

Paul Pogorzelski

From: Linda Barbieri <lbarbieri@hopewelltp.org>
Sent: Wednesday, October 14, 2015 9:12 AM
To: Linda Barbieri
Cc: Linda Barbieri; 'Francis Banisch'; 'Paul Pogorzelski'; 'Ronald C. Morgan'; 'Robert Miller'; 'Terry Bolan'; 'Linda Curtsinger'
Subject: FW: Spreadsheet
Attachments: October 15 Development Scenario 101415.pdf

Board Members,

Please see attached spreadsheet and details below...hard copies will be available at the meeting.

Linda Barbieri, Asst. Comm. Dev. Coord.
Department of Community Development
Township of Hopewell
201 Washington Crossing Pennington Road
Titusville, NJ 08560
609-737-0605 Ext. 655
609-737-2770 Fax
Website: www.hopewelltp.org
Email: lbarbieri@hopewelltp.org

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From: Paul Pogorzelski [<mailto:paulpogo@hopewelltp.org>]
Sent: Wednesday, October 14, 2015 8:59 AM
To: 'Linda Barbieri'
Cc: rmiller@hopewelltp.org; Frank Banisch
Subject: RE: Spreadsheet

Here is the latest update of the spreadsheet for Thursday's meeting. Please distribute. The revisions are as detailed below.


Frank Banisch is revising his demographic information and will send separately for distribution when completed:

- a. Round 2 applicable to Round 3 and Round 3 through June 2015 are now a separate table. The unit count is summed before the rental bonus is applied so the amount of rental bonus can be observed more clearly. Likewise, the rental bonus for the proposed plan is applied after the summation. We can always note which projects generate the rental bonus if needed.
- b. The term affordable "credits" has been deleted. One term, affordable units, is now used throughout.
- c. The Round 2 excess and Round 3 units are reflected as a separate line item rather than carrying forward from the top table. This provides a very clear starting point.
- d. Rather than confuse everyone with multiple lots and totals, the spreadsheet has been revised to be more of a summary of tracts than individuals details for each lot. The end result is much easier to understand.
- e. Added Note #1. NJAC indicates that for a sale community the density should be 6 units per acre minimum (20% of which are affordable) and for rental it should be 10 units per acre minimum (15% of which are affordable).

When the densities go above the minimum per NJAC, the proposed densities have been increased to recognize the density bonus given.

- f. Zaitz has been revised to 15 units per acre per out discussions. A single 75 units is shown as a 100% affordable project (Project Freedom is evaluating Zaitz as an additional site). The balance is shown as a mixed use project with 113 units as affordable (425 units total with 106 units (25%) as affordable). Consistent with the discussion in "e" above, the ratio of affordable to market (106:425) is 25%. On a linear basis the ratio would be 22.5% however, because the township is able to contribute land value, we may actually be able to go to 30% but that is not guaranteed so we feel 25% is reasonable.
- g. Enourato is now grouped together as one project. The affordable ratio is 22.5% because the density exceeds NJAC.
- h. CF Hopewell East tracts are grouped together. The affordable ratio is 30% due to the 20 units per acre density.
- i. CHS remains unchanged. Affordable ratio is 10% based on HUD criteria.
- j. CF Hopewell West is 6 units per acre for singles and 10 units per acre for rentals. The affordable ratios are 20% for singles and 15% for rentals.
- k. Klockner is a density of 15 units per acre with an affordable ratio of 22.5%.

Paul E. Pogorzelski, P.E.
Hopewell Township Administrator/Engineer
201 Washington Crossing-Pennington Road
Titusville, NJ 08560
609-737-0605 ext 664
609-737-6839 (fax)

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**HOPEWELL TOWNSHIP HOUSING PLAN
OCTOBER 15, 2015 AFFORDABLE DEVELOPMENT SCENARIO**

Excess Round 2 Units Applicable to Round 3			64
Round 3 Provided Up To June 2015	Community Options	<i>(rental)</i>	4
	HomeFront	<i>(rental)</i>	3
	Wrick Ave	<i>(sale)</i>	1
	Minnietown Lane	<i>(sale)</i>	2
	Accessory Apts	<i>(rental)</i>	1
	Project Freedom	<i>(rental)</i>	72
Total Units Provided to June 2015 for Round 3 (Including Round 2 Excess)			147
Total Rental Bonus			79
Total Affordable Units Applicable to Round 3			226

Tract Number	Block	Lot	Zone	Lot Area Information					Gross Density (DU/ac)	Total Units	Affordable Units	Total Market Rate Units
				Gross Ac.	Environmentally Constrained Ac.	Developed Ac.	Other Encumbered Ac.	Developable Ac.				
Excess Round 2 Units plus Round 3 through June 2015										226		
Hopewell Township (Tract A-Zaitz)	85	3	R-100	44.1	7.4	0.0	1.3	7.0 28.3	15	75 425	75 106	0 318
Enourato et al (Tracts B, C & D)	78	15.01, 16, 17, 35	HBO	22.0	4.0	5.0	0.0	13.1	15	196	44	152
CF Hopewell LLC Scotch Road East (Tracts F, H & J)	91	3.11, 3.191, 3.95	OP	150.1	69.4	6.0	27.5	47.2	20	944	283	661
CHS (Tracts G, I & K)	91	3.181, 3.961, 3.22	OP	165.3	41.9	65.2	7.9	50.3		350	35	315
CF Hopewell LLC Scotch Road West (Tract L)	93	6.01	OP	200.5	53.5	0.0	0.0	117.0 30.0	6 10	702 300	140 45	562 255
Klockner (Tract M)	78.09	21	R-100	22.4	6.1	0.0	0.0	16.3	15	244	55	189
Sheet Totals				604	182.3	76.2	36.7	309	81	3235	1010	2451
Unused Rental Bonus (See Note #3)											301	
Total Affordable Units this Scenario											1311	

NOTES:

- NJAC provides 6 du/ac for single family development with a 20% set aside for affordable. NJAC provides 10 du/ac for rentals with a 15% set aside for affordable. When this sheet identifies gross densities that are greater than NJAC, the set aside ratios increased using a linear relationship.
- Tracts E, N and O were removed from consideration by the Planning Board at its September 17, 2015 special meeting.
- The CAP for 2:1 rental bonus is 25% of prior round obligation plus present round obligation. For 1,000 units, the CAP is 1,520 x 0.25 or 380 units. Beyond 380 affordable rental unit affordable bonus is 1:1