

Appendix A

PRINCETON BOROUGH AND TOWNSHIP, MERCER COUNTY

HOUSING ELEMENT AND FAIR SHARE PLAN

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PREFACE

A municipality's Housing Element must be designed to achieve the goal of providing affordable housing to meet the total 1987-2014 affordable housing need comprised of estimated growth share, the remaining balance of Prior Round Obligation from Princeton's 1987-1999 affordable housing obligation that has not been addressed (if any) and the rehabilitation share. The regulations of the Council on Affordable Housing (COAH), N.J.A.C. 5:94 et seq. delineate a municipality's strategy for addressing its present and prospective housing needs, and, as such, each municipality's Housing Element must contain the following:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the six years subsequent to the adoption of the housing element, taking into account, but not necessarily limited to, construction permits issued, approvals for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including, but not limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;
6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;
7. A map of all sites designated by the municipality for the production of low and moderate income housing and a listing of each site that includes its owner, acreage, lot and block;
8. The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites;

9. Copies of necessary applications for sewer service and water quality management plans submitted pursuant to Sections 201 and 208 of the Federal Clean Water Act, 33 U.S.C. §1251, et seq.;
10. A copy of the most recently adopted municipal master plan, and where required, the immediately preceding, adopted master plan;
11. For each designated site, a copy of the New Jersey Freshwater Wetlands map where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;
12. A copy of appropriate United States Geological Survey Topographic Quadrangles for designated sites; and
13. Any other documentation pertaining to the review of the municipal housing element as may be required by the Council.

I. INVENTORY OF PRINCETON'S HOUSING STOCK

A. Number and Age of Housing Stock

The 2000 Census reports that Princeton Borough had 3,495 housing units. This represents a decrease of 19 units from the 1990 census. The majority of this decrease was the result of the demolition of an apartment building with 16 units on Shirley Court. The 2000 Census reports there are 6,224 housing units in the Township which represents an increase of 670 units from the 1990 Census.

Table 1 depicts the age of the housing stock in the Princeton Community as reported in the 2000 Census. More than 59 percent of the Borough's housing was constructed before 1939 and approximately 12 percent of the housing stock in Princeton Township was constructed prior to 1939. This suggests that there are older and more established neighborhoods in the Borough. According to the 2000 U.S. Census the median year that a structure was built in Princeton Borough was prior to 1940 and in the Township it is 1963.

	Princeton Borough		Princeton Township	
Dates of Construction	Number of Structures	Percent of Total	Number of Structures	Percent of Total
1939 or earlier	2,079	.59	735	.12
1940 - 1959	728	.21	2,008	.32
1960 - 1969	222	.06	1,175	.19
1970 - 1979	200	.06	608	.10
1980 - 1989	198	.06	761	.12
1990 - March 2000	68	.02	937	.15
TOTAL UNITS	3,495	100	6,224	100

Source: 2000 Census of Population and Housing

B. Condition of Housing Stock

The Council on Affordable Housing (COAH) determines the rehabilitation share for affordable housing based upon the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income. Housing characteristics indicating a need for rehabilitation include persons per room exceeding 1.01 in housing units built before 1939, incomplete plumbing facilities- lacking hot and cold piped water, flush toilet or bathtub/shower, and incomplete kitchen facilities- units lacking a sink with piped water, a stove or a refrigerator. Based upon the data provided in Tables 2 through 4, COAH has determined that the rehabilitation share for the Borough is 27 units and that the Township does not have a rehabilitation share.

Table 2 provides data on the number of persons per room. Of the 3,234 occupied housing units in the Borough, 92 have more than 1.01 persons per room. Of the 6,044 occupied housing unit in the Township, 162 housing units have more than 1.01 persons per room. Note that this table does

not compare the year the structure was built with the presence of 1.01 or more persons per room and by itself can not be used to identify a deficient unit.

TABLE 2				
Persons Per Room				
	Princeton Borough		Princeton Township	
Persons Per Room	Renter Occupied Units	Owner Occupied Units	Renter Occupied Units	Owner Occupied Units
1.01 to 1.50	47	0	72	33
1.51 to 2.00	37	0	47	10
2.01 or more	8	0	0	0
TOTAL	92	0	119	43

Source: 2000 Census of Population and Housing

Table 3 provides data on plumbing facilities in housing units. Only 20 units in the Borough and 16 in the Township lack complete plumbing facilities.

TABLE 3		
Plumbing Facilities		
Plumbing Facilities	Princeton Borough	Princeton Township
Complete plumbing facilities	3,475	6,028
Lacking complete plumbing facilities	20	16

Source: 2000 Census of Population and Housing

Table 4 provides data on kitchen facilities in housing units. Only 47 units in the Borough and 9 in the Township lack complete kitchen facilities.

TABLE 4		
Kitchen Facilities		
Kitchen Facilities	Princeton Borough	Princeton Township
Complete kitchen facilities	3,475	6,215
Lacking complete kitchen facilities	47	9

Source: 2000 Census of Population and Housing

C. Purchase and Rental Value

According to the 2000 Census, the median value of an occupied house in the Borough was \$338,700 and in the Township it was \$414,500. Approximately 59 percent of the owner-occupied housing units in Princeton Borough and approximately 70 percent in the Township had values over \$300,000. Table 5 provides data on the value of owner occupied housing units in the Princeton community.

	Princeton Borough		Princeton Township	
	Units	Percent	Units	Percent
Less than \$14,999	0	0.0	0	0
\$15,000 - \$49,999	11	0.01	41	0.01
\$50,000 - \$99,999	48	0.03	88	0.02
\$100,000 - \$149,999	62	0.04	171	0.04
\$150,000 - \$199,999	137	0.09	151	0.03
\$200,000 - \$299,999	396	0.25	833	0.20
\$300,000 - \$499,999	517	0.33	1,288	0.30
\$500,000 - \$999,999	259	0.17	1,262	0.30
\$1,000,000 or more	127	0.08	411	0.10
TOTAL	1,557	1.00	4,245	1.00

Source: 2000 Census of Population and Housing

Table 6 provides data on contract rent in Princeton Borough and Township. Of the 1,646 rental units with cash rent in Princeton Borough, 593 were rented for more than \$1,000 per month. The median contract rent was \$872 per month. Of the 1,725 rental units with cash rent in Princeton Township, 429 were rented for more than \$1,000 per month. The median contract rent was \$702 per month.

	Princeton Borough		Princeton Township	
	Units	Percent	Units	Percent
With cash rent:				
\$0 - \$ 299	122	0.07	152	0.09
\$300 - \$499	216	0.13	145	0.08
\$500 - \$749	255	0.16	635	0.37
\$750 - \$999	460	0.28	364	0.21
\$1,000 - \$1,249	178	0.11	260	0.15
\$1,250 - \$1,499	183	0.11	61	0.04
\$1,500 - \$1,999	155	0.09	34	0.02
\$2,000 - or more	77	0.05	74	0.04
Total	1,646	1.00	1,725	1.00
No cash rent	114		57	
Median contract rent	\$872		\$702	

Source: 2000 U.S. Census of Population and Housing

D. Occupancy Characteristics and Types

Forty-seven percent of the housing units in Princeton Borough are owner occupied and 70 percent in the Township are owner occupied. Table 7 provides additional data on housing tenure and vacancy.

