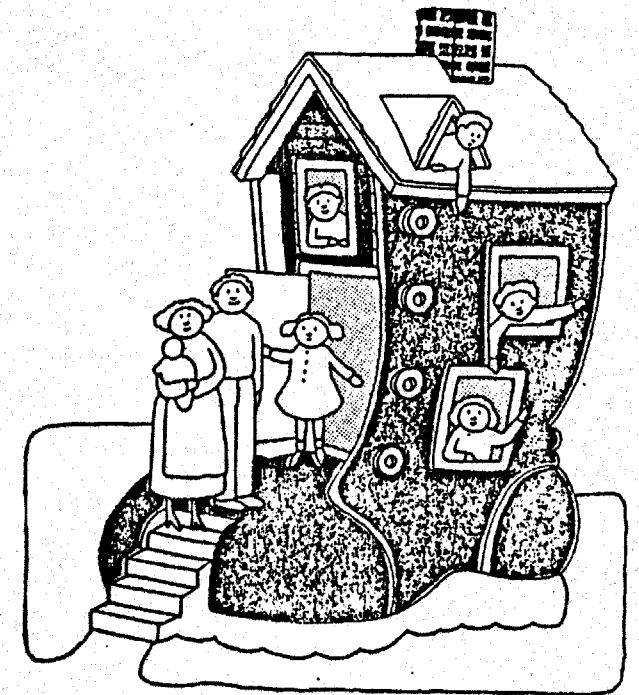
Funding is available for 12 homes this first year.

## FOR MORE INFORMATION OR TO APPLY

contact:

Betty Richter, Program Coordinator  
Dept. of Housing & Community Development  
1 Jean Walling Civic Center  
East Brunswick, New Jersey 08816  
390-6870

# NEIGHBORHOOD PRESERVATION PROGRAM:



## HOUSING ASSISTANCE EAST BRUNSWICK



Exterior Residential Free Paint Program

A maximum grant of \$350 will be allocated to owners of residential properties in the Historic District for the cost of paint. Labor and other materials will be the property owner's responsibility.

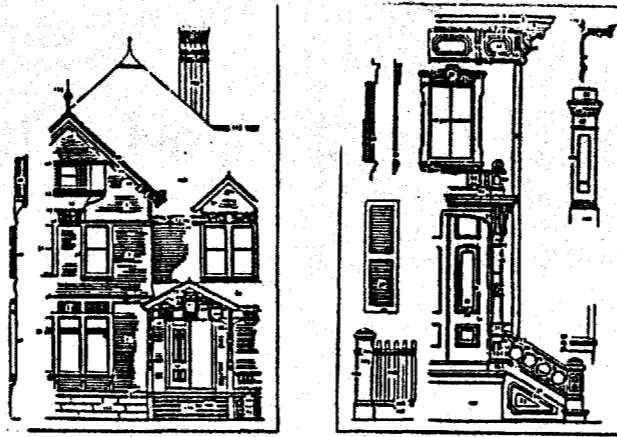
Paint will be allowed for out-buildings and fences as well as the primary structure.

The applicant need not be an owner occupant.

The siding and trim to be painted must be in good repair.

There are no income guidelines. All may apply whose property is in need of exterior paint.

Funding is available for 20 homes this first year.



Historic Preservation and/or Restoration Grants

Grants will be given to encourage residential property owners to do exterior historic preservation or restoration. Properties of owners receiving these grants must be:

- a. building code compliant, or
- b. the owners must bring their property into building code compliance on their own, or
- c. must be applicants for one of the rehabilitation programs described on pages 3 & 4.

Residential property owners within the income guidelines of the Middlesex County Housing Preservation Loan Program (see pg. 4) will be eligible for incentive grants of up to \$2,000.00. All other residential property owners will be eligible for incentive matching grants of up to \$1,000.00. Applicants need not be owner occupants.

The Detwiller Report\* will be used as the criterion for preservation/restoration work.

\*A report done by an historic architect describing each historic structure, noting characteristics to be preserved or restored.

New Jersey Mortgage Finance Agency's Home Improvement Loan Program (HILP)

Assistance under this program is available to owner occupants of one to four-family homes. All improvements which will make your property more liveable, remove health and safety problems, and/or save energy are eligible. That could include items such as new wiring, plumbing, heating, roofs, siding, weatherization, windows, etc.

The maximum HILP loan is \$15,000.00. Maximum term is 10 years.

The HILP program's prevailing interest rate is 9.95%.

A principle reduction grant, using Neighborhood Preservation Program funds, (commercial rate is currently 13 - 14%) will be given to homeowners whose incomes are within HILP guidelines listed below. The grant will reduce the HILP interest rate from 9.95% to an effective 3% for loans up to \$7,500.00. The homeowner will pay the 9.95% interest rate on any construction costs exceeding \$7,500.00.

The following income guidelines apply:

Family Size	Income
1	\$25,000
2, 3	\$27,000
4+	\$30,000

Funding is available for 7 homes this first

