

MEMORANDUM

To:	Franklin Township Planning Board
from:	James N. Bell, COAH Senior Project Manager
date:	10/16/08
re:	Draft COAH Plan

Prior Round Obligation

The breakdown of the prior round obligation is listed below. Rounds 1 and 2 were fulfilled and generated a 184 unit credit to be carried over to Round 3.

Prior Round Obligation	
766	Prior Round Obligation
-49	Group Homes
-100	Central Jersey Home for the Aging
-48	Countryside Apartments
-100	Whitehall Gardens
-84	Somerset Park Apartments/ Westchester Mews
-140	Rental Bonus
-29	RCA-Perth Amboy
-27	Quailbrook East, Quailcrest
-26	Society Hill I
-56	Society Hill II
-64	Society Hill III
-73	Beacon Hill, Society Hill V
-72	Society Hill VI
-79	Wynnefield, Society Hill VIII
-3	Habitat for Humanity I
-184	Credits Towards Round 3

Round 3 Obligation Calculation

“Third Round” affordable developments that have already been built, are under construction, have received development approvals, Township-owned land, or that have the necessary zoning already in place:

Round 3 Obligation	
911	Fair Share Obligation
-184	Prior Round Excess
-16	Group Home-Center for Great Expectations
-4	Bonus Credits-Group Homes
-1	Cerda
-28	Cedar Manor (family rental)
-1	Fama
-5	Florez
-30	Franklin 2 Home Owner
-12	Franklin 2 Rental
-13	Habitat for Humanity 2
-1	Horne Associates
-106	Leewood Redevelopment Area
-35	Redevelopment Bonus-Leewood
-8	Somerset-Douglas
-3	Redevelopment Bonus - Somerset-Douglas
-46	Parkside
-15	Redevelopment Bonus – Parkside
-66	RPM - Franklin Commons
-94	RPM – Berry Street
-1	Girard 444
-1	Kovaks
-24	Township-owned Campus Drive site
-50	Pennrose
-1	Ramirez
-25	Rental Bonus Credits
141	Remaining Obligation for Round 3

Very Low Units

- Obligation=118
- 22 Units from Parkside Redevelopment
- 9 Units from RPM Berry St. Project
- 7 Units from RPM Franklin Commons Project
- Remaining Obligation=80

Options for Fulfilling Remaining Round 3 Obligation

This chart summarizes the remaining COAH unit obligation as well as caps on bonuses and seniors and the very low obligation.

Round 3 Remainder	
141	Total Obligation
150	Remaining Bonus Cap
143	Remaining Senior Cap
80	Remaining Very Low

Potential Projects to Fulfill Obligation:

- CR Inclusionary Zone: in a PA2, zone for 6 units/acre & 25% set-aside
- Expiring Controls: 150 units
- Projects:

Project Name	Market Total	Market Family	Market Senior	Affordable Total	Affordable Family	Affordable Senior	Total Units
Springhill Senior	89	0	89	38	0	38	127
Laduréé	326	301	25	58	26	32	384
Summerfields	676	526	150	120	58	62	796
Total	1090	826	264	216	84	132	1306

The implementation of these projects is summarized in the chart below:

Project Name	Affordable	Non-Age L/M	Senior L/M	Very Low Non-Age	Very Low Senior	Bonus	Total
Remaining Obligation	141	N/A	113*	50	30*	150	141
Springhill Senior	38	0	28	0	10	38	76
Laduréé	58	11	12	15	20	58	116
Summerfields	120	23	62	35	0	54	174
Total	216	34	102	50	30	150	366
Subtract Cap/Obligation	-141	N/A	-113	-50	-30	-150	-180
Remainder/Excess	+75	N/A	-11	0	0	0	+186

* Remaining Senior cap of 143 divided into Low/Mod (113) and Very Low (30)

The result of these projects is an excess of 186 units, which does not include the C-R inclusionary zone or the expiring controls. The senior cap is not maximized, but the very low income obligation is met.