TABLE 7				
Tenure and Vacancy				
	Princeton Borough		Princeton Township	
	Housing Units	Percent	Housing Units	Percent
Total Occupied	3,326	100	6,044	100
Occupied:				
Owner Occupied	1,557	.47	4,245	.70
Renter Occupied	1,769	.53	1,799	.30
Vacant:				
For rent	67		30	
For sale only	8		41	
Rented or sold, not occupied	22		22	
Seasonal, recreational, or occasional use	42		82	
For migrant workers	0		0	
Other vacant	30		5	

Source: 2000 Census of Population and Housing

E. Units Affordable to Low and Moderate Income Households

Units are affordable to low and moderate income households if the maximum sales price or rent is set within a COAH specified formula. A moderate income household is a household whose gross family income is more than 50 percent of median income, but less than 80 percent of median income for households of the same size within the housing region. A low income household is a household whose gross family income is equal to or less than 50 percent of median gross household income for a household of the same size within the housing region for Princeton. Princeton Borough and Township are in Region 4, which encompasses Mercer, Monmouth and Ocean counties.

Using current regional income limits adopted by COAH, a four person Mercer County median household income is estimated at \$79,479. A moderate income four person household would earn a maximum of \$63,583 (80 percent of regional median) and a four person low income household would earn a maximum of \$39,740 (50 percent of regional median).

Table 8 provides income levels for one, two, three and four person households as calculated by COAH for 2005.

Income	1 person	2 persons	3 persons	4 persons
Median	\$55,635	\$63,583	\$71,531	\$79,479
Moderate	\$44,508	\$50,867	\$57,225	\$63,583
Low	\$27,818	\$31,792	\$35,766	\$39,740

Source: COAH, 2005 Income Limits

Based on the qualifying formula in N.J.A.C. 5:80-26, the monthly cost of shelter which includes mortgage (principal and interest), taxes, insurance and homeowners or condominium association fees, may not exceed 28 percent of gross monthly household income based on a five percent downpayment. In addition, moderate income sales units must be available for at least three different prices and low income sales units available for at least two different prices. The maximum sales prices must now be affordable to households earning no more than 70 percent of median income. The sales prices must average 55 percent of median income.

Under COAH regulations, rents including utilities may not exceed 30 percent of gross monthly income. The average rent must now be affordable to households earning 52 percent of median income. The maximum rents must be affordable to households earning no more than 60 percent of median income. In averaging 52 percent, one rent may be established for a low income unit and one rent for a moderate income unit for each bedroom distribution. The utility allowance must be consistent with the utility allowance approved by HUD and utilized in New Jersey. In inclusionary rental developments, 10 percent of the rental units must be affordable to households earning no more than 35 percent of median income.

Table 9 provides a listing of the residential units in Princeton Borough that are occupied by low and moderate income households.

Table 9			
Princeton Borough Affordable Housing			
Location	Units	Date	Comments
Franklin Terrace	10	1938	Low income family rentals
Maple Terrace	10	1948	Low income family rentals
Clay Street (Hageman Homes)	50	1953	Low income family and single rental apartments
Spruce Circle	50	1967	Low income senior and disabled rentals
Elm Court	88	1985	Low and moderate income senior (79) and disabled rentals (9)
John/Clay Streets	5	1989	Family Housing
Hamilton Avenue	6	1989	Family Housing
171 John Street	1	1992	Family Housing
41 Spring Street	1	1995	Family Housing
Maclean Street	3	2001	Family Housing
Shirley Court	3	2001	Family units for sale
114 Leigh Avenue	1	2004	Gut rehab – moderate Family Housing
36 Moore Street (Hillier – South’s Garage)	1	2004	Moderate income not COAH eligible
The Waxwood (Hillier – Quarry Street)	3	2004	Preference for neighborhood residents not COAH eligible
Downtown Redevelopment – Phase I	2	2005	Rental family housing
Downtown Redevelopment Phase II	10	2006	Rentals Family housing
Hulfish North	10		2 units are eligible for COAH credit
Elm Court II	12	2006	Low income rental senior housing
The Princewood, 253 Nassau Street	1	2005	Low income rental unit
Prescott House	2	2005	Transitional Housing not COAH eligible
Total	269		

Table 10 provides a listing of the residential units in Princeton Township that are occupied by low and moderate income households.

Location	Units	Date	Comments
Princeton Community Village	239	1976	Family and Senior rental housing
Redding Circle	100	1978	Family and Senior rental housing
Griggs Farm	140	1993	Family housing/70 rentals
White Farm	60	1994	Family Housing
Leigh Ave.	1	1994	Family Housing
Gulick Road	2	1994	Rental group home
Karin Court	16	1999	Low income family rental
Acorn Glen	5	2001	Assisted living facility
52 Leigh Avenue	2	2003	Family housing not COAH eligible
Elm Court II	56	2006	Low income senior rentals
Princeton Consumer Group	3	?	???
Total	624		

II. PROJECTION OF HOUSING STOCK

A. Building Permits

According to the New Jersey Department of Labor, Residential Building Permits Issued, (1996 - 2004), 31 new residential building permits were issued in Princeton Borough and 745 were issued in the Township during this period.

B. Approvals of Development Applications

Projecting Municipal Growth Share Obligation addresses this section.

C. Probable Residential Development

Projecting Municipal Growth Share Obligation addresses this section.

D. Future Construction of Low and Moderate Income Housing

Princeton Borough and Township will address the future construction of low and moderate income housing in the Fair Share Plan.

III. DEMOGRAPHIC CHARACTERISTICS

A. Population

Between 1990 and the year 2000 the population in Princeton Borough increased by 18 percent and by 21 percent in the Township. Table 11 illustrates these figures.

Year	Princeton Borough	Princeton Township
1990	12,016	13,198
2000	14,203	16,027

Sources: 1990 and 2000 Census of Population and Housing

B. Selected Population Characteristics

The median age in Princeton Borough is 24.7 years and 40.8 for the Township. The primary reason for the discrepancy in median age between the two communities is the large number of students who reside in the Borough. Approximately nine percent of the Borough's and approximately 15 percent of the Township's total population is over the age of 65. Table 12 provides additional information regarding population characteristics.

	Princeton Borough		Princeton Township	
	Number	Percentage	Number	Percentage
TOTAL POPULATION	14,203		16,027	
SEX				
Male	7,358	.52	7,750	.48
Female	6,845	.48	8,277	.52
AGE				
	Male	Female	Male	Female
Under 5 years	238	230	404	417
5 to 17 years	456	466	1,584	1,501
18 to 20 years	1,358	1,589	176	141
21 to 24 years	1,649	1,069	275	229
25 to 44 years	2,396	1,721	2,133	2,266
45 to 54 years	410	512	1,229	1,453
55 to 59 years	192	239	463	532
60 to 64 years	154	194	374	387
65 to 74 years	151	331	686	761
75 to 84 years	271	318	360	428
85 years and over	83	176	66	162

Source: 2000 Census of Population and Housing

C. Household Size and Type

The housing profile in Table 13 indicates that Princeton Borough had 3,305 households with a total household population of 14,203 in 2000. The average household size was 2.20. Princeton Township had 6,037 households with a total household population of 16,027 in 2000. The average household size was 2.57

TABLE 13		
Household Profile 2000		
	Princeton Borough	Princeton Township
Households	3,305	6,037
Average Household size	2.20	2.57

Source: 2000 Census of Population and Housing

Table 14 provides data on household type and relationship. This data shows the large number of persons living in group quarters or dormitories in Princeton Borough. Approximately 49 percent of the Borough population and three percent of the Township population live in group quarters.

