

2025



East Windsor Township

Master Plan Element

Housing Element & Fair Share Plan

Approved 6/23/25

Township of East Windsor | Mercer County, New Jersey





Community Planning
Land Development and Design
Landscape Architecture

B U R G I S
A S S O C I A T E S , I N C .

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Housing Element and Fair Share Plan Master Plan

Township of East Windsor
Mercer County, New Jersey

Prepared for the Township of East Windsor
Planning Board

BA# 4173.15

The original document was appropriately signed and sealed on June 24, 2025 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners

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Executive Summary

The following executive summary is offered for the 2025 Township of East Windsor Housing Element and Fair Share Plan (HE&FSP).

Executive Summary

The following 2025 Housing Element and Fair Share Plan (HE&FSP) of the Master Plan outlines the manner in which the Township of East Windsor will address its affordable housing obligation. The plan is organized into four sections:

❖ Section 1: Introduction and Overview

Section 1 offers an introduction to the plan, as well as background information regarding affordable housing and its history in both the State of New Jersey and the Township of East Windsor. It also identifies the requirements of a master plan as well as a HE&FSP.

❖ Section 2: Housing Element

Next, Section 2 contains the Housing Element. This section provides background data regarding the Township's physical, demographic, and housing characteristics. It also provides a projection of the Township's housing stock as well as its capacity to accommodate its overall fair share.

❖ Section 3: Fair Share Obligations

Section 3 summarizes the past and present affordable housing obligations of the Township.

❖ Section 4: Fair Share Plan

Finally, Section 4 contains the Fair Share Plan which details how the Township will address its Present Need, Prior Round, Third Round, and Prospective Need Obligations.

The Township's obligations were derived from a variety of different sources, including the former Council on Affordable Housing (COAH), a prior settlement agreement with Fair Share Housing Center (FSHC), and most recently a methodology provided by the Department of Community Affairs (DCA). These obligations are summarized in the table below and on the following pages.

Table 1: Affordable Housing Obligations Summary

Category	Obligation
Prior Round Obligation (1987-1999)	345
Third Round Obligation (1999-2025)	493*
Fourth Round Obligation (2025-2035)	338
Present Need (Rehabilitation) Obligation	166

* The Township is implementing the adjustment in the obligation for the housing period 1999-2025 (Third Round) in accordance with provision number fifteen of the May 16, 2017, settlement agreement with FSHC.

Prior Round Obligation

The Prior Round Obligation encompasses the years 1987 through 1999. The Township was assigned a Prior Round Obligation of **345 affordable units** which was entirely addressed through a variety of components. These components are summarized in the following table and are discussed in greater detail in Section 4.3.

Table 2: Prior Round Obligation Summary: 345.

East Windsor Prior Round Compliance Mechanisms	Credits	Bonuses	Total	Status
Regional Contribution Agreement- Payment Transferred				
RCA with the City of Trenton	40	-	40	Completed
Alternative Living Arrangements-Completed-Proposed				
Community Options Group Homes	12	12	24	Completed
CIFA Group Home (6 bedrooms)	6	6	12	Completed
SERV Group Home	5	5	10	Completed
Eden Group Homes (11 Bedrooms)	11	11	22	Completed
Enable Group Home/Apartments (Beacon Specialized)	4	4	8	Completed
100% Affordable Development-Completed				
St James Village- Affordable Senior Rentals	76	-	76	Completed
Habitat for Humanity / Evan Ave.-Affordable Family - For sale	3	-	3	Completed
100% Affordable Development- Proposed				
Habitat for Humanity- Thompson Rd-Affordable Family-For Sale	5	-	5	Proposed
Inclusionary Developments Completed				
Windsor Meadows- Affordable Family Rental	36	36	72	Completed
Wyncrest Commons- Affordable Family Rentals, (bonus cap reached)	17	13	30	Completed
Inclusionary Developments- Approved, Proposed				
Daveco- Affordable Family- For Sale	3	-	3	Approved
Windsor Castle – Family Rentals	40	-	40	Completed/Proposed
Total	258	87	345	

Third Round Obligation

The Third Round Obligation encompasses the years 1999 through 2025. Pursuant to a Settlement Agreement between East Windsor and FSHC, the Township's Third Round Obligation was 736 affordable units. During the Third Round and after the Township adopted its Housing Element in 2017, Superior Court Judge Mary C. Jacobson March 8, 2018 ruled on methodologies and fair share obligations in Mercer County. This opinion on the methodology resulted in a greater than 10 percent reduction in comparison to the Township's May 16, 2017, settlement agreement. In accordance with item fifteen of the settlement agreement with FSHC, the Township was able to adjust the Third-Round need to **493 affordable units** inclusive of the gap period. This obligation is largely satisfied through a variety of components both existing, proposed and as modified herein. These components are summarized in the following table and are discussed in greater detail in Section 4.5.

As shown, these components comprise a total of 370 units and 123 bonus credits applied.

Table 3: Third Round Components 493 Obligation

East Windsor's Third Round Compliance Mechanisms	Unit Credits	Bonus	Total
Extensions of Expiring Controls-Completed			
<u>St. James Village</u> -Affordable Senior Rentals	109	0	109
Alternative Living Arrangements-Group Homes-			
<u>Dakota Group Home</u> Special needs (1bedroom) -completed	1	1	2
<u>Proposed ARC Group Home</u> Special needs (3 bedrooms) proposed	3	0	3
100% Affordable Developments - Completed / Proposed			
<u>Habitat for Humanity: Evan Ave.:</u> Affordable Family For-Sale -Completed	3	0	3
<u>Habitat for Humanity: Thompson Rd.:</u> Affordable Family For-Sale -Proposed	5	0	5
<u>Wheaton Pointe</u> - 84 Affordable Senior Rentals - Completed, Senior-cap	14	14	28
Inclusionary Developments and Market to Affordable Programs - Proposed			
<u>QTR</u> -Affordable Family Rentals	38	38	76
<u>Zaitz</u> -Affordable Family Rentals	65	65	130
<u>Windsor Castle</u> -Affordable Family Rentals- Market to affordable program	131	5	136
<u>Daveco</u> - Affordable Family Rentals	1	0	1
<u>Parker Homes</u> -Proposed affordable senior rentals- 40 AH units - Senior cap	cap	0	0
<u>East Windsor Acq.</u> -12 Assisted Living (Senior) Units (Approved)	cap	0	0
TOTAL	370	123	493

Fourth Round Obligation

The Fourth Round Obligation encompasses the years 2025 through 2035. The Township has a Fourth Round Prospective Need Obligation of **338 affordable units**. The components to address this obligation are summarized on the following table and are discussed in greater detail in Section 4.6.

Table 4: Fourth Round Components-338-Unit Obligation

East Windsor's Compliance Mechanisms	Unit Credits	Bonus	Total
Extensions of Expiring Controls-Proposed			
<u>Habitat for Humanity</u> Evan Avenue-For sale family units extension of controls, 3 available	3	-	3
<u>Windsor Meadows</u> Affordable family rentals-Proposed extension of controls, 36	36	18	54
Alternative Living Arrangements-Group Homes-Proposed			
<u>Proposed ARC Group Home</u> Special needs bedrooms (MOU)	17	8	25
100% Affordable Developments - Completed / Proposed			
<u>Wheaton Pointe</u> Affordable senior rentals 84 completed, 70 available	70	3	73
<u>CIS, aka The Place-</u> 100% Affordable family rentals, approved 56 units	56	56	112
<u>Nouvelle LLC</u> 100% Affordable family rentals and disabled veterans multifamily, 15 proposed, bonus cap reached	15	0	15
Inclusionary Developments, Market to Affordable Programs - Proposed			
<u>Windsor Castle</u> -Affordable Family Rentals-10 units	10	0	10
<u>Parker Homes</u> -Proposed affordable senior rentals- @40 AH units, senior and bonus cap reached fourth round (30% of 393=101)	31	0	31
<u>Market-to-Affordable</u> - Affordable Family Units	15	0	15
TOTAL	253	85	338

Section 1:

Introduction and Overview

The following section offers an introduction to the Township of East Windsor 2025 Housing Element and Fair Share Plan. It provides background information regarding affordable housing and its history in both the State of New Jersey and the Township of East Windsor. It also identifies the requirements of a master plan as well as a Housing Element and Fair Share Plan.

1.1: What is Affordable Housing?

Affordable housing is income-restricted housing that is available for sale or for rent. Typically, affordable housing is restricted to very-low, low-, and moderate-income households. These categories are derived from median regional income limits established for the state. New Jersey is delineated into six different affordable housing regions. East Windsor is located in Region 4 which includes Mercer, Monmouth, and Ocean Counties.



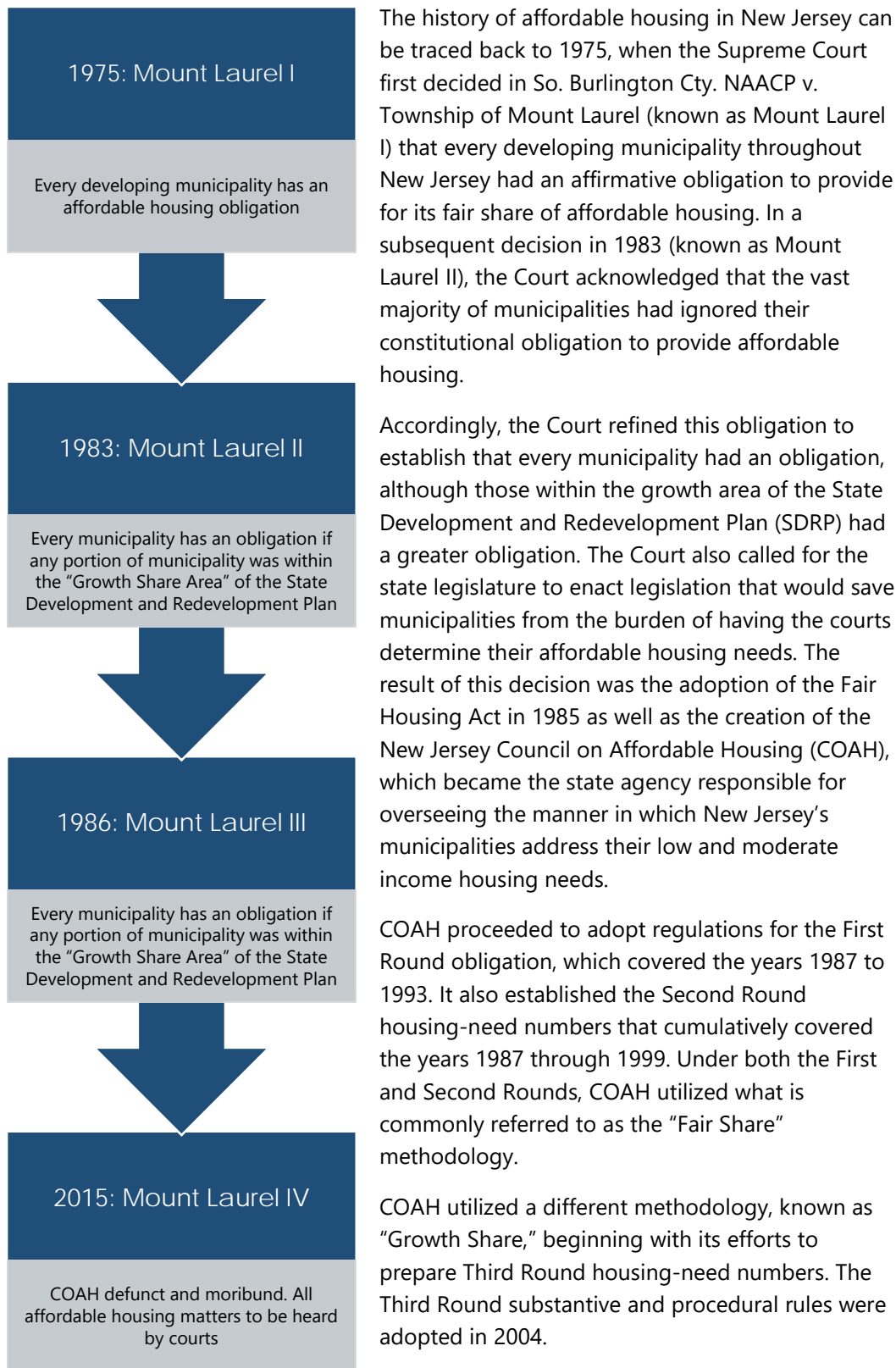
Regional income limitations are updated every year, with different categories established for varying household sizes. The table below identifies the 2024 regional income limits by household size for Region 4. As shown, a three-person family with a total household income of no greater than \$93,639 could qualify for affordable housing in the Township's region.

