

Princeton

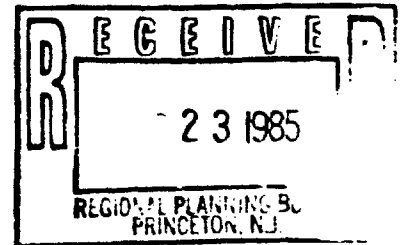
1985

Ordinance Concerning Affordable Housing  
Within Township of Princeton.

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PI # 5139

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AN ORDINANCE CONCERNING AFFORDABLE HOUSING WITHIN THE TOWNSHIP OF PRINCETON AND AMENDING THE "CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968."

BE IT ORDAINED by the Township Committee of the Township of Princeton:

1. Section 10B-333 of the "Code of The Township of Princeton, New Jersey, 1968," which sets forth definitions with respect to affordable housing, is amended by adding the following definition thereto:

Residential space shall mean all areas defined as habitable under the BOCA Basic National Building Code, 1984, but to include bathrooms, toilet compartments, closets, halls, and garages.

2. Section 10B-340 of said Code, which provides for certain fees and contributions for affordable housing, is amended to read as follows:

Sec. 10B-340. Development fee and affordable housing contribution.

(a) Development Fee for Residential Construction.

1. All [applicants securing after the effective date of this ordinance preliminary subdivision or site plan approval or a building permit for those applicants for which subdivision or site plan approval is not required for development] persons securing a construction permit for the construction of residential space, including residential space

accessory to non-residential uses and also including conversions from non-residential to residential, in all zones but the R-M district [, except for the Princeton Township Housing Fund and applicants proposing developments in conjunction with it,] and the R-H district (unless development does not take place under this Article) shall pay a development fee to the township for use [of] by the programs established by this article [, as follows:] in accordance with the schedule set forth below. The square footage of all residential space shall be included, except that, if a garage is proposed, 336 square feet shall be excluded.

If the construction permit is for construction on a lot on which no residential structure exists, the fee shall be calculated as follows:

<u>[size of unit, including accessory structures] residential space covered by the construction permit</u>	<u>fee</u>
0-999 square feet	\$ .25/sq. ft.
1000-1999 square feet	\$ 249.75 plus \$.50/sq. ft. for each sq. ft. over 99
2000 or more square feet	\$ 749.25 plus \$.75/sq. ft. for each sq. ft. over 1999

If the construction permit is for construction which adds residential space on a lot on which a residential structure already exists, the fee shall be calculated as follows:

<u>residential space covered by the construction permit</u>	<u>fee</u>
<u>0-999 square feet</u>	<u>\$ .50/sq. ft.</u>
<u>1000 or more square feet</u>	<u>\$ 449.50 plus \$.75 for each sq. ft. over 999</u>

Where the person applying for the construction permit demonstrates that the existing residential space is less than 1000 square feet, the fee shall be \$ .25/sq. ft. for the difference between 1000 square feet and the square footage of existing residential space, \$ .50/sq. ft. for the next 1000 square feet, and \$ .75/sq. ft. thereafter.

2. The fee shall be payable upon issuance of the certificate of occupancy. [In calculating this fee, habitable floor area shall be used for residential development and usable floor area shall be used for non-residential development.]

(b) Lower-income Housing Contribution for Non-residential Construction.

1. All [applicants for non-residential uses] persons other than public agencies [, securing after the effective date of this ordinance preliminary subdivision or site plan approval, or a building permit for those applicants for which subdivision or site plan approval is not required for development,] securing final site plan approval (or a construction permit if final site plan approval has been granted prior to the effective date of this ordinance) for construction creating new non-residential floor area, including additions or conversions of existing residential floor area, shall make an affordable housing contribution to the township for use by the programs established by this article in accordance with the formula set forth below. All persons securing a construction permit for construction converting non-residential floor area from one category to another which, according to the ratios set forth in subsection (b)2a below, generates more employment than the previous category shall also make a contribution in accordance with such formula, except that the contribution shall be calculated on the basis of the net increase in employment as calculated by the ratios. Outbuildings for farming operations shall not be included. The formula is designed to reflect [reflecting] the increased need for lower-income housing in Princeton Township resulting from the jobs to be added as a result of that development [, according to the following formula].

2. Affordable Housing formula: the co-efficients to be used for determining the extent of each applicant's contribution shall be as follows:

a. [Usable] Gross [square feet of] floor area per job created (SF/J).

<u>office, including</u>	250
<u>banks and savings institutions</u>	
<u>research, laboratory, and</u>	500
<u>education other than part of</u>	
<u>a non-profit institution or</u>	
<u>facility</u>	
<u>retail commercial, including</u>	600
<u>hotels and motels, and light</u>	
<u>industry</u>	
<u>warehouse/storage and parking</u>	1000
<u>garages</u>	
<u>non-profit institution</u>	2000

- b. Number of households per jobholder = .775
- c. Percentage of job-linked lower-income households = .219
- d. Nonresidential developer obligation = .25
- e. Average cost to create a lower-income housing unit shall be set at \$ 20,000, to be adjusted by the Princeton Township Housing Board on the basis of experience and inflation.

Based on those coefficients, the amount to be paid shall be determined according to the following formula, where [SF] GFA shall represent the gross floor area [total number of square feet] in the structure, as determined by the Township Engineer, and SF/J shall be the coefficient of square feet per job for the type of facility proposed:

$$\left( \frac{[SF] \text{ GFA}}{SF/J} \times .775 \times .219 \times .25 \right) \times \$ 20,000$$

3. This formula may be changed, by amendment of this ordinance upon the recommendation of the Princeton Township Housing Board, from time to time.

4. The Affordable Housing Contribution shall be payable according to the following schedule:

- 25 % upon receipt of final site plan approval, if final site plan approval has not been obtained as of the effective date of this ordinance;

- 25 % upon receipt of a building permit, or 50 %, if final site plan approval has been obtained as of the effective date of this ordinance;

- 50 % upon receipt of a certificate of occupancy.

Each of the above approvals, permits, or certificates shall not be issued until receipt of the contribution has been certified by the appropriate municipal officer.

3. This ordinance shall take effect upon its passage and publication and upon filing a copy thereof with the Mercer County Planning Board, as required by law.

Patricia Shuss, Clerk

Winthrop S. Pike, Mayor