TABLE 14		
Household Type and Relationship		
	Princeton Borough	Princeton Township
In family households:	5,278	15,534
householder:	1,749	4,375
Male	1,303	3,298
Female	446	1,077
Spouse	1,509	3,915
child:	1,556	4,422
Natural born/adopt	1,556	4,291
step	0	131
grandchild	72	46
other relatives	48	142
non-relatives	235	339
In non-family households:	1,969	2,186
householders living alone	1,316	1,246
householders not living alone	240	416
Non-relatives	413	524
In group quarters:	6,956	493
Institutionalized population	251	137
Non-institutionalized population	6,705	356

Source: 2000 Census of Population and Housing

One-family and two-family dwelling units account for over 70 percent of the housing units in Princeton. Table 15 indicates that 41.5 percent of the housing units in the Borough and 64.1 percent in the Township are one-family detached units and 28.7 percent of the units in the Borough and 18 percent in the Township are attached one and two unit structures.

Units in Structure	Princeton Borough Total Units	Princeton Township Total Units
1, detached	1,451	3,991
1, attached	750	944
2	253	179
3 or 4	321	356
5 to 9	278	175
10 to 19	207	139
20 to 49	105	100
50 or more	130	340
Mobile home or trailer	0	0
Other	0	0
TOTAL	3,495	6,224

Source: 2000 Census of Population and Housing

D. Income Level

Table 16 provides data on household income. According to the 2000 Census, the median household income in the Borough was \$67,346 and in the Township it was \$94,580. Approximately, 13 percent of the households in Princeton Borough and 23 percent in the Township earn \$200,000 or more. The data also reveals that approximately 23 percent of the households in the Borough and 13.5 percent in the Township earn less than \$25,000.

Household Income	Princeton Borough		Princeton Township	
	Number	Percent	Number	Percent
\$0 -9,999	327	.10	294	.05
\$10,000-\$14,999	145	.04	131	.02
\$15,000-\$19,999	122	.04	172	.03
\$20,000-\$24,999	177	.05	216	.04
\$25,000-\$29,999	89	.03	150	.02
\$30,000-\$34,999	93	.03	273	.04
\$35,000-\$39,999	84	.03	190	.03
\$40,000-\$44,999	71	.02	219	.04
\$45,000-\$49,999	145	.04	217	.04
\$50,000-\$59,999	230	.07	277	.05
\$60,000-\$99,999	688	.21	961	.16
\$100,000-\$149,999	504	.15	1,085	.18
\$150,000-\$199,999	195	.06	452	.07
\$200,000 or more	435	.13	1,400	.23
TOTAL	3,305	1.00	6,037	1.00

Source: 2000 Census of Population and Housing

E. Age

The age characteristics have been discussed under Section III, Demographic Characteristics, A. Population.

F. Marital Status

In 2000, there were almost the same number of women and men over the age of 15 years in Princeton. There was almost the same number of males that never married as females. There were more widows than widowers and more divorced females than males. Table 17 provides the information on marital status for persons 15 years of age and over.

Marital Status	Princeton Borough			Princeton Township		
	Total	Male	Female	Total	Male	Female
Total	13,022	6,747	6,275	12,829	6,108	6,721
Never Married	3,204	1,596	1,608	3,049	1,544	1,505
Now Married	8,668	4,888	3,780	8,420	4,226	4,194
Widowed	695	89	606	550	110	440
Divorced	455	174	281	810	228	582

Source: 2000 Census of Population and Housing

IV. EXISTING AND PROBABLE FUTURE EMPLOYMENT CHARACTERISTICS

Over 60 percent of the employed persons 16 years of age or over in Princeton have listed their employment as professional, scientific, education, health or services. Not surprisingly, the largest single occupational group was education, health and social services. Table 18 provides additional data on occupations for the Princeton Community.

Occupation	Princeton Borough	Princeton Township
Agriculture	17	22
Construction	113	113
Manufacturing	213	704
Wholesale Trade	57	110
Retail Trade	199	436
Transportation & Warehousing	9	76
Information	260	451
Finance, Insurance & Real estate	253	658
Professional Scientific & Management	787	1,441
Education, Health & Social Services	1,948	2,981
Arts & Entertainment	885	386
Other Services	893	317
Public Administration	134	230
Total	5,768	7,925

Source: 2000 U.S. Census of Population and Housing

As to future employment activity within Princeton, that is addressed in the Projecting Growth Share section.

V. Determination of Total Obligation from Prior Rounds

A. Rehabilitation Share

The Princeton Borough rehabilitation share from prior rounds is 27 units and the Township is zero.

B. Re-Calculated Total Obligation from Prior Rounds

The Princeton Borough recalculated obligation from prior rounds is 318 and the Township is 331.

VI. PROJECTING MUNICIPAL GROWTH SHARE OBLIGATION –

A. PRINCETON BOROUGH/MERCER COUNTY

PROJECTING THE RESIDENTIAL GROWTH SHARE OBLIGATION

STEP 1: The projections in Table R-1 were provided by the Metropolitan Planning Organization (MPO) and will be utilized until the Plan Projections for 2015 in the final State Development and Redevelopment Plan are released. The MPO growth projections show population projections in five-year intervals from 2000 through 2025. These projections show total population, not just the population projected to reside in market rate units. To determine how many affordable units will be provided to address residential growth, the increase in population was determined by subtracting the population in the year 2005 from the population in the year 2015. This provided a 10-year population increase that closely parallels the 2004 to 2014 period on which the growth share is based. This result was then divided by the average household size for Princeton Borough as determined by the 2000 Census. This resulted in a total number of 13.64 new households, which is also the number of new housing units that are projected as shown in Table R-1 below. This is the figure that will be compared to the total net residential growth as projected by Princeton Borough in Steps 5 and 6.

TABLE R-1
MPO Residential Growth Projection

2015 MPO Population	-	2005 MPO Population	=	Population Change	÷	2000 Household Size	=	Household Growth
15,097	-	15,067	=	30	÷	2.20	=	13.64

STEP 2: Next, there is a review of the historic data for the last 10 years that were collected on certificates of occupancy and demolitions issued. Table R-2 provides the 10-year historic certificate of occupancy (CO) and demolition permit data that were collected. This assists in projecting likely future growth and also provides for actual growth since January 1, 2004. COs issued minus demolitions that have taken place since January 1, 2004 comprise the first component of the growth share calculation.

Actual figures are used for growth in 2004 and projections are used for growth from 2005 to 2014.

Any COs issued in 2004 for affordable housing units that are part of a second round plan are noted here and also noted as to whether they are part of an inclusionary development. However, of the COs issued in 2004 there was one affordable housing unit in the court-approved second round plan addressing unmet need.

TABLE R-2
10-year Historic Trend of Certificates of Occupancy and Demolition Permits

	'95	'96	'97	'98	'99	'00	'01	'02	'03	'04
COs Issued	N/A	0	1	1	3	1	0	1	0	9
Demolitions	N/A	0	1	0	0	2	2	2	2	4
Net	N/A	0	0	1	3	-1	-2	-1	-2	5

STEP 3: This section includes projections from the housing element of future residential construction based on a site-specific analysis of development applications, both approved and anticipated. Developments that are expected to be constructed before 2014 were utilized to project residential growth. Yield calculations gave consideration to infill and redevelopment activity. Also included in this projection were all anticipated development, including affordable housing developments from the second round certified affordable housing plan that have not yet been constructed as well as future housing projects that will be approved and will have COs issued by 2014. Table R-3 lists those developments and provides an estimate of the number of units that could be constructed and the year COs would be issued.

Table R-3 represents other development that is anticipated to occur based on redevelopment activity within Princeton Borough. The borough is a built-up community and the only new residential development will be the result of demolition, rebuilding and infill.