Table 5: 2024 Affordable Housing Region 4 Income Limits by Household Size

Income Level	2 Person	3 Person	4 Person	5 Person
Median	\$104,043	\$117,048	\$130,054	\$140,458
Moderate	\$83,234	\$93,639	\$104,043	\$120,690
Low	\$52,022	\$58,425	\$65,027	\$70,229
Very-Low	\$31,213	\$35,115	\$39,016	\$42,137

One of the most common forms of affordable housing is inclusionary development, in which a certain percentage of units within a multifamily development are reserved for affordable housing. Affordable housing can be found in a variety of other forms, including but not limited to: one hundred percent affordable housing developments, deed-restricted accessory apartments, assisted living facilities, alternating arrangements such as supportive housing or group homes, and age restricted housing.

1.2: History of Affordable Housing



However, these regulations were challenged and in January 2007, the Appellate Division invalidated various aspects of them and remanded considerable portions of the rules to COAH with the directive to adopt revised regulations.

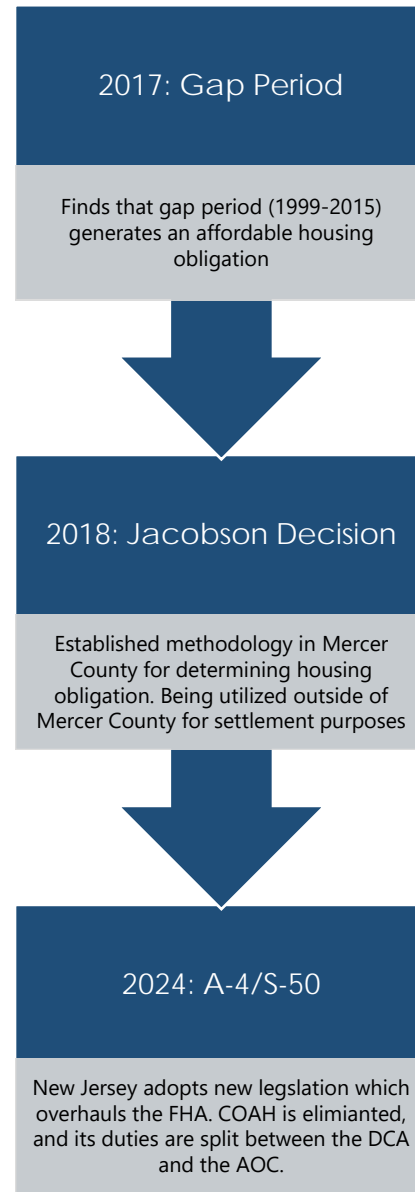
In May 2008, COAH adopted revised Third Round regulations which were published and became effective on June 2, 2008. Coincident to this adoption, COAH proposed amendments to the rules they had just adopted, which subsequently went into effect in October 2008. These 2008 rules and regulations were subsequently challenged again, and in an October 2010 decision the Appellate Division invalidated the Growth Share methodology and also indicated that COAH should adopt regulations pursuant to the Fair Share methodology utilized in Rounds One and Two.

The Supreme Court affirmed this decision in September 2013, which invalidated much of the third iteration of the Third Round regulations and sustained the invalidation of Growth Share. As a result, the Court directed COAH to adopt new regulations pursuant to the methodology utilized in Rounds One and Two.

Deadlocked with a 3-3 vote, COAH failed to adopt revised Third Round regulations in October 2014. Fair Share Housing Center (FSHC), who was a party in both the 2010 and 2013 cases, responded by filing a motion in aid of litigants' rights with the New Jersey Supreme Court.

The Court heard the motion in January 6, 2015 and issued its ruling on March 20, 2015. In that decision, commonly referred to as "Mount Laurel IV", the Court ruled that COAH was effectively dysfunctional, and consequently returned jurisdiction of affordable housing issues back to the trial courts where it had originally been prior to the creation of COAH in 1985.

This 2015 Mount Laurel IV Court decision created a process in which municipalities may file a declaratory judgment action seeking a declaration that their HE&FSP is constitutionally compliant and receive temporary immunity from affordable housing builders' remedy lawsuits while preparing a new or revised HE&FSP to ensure their plan continues to affirmatively address their local housing need as may be adjusted by new housing-need numbers promulgated by the court or COAH.



Subsequently, the Supreme Court ruled on January 18, 2017 that municipalities are also responsible for obligations accruing during the so-called "gap period," the period of time between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need, which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

In Mount Laurel IV, the Supreme Court ended its opinion as follows:

"It is our hope that an administrative remedy will again become an option for those proactive municipalities that wish to use such means to obtain a determination of their housing obligations and the manner in which those obligations can be satisfied."

On March 20, 2024, the State of New Jersey adopted a package of affordable housing bills which overhauled the Fair Housing Act. This legislation ultimately eliminated COAH and split its duties and functions between the Department of Community Affairs (DCA) and the Administrative Office of the Courts (AOC).

The DCA was designated by the legislation as the entity responsible for calculating the state's regional needs as well as each municipality's present and prospective fair share obligations pursuant to the Jacobson Decision. However, the legislation makes clear that these numbers are advisory and that each municipality must set its own obligation number utilizing the same methodology. Meanwhile, the Affordable Housing Dispute Resolution Program (the "Program") within the AOC is tasked to handle any disputes regarding affordable housing obligations and plans.

1.3: The Township's Historic Responses

East Windsor has a long history of voluntary compliance with the Mount Laurel doctrine. The Township was one of the first municipalities in the State to respond to the Supreme Court's 1975 Mount Laurel I decision by amending its land use regulations to require an affordable housing set-aside ranging between 15% and 25% in its Planned Unit Development districts. In its 1983 Mount Laurel II decision, the Supreme Court acknowledged that East Windsor was one (1) of only six (6) communities in New Jersey that adopted mandatory set-aside ordinances in response to Mount Laurel I and that East Windsor's ordinance established the highest set-aside amongst the six (6).

On May 8, 1998, the Township filed an adopted Housing Element and Fair Share Plan with COAH and petitioned for Second Round substantive certification. East Windsor subsequently amended its Second Round Plan and re-petitioned on May 25, 2000. COAH did not receive any objections to the amended Plan. On September 6, 2000, COAH granted East Windsor Second Round substantive certification. The Township's Second Round Plan addressed East Windsor's 12-year cumulative obligation of 368 units comprised of a 23-unit Rehabilitation Share and a 345-unit new construction obligation.

The Township prepared a Third Round Housing Element and Fair Share Plan dated December 5, 2005, and petitioned COAH for Third Round substantive certification on December 20, 2005. However, COAH did not conduct a substantive review of the 2005 Housing Element and Fair Share Plan prior to the 2007 Appellate Division decision overturning COAH's 2004 Third Round rules. On December 15, 2008, East Windsor adopted a 2008 Third Round Housing Element and Fair Share Plan consistent with COAH's second iteration of Third Round rules. The Township submitted the 2008 Plan to COAH on December 30, 2008, as part of their second petition for Third Round substantive certification. The petition was deemed complete by COAH on March 18, 2009. The Township's Plan was not reviewed by COAH prior to the 2010 Appellate Division decision invalidating COAH's second iteration of the Third Round rules.

East Windsor Township updated its previous 2008 Housing Plan in accordance with the New Jersey Supreme Court's March 10, 2015 decision. Ultimately, a Settlement Agreement was signed between the Township and the Fair Share Housing Center (FSHC) on May 16, 2017 and amended on July 12, 2017. A Fairness Hearing on this agreement was held on July 19, 2017. Judge Jacobson subsequently approved the Settlement Agreement on July 19, 2017. The Township adopted a Housing element and Fair Share Plan on November 10, 2017, and final compliance was granted on January 14, 2019.

In response to the new legislation adopted by the State of New Jersey in March of 2024, the Township initially adopted Resolution #R2025-29 on January 28, 2025 which established its affordable housing obligations for the Fourth Round. While the Township accepted the methodology utilized by the DCA in determining its Prospective Need Obligation, it offered several adjustments to ensure the data utilized by the DCA was correct in determining this need. These corrections initially altered the Township's Prospective Need Obligation from 368 to 310 affordable units.

The Township received an objection regarding its calculated Prospective Need from Fair Share housing Center (FSHC). Following the settlement conferences conducted by the Program, the Township settled with FSHC adopting resolution R2025-085 establishing a Prospective Need Obligation of **338**. See Appendix 3 for a copy of this resolution.

1.4: Overview of a Master Plan

The Municipal Land Use Law (MLUL), which serves as the guiding legal document for planning and zoning throughout the State of New Jersey, identifies a master plan as "...a composite of one or more written or graphic proposals for the development of the municipality as set forth in and adopted pursuant to section 19 of P.L. 1975, c.291 (C.40:55D-28)."

In other words, a master plan is a comprehensive, long-term strategic document which is intended to guide the growth and development of a community. It is a roadmap, one which identifies where a municipality presently is and where it wishes to be in the future. A master plan develops the general parameters around which development is to occur and, specifically, where different types of development should occur. By doing so, a master plan links a municipality's land use vision to its existing and proposed zoning regulations.

Master plans therefore provide municipalities with the legal basis to control development through the adoption of land use ordinances which are designed to implement its goals, policies, and recommendations. As per the MLUL, a Planning Board must reexamine its master plan at least once every ten years in order to ensure it is timely and effective.

As established by NJSA 40:55D-28 of the MLUL, the planning board is the designated entity responsible for the preparation and adoption of a master plan. A master plan must be adopted at a public hearing after proper public notice, thus ensuring that the community has an opportunity to contribute, ask questions, and offer recommendations.

The MLUL further identifies the mandatory contents of a master plan, which include:

- ❖ A statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based;
- ❖ A land use plan, and;
- ❖ A recycling plan, and;
- ❖ A housing plan.

The Township's last reexamination report and the subject of this reexamination was prepared by Burgis Associates, Inc., adopted by the Planning Board on July 25, 2019. It included a reexamination of the Township's 1979 and 1985 Master Plans and the 2002 and 2008 Master Plan and Development Regulations Periodic Reexamination Report. The 2019 reexamination report revised some of the goals and objectives in the previous plans and report.

The Township of East Windsor adopted Master Plans in 1979 and 1985 to meet the requirements of New Jersey's new MLUL legislation adopted by the State in 1975. Since then, the Township has prepared and adopted several Master Plan Reexamination Reports including 2002, 2008, 2019 and the most recent in 2022.

1.5: Overview of a HE&FSP

A Housing Element and Fair Share Plan (HE&FSP) serves as the blueprint for how a municipality will address its fair share of affordable housing. It is designed to help a community broaden the accessibility of affordable housing.