TABLE R-3
Anticipated Developments & Number of Residential Units
by the Year that COs are Anticipated to be Issued

	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Approved Development Applications										
The Waxwood	34									34
Witherspoon Downtown	24	0	53							77
The Princewood	12	0								12
Palmer Square Hullfish			100							100
Barskey/Nassau		7								7
Barskey/Spruce	2									2
Elm Court		0	12							12
Hunan Palace	2									2
Helm	1									1
Pending Development Applications										
Kimble (Hamilton)		1								1
Barskey (Harrison)	2									2
Anticipated Development Applications										
Merwick					145					145
Princeton Medical Center									280	280
Medical Center Surface Lot			26							26
Other Projected Development										
*(Isolated Lots) 10 Orchard Circle *164 Hodge Road 300 Spruce	3	0	1	0	1	0	1	0	1	7
Total	80	8	192	0	146	0	1	0	281	708

STEP 4: Anticipated demolitions are subtracted from the total COs projected, as shown in Table R-4:

TABLE R-4
Projected Miscellaneous COs and Demolition Permits

	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Total COs Issued (from Table R-3)	80	8	192	0	146	0	1	0	281	708
Demolitions	3	0	1	0	1	0	1	0	1	7
Net	77	8	191	0	145	0	0	0	280	701

* Demolition permit was issued on 11/26/03 and single family home was completed in 2005; not counted in growth share.

STEP 5: The actual net residential growth from 2004 (Table R-2) is added to the projected net residential growth from 2005 to 2014 (Table R-4) to arrive at the total 10-year total residential growth as shown in Table R-5:

TABLE R-5
Total Net Residential Growth (Sum of Actual and Projected Growth)

	<i>Actual</i> → ← <i>Projected</i> →										
	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Total COs Issued (from Table R-3)	9	80	8	192	0	146	0	1	0	281	717
Demolitions	4	3	0	1	0	1	0	1	0	1	11
Net	5	77	8	191	0	145	0	0	0	280	706

STEP 6: The net residential growth from Step 5 is compared to the MPO housing unit growth as projected in Step 1. Because the net residential growth of 706 is greater than the MPO household growth projection of 14, the projection has a presumption of validity in the petition for substantive certification.

STEP 7: From the total net residential growth, affordable housing units are subtracted that were included in the second round certified plan that have received or are projected to receive COs after January 1, 2004. In addition to affordable units, market-rate residential units in an inclusionary development that were part of a second round certified plan were also subtracted.

Two sites are listed in Table R-6. One site was included in the court – approved second round plan and received COs in 2005. The one-unit in The Princewood addressed unmet need. The Princewood is a mixed use building containing 12 total apartments. One of the apartments is occupied by a low income household. There was also a monetary payment that may only be used for an eligible affordable housing activity. The Princewood on Nassau Street also contains 6,918 square feet of offices. The one affordable unit is excluded and the market-rate units are excluded at a rate of four times the number of affordable housing units created on-site. Therefore, 12 units minus the one affordable unit and four market-rate units (1 affordable x 4 = 4 market-rate units excluded) would exclude a total of five units.

The other site, Palmer Square Hullfish, is also addressing unmet need. The site is an inclusionary site that will contain 100 apartments. Of the 100 apartments, two will be for moderate income and will meet COAH criteria for crediting. There are eight other moderate income units but they are not eligible for COAH credit because they only have 20 year deed restrictions. The development was the focus of a legal negotiation and the resulting mix of apartments was the result of a settlement agreement. The apartments are expected to receive COs in 2006. The two eligible affordable apartments are excluded and the market-rate units at a rate of four times the number of affordable housing units constructed on-site. Therefore, 100 units minus the two affordable units and eight market-rate units (2 affordables x 4 = 8 market rate units excluded) would exclude a total of 10 units.

TABLE R-6

Second Round Affordable and Market-Rate Units
in Inclusionary Developments To Be Excluded
from Growth Projection, by the Year
that COs are Anticipated to be Issued

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
The Princewood		5									5
Palmer Square, Hullfish					10						10
Total	0	5	0	0	10	0	0	0	0	0	15

STEP 8: The total number of second round units to be excluded from the growth projection as calculated in Step 7 (Table R-6) is subtracted from the net residential growth projection as calculated in Step 5 (Table R-5). Table R-7 shows the net residential growth projection after excluding all allowable second round affordable and market-rate units.

TABLE R-7

Net Residential Growth Projections After Subtracting
Second Round Affordable and Inclusionary Market-Rate Units

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Net Residential Growth (Table R-5)	5	77	8	191	0	145	0	0	0	280	706
Second Round Units (Table R-6)	0	-5	0	0	-10	0	0	0	0	0	-15
Final Net Growth	5	72	8	191	-10	145	0	0	0	280	691

STEP 9: The net projected residential growth of 691 units is divided by nine, with a resulting growth share obligation of 76.77 affordable units. The reason the number is divided by nine is that affordable units that will meet a third round obligation are assumed to be included in these projections, rather than generating additional growth over and above these projections.

TABLE R-8
Affordable Housing Unit Growth Projections

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Table R-7 Total	5	72	8	191	-10	145	0	0	0	280	691
Divided by Nine	.56	8	.89	21.22	-1.11	16.11	0	0	0	31.11	76.77

Therefore, the total affordable housing obligation generated by residential development is 77 new construction units over the 10-year certification period.

PROJECTING THE NON-RESIDENTIAL GROWTH SHARE OBLIGATION

STEP 1: The projections in Table NR-1 were provided by the MPO and will be utilized until the Plan Projections for 2015 in the final State Development and Redevelopment Plan are released. The MPO growth projections show employment projections in five-year intervals from 2000 through 2025. To determine how many affordable units will be provided to address non-residential growth, the increase in employment is determined by subtracting the number of jobs in the year 2005 from the number of jobs in the year 2015. This provides a 10-year employment increase that closely parallels the 2004 to 2014 period on which growth share is based. This figure is then compared for consistency to the employment growth projected for Princeton Borough in Step 6. See the example shown in Table NR-1 below:

TABLE NR-1
MPO Non-Residential Growth Projection

2015 MPO	-	2005 MPO	=	Employment
Employment		Employment		Change
10,723		10,690		+33

STEP 2: The historic data for the last 10 years that were collected on COs and demolitions issued were reviewed. Table NR-2 provides the 10-year historic CO and demolition permit data that was collected. This assisted in projecting likely future growth and also provided actual growth since January 1, 2004. COs issued minus demolitions that have taken place since January 1, 2004 comprise the first component of the growth share calculation.

Actual figures are used for growth in 2004 and projections are used for growth from 2005 to 2014.

TABLE NR-2
10-year Historic Trend of Certificates of Occupancy
and Demolition Permits by Square Feet

	'95 Sq Ft	'96 Sq Ft.	'97 Sq Ft	'98 Sq Ft	'99 Sq Ft	'00 Sq Ft	'01 Sq Ft	'02 Sq Ft	'03 Sq Ft	'04 Sq Ft
COs Issued B - Office	N/A		34,570 (B) 5,964 (A3)	600	1,800	1,400	96,778	0	87,610	2,235 (o)
COs Issued I-Institutional			147,952							
COs Issued A1-Halls										28,361
COs Issued MF/Dorms										
COs Issued S-Storage										97,500
*Demolitions B-Office	N/A	0	1	1	0	0	0	0	0	4,000
Demolitions M-Retail	N/A	0	0	0	0	0	0	0	1	0

STEP 3: The actual growth that has occurred was then converted into the square footage to jobs using Appendix E. These conversions were made for each of the relevant use groups.

TABLE NR-3
"B" USE GROUP: Actual Developments
by Year that COs Were Issued (three jobs per 1,000 square feet)

	'04	Total Sq. Ft.	Jobs
TOTAL NEW DEVELOPMENT			
Torrey Lane		2,235	6.71
TOTAL DEMOLITIONS			
Princetonwood Commercial		4,000	12

**Princeton Borough has archived the files and in addition did not track the square footage of non-residential demolition. As seen above, demolitions have been scarce from 1996 to 2003 with only two office buildings demolished. No demolition activity is projected except for that known demolition. As a result, Princeton Borough believes that if the retrieval of this information from old site plans is to track past trends, then the information is not necessary because Princeton is only calculating known demolition into the future.*

TABLE NR-4
 "A1" USE GROUP: Actual Developments
 by Year that COs Were Issued (2 jobs per 1,000 square feet)

	'04	Total Sq. Ft.	Jobs
TOTAL NEW DEVELOPMENT			
McCarter		28,361	56.72
TOTAL DEMOLITIONS			

TABLE NR-4 A
 "S" USE GROUP: Actual Developments
 by Year that COs Were Issued (.2 jobs per 1,000 square feet)

	'04	Total Sq. Ft.	Jobs
TOTAL NEW DEVELOPMENT			
*Princeton Seminary Garage		97,500	(19.5)
TOTAL DEMOLITIONS	0		
	0		

STEP 4: Projections from the housing element of future non-residential construction based on a site-specific analysis of development applications, both approved and anticipated are included. Developments that are expected to be constructed before 2014 are used to project non-residential growth. Yield calculations gave consideration to infill and redevelopment activity. Included in this projection were all anticipated developments, including future developments that will be approved and will have COs issued by 2014. Table NR-5 lists those developments and provides an estimate of the square footage anticipated and the year COs would be issued. Table NR-5 includes a row for Other Projected Development, which represents other development that is anticipated to occur based in part upon the historic rate of development.

By looking at the historic trends, it is noted that Princeton had some non-residential growth in office use particularly in 2001 and 2003. However, Princeton University is expanding and the expansion is contributing to the borough's growth share obligation. In addition, redevelopment activity is expected to continue, particularly in light of the known and anticipated development applications before the planning and zoning boards. On Tables NR-5 through NR-7, this increasing demand is reflected by identifying specific projects that have been approved but not COd and parcels of land that are likely to develop through the third round when it is expected that there will be few remaining non-residential developable tracts both in the borough and on university lands in the borough.

These projections were made for each of the relevant use groups.

* There are no jobs created. There is only key card access and the jobs generated are not being counted toward growth share. See Exhibit A.

Any adjustment to the non-residential growth projections by demolitions, that resulted in job loss calculation was based upon the most recent use group of the building prior to its demolition.

Once tabulated, the appropriate use group factor listed in Appendix E to the projected net gross square footage of new non-residential development is applied to determine the projected job growth. Appendix E was the standard used to determine jobs per square feet.

TABLE NR-5
“B”, “A2” and “A3” USE GROUPS: Developments and Anticipated Developments
by the Year that COs are Anticipated to be Issued (three jobs per 1,000 square feet)

	'05	'06	'07	'08	'09	'10	'11	'12	'13	<i>Total Sq. Ft.</i>	<i>Jobs</i>
Approved Development Applications											
Barsky Office (B)		6,905								6,905	20.72
Princewood Commercial (B)	6,918									6,918	20.75
PU Science Library (A3)		87,000								87,000	261
PU Aaron Burr Hall (A3)	11,600									11,600	34.8
Westminster Choir College (A3)									24,000	24,000	72
Arts Council Expansion (A2)		11,000								11,000	33
Witherspoon Restaurant (A2)	3,229									3,229	9.69
Hunan Palace (A2)	1,400									1,400	4.20
Nassau Inn: Hotel/Ballroom (A2)					5,000					5,000	15
Ivy Club (A3)				5,300						5,300	15.90
Princeton Seminary Library (A3)						16,000				16,000	48
*Princeton Library		18,153								18,153	54.46
Pending Development Applications											
Anticipated Development Applications											
Princeton Seminary (B)					40,000					40,000	120
Hospital (B)									20,000	20,000	60

* Old library had 42,000 sq. ft. demolished in February 2002; new library totaled 60,153 sq. ft. and received a TCO in April 2004 that is not expected to receive a permanent CO until 2006. Although the demolition occurred prior to January 1, 2004, Princeton believes that the demolition and new construction are integral components of this development and should be treated accordingly. Only the square foot difference between the old library and the new library is calculated for growth share.

TABLE NR-6

“R1” USE GROUP: Developments and Anticipated Developments
by the Year that COs are Anticipated to be Issued (0.8 jobs per 1,000 square feet)

	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total Sq. Ft.	Jobs
Approved Development Applications											
*Whitman Dorms		210,600								210,600	168.48
Nassau Inn					17,000					17,000	13.6
Anticipated Development Applications											
Demolitions											
Other Projected Development											
TOTAL NEW DEVELOPMENT	0	210,600	0	0	17,000	0	0	0	0	227,600	182.08
TOTAL DEMOLITIONS	0	0	0	0	0	0	0	0	0	0	0

* Although the CO will be for R2, COAH treats dormitories as “R1” for growth share calculation.

TABLE NR-7

“E” and “M” USE GROUPS: Developments and Anticipated Developments
by the Year that COs are Anticipated to be Issued (one job per 1,000 square feet)

	'05	'06	'07	'08	'09	'10	'11	'12	'13	<i>Total Sq. Ft.</i>	<i>Jobs</i>
Approved Development Applications											
High School Exp. (E)			83,349							83,349	83.35
Witherspoon Retail (M)	8,630									8,630	8.63
Nassau Inn Retail (M)					2,880					2,880	2.88
Downtown Redevelopment Phase 2 (M)			7,500							7,500	7.5
Pending Development Applications											
Anticipated Development Applications											
TOTAL NEW DEVELOPMENT	8,630	0	90,849	0	2,880					102,359	102.36
*TOTAL DEMOLITIONS			9,240							9,240	9.24

STEP 5: Tables NR-5 through 7 were merged once the number of jobs created (new construction) or lost (demolitions) by use group was determined. Jobs lost (as evidenced by demolitions) were subtracted from jobs created (new construction) to arrive at net projected employment growth.

* The high school trailers will be the focus of demolition permits when they are removed.

TABLE NR-7A

**“I” USE GROUP: Developments and Anticipated Developments
by the Year that COs are Anticipated to be Issued (two jobs per 1,000 square feet)**

	'03	'06	'07	'08	'09	'10	'11	'12	'13	<i>Total Sq. Ft.</i>	<i>Jobs</i>
Approved Development Applications											
Pending Development Applications											
Anticipated Development Applications											
TOTAL NEW DEVELOPMENT											
TOTAL DEMOLITIONS	44,000* Waxwood			30,000 Merwick			460,000 Hospital			534,000	1,068

STEP 5: Tables NR-5 through 7A were merged once the number of jobs created (new construction) or lost (demolitions) by use group was determined. Jobs lost (as evidenced by demolitions) were subtracted from jobs created (new construction) to arrive at net projected employment growth.