While technically a discretionary component of a municipal master plan, a HE&FSP is nevertheless an effectively obligatory plan element. As established by NJSA 40:55D-62.a of the Municipal Land Use Law (MLUL), a municipality must have an adopted HE&FSP in order to enact its zoning ordinance. Thus, from a public policy perspective, a HE&FSP is an essential community document. Moreover, without a HE&FSP, a municipality may be susceptible to a builder's remedy lawsuit in which a developer could file a legal action to have a specific piece of property rezoned to permit housing at higher densities than a municipality would otherwise allow or in areas not planned for housing, provided a certain percentage of units are reserved as affordable.

The Fair Housing Act (FHA), which was adopted in 1985 and has been amended multiple times since then, establishes the required components of a HE&FSP. These are summarized as follows:

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 next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily 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 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. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission;
8. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands conforming municipalities;
9. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

Section 2: Housing Element

The following section provides background data regarding the Township's physical, demographic, and housing characteristics. It also offers a projection of the Township's housing stock as well as its capacity to accommodate its overall fair share.

Information Regarding Data Sources

The information contained in Section 2.2 entitled "Demographic Changes," Section 2.3 entitled "Housing Demographics," Section 2.4 entitled "Employment Demographics," and Section 2.5 entitled "Employment Projections" was obtained from a variety of publicly available data sources. These are summarized below:

1. **United States Decennial Census**
The US Census is described in Article I, Section 2 of the Constitution of the United States, which calls for an enumeration of the people every ten years for the apportionment of seats in the House of Representatives. Since the time of the first Census conducted in 1790, it has become the leading source of data about the nation's people and economy. Please note that all incomes reported in the Census are adjusted for inflation.
2. **American Community Survey (ACS)**
The American Community Survey is a nationwide ongoing survey conducted by the US Census Bureau. The ACS gathers information previously contained only in the long form version of the decennial census, such as age, ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. It relies upon random sampling to provide ongoing, monthly data collection. Please note that all incomes reported in the ACS are adjusted for inflation.
3. **New Jersey Department of Health**
The New Jersey Department of Health is a governmental agency of the State of New Jersey. The department contains the Office of Vital Statistics and Registry, which gathers data regarding births, deaths, marriages, domestic partnerships, and civil unions.
4. **New Jersey Department of Community Affairs (DCA)**
The New Jersey Department of Community Affairs is a governmental agency of the State of New Jersey. Its function is to provide administrative guidance, financial support, and technical assistance to local governments, community development organizations, businesses, and individuals to improve the quality of life in New Jersey.
5. **New Jersey Department of Labor and Workforce Development**
The New Jersey Department of Labor and Workforce Development is a governmental agency of the State of New Jersey. One of its roles is to collect labor market information regarding employment and wages throughout the state.

2.1: Community Overview

The Township of East Windsor is located within the northeasterly portion of Mercer County. It is bounded by the Municipality of Township of Plainsboro and Cranbury to the north, the Monroe and Millstone Township to the east and southeast, the Township of Robbinsville to the south, the Township of West Windsor to the west.

East Windsor has a total area of approximately 15.6 square miles, making it the fifth largest municipality in Mercer County. The landscape of East Windsor is a diversified one, and consists of well-established single-family and multi-family neighborhoods, concentrations of local business and regional commercial corridors, large swaths of open space and farmland.


Table 6: Existing Land Use

Land Use		Acres	% of Total Acres	Parcels	% of Total Parcels
Residential	Low Density	1,815.3	20.45%	3806	44.29%
	Multifamily	354.9	4.00%	4026	46.85%
	Multifamily Nursing & Assisted Living	91.7	1.03%	2	0.02%
Commercial	Commercial	654.2	7.37%	152	1.77%
	Farm/Nursery	2,458.7	27.70%	93	1.08%
Public/Semi-Public	Public Property	1,836.9	20.69%	168	1.95%
	Public School	151.6	1.71%	7	0.08%
	Church & Charitable	29.9	0.34%	23	0.27%
Other	Vacant	1,014.0	11.42%	256	2.98%
	Industrial	436.6	4.92%	24	0.28%
	Other Exempt	33.8	0.38%	37	0.43%

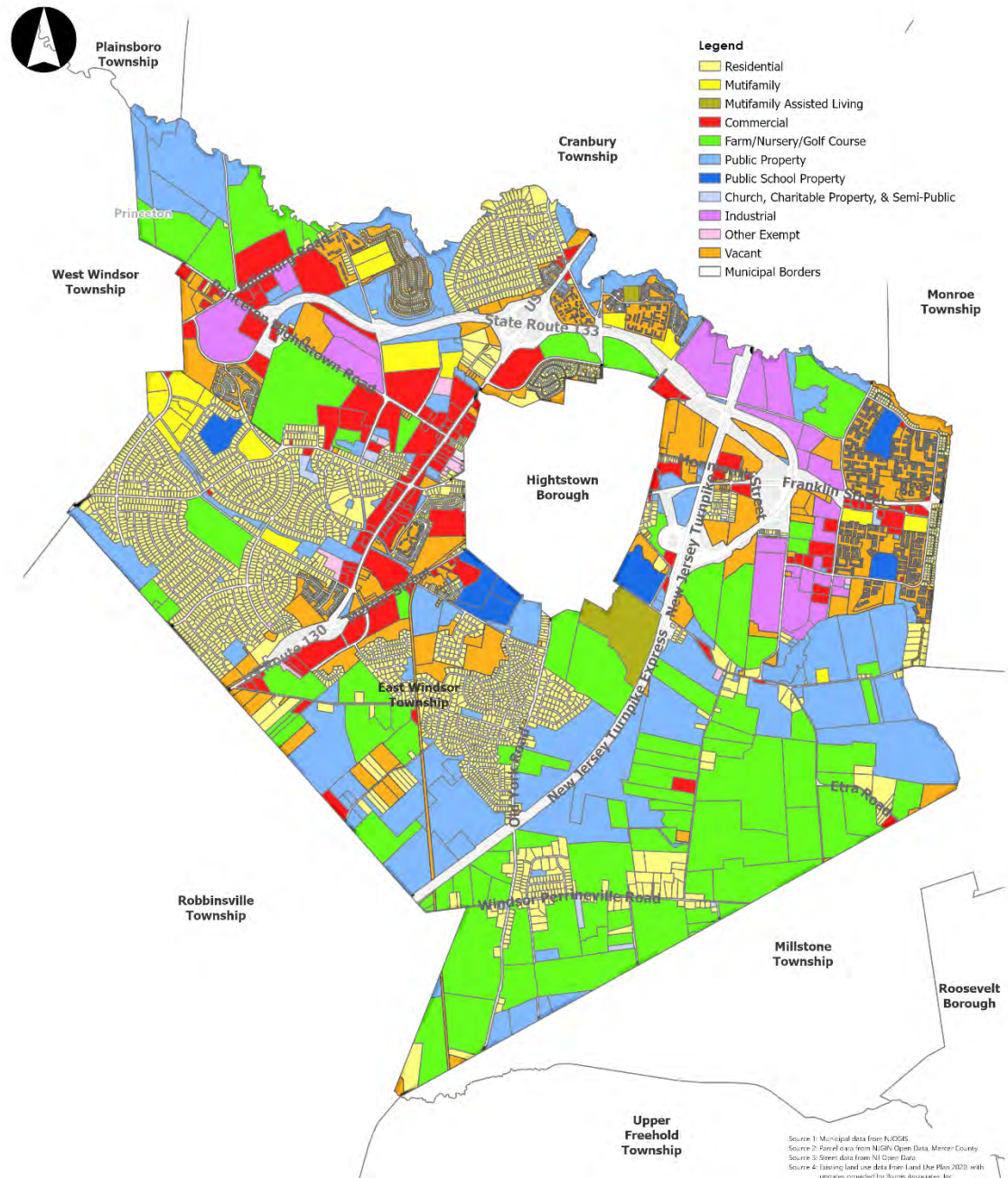
Land use data from 2020 Land Use Plan, with updates made by Burgis Associates, Inc.

Map 1: Community Overview



Community Overview		4136.07	06.24.25	SC	
<div><div></div><div><div>BURGIS ASSOCIATES, INC. <small>COMMUNITY PLANNING LANDSCAPE ARCHITECTURE LANDSCAPE ARCHITECTURE</small> 23 Westwood Avenue Westwood, New Jersey 07083 T 201.655.1811 F 201.655.2889</div></div></div>		<div><div>project title</div><div>Housing Element and Fair Share Plan <small>Township of East Windsor Mercer County</small></div></div>		<div><div>area</div><div>1:47,507</div></div>	<div><div>sheet no.</div><div>CO</div></div>

Map 2: Existing Land Use



Map Title	Project No.	Date	Client ID
Existing Land Use	4136.07	06.24.25	SC
 BURGIS ASSOCIATES, INC. COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE 23 Westwood Avenue Westwood, New Jersey 07075 P: 201.666.1811 F: 201.666.2999	Project Title	Scale	Map Unit
Housing Element and Fair Share Plan	1:47,507		ELU
Township of East Windsor Mercer County			

2.2: Demographic Analysis

Analyzing demographic and population data is a necessary and integral step in planning for the future needs of a community. As such, the following section outlines the demographic changes experienced by the Township of East Windsor over the past several decades.

This section is an analysis of demographic information is obtained from the 2010 Decennial Census as well as the 2010 and 2023 American Community Survey (ACS) 5-year estimates. The ACS data consists of estimates based upon data averages across a five-year span, otherwise known as “period” estimates. They are not actual counts, rather they are representative of data collected over a period of time and thus may not be directly comparable to decennial census figures. For example, the 2023 ACS includes data collected from 2019, 2020, 2021, 2022 and 2023. The following provides an assessment of population size, rate of population growth, age characteristics, as well as household size and income levels. Each of these items is described in detail below. This information is vital for the Township to carefully plan for the current and future needs of its residents and the community.

Population Changes

The Township experienced a substantial increase in population from 1950 to the 1980s. The boom in the population at that time could be attributable to the increase in housing availability. The Township maintained a steady population total, with a slight dip in 1990, but despite that reduction there has been consistent population growth ever since 1980. The population slightly increased from 2020 then through the year 2023.

Table 7: Population Growth, 1950-2023

Year	Population	Population Change	Percent Change
1950	1,284		
1960	2,298	1014	79.0%
1970	11,736	9438	410.7%
1980	21,041	9,305	79.3%
1990	22,353	1,312	6.2%
2000	24,919	2,566	11.5%
2010	26,817	1,898	7.6%
2020	27,275	458	1.7%
2023	29,837	2,562	9.4%

Source: US Census Bureau; 2023 American Community Survey Five-Year Estimate

Age Characteristics

As shown in the age distribution table below, the Township's age characteristics show a slight increase in median age from 36.7 years in 2010 to 41.3 according to the 2023 ACS data. The largest age cohort in 2023 was the 35-44 age group at 15.0% of the population and the same age group making up 18.7% of the population in 2010. The age groups showing declines between the 2010 census and the 2023 ACS data appear to be the 5 and under, 10-14, 15-19, 20-24, 25-44, 35-44, 45-54-year-old cohorts.