** The Waxwood had an interior demolition of 44,000 square feet in 2003. The shell of the building was retained for its historic significance and the previous institutional use of a nursing home was abandoned. See Exhibit . The 34 new residential units in The Waxwood received COs in 2005 and are counted in the residential growth share calculation. Princeton believes that the two actions-demolition and new construction are intrinsically intertwined and, as such, should be treated accordingly, even though demolition occurred prior to January 1, 2004.*

TABLE NR-8
Net Projected Employment Growth

	'05	'06	'07	'08	'09	'10	'11	'12	'13	<i>Total</i>
Table NR-5 TOTAL NEW DEVELOPMENT	69.44	369.17	31.11	15.90	135	498	0	0	132	1250.62
Table NR-6 TOTAL NEW DEVELOPMENT	0	168.48	0	0	13.6	0	0	0	0	182.08
Table NR-7 TOTAL NEW DEVELOPMENT	8.63	0	90.85	0	2.88	0	0	0	0	102.36
Subtotal New Development	78.07	537.65	121.96	15.90	151.48	498	0	0	132	1,535.06
Table NR-5 TOTAL DEMOLITIONS	3	3.6								6.6
Table NR-6 TOTAL DEMOLITIONS										
Table NR-7 TOTAL DEMOLITIONS			9.24							9.24
Table NR-7A TOTAL DEMOLITIONS	88			60			920			1,068
Subtotal Demolitions	91	3.6	9.24	60	0	0	920	0	0	1,083.84
Total Projected Net Employment Growth	-12.93	534.05	112.72	-44.10	151.48	498	-920	0	132	451.22

STEP 6: The actual net non-residential growth from 2004 was added to the projected net non-residential growth from 2005 to 2014 to arrive at the total 10-year net non-residential (employment) growth as shown in TABLE NR-9.

TABLE NR-9
Total Net Non-Residential (Employment) Growth (Sum of Actual and Projected Growth)

		<i>Actual</i> → ←			<i>Projected</i>						
	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	<i>Total</i>
Total New Development	63.43	78.07	537.65	121.96	15.9	151.48	498	0	0	132	1,598.49
Total Demolitions	-12	-91	-3.6	-9.24	-60	0	0	-920	0	0	1,095.84
Total Net Employment Growth	51.43	-12.93	534.05	112.72	-44.10	151.48	498	-920	0	132	502.65

STEP 7: The net non-residential growth from Step 5 is compared to the MPO employment growth as projected in Step 1. Because the net non-residential growth of 503 is greater than the MPO employment growth projection of 33, the projection has a presumption of validity in the petition for substantive certification. However, Princeton Borough still refutes the 2005 employment base of 10,690 as flawed because of the zip code phenomenon whereby municipalities from South Brunswick Township to the City of Trenton utilize the Princeton zip code of 08540.

STEP 8: The net non-residential growth of 503 divided by 25, with a resulting non-residential growth share obligation of 20 affordable units.

TABLE NR-10

Affordable Housing Unit Obligation Generated by Non-Residential Development

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Table NR-9 Total	51.43	-12.93	534.05	112.72	-44.10	151.48	498	-920	0	132	502.65
Divided by 25	2.06	-.52	21.36	4.51	-1.76	6.06	19.92	-36.8	0	5.28	20.11

Therefore, the total non-residential affordable housing obligation is 20 new construction units over the 10-year certification period.

FINAL STEP: The net residential component of growth share projection from Step 9 of the Residential Growth Projection Example is added to the net non-residential growth share projection from Step 8 above and determines Princeton Borough's third round growth share obligation to be 97 units.

TABLE T-1

Total Projected Affordable Housing Obligation Generated by Residential and Non-residential Development 2004-2014

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Table R-8 Residential	.56	8	.89	21.22	-1.11	16.11	0	0	0	31.11	76.77
Table NR-10 Non-Residential	2.06	-.52	21.36	4.51	-1.76	6.06	19.92	-36.8	0	5.28	20.11
Total	2.62	7.48	22.25	25.73	-2.87	22.17	19.92	-36.8	0	36.39	96.89

The projections are not equally divided between the years. Accordingly, consideration is given to providing for the affordable units to be constructed in proportion to the market-rate residential and non-residential construction as it occurs.

Revised: October 19, 2005

B. PRINCETON TOWNSHIP/MERCER COUNTY

PROJECTING THE RESIDENTIAL GROWTH SHARE OBLIGATION

STEP 1: The projections in Table R-1 are those provided by the Delaware Valley Regional Planning Commission, which is the Metropolitan Planning Organization (MPO) covering Mercer County. The DVRPC projections (as revised through the Cross-Acceptance process - see Appendix) will be utilized until the Plan Projections for 2015 in the final State Development and Redevelopment Plan are released. The DVRPC growth projections show population projections in five-year intervals from 2000 through 2025. These projections show total population, not just the population projected to reside in market rate units. To determine how many affordable units must be provided to address residential growth, the increase in population is determined by subtracting the population in the year 2005 from the population in the year 2015. This provides a 10-year population increase that closely parallels the 2004 to 2014 period on which the growth share is based. This result is then divided by the average household size for Princeton Township (2.57 persons per household) as determined by the 2000 Census. This results in a total number of 28 new households, as shown in Table R-1 below. This is the figure that will be compared to the total net residential growth projected by Princeton Township in Steps 5 and 6.

TABLE R-1
MPO Residential Growth Projection

2015 MPO Population	-	2005 MPO Population	=	Population Change	÷	2000 Household Size	=	Household Growth
17,048	-	16,976	=	72	÷	2.57	=	28

STEP 2: Next, there is a review of the historic data for the last 10 years pertaining to certificates of occupancy and demolitions issued. Table R-2 provides the 10-year historic certificate of occupancy (CO) and demolition permit data. This assists in projecting likely future growth and also gives actual growth since January 1, 2004. The total number of residential COs issued less the number of residential demolitions that have occurred since January 1, 2004, comprises the first component of the residential growth share calculation.

The Township had large numbers of COs issued between 1995 and 2001, with an abrupt drop-off in the ensuing three years. This phenomenon was partially the result of the build-out of several large previously approved projects, notably Pond View (44 units), Ettl Farm (120 units), Governor's Lane (65 units), Griggs Farm Phase IV (70 units) and Stonewall (40 units), during 1997 and 1998. In 2001, Pulte Homes (109 units) was built out. These projects are complete and no new projects of this scale (except as specifically identified in this report) are anticipated, as there is no more land available for them.

TABLE R-2
10-year Historic Trend of Certificates of Occupancy and Demolition Permits

	'95	'96	'97	'98	'99	'00	'01	'02	'03	'04
COs Issued	63	155	131	121	71	187	76	31	11	25
Demolitions	0	1	8	4	2	7	10	11	13	17
Net	63	154	123	117	69	180	66	20	-2	8

STEP 3: This section includes projections from the housing element of future residential construction based on a site-specific analysis of development applications, both approved and anticipated. Developments that are expected to be constructed before 2014 are utilized to project residential growth. Yield calculations give consideration to wetlands, steep slopes, access to utilities, etc. Also included in this projection is all anticipated development, including affordable housing developments from the second round certified affordable housing plan that have not yet been constructed as well as future housing projects that will be approved and will have COs issued by 2014. Table R-3 lists those developments and provides an estimate of the number of units that could be constructed and the year COs are likely to be issued.

Table R-3 also includes a factor for other development that is anticipated to occur based upon the historic rate of growth. The historic trends in COs and demolition permits indicate that growth in Princeton Township has slowed significantly in recent years. In fact, in the last two years, demolitions have exceeded CO's issued for new residential construction. This is indicative of a trend toward "demolish and rebuild" activity, wherein existing residentially developed lots are purchased, the home is demolished, and a new home is constructed in its stead. Princeton Township is rapidly approaching full build-out. This trend, therefore, is expected to continue.

TABLE R-3
Anticipated Developments & Number of Residential Units
by the Year that COs are Anticipated to be Issued

	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Approved Development Applications										
Elm Court II	56									56
Existing Misc. Lots (S.F.)	9									9
Masters' Houses (P.U.)		3								3
Pending Development Applications										
Senior Rezoning		40	100		60					200
Pending Subdiv. App's		9								9
Anticipated Development Applications										
Instit./Adv. Studies			5		5		5			15
Other Projected Development		5	10	10	10	10	10	10	10	75
Total	65	57	115	10	75	10	15	10	10	367

STEP 4: Anticipated demolitions are subtracted from the total COs projected, as shown in Table R-4:

TABLE R-4
Projected Miscellaneous COs and Demolition Permits

	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Total COs Issued (from Table R-3)	65	57	115	10	75	10	15	10	10	367
Demolitions	10	5	8	8	8	8	8	8	8	71
Net	55	52	107	2	67	2	7	2	2	296

STEP 5: The actual net residential growth from 2004 (Table R-2) is added to the projected net residential growth from 2005 to 2014 (Table R-4) to arrive at the total 10-year total residential growth, shown in Table R-5:

STEP 8: The total number of second round units to be excluded from the growth projection as calculated in Step 7 (Table R-6) is subtracted from the net residential growth projection as calculated in Step 5 (Table R-5). Table R-7 shows the net residential growth projection after excluding all allowable second round affordable and market-rate units receiving COs after January 1, 2004.

TABLE R-7
Net Residential Growth Projections After Subtracting
Second Round Affordable and Inclusionary Market-Rate Units

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Net Residential Growth (Table R-5)	8	55	52	107	2	67	2	7	2	2	304
Second Round Units (Table R-6)	0	0	0	0	0	0	0	0	0	0	0
Final Net Growth	8	55	52	107	2	67	2	7	2	2	304

STEP 9: The net projected residential growth of 304 units is then divided by eight, with a resulting growth share obligation of 38 affordable units for the 10-year certification period.

TABLE R-8
Affordable Housing Unit Growth Projections

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Table R-7 Total	8	55	52	107	2	67	2	7	2	2	304
Divided by Eight	1.00	6.875	6.50	13.375	.25	8.375	.25	.875	.25	.25	38

PROJECTING THE NON-RESIDENTIAL GROWTH SHARE OBLIGATION

STEP 1: The projections in Table NR-1 are those provided by the DVRPC and will be utilized until the Plan Projections for 2015 in the final State Development and Redevelopment Plan are released. The DVRPC growth projections show employment projections in five-year intervals from 2000 through 2025. To determine how many affordable units will need to be provided to address non-residential growth, the increase in employment is determined by subtracting the number of jobs in the year 2005 from the number of jobs in the year 2015. This provides a 10-year employment increase that closely parallels the 2004 to 2014 period on which growth share is based. This figure is then compared for consistency to the employment growth projected for Princeton Township in Step 6.

TABLE NR-1

MPO Non-Residential Growth Projection

2015 MPO	-	2005 MPO	=	Employment
Employment		Employment		Change
6,575	-	6,253	=	322

STEP 2: Historic data were reviewed regarding non-residential COs and demolitions over the last 10 years. Table NR-2 presents these data and also presents actual growth since January 1, 2004. The historical data assist in the projection of future growth. The data on COs issued minus non-residential demolitions since January 1, 2004, comprise the first component of the non-residential growth share calculation.

TABLE NR-2

10-year Historic Trend of Certificates of Occupancy by Square Feet

	'95	'96	'97	'98	'99	'00	'01	'02	'03	'04
COs Issued B - Office	23,000	0	2,130	27,408	0	25,674	0	160,272	36,903	112,396 Genomics P.U.
COs Issued M - Retail		480	0	0	0	0	0	0	0	0
COs Issued S - Storage	170	80	5,400	29,762	0	292,518	0	39,342	5,824	0
COs Issued A-2 - A-4 Assembly		0	43,194	33,125	0	0	24,660	0	0	0
COs Issued R-1 - Dorm		0	0	51,670	6,664	79,322	2,215	0	0	305,000 Lawr. Apts.- 210,000 Bl'berg Hall - 95,000
COs Issued E - Educ.		0	8,040	21,816	43,612	4,700	52,556	27,590	25,198	14,120 Princeton Charter School -
COs Issued F - Ind.		21,042	0	0	0	0	0	0	0	2,820 Stony Brook Sewer Authority

* Above figures (mostly from NJDCA Codes and Standards) are not entirely consistent with Township Construction Department figures for the same years. In general, the Codes and Standards data are used. Exceptions to this are for Use Group B in 2001-2004 and for Use Group R-1 in 2004. The entries in Use Group B for 2001 and 2002 were inexplicably high in the State's records, and the entry for 2003 in Use Group B is clearly a duplication of the entry in 2004 (the latter is the correct year, according to the Township Construction

Department). The entry in Use Group R-1 in 2004 was inexplicably low in the State's records. We used the Township data in the cells where the State's numbers were not supported by local data.

TABLE NR-3
10-year Historic Trend of Demolitions by Square Feet

	'95 Sq Ft	'96 Sq Ft.	'97 Sq Ft	'98 Sq Ft	'99 Sq Ft	'00 Sq Ft	'01 Sq Ft	'02 Sq Ft	'03 Sq Ft	'04 Sq Ft
Demolitions B - Office										
Demolitions M - Retail										
Demolitions S - Storage										
Demolitions A-2 - A-4 Assembly										
Demolitions R-1 - Dorm										
Demolitions E - Educ.										13,780
Demolitions F - Ind.										

STEP 3: The actual growth that occurred in 2004 is then converted into a square footage to jobs ratio using Appendix E of COAH's Rules. These conversions are made for each of the applicable use groups and presented in Tables NR-4A through NR-4D, as follows:

TABLE NR-4A
"B" USE GROUP: Actual Developments
by Year that COs Were Issued (three jobs per 1,000 square feet)

	'04	Total Sq. Ft.	Jobs
TOTAL NEW DEVELOPMENT (P.U. - Genomics Bldg.)		112,396	337.19
TOTAL DEMOLITIONS	0	0	0

TABLE NR-4B

“R-1” (Dorm) USE GROUP: Actual Developments
by Year that CO’s Were Issued (.8 jobs per 1,000 square feet)

	'04	Total Sq. Ft.	Jobs
TOTAL NEW DEVELOPMENT (P.U. - Lawrence, Bloomberg)		305,000	244
TOTAL DEMOLITIONS	0	0	0

TABLE NR-4C

“E” (Education) USE GROUP: Actual Developments
by Year that CO’s Were Issued (1 job per 1,000 square feet)

	'04	Total Sq. Ft.	Jobs
TOTAL NEW DEVELOPMENT		14,120	14.12
TOTAL DEMOLITIONS	1	13,780	13.78

TABLE NR-4D

“F” (Industrial) USE GROUP: Actual Developments
by Year that CO’s Were Issued (2 jobs per 1,000 square feet)

	'04	Total Sq. Ft.	Jobs
TOTAL NEW DEVELOPMENT		2,820	5.64
TOTAL DEMOLITIONS	0	0	0

STEP 4:

Projections of future non-residential construction are then presented, based on a site-specific analysis of development applications, both approved and anticipated. All developments that are expected to be constructed before 2014 are used to project non-residential growth. Yield calculations give consideration to wetlands, steep slopes, access to utilities, etc. Included in this projection are all anticipated developments, including future developments that will be approved and will have COs issued by 2014. Table NR-5 lists those developments and provides an estimate of the square footage anticipated and the year COs are likely to be issued. Table NR-5 also includes a row for Other Projected Development, representing other future but as yet unknown development that is projected to occur based upon the historic rate of development in the Township.