Table 8: Age Characteristics, 2010-2023

Age Group	2010		2023	
	Pop	%	Pop	%
Under 5	1972	7.4%	2013	6.7%
5 to 9	1466	5.5%	1673	5.6%
10 to 14	1,852	6.9%	1940	6.5%
15 to 19	1,542	5.8%	1636	5.5%
20 to 24	1,634	6.1%	1503	5.0%
25 to 34	3,866	14.4%	3509	11.8%
35 to 44	5,015	18.7%	4488	15.0%
45 to 54	3,831	14.3%	4170	14.0%
55 to 59	1,648	6.1%	1905	6.4%
60 to 64	1,489	5.6%	1911	6.4%
65 to 74	1465	5.5%	2750	9.2%
75 to 84	689	2.6%	1755	5.9%
85 +	348	1.3%	584	2.0%
Total	26,817	100.0%	29,837	100%
Median Age	36.7		41.3	

Sources: 2010 & 2023 American Community Survey 5-Year Estimates.

Household Type and Size

The data shown on the following table indicates that the percentage of owner occupied compared to rental occupied units has changed from 2010 to the 2023 estimates although most units in the Township remain owner occupied. The number of rental units in the Township has increased by over 1,500 units in this timeframe. Housing vacancies are indicated to have increased over this time frame from 4.1% in 2010 to 5.0% in 2023 although it is unclear where this statistical estimate is drawn from in the ACS data.

Table 9: Owner-Occupied and Renter-Occupied Units, 2010-2023

	2010		2023	
Category	# of Units	%	# of Units	%
Owner Occupied	7,051	67.7%	7,157	58.5%
Renter Occupied	2,933	28.2%	4,463	36.5%
Vacant Units	428	4.1%	612	5.0%
Total	10,412	100.0%	12,232	100.0%

Source: US Census Bureau; 2023 American Community Survey Five-Year Estimate

The census data shown below presents how the Township's average household size decreased from 2.61 in 2010 to 2.48 in 2023 while the Mercer County household size also dropped steadily from 2.65 to 2.52 over the same time period. The total population and the number of households increased from 2010 to 2023.

Table 10: Average Household Sizes, 2010-2023

Year	Total Population	Number of Households	Average Household Size East Windsor	Average Household Size Mercer County
2010	26,817	10,412	2.61	2.65
2023	29,837	12,232	2.48	2.52

Sources: 2010 & 2023 American Community Survey 5-Year Estimates.

Income and Poverty

The following data from the 2010 census and the 2023 ACS indicates that the median household income in East Windsor increased more than 31% from 2010 to 2023, increasing from \$84,503 to \$103,656. The Township household median income in 2023 was higher than both Mercer County at \$96,333 and New Jersey as a whole at \$101,050.

Furthermore, household incomes have generally continued to rise throughout the Township since 2010. This is particularly evident in upper-tier incomes. By 2023, an estimated 18.7% of all households had a household income of \$100,000 or more. While in 2010, this percentage was estimated to be almost 22% of the population.

Overall, the Township's poverty rates as both a percentage of population and as a percentage of families is lower than both the rates reported by Mercer County and New Jersey.

Table 11: Household Incomes, 2010-2023

Income Category	2010*		2023*	
	Number	%	Number	%
less than \$10,000	293	2.9%	202	1.7%
\$10,000 to \$14,999	245	2.5%	313	2.7%
\$15,000 to \$24,999	398	4.0%	352	3.0%
\$25,000 to \$ 34,999	692	6.9%	484	4.2%
\$35,000 to \$ 49,999	1293	13.0%	1272	10.9%
\$50,000 to \$74,999	1526	15.3%	1728	14.9%
\$75,000 to \$99,999	1531	15.3%	1270	10.9%
\$100,000 to \$149,999	2180	21.8%	2171	18.7%
\$150,000 to \$199,000	903	9.0%	1543	13.3%
\$200,000 or more	923	9.2%	2,285	19.7%
Total households	9,984	100.0%	11,620	100.0%
Median Income (Household)	\$84,503		\$103,656	

Source: US Census Bureau; 2010 & 2023 American Community Survey 5-Year Estimates.

Table 12: Income and Poverty, 2023

Income Type	East Windsor	Mercer County	New Jersey
Median Household Income	\$103,656	\$96,333	\$101,050
Median Family Income	\$133,767	\$124,699	\$123,892
Per Capita Income	\$51,864	\$52,101	\$53,118
Poverty Status (Percent of Population)	7.40%	10.80%	9.70%
Poverty Status (Percent of Families)	2.8%	8.20%	9.70%

Source: 2023 American Community Survey Five-Year Estimate

2.3: Housing Demographics

This section of the analysis provides an inventory of the Township’s housing stock. The inventory details housing characteristics such as age, condition, purchase/rental value and occupancy. It also details the number of affordable units available to low- and moderate-income households and the number of substandard housing units capable of being rehabilitated. As previously noted, the latest information from the American Community Survey consists of five-year estimates by the Census Bureau, not actual counts and may not be directly comparable to census figures.

Number of Housing Units

As illustrated in the table below, the overall number of housing units within the Township has continued to increase from the 1980s through 2023. Understandably, the slowest percentage increase in numbers was between 2000 and 2010 during the Great Recession.

Table 13: Number of Dwelling Units

Year	Housing Units	Numerical Change	% Change
1980	7,919		
1990	9,069	1,150	14.5%
2000	9,880	811	8.9%
2010	10,412	532	5.4%
2023	12,232	1,820	17.5%

Source: US Census Bureau; 2020 and 2023 American Community Survey Five-Year Estimate

Units in Structure

Information regarding the number of dwelling units in housing structures provides insights into the types of housing which exist throughout the Township. The following table offers insights into the unit-composition of the Township’s structures since 2010.

The Township’s housing stock has historically been comprised of single-family detached and attached dwellings. The 2023 ACS estimate data provided in the table below shows a total of 11,837 single-family detached dwellings which amounts to 51 percent of all housing units in the Township. This percentage is a decrease from 2010 when single-family dwellings accounted for approximately 56 percent of municipal housing units. There was an increase from 2010 to 2023 in the number of structures containing 20 units or more which represents 19.5 percent of overall units, indicative of the predominant type of housing being constructed during this time period.

Table 14: Units in Structure, 2000-2023

Units in Structure	2010*		2023*	
	No.	%	No.	%
Single Family, Detached	11978	56.0%	11837	51.0%
Single Family, Attached	1233	5.8%	2050	8.8%
2	549	2.6%	780	3.4%
3 or 4	402	1.9%	713	3.1%
5 to 9	901	4.2%	993	4.3%
10 to 19	2993	14.0%	2295	9.9%
20+	3252	15.2%	4523	19.5%
Mobile Home	67	0.3%	24	0.1%
Other	13	0.1%	0	0.0%

Source: US Census Bureau; 2010 & 2023 American Community Survey Five-Year Estimates.

Occupancy and Vacancy Status

As noted earlier in the review of the household type and size, the estimated number of owner-occupied and renter-occupied units have increased respectively by 3.9% and 66.9% over the past thirteen years. While the Township's renter-occupied housing stock increased at a higher estimated rate than its owner-occupied housing stock, the latter category still represents approximately 64.1% of all housing units in East Windsor.

Furthermore, Table 16 notes that the slightly less than one-third (32.2%) of the Township's vacant housing stock falls under the "seasonal, recreational, or occasional use" category, while more than half (54.5%) falls under the "other vacant" category. According to the Census Bureau, this latter category includes those vacant units that do not fall under any of the classifications; for example, this category may include units held for occupancy by a caretaker or janitor as well as units held for personal reasons of the owner.

Table 15: Occupancy Status, 2000-2023

Characteristic	2010		2023	
	Number	Percent	Number	Percent
Owner-Occupied	7,127	72.6%	7,407	64.1%
Renter-Occupied	2,322	23.7%	3,876	33.5%
Vacant	361	3.7%	280	2.4%
Total	9,810	100.0%	11,563	100.0%

Source: US Census Bureau; 2017 and 2023 American Community Survey 5-Year Estimates.

Table 16: Vacancy Status, 2023

Income Type	Number	Percent
For rent	43	4.11%
Rented, not occupied	50	4.78%
For sale only	46	4.40%
Sold, not occupied	0	0.00%
For seasonal, recreational, or occasional use	337	32.22%
For migrant workers	0	0.00%
Other vacant	570	54.49%
Total	1,046	100.0%

Source: 2023 American Community Survey 5-Year Estimates.

Purchase Value and Rent of Housing Stock

The following two tables identify purchase values and rental values for the specified owner-occupied and renter-occupied units in East Windsor.

The purchase values of East Windsor's owner-occupied housing stock have steadily increased since 2010. This is particularly evident in the percentage of units which have a value of \$500,000 or more, which increased from an estimated 11.4% of the Township's housing stock in 2010 to an estimated 29.8% in 2023. Overall, the median purchase value increased by an estimated 18.1% between 2010 and 2023, from \$320,000 to \$378,000.

Much like purchase values, the rental values of the Township's renter-occupied units have steadily increased over the past several years. In 2010, less than one-tenth of the Township's renter-occupied units had rents that were over \$1,500 a month; by 2023, more than half (54%) of the Township's renter-occupied units had rents that were over this amount.

Overall, the Township's median rent increased by approximately 60% between 2010 and 2023, from an estimated \$2,907 a month to an estimated \$4,389 a month. The Township's median rents have consistently been higher than the median rents for both the County and the State as a whole.

Table 17: Value of Owner-Occupied Housing Stock, 2010-2023

Value Range	2010		2023	
	Number	Percent	Number	Percent
Less than \$50,000	242	3.4%	62	0.9%
\$50,000 to \$99,999	232	3.3%	210	2.9%
\$100,000 to \$149,999	244	3.5%	184	2.6%
\$150,000 to \$199,999	443	6.3%	447	6.2%
\$200,000 to \$299,999	1990	28.2%	1708	23.9%
\$300,000 to \$499,999	3075	43.6%	2358	32.9%
\$500,000 to \$999,999	802	11.4%	2131	29.8%
\$1,000,000 or More	23	0.3%	57	0.8%
Total	7051	100.0%	7157	100.0%
Township Median Value	\$320,000		\$378,000	
Mercer County Median Value	\$309,300		\$351,000	
New Jersey Median Value	\$357,000		\$461,000	

Source: US Census Bureau; 2023 American Community Survey 1-Year and 5-Year Estimates

Table 18: Specified Renter-Occupied Housing Units by Rent, 2000-2023

Value Range	Number	2010		2023	
		Number	Percent	Number	Percent
Less than \$500	94		3.2%	151	3.4%
\$500 to \$999	946		32.5%	348	7.9%
\$1,000 to \$1,499	1600		55.0%	1520	34.6%
\$1,500 to \$1,999	267		9.2%	1778	40.5%
\$2,000 to \$2,499				423	9.6%
\$2,500 to \$2,999				134	3.1%
\$3,000 or more				35	0.8%
No cash rent	26		X	74	X
Total	2,907		100.0%	4,389	100.0%
Township Median Value			\$1,087		\$1,549
Mercer County Median Value			\$1,046		\$1,515
New Jersey Median Value			\$1,092		\$1,653

Source: US Census Bureau; 2023 American Community Survey 1-Year and 5-Year Estimates.

Condition of Housing Stock

Neither the Census nor the ACS classify housing units as deficient. However, the Fair Housing Act defines a “deficient housing unit” as housing which: is over fifty years old and overcrowded; lacks complete plumbing, or; lacks complete kitchen facilities.

Accordingly, the following tables are intended to provide insights into the extent to which the Township has deficient housing units. Table 19 below examines the extent to which there is overcrowding in the Township’s housing stock. Overcrowding is typically associated with housing units with more than one occupant per room. As shown, the estimated number of occupied housing units considered to be overcrowded is negligible.

Similarly, the number of homes lacking complete plumbing and kitchen facilities has also been estimated to be historically negligible. In 2023, over 99% of all housing units contained complete kitchen facilities and over 98% complete plumbing facilities.

Please note that a structural conditions survey was not conducted at this time by the Township, which may yield more accurate information. The Township reserves the right to conduct such a survey to establish a more accurate analysis.

Table 19: Occupants Per Room, 2023

Occupants per Room	Owner-Occupied	Renter-Occupied
0.50 or Fewer	5,160	1825
0.51 to 1.00	1,572	1718
1.01 to 1.50	32	155
1.51 to 2.00	6	163
2.01 or More	0	30
Total	6,770	3891

Source: U.S. Census; 2010 and 2023 American Community Survey 5-Year Survey

Table 20: Kitchen and Plumbing Facilities, 2023

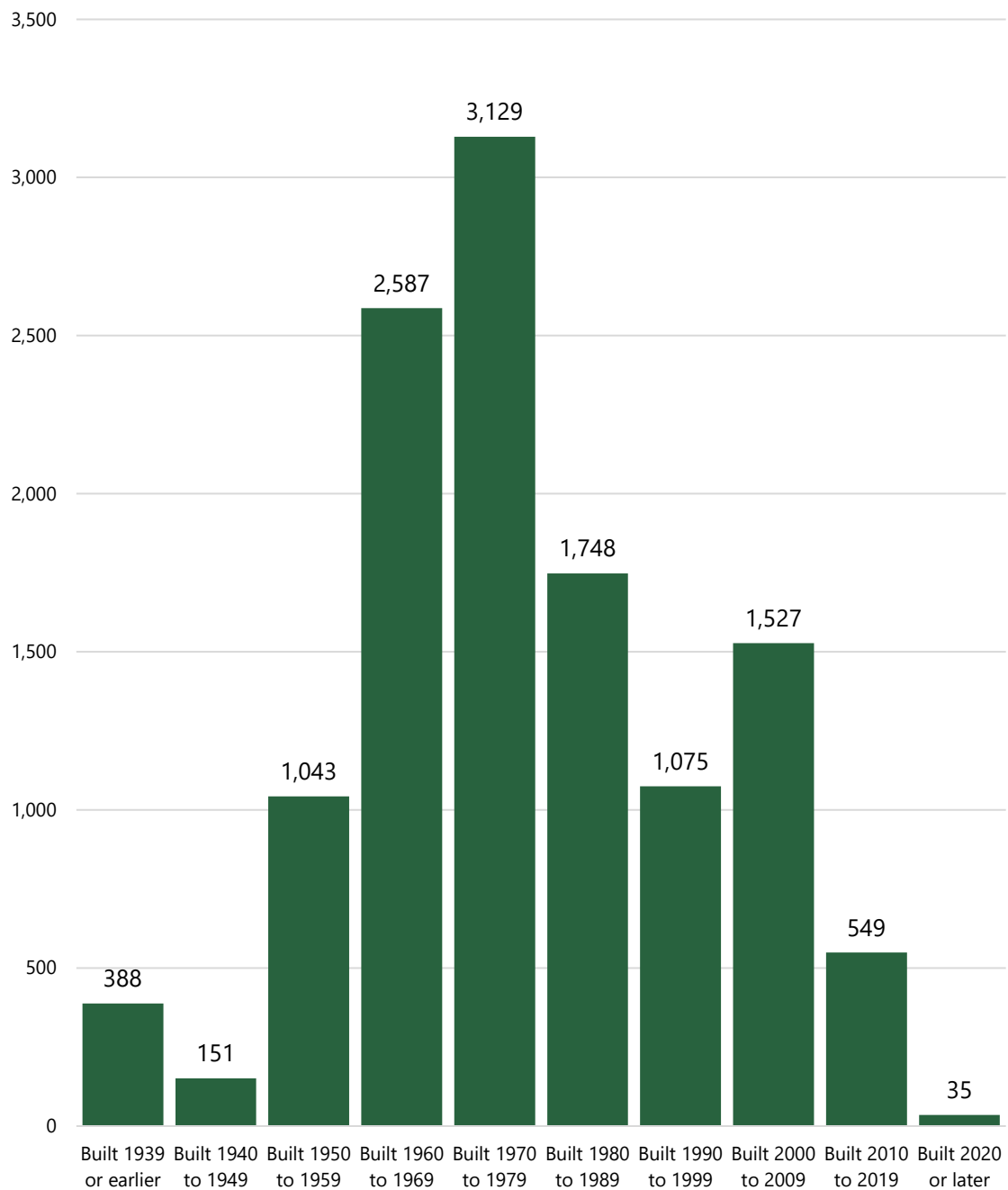
	Units with Complete Facilities	Units without Complete Facilities
Plumbing	11,605	15
Kitchen	11,479	141

Source: U.S. Census; 2010 and 2023 American Community Survey 5-Year Survey

Age of Housing Stock

The following figure identifies the years in which the Township's structures were built. The Township's housing stock is relatively new, with an estimated 40% having been constructed since 1980. This largely coincides with Table 13, which outlined the Township's significant housing growth over the past several decades.

Figure 1: Year Structure Built



Source: 2023 American Community Survey 5-Year Estimates.

Recent Residential Development Activity

One way of examining the stability of a community's housing stock is by comparing the number of residential building permits issued for new construction as well as demolition permits issued every year. Since 2013, the Township has annually issued an average of 14.5 building permits and 3 demolition permits, respectively. This results in an average positive net of 5.3 permits annually. This is reflective of the Township's established development pattern.

Table 21: Residential Building Permits and Demolition Permits

Year	Building Permits				Demos	Net
	1 & 2 Family	Multifamily	Mixed Use	Total		
2013	24	36	0	60	6	54
2014	4	0	0	4	0	4
2015	0	0	0	0	1	-1
2016	12	0	0	12	16	-4
2017	6	64	0	70	2	68
2018	1	0	0	1	2	-1
2019	0	0	0	0	1	-1
2020	0	12	0	12	0	12
2021	0	0	0	0	2	-2
2022	0	0	0	0	1	-1
2023	0	0	0	0	2	-2
Total	47	112	0	159	33	126

Source: Department of Community Affairs

2.4: Employment Demographics

The following section provides an overview of the Township's economic profile. It offers valuable information on the occupational characteristics of the Township as well as its employment projections.

Occupational Characteristics

The estimated number of Township residents within the labor force has increased approximately 14.1% between 2000 and 2023. Furthermore, the overall percentage of the Township's population in the labor force remained relatively stable although shows a downward trend in 2023 which may be attributable to the aging of the population during that same time period. The estimated percentage of those not in the labor force increased slightly from 26.7% to 31.42%.

Table 22: Employment Status of Residents Ages 16 and Over, 2000-2023

	2000		2010		2023	
Employment Status	Number	Percent	Number	Percent	Number	Percent
In labor force	14,352	73.21%	16,032	76.18%	16,375	68.58%
Civilian labor force	14,352	73.21%	15,998	76.02%	16,375	68.58%
Employed	13,908	70.94%	14,839	70.51%	15,619	65.41%
Unemployed	444	2.26%	1,159	5.51%	756	3.17%
Armed Forces	0	0.00%	34	0.16%	0	0.00%
Not in labor force	5,253	26.79%	5,012	23.82%	7,503	31.42%
Total Population 16 and Over	19,605	100.0%	21,044	100.0%	23,878	100.0%

Source: US Census Bureau; 2010 and 2023 American Community Survey 5-Year Estimates.

Class of Worker

Of those Township residents aged 16 and over in the workforce, over three-quarters (76.6%) are estimated to be employed by a private company. The second largest worker class group is estimated to consist of private not-for-profit workers.

Table 23: Class of Worker, 2023

Class of Worker	Number	Percent
Employee of private company	11,965	76.61%
Self-employed in own incorporated business	356	2.28%
Private not-for-profit wage and salary	1,086	6.95%
Local government	687	4.40%
State government	594	3.80%
Federal government	196	1.25%
Self-employed in own not incorporated business	735	4.71%
Total	15,619	100.0%

2023 American Community Survey 5-Year Estimates

Employment Status by Occupation

The majority of the Township's residents have historically been employed in management, professional, and related occupations. The estimated number of those employed within this occupational category remained relatively steady. Sales and office occupations remain the second largest occupational category in the Township although seem to have been replaced by service occupations which have increased by 4.3% of the total in the workforce. Overall, those employed within management, professional, and related occupations represent approximately 45.2% of the total workforce.

Table 24: Occupation Characteristics, 2000-2023

Occupation	2000		2010		2023	
	Number	Percent	Number	Percent	Number	Percent
Management, professional, and related occupations	6,312	45.38%	6,961	46.91%	7,059	45.19%
Service occupations	1,332	9.58%	1,956	13.18%	2,165	13.86%
Sales and office occupations	4,026	28.95%	3,636	24.50%	2,906	18.61%
Farming, fishing, and forestry occupations*	19	0.14%	0	0.00%	0	0.00%
Natural resources, construction, and maintenance occupations**	498	3.58%	666	4.49%	995	6.37%
Production, transportation, and material moving occupations	1,721	12.37%	1,620	10.92%	2,494	15.97%
Total	13,908	100.0%	14,839	100.0%	15,619	100.0%

Source: 2000 US Census Bureau; 2010 and 2022 5-Year American Community Survey

*Category was later combined with Natural resources, construction, and maintenance occupations

** Formerly called "Construction, extraction, and maintenance occupations"

Covered Employment Trends

Figure 2 and Figure 3 provide data on the Township's covered employment trends between 2013 and 2023, as reported by the New Jersey Department of Labor and Workforce Development. "Covered employment" refers to any employment covered under the Unemployment and Temporary Disability Benefits Law. Generally, nearly all employment in the state is considered to be "covered employment."

Figure 2 depicts the number of reported "employment units" within the Township. An "employment unit" is defined as an individual or organization which employs one or more workers. As shown, the Township gained 8.7% in employment units between 2016 and 2017. This trend reduced slightly during the following year, in which the Township reportedly lost 7 employment units, representing a decrease of 1.4%. However, the Township recovered its losses over the following years, and between 2018 and 2023 gained 69 employment units, representing an increase of 13%.

Figure 3 depicts the average number of covered employees by year within the Township. It shows a decrease in of 553 employees in covered employment. It quickly rebounded between 206 to 2017 by 972 employees before decreasing nearly 12.6% by 2020. The Township's covered employment subsequently recovered its losses between 2020 to 2023 with 7,320 employment positions in 2023.

Figure 2: Covered Employment Units, 2013-2023

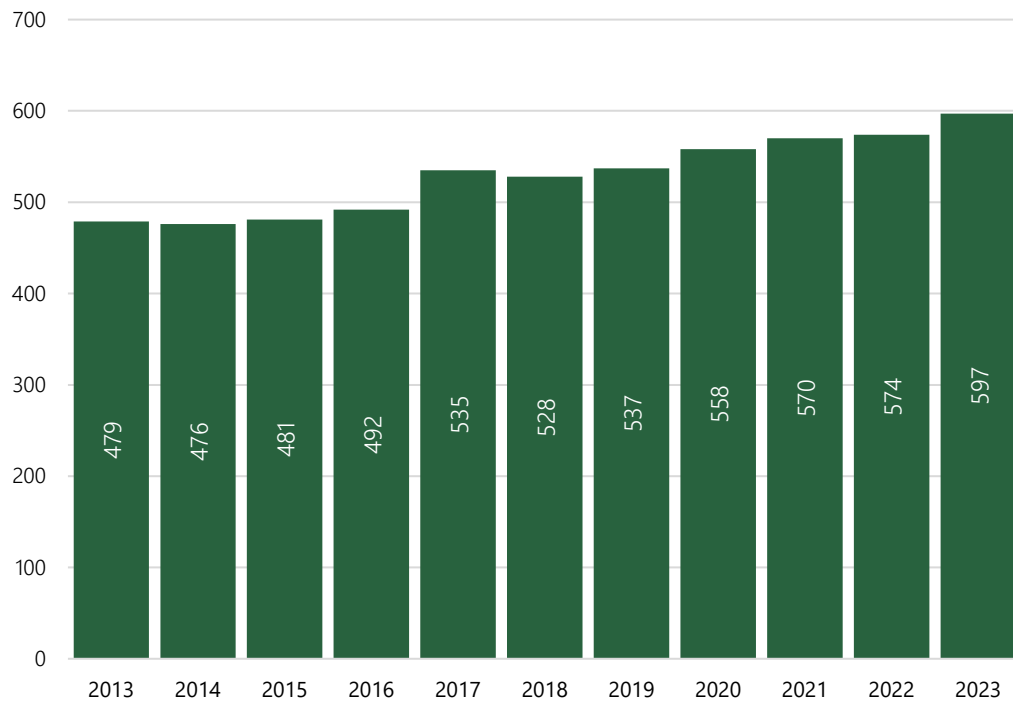
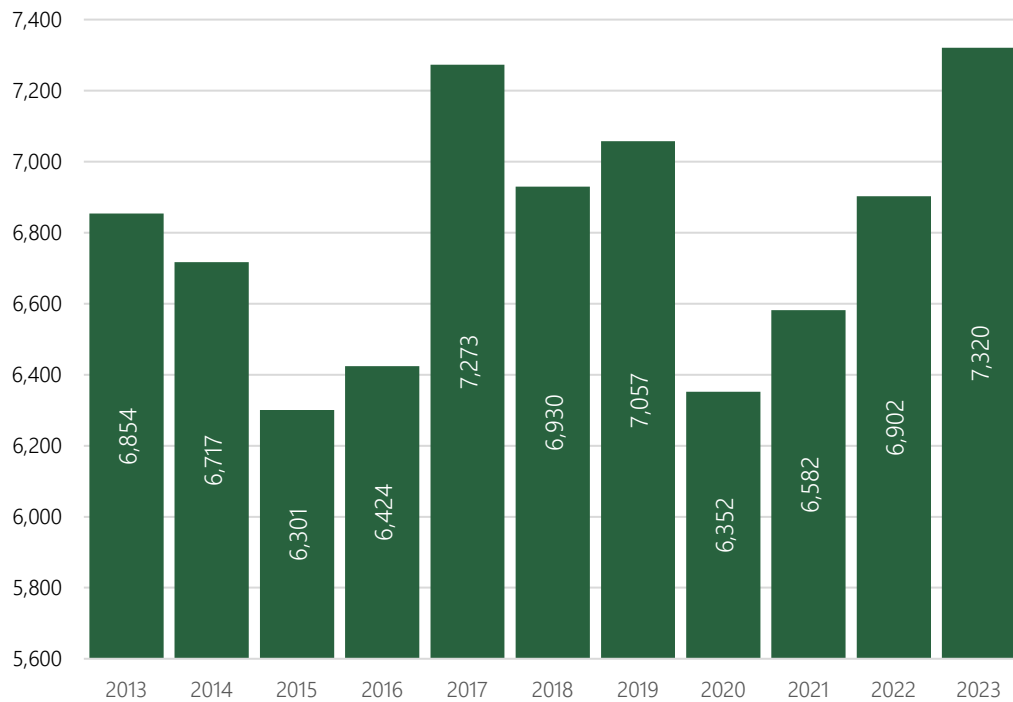


Figure 3: Average Covered Employment, 2013-2023



Source: Department of Labor and Workforce Development

2.5: Projection of Housing Stock

As noted in Section 1, one of the requirements of a HE&FSP is to contain a projection of a municipality's housing stock, including the probable future construction of very-low, low-, and moderate-income housing for the next ten years. This projection must take into account, but does not necessarily need to be limited to, construction permits issued, approvals of applications for development, and probable residential development of lands.

The Department of Community Affairs's Division of Codes and Standards provides data on certificates of occupancy (CO) and demolition permits for both residential and non-residential development. Specifically, the Division of Codes and Standards offers a resource known as the New Jersey Construction Reporter, which provides building permit, CO, and demolition permit that is submitted by municipal construction officials throughout the state each month. The New Jersey Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends.

A total of 1,529 housing units were granted COs between 2000 and 2023. Many of these units were located in multi-family developments. During that same time period, 69 demolition permits were issued. This results in a difference of 1,460 units, which is shown on the accompanying table.

Table 25: Housing Units Certified and Demolished, 2000-2023

Year	Building Permits Issued	Demos	Net
2000	222	4	218
2001	389	3	386
2002	125	1	124
2003	53	0	53
2004	106	0	106
2005	87	6	81
2006	66	3	63
2007	36	7	29
2008	111	2	109
2009	33	4	29
2010	5	0	5
2011	102	0	102
2012	27	6	21
2013	15	6	9
2014	3	0	3
2015	73	1	72
2016	54	16	38
2017	1	2	-1
2018	2	2	0
2019	16	1	15
2020	1	0	1
2021	2	2	0
2022	0	1	-1
2023	0	2	-2
Total	1,529	69	1,460

Source: Department of Community Affairs

The Fair Housing Act requires that Housing Elements include a 10-year projection of new housing units based on the number of building permits, development applications approved, and probable developments, as well as other indicators deemed appropriate (N.J.S.A. 52:27D-310.b). Annual building permit issuance for new residential construction in East Windsor during the years 2008 through 2023 averaged 28 units, although the pace increased to an average of 39.8 units per year from 2008 to 2016.

With some new inclusionary developments recently approved and not constructed and one (1) proposed 100% affordable housing development, it may be safe to assume the 2008 to 2023 rate will remain relatively constant. East Windsor could see approximately 280 new dwellings during the next 10 years based upon this projection. Although factors such as the economic cycles may result in a lower or higher actual number as well as the projected construction of the new developments may substantially alter this projection upwards. Table 23, Housing Projections, provides an estimate of anticipated residential growth based on the extrapolation of prior housing activity into the future.

Table 26: Housing Growth Projections, 2008-2023

Year	Building Permits Issued
2008	111
2009	33
2010	5
2011	102
2012	27
2013	15
2014	3
2015	73
2016	54
2017	1
2018	2
2019	16
2020	1
2021	2
2022	0
2023	0
Total	445
Average	28
10 Year Estimated Projection	280 dwellings

With respect to future development, the following tables identify those developments presently under construction, those that are approved but not yet under construction, and the Fourth-Round components discussed in greater detail in Section 4.5. As shown, these developments in the Third and Fourth Round are anticipated to generate an additional 783 residential units over the next several years.

Table 27: Residential Developments Approved or Under Construction

Development	Housing Type	Units
Camelot at East Windsor (formerly Zaits)	Age Restricted	111
	Non-Age Restricted Multifamily	295
Windsor Pointe (formerly OTR)	Multifamily	187
Windsor Castle	Multifamily	119
The Place- (formerly CIS)	Multifamily	56
Total		768

Table 28: Fourth Round Housing Components

Development	Housing Type	Units
100% Affordable Development-Old Trenton Road	Multifamily	*13
Total		13

Section 3: Fair Share Obligation

The following section provides an overview of the Township's fair share obligation. It includes a brief history of the methodologies utilized to calculate affordable housing obligations throughout the state.

3.1: Fair Share Obligation

On March 20, 2024, the State of New Jersey adopted a package of affordable housing bills which overhauled the Fair Housing Act (FHA). This legislation eliminated the Council on Affordable Housing (COAH) and split its duties and functions between the Department of Community Affairs (DCA) and the Administrative Office of the Courts (AOC).

The DCA has been designated as the entity responsible for calculating the state's regional needs. NJSA 52:27D-304.2 establishes the methodology to be utilized by the DCA to determine the state's regional prospective needs of low- and moderate-income housing for the ten-year period spanning from July 1, 2025 to June 30, 2035. In summary, the projected household change for this period is estimated by establishing the household change experienced in each region between the most recent federal decennial census and the second-most recent decennial census. This household change, if positive, is then to be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region for the next ten years. This methodology resulted in a statewide prospective need of 84,698 low- and moderate-income units.

Furthermore, the DCA was also designated to calculate each municipality's present and prospective fair share obligations. However, the FHA makes clear that these calculations are advisory and that each municipality must set its own obligation number utilizing the same methodology.

On January 28, 2025, the Township adopted Resolution #R2025-29 which established its affordable housing obligations for the Fourth Round. A copy of this resolution is located in Appendix 3.

While the Township accepted the methodology utilized by the DCA in determining its Prospective Need Obligation, it offered several adjustments to ensure the data utilized by the DCA was correct in determining this need. Many of these corrections related to issues including, not limited to, sites being incorrectly identified as vacant when in fact they were developed, preserved open space properties or sites otherwise encumbered that were mistakenly identified as being available for development, slivers of sites that were the result of geo-spatial layers that were not properly lined up, and an incorrect equalization ratio for the Township's nonresidential valuations. These corrections altered the Township's Prospective Need Obligation from 368 to 310 affordable units.

The Township received an objection regarding its calculated Prospective Need from FSHC. Following the settlement conferences conducted by the Program, the Township settled with FSHC in establishing a Prospective Need Obligation of **338**. See resolution R2025-085 in the Appendix for a copy of this agreement.

3.2: Present Need Obligation

The following is noted regarding the Township's Present Need Obligation.

Present Need Obligation

As per the adopted legislation, a municipality's Present Need Obligation is determined "by estimating the deficient housing units occupied by low- and moderate-income households in the region, following a methodology similar to the methodology used to determine third round municipal present need, through the use of most recent datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof."

The "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background" workbook released by the DCA (herein referred to as the "DCA Workbook" or the "Workbook") notes that the Present Need calculations utilized three factors to calculate its present need: the number of housing units lacking complete kitchen facilities; the number of units lacking complete plumbing facilities; and the number of overcrowded units.

The analysis employed by the DCA relied upon data from the Department of Housing and Urban Development's (HUD's) Comprehensive Housing Affordability Strategy (CHAS) dataset, which has municipal-level data on the number and percentage of low- and moderate-income households from a special tabulation of the US Census's American Community Survey (ACS) data. Utilizing the methodology outlined in the Workbook, the DCA calculated a Present Need of **166 affordable units** for the Township. The Township has at this time accepted this Present Need and will continue to implement its local rehabilitation program to satisfy this need. The Township reserves its right to monitor this need and depending upon the future interest in this program, to conduct a structural conditions survey as per NJAC 5:93-5.2 rules to confirm the number of affordable units that actually need this rehabilitation by a Township wide Structural Conditions Survey.

Section 4: Fair Share Plan

The following section details the manner in which the Township will address its Present Need, Prior Round, Third Round, and Prospective Need Obligations.

4.1: Overview of Obligations

The following Fair Share Plan outlines the components the Township will utilize to address its affordable housing obligations. These obligations, which are summarized below and discussed in greater detail herein, consist of four different parts: the Present Need (Rehabilitation) Obligation; the Prior Round Obligation; the Third Round Obligation; and the Fourth Round Obligation.

Present Need (Rehabilitation) Obligation

The DCA calculations allocated East Windsor a Present Need (Rehabilitation) Obligation of 166 affordable units. However, pursuant to NJAC 5:93-5.2(a), the Township is permitted to perform a structural conditions survey which can more accurately define its Present Need Obligation. The Township has not performed said survey review to date although reserves the right to conduct the survey in accordance with applicable criteria.

Prior Round Obligation

East Windsor was assigned a Prior Round Obligation of 345 affordable units. As established by the Second-Round regulations, there are minimum and maximum requirements regarding the development of rental and age-restricted units for the Prior Round Obligation. These requirements are noted below:

1. Age-Restricted Units. A maximum of 25% of the Township's Prior Round Obligation may be reserved as age-restricted units. Accordingly, East Windsor was permitted to take credit for a maximum of 87 age-restricted affordable units in the Prior Round.
2. Rental Units. In addition, at least 25% of the Township's Prior Round Obligation must be comprised of rental units. Accordingly, East Windsor was required to provide at least 86 rental affordable units in the Prior Round. Furthermore, NJAC 5:93-5.15(d)3 limits the number of rental bonuses to the minimum required rental obligation. As such, East Windsor was permitted to receive a maximum of 87 rental bonuses for the Prior Round.

Third Round Obligation

The Township was assigned a Third Round Obligation of 736 established during a Court-approved Settlement Agreement in 2017. As indicated in the Settlement Agreement, if the Third-Round obligation of 736 units is reduced beyond 10% (to 662 or less) by a court of competent jurisdiction in Mercer County or an administrative agency responsible for implementing the FHA, the Township reserved the right to adjust the Third Round need to the reduced need and apply any additional Third Round credits towards a future fair share obligation. As noted earlier, after the Township adopted its Housing Element in 2017, Superior Court Judge Mary C. Jacobson on March 8, 2018, ruled regarding methodologies and fair share obligations in Mercer County. This opinion on the methodology resulted in a greater than 10 percent reduction in comparison to the Township's May 16, 2017, settlement agreement. The Township therefore adjusted the

Third-Round need to 493 inclusive of the gap period in accordance with this published methodology. Similarly minimum and maximum unit requirements as described above applied to this obligation:

1. Age-Restricted Units. The Township was permitted to age-restrict a maximum of 124 affordable units in the Third Round.
2. Rental Units. The Township was required to provide at least 124 rental affordable units. In addition, pursuant to NJAC 5:93-5.15(d)3, the Township was permitted to receive a maximum of 124 rental bonuses for the Third Round.

Fourth Round Obligation

In the Fourth Round the Township was initially assigned a Prospective Need Obligation of 368 affordable units by DCA. However, as noted in Section 3.1, the Township conducted an analysis and determined its prospective need to be much lower. Following a settlement conference conducted by the Program, the Township settled with FSHC in establishing a Prospective Need Obligation of 338.

The following minimum and maximum unit requirements are summarized for the Fourth Round Need of 338:

1. Age-Restricted Units. A maximum of 30% of the Township's adjusted Fourth-Round Obligation may be reserved as age-restricted units. Accordingly, East Windsor may age-restrict a maximum of 101 affordable units.
2. Rental Units. At least 25% of the Township's adjusted Fourth Round Obligation must be comprised of rental units. Accordingly, East Windsor must provide at least 85 rental affordable units. Unlike the Prior Round and Third Round Obligations, the Township may no longer receive rental bonus credits under the Fourth-Round.
3. Bonus Credits. No more than 25% of the Township's adjusted Fourth-Round Obligation may be satisfied with bonus credits. Accordingly, East Windsor may apply a maximum of 85 bonus credits.

4.2: Present Need Obligation

The DCA allocated the Township a Present Need (Rehabilitation) Obligation of 166 affordable units. However, pursuant to NJAC 5:93-5.2(a), the Township is permitted to perform a structural conditions survey which can more accurately define its Present Need Obligation. The Township reserves its rights to conduct such a survey in accordance with applicable criteria and direction of the Affordable Housing Dispute Resolution Program and updates to the current methodology contained in N.J.A.C. 5:93-5.2 and N.J.A.C. 5:97-6.2, which reference "Appendix C" of the rules.

The purpose of a rehabilitation program is to rehabilitate substandard housing units occupied by very-low, low-, and moderate-income households. A deficient housing unit is defined as a unit that is over five years old and is overcrowded, lacks complete plumbing, or lacks complete kitchen facilities.

Upon rehabilitation, housing deficiencies must be corrected, and the house must be brought up to code standard. The standard for evaluating rehabilitation activity shall be the local property maintenance code or, if none is available, the Building Officials and Code Administrators (BOCA) Property Maintenance Code in effect at the time of evaluation. The rehabilitation activity shall not include luxury improvements, the purchase of appliances (except for stoves), or improvements that are strictly cosmetic. A rehabilitated unit is considered complete at the date of final inspection.

The Township's current rehabilitation program is available to low- and moderate-income homeowners in East Windsor and was expanded in the Third Round to include rental units occupied by low- and moderate-income households. The rehabilitation program has and will continue to be administered by Community Grants, Planning & Housing (CGP&H), the Township's designated affordable housing administrator. CGP&H has prepared a rehabilitation program manual that addresses both owner- and renter-occupied units.

The Township's current program has been funded through Small Cities Community Development Block Grants ("CDBG") from the New Jersey Department of Community Affairs. The Small Cities funding only provides for the rehabilitation of owner-occupied units. The Township's most recent Small Cities award was in 2025 for \$195,551. The Township will continue to apply for Small Cities grants to fund its program. To address the rehabilitation of renter-occupied units, the program will also be funded in part by the Township's Affordable Housing Trust Funds.

COAH'S Second Round Substantive Rules outline the funding requirements for rehabilitation programs: "Municipalities shall provide sufficient dollars to fund one-third of the municipal rehabilitation component within one year of substantive certification. In each subsequent year of the substantive certification period, the municipality shall provide sufficient dollars to fund one-sixth of the municipal rehabilitation component." The Township's proposed rehabilitation program funding schedule is included in the Fair Share Plan Appendix.

In addition, as noted in the Third-Round plan, the Township will also continue to participate in the Mercer County Housing Rehabilitation Program administered by the County's Housing and Community Development department. This program is available to low- and moderate-income homeowners in East Windsor. The Township has an existing agreement with Mercer County regarding participation in this program.

Both the County's and the Township's rehabilitation program will adhere to COAH's regulations per N.J.A.C. 5:93-5.2. A minimum average of \$10,000 will be expended for actual hard costs. All rehabilitated units will comply with the definition of a substandard unit in N.J.A.C. 5:93-5.2(b), which states, "a [housing] unit with health and safety code violations that require the repair or replacement of a major system." Major systems include roofing, plumbing, heating, electricity, sanitary plumbing, and/or load bearing structural systems. Rehabilitated units shall meet the applicable construction codes as well as any other work that is reasonable and deemed necessary or is related to the necessary repairs. Additionally, rehabilitated units shall be occupied by low- or moderate-income households and upon completion of the rehabilitation, 10-year affordability controls shall be placed on the property in the form of a lien (The Township will continue to follow the COAH's Third Round regulations which require 10-year controls for this program).

See the Township's Fair Share Plan Appendix for all documentation concerning the Township's means to address its Rehabilitation Share including the rehabilitation program funding schedule, the rehabilitation program manual, evidence of the Township's 2023 Small Cities CDBG awards, an executed contract with CGP&H for the administration of the local rehabilitation program and an executed agreement with the County for participation in their HOME Investment Partnerships program.

It is anticipated that the Township's rehabilitation program will be structured to encourage rehabilitation and continued occupancy with a depreciating lien program. If a housing unit is sold prior to the end of the controls on affordability, at least part of the loan shall be recaptured and used to rehabilitate another housing unit. If the Township structures a loan program to recapture money, recaptured money shall be used for another very-low, low-, and/or moderate-income housing purpose or to repay a municipal bond issued to finance a very-low, low- and/or moderate-income housing activity.

4.3: Prior Round Components

As previously noted, the Township has a Prior Round Obligation of 345 affordable units. The Township satisfied the entirety of this obligation through the components summarized in the table below. As shown, these components produce 258 credits and 87 bonuses for a total of 345 credits.

Table 29: Prior Round Obligation Summary: 345 Obligation

East Windsor Prior Round Compliance Mechanisms	Credits	Bonuses	Total
Regional Contribution Agreement- Payment Transferred			
RCA with the City of Trenton	40	-	40
Alternative Living Arrangements-Completed-Proposed			
Community Options Group Homes	12	12	24
CIFA Group Home (6 bedrooms)	6	6	12
SERV Group Home	5	5	10
Eden Group Homes (12 Bedrooms)	11	11	22
Enable Group Home/Apartments	4	4	8
100% Affordable Development-Completed			
St James Village- Affordable Senior Rentals	76	-	76
Habitat for Humanity / Evan Ave.-Affordable Family -For sale	3	-	3
100% Affordable Development- Proposed			
Habitat for Humanity- Thompson Rd- Affordable Family-For Sale	5	-	5
Inclusionary Developments Completed			
Windsor Meadows- Affordable Family Rental	36	36	72
Wyncrest Commons- Affordable Family Rentals-(bonus cap reached)	17	13	30
Inclusionary Developments- Approved, Proposed			
Daveco- Affordable Family For Sale	3	-	3
Windsor Castle – Family Rentals	40	-	40
Total	258	87	345

These components are discussed in greater detail on the following pages.

Regional Contribution Agreement (RCA)

Pursuant to N.I.A.C. 5:93-6.1, the Township entered into an RCA with the City of Trenton for a total of 40 units. The RCA was approved by COAH on September 6, 2000. The Township transferred four (4) payments of \$200,000 totaling \$800,000 (40 units x \$20,000 = \$800,000) to the City of Trenton between December 2000 and July 2004.

Based on the above information, this RCA is eligible for **40 credits**.

Community Options Group Homes

Community Options, Inc. ("Community Options") owns and operates three (3) group homes in East Windsor. The first group home located on Dutch Neck Road (Block 63.01, Lot 31) opened in 1994. This four-bedroom group home was funded through the New Jersey Department of Human Services, Division of Developmental Disabilities ("DOD") and serves low-income ODD clients. A second group home has three bedrooms on Clark Court (Block 9, Lot 6) which was purchased with ODD funds and opened in January 1997. These two (2) group homes serving low-income individuals have been in operation in excess of 20 years. Pursuant to N.J.A.C. 5:93-5.8(d), these group homes are eligible for seven (7) credits (credit by the bedroom).

Community Options opened a third group home in March 2017 located on Windsor Perrineville Road (Block 34, Lot 2.05). The group home is comprised of five (5) bedrooms accommodating five (5) developmentally disabled adults. Pursuant to an agreement between Community Options and the Township, the property was deed restricted for use as a group home for adults with developmental disabilities for 30 years. As such, this group home is eligible for five (5) credits.

Based on the above information, the Community Options Group Homes are eligible for **12 credits**.

CIFA Group Home

Center for Innovative Family Achievements ("CIFA") has operated a five-bedroom group home on Dorchester Drive (Block 86, Lot 3) since it purchased the home in January 1989 with funds from the DOD. The group home, which has been in operation for almost 36 years, serves low-income individuals. Each bedroom is eligible for one (1) credit as such this group home will contribute six (6) credits towards the Prior Round obligation. CIFA's group home was part of the Township's certified Second Round Plan and was credit-eligible pursuant to COAH's August 2000 Compliance Report.

Based on the above information, the CIFA Group Home are eligible for **6 credits**.

SERV Group Home

SERV Behavioral Health System ("SERV") owns and operates a five-bedroom group home for received funding through the DDD. It is located on Pinehurst Drive (Block 7.08, Lot 8) and received a certificate of occupancy on September 11, 2008, and was placed in service November 2008. SERV's group home is eligible for five (5) credits

Based on the above information, the CIFA Group Home are eligible for **5 credits**.

Eden Autism Group Home/Apartments

Eden Autism ("Eden") operates several alternative living arrangements in the Township. The first is a group home completed in September 1980 that contains three (3) bedrooms. This group home is located on Old York Road (Block 36, Lot 19) and serves low-income individuals.

A second group home was established in December 1994 plus two (2) "supervised apartments" were established in June 1997. The "supervised apartments" consist of two (2) two-bedroom condominium units located on Country Mill Drive (Block 5, Lot 22) for a total of 4 credits.

The 1994 group home is located on Maple Stream Road (Block 58, Lot 17) and has five (5) bedrooms. These projects were purchased with funds from DDD and serve low-income individuals.

All four (4) of these group homes/supervised apartments were included in the Township's certified Second Round Plan and were credit-eligible pursuant to COAH's August 2000 Compliance Report. All of Eden's alternative living arrangements have been in operation in excess of 20 years and are eligible for 12 credits wherein 11 are being applied to this round.

This program is eligible for **11 credits**.

Enable Group Homes

Enable, Inc. ("Enable") has operated a four-bedroom group home on Sutton Place (Block 68, Lot 11) since April 1997. The group home serves low-income individuals and was purchased with funds from DDD. The group home was included in the Township's certified Second Round Plan and was credit-eligible pursuant to COAH's August 2000 Compliance Report. Enable's group home has been in operation for more than 20 years and is eligible for four (4) credits.

Based on the above information, Enable Group Home is eligible for **4 credits**.

St. James Village (100% Affordable Senior Housing Development)

St. James Village is an age-restricted rental housing development that was completed in June 1985. The development, shown on the overall aerial map, is located at 719 St. James Place (Block 11.08, Lot 3.05) and includes 109 affordable rental units and one (1) superintendent's unit; the development is entirely comprised of studio and one-bedroom units. All 109 units are affordable to low-income households. Further, pursuant to an October 2015 agreement to extend tax exemption status and the payment-in-lieu of taxes (PILOT) for the development, 40% of the affordable senior rental units, or 44 units, must be reserved for very low-income individuals and households.

SJ Associates, Ltd. ("SJ Associates") previously owned the development; which was initially financed with a first mortgage from the New Jersey Housing Mortgage Finance Agency

("HMFA"). Additionally, the development received project-based Section 8 rental subsidies from HUD, which were set to expire in May 2015⁵. SJ Associates subsequently renewed its contract with HUD in April 2015 and the development will continue to receive Section 8 rental assistance until May 17, 2035. In October 2016, SJ Associates sold the development and the current owner, HVR St. James Preservation LLC, had the HAP contract assigned. St. James Village is now managed by Community Realty Management.

St. James Village was included in the Township's certified Second Round Plan and the units were eligible to receive Prior Cycle credits pursuant to COAH's August 2000 Compliance Report and in accordance with N.J.A.C. 5:93-3.2. Pursuant to the terms of the Township's Settlement Agreement, all developments are subject to the 25% cap on age-restricted units regardless of when they were constructed. As such, St. James Village is eligible to receive up to 76 Prior Round credits, equal to the Township's 76-unit Prior Round age-restricted unit maximum. As will be discussed below, the Township is eligible for Third Round extensions of expiring controls for all 109 units.

See Fair Share Plan Appendix for the HAP renewal contract and the October 2015 agreement.

Based on the above information, St James Village is eligible for **76 credits**.

Habitat for Humanity / Evan Avenue

On January 15, 1999, the Township entered into an agreement with Habitat for Humanity for the development of three (3) for-sale, single-family affordable units. The units are complete and are located on Evan Avenue (Block 48, Lots 44.02 - 44.04). In addition to these units, three (3) additional for-sale single family affordable units have been constructed on Evan Avenue (Block 49, Lots 17.02-17.03 and Block 48, Lot 44.05). CGP&H now administers the affordability controls on all six (6) of these affordable family for-sale units. The table below shows the address, original purchase price, and the initial sales date for each unit.

Table 30: Summary Habitat-Evan Avenue

Property Address	Original Purchase Price	Original Closing Date/ Date Placed in Program
3 Evan Avenue	\$48,956	August 29, 1997
5 Evan Avenue	\$57,500	August 16, 2002
6 Evan Avenue	\$48,500	February 12, 1999
8 Evan Avenue	\$147,500	May 12, 2006
10 Evan Avenue	\$64,600	October 10, 2007
12 Evan Avenue	\$67,600	September 28, 2007

Three (3) of the for-sale family affordable units were initially included in the Township's certified Second Round Plan and were eligible for three (3) credits as an approved development. The units have since been completed and remain credit eligible. The three (3) additional completed units on Evan Avenue are also credit eligible. Therefore, the Township is eligible to receive six (6) credits for the six (6) family affordable for-sale units

constructed on Evan Avenue. The Township will apply three (3) of these credits towards its Prior Round obligation; the additional three (3) credits will address the Third-Round obligation.

See Fair Share Plan Appendix for the developer's agreement between the Township and Habitat for Humanity from 1999; COAH's prior approval of these Habitat for Humanity units; the deed restrictions for 8, 10, and 12 Evan Avenue, and the executed deed restrictions for 3, 5, and 6 Evan Avenue.

Based on the above information, Habitat for Humanity / Evan Avenue is eligible for **3 credits to Prior Round and 3 credits towards the Third Round.**

Habitat for Humanity / Thompson Realty

The Township entered into a settlement agreement with the Thompson Realty Co. of Princeton, Inc. ("Thompson Realty") on June 28, 1991 (amended on May 1, 1998) for the creation of five (5) affordable for-sale, single-family units. The project consists of five separate lots (Block 48, Lots 27, 38-40, Block 22.02 Lot 21) located on Evan and Columbia Avenues and Daniel Street. See the aerial map entitled "Habitat for Humanity Sites" herein.

As detailed in the settlement agreement between the Township and Thompson Realty, the deeds for the lots identified above were subject to a condition subsequent and reverter clause, which provided that the ownership of these parcels be transferred to the Township should Thompson Realty be unable to construct the affordable units within three (3) years. Ultimately, these units were not completed by Thompson Realty and the Township owned the land as evidenced by Quitclaim Deeds dated January 2017 made between Thompson Realty and the Township for each of the five (5) parcels.

On December 7, 2016, the Township entered into a Memorandum of Understanding ("MOU") with Habitat for Humanity for the development of five (5) affordable units on the above-listed Township-owned lots. Pursuant to this MOU, the Township will transfer the land to Habitat for Humanity at no cost. Habitat for Humanity has agreed that each unit will be deed restricted and subject to affordability controls for a period of 30 years. All five (5) units are subject to UHAC at N.J.A.C. 5:80-26.1 including income and bedroom distribution; at least three (3) of the units will be affordable for low-income households and at least one (1) unit must have three (3) bedrooms. The units are to be administered by the Township's designated affordable housing administrator, CGP&H.

All five (5) lots are located in the State Development and Redevelopment Plan's Suburban Planning Area 2, the preferred location for affordable housing. Additionally, the sites are within the sewer service area and served by the East Windsor Municipal Utilities Authority ("EWMUA"). There is sufficient water and sewer capacity to support the development.

Additional information on water and sewer main locations will be provided. The four (4) lots located on Evan and Columbia Avenues are located in a small single-family neighborhood off Airport Road, which connects to Route 33. Surrounding land uses

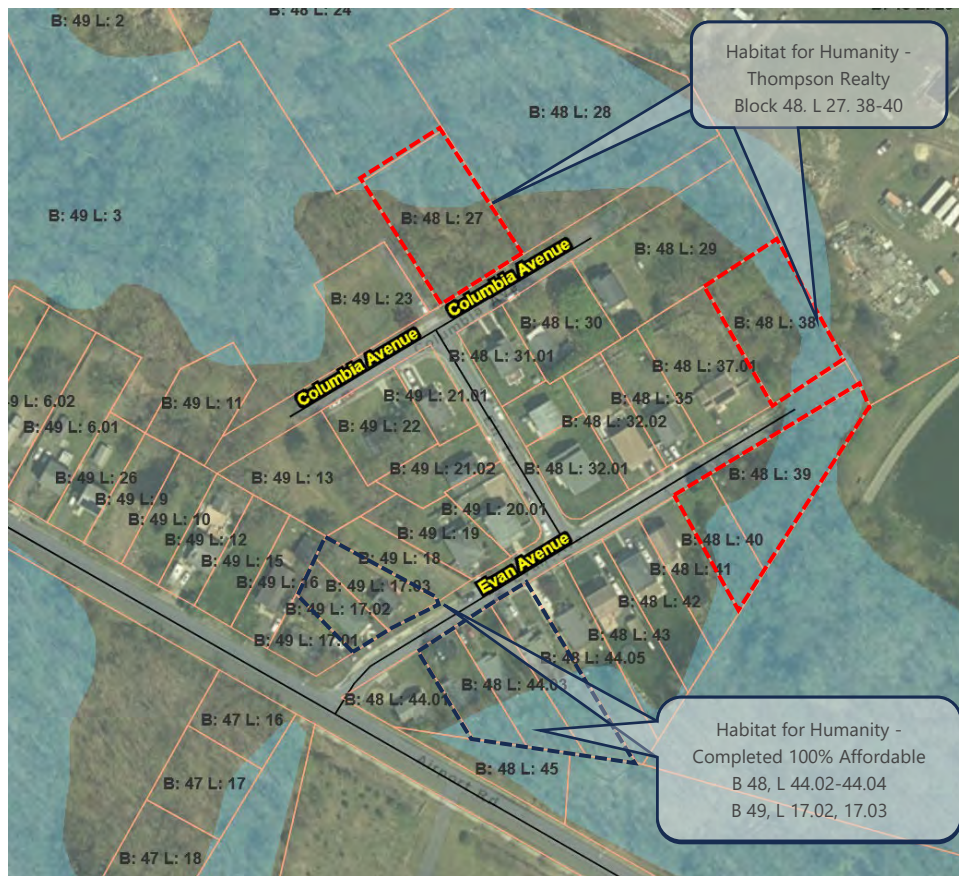
include other single family residential homes, open space to the south of the neighborhood and along Airport Road, recreational fields associated with the high school to the west, and commercial/light industrial uses the north that front Route 33.

Combined, the four (4) lots comprise approximately 1.2 acres: portions of the area appear to be impacted by wetlands. The fifth lot located on Daniel Street is approximately 0.2 acres; there similarly appear to be wetlands to the rear of this site but will require further site analysis to finalize their environmental limitations. There are single-family detached homes located along Daniel Street, which is a small cul-de-sac neighborhood off of Milford Road. The nearby uses along Milford Road are largely commercial/industrial and open space.

These five (5) proposed affordable family for-sale units were included in the Township's certified Second Round Plan and were eligible for five (5) credits based on the settlement agreement between the Township and Thompson Realty. The proposed affordable units now are a continued program to be developed by Habitat for Humanity continue to be eligible for five (5) credits.

See Fair Share Plan Appendix for the prior agreements between the Township and Thompson Realty, the quitclaim deeds dated January 2017 made between Thompson Realty and the Township, and the executed MOU between the Township and Habitat for Humanity.

Based on the above information, Habitat for Humanity / Thompson Realty is proposed to be eligible **for 5 credits applied to the Prior Round**.



Map 3: Habitat for Humanity Sites site aerial, NJGeoweb website Lot lines approximate.

Windsor Meadows

Windsor Meadows, also known as Calton Homes and Oakwood Homes, is an inclusionary housing development with a total of 36 affordable family rental units. The development consists of multiple clusters of townhouse and apartment blocks along St. James Drive and Tennyson Road (Blocks 11.02, 11.03, 11.04, 11.05, 11.06, 11.07, inclusive of the lots therein). It is part of a complex of multifamily housing developments