The most consistent source of job growth in the Township is office development (use group "B"), much of it associated with Princeton University, with education and educational institution related uses (use groups "A", "E" and "R-1") and storage (use group "S" - generally parking garages) comprising nearly all of the rest of the actual non-residential development. There is no clear trend line because much of this non-residential development is driven, not by market forces, but by the physical facilities improvement programs of various educational institutions, including Princeton University.

The job growth projections are made for each of the relevant use groups. Adjustments are then made to account for actual or anticipated demolitions by use group.

All calculations are based on Appendix E of COAH's Rules, which provides ratios of jobs per square foot for each type of non-residential use group listed in the Uniform Construction Code.

STEP 5: The information presented in Tables NR-5A through NR-5E as to the number of jobs created or lost based on new construction and demolitions anticipated for each use group is then summarized in Table NR-6. Total jobs lost (as evidenced by demolitions) are subtracted from total jobs created (new construction) to arrive at a net projected employment growth.

TABLE NR-6
Net Projected Employment Growth

	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Table NR-5A TOTAL NEW DEVELOPMENT	128.99	3	133.76	30	750					1,045.75
Table NR-5B TOTAL NEW DEVELOPMENT	52									52
Table NR-5C TOTAL NEW DEVELOPMENT	11.7		24							35.7
Table NR-5D TOTAL NEW DEVELOPMENT			1					30		31
Table NR-5E TOTAL NEW DEVELOPMENT	20.6	147.13	57.77	22						247.5
Subtotal New Development	213.29	150.13	216.53	52	750			30		1,411.95
Table NR-5A TOTAL DEMOLITIONS										
Table NR-5B TOTAL DEMOLITIONS										
Table NR-5C TOTAL DEMOLITIONS										
Table NR-5D TOTAL DEMOLITIONS										
Table NR-5E TOTAL DEMOLITIONS										
Subtotal Demolitions										
Total Projected Net Employment Growth	213.29	150.13	216.53	52	750	0	0	30	0	1,411.95

STEP 6: The actual net non-residential growth from 2004 was added to the projected net non-residential growth from 2005 to 2014 to arrive at the total 10-year net non-residential (employment) growth as shown in Table NR-7.

TABLE NR-7

Total Net Non-Residential (Employment) Growth (Sum of Actual and Projected Growth)

	<i>Actual</i> → ←		<i>Projected</i>						→		
	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	<i>Total</i>
Total New Development	600.95	213.29	150.13	216.53	52	750	0	0	30	0	2,012.90
Total Demolitions	13.78										13.78
Total Net Employment Growth	587.17	213.29	150.13	216.53	52	750	0	0	30	0	1,999.12

STEP 7: The net non-residential growth from Step 5 is compared to the MPO employment growth as projected in Step 1. Because the net non-residential growth is greater than or equal to the MPO employment growth projection, the projection has a presumption of validity in the petition for substantive certification.

STEP 8: The net non-residential growth of 1,999.12 jobs is divided by 25, with a resulting non-residential growth share obligation of 79.97 affordable units.

TABLE NR-8

Affordable Housing Unit Obligation Generated by Non-Residential Development

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	<i>Total</i>
Table NR-7 Total	587.17	213.29	150.13	216.53	52	750	0	0	30	0	1,999.12
Divided by 25	23.49	8.53	6.01	8.66	2.08	30	0	0	1.2	0	79.97

Therefore, the total non-residential affordable housing obligation is 79.97 (80) new construction units over the 10-year certification period.

PROJECTING THE TOTAL GROWTH SHARE OBLIGATION

FINAL STEP: The net residential component of growth share projection from Step 9 of the Residential Growth Projection Example is added to the net non-residential growth share projection from Step 8 above to determine Princeton Township's third round growth share obligation.

TABLE T-1
Total Projected Affordable Housing Obligation Generated
by Residential and Non-Residential Development 2004-1014

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Table R-8 Residential	1.00	6.875	6.50	13.375	.25	8.375	.25	.875	.25	.25	38
Table NR-8 Non- Residential	23.49	8.53	6.01	8.66	2.08	30	0	0	1.2	0	79.97
Total	24.49	15.405	12.51	22.035	2.33	38.375	.25	.875	1.45	.25	117.97

The projections are not equally divided between the years. Accordingly, consideration is given to providing for the affordable units to be constructed in proportion to the market-rate residential and non-residential construction as it occurs. The total growth share obligation, however, is projected to be 117.97 or 118 affordable housing units.

In the preparation of this analysis, all data on historic trends were taken from the NJDCA, Division of Codes and Standards website or provided by the Township of Princeton Construction Department. All data on projected development were provided by the Princeton Regional Planning Board.

VII. Analysis of Existing and Future Zoning to Accommodate Growth Projections

A. Availability of Existing and Planned Infrastructure

All of Princeton Borough and most of Princeton Township are served by Elizabethtown Water Company. A small portion of the Township is served by private wells. The public waste water treatment demands from new and existing development are being serviced by the Stony Brook Regional Sewage Authority (SBRSA). A small portion of the Township, primarily in the northwest corner, is served by individual septic systems. SBRSA has capacity to serve existing and planned development.

B. Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics

The Princetons have carefully reviewed anticipated demand for residential and nonresidential development and provided zoning opportunities to meet this demand. Table R-3 provides a listing of anticipated residential and tables NR-5 through NR-7 provide a list of anticipated nonresidential development

C. Anticipated Land Use Patterns

Princeton is an attractive college town that balances commercial and residential development with open space preservation. The community is served by a lively downtown which is the center of business, cultural and educational activities. Commercial nodes are located along collector roadways such as Alexander Road, Harrison Street, Bunn Drive and Route 206 Large areas within and on our borders have been preserved as beautiful natural areas for all residents to enjoy.

The Princeton Community Master Plan indicates a land use pattern that starts in the center of the community with a mixed use high density downtown, surrounded by medium high density residential development, leading to a more suburban and rural development pattern. The land use plan also reflects nonresidential development and educational institutions clustered in various nodes along major roadways.

D. Economic Development Policies

Princeton has experienced small scale economic growth over the years. The largest nonresidential uses are educational or institutional uses. In the Borough, the downtown has been a source of economic growth in recent years through rezoning for mixed uses in the SB zone and a redevelopment plan for a small portion of the downtown. In the Township new office development has occurred along Bunn Drive in the OR zone.

E. Constrains on Development

1. State and Federal Regulations: Princeton is not located in the Highlands, Meadowlands or Pinelands Planning Areas or in any CAFRA area. There are no known federal regulation that

could be considered constraining development. A portion of the Princeton Community has been designated as a Regional Center in the State Development and Redevelopment Plan (SDRP). The SDRP also designates large masses of land that share a common set of conditions, such as population density, infrastructure, level of development, or natural systems into one of five planning areas. None of these designations preclude development. Within our boundaries are the following planning areas: Suburban Planning Area (PA2), Fringe Planning Area (PA3), Rural/Environmentally Sensitive Planning Area (PA4B) and Environmentally Sensitive Planning Area (PA5). Princeton has developed zoning that complies with these designations.

2. Land Ownership Patterns: Princeton has a variety of land uses and variety of land ownership patterns. Approximately 90 to 95 percent of the community is developed.

3. Incompatible Land Uses: Princeton is not aware of any incompatible land uses.

4. Sites requiring environmental remediation: Princeton is not aware of any sites requiring remediation.

5. Environmental constraints: A small portion of Princeton is located outside of an approved sewer service area and these areas have been zoned for very low density development. Other areas zoned similarly for low density are part of the Princeton Ridge where due to environmental characteristics low density residential development was deemed appropriate.

6. Existing or planned measures to address any constraints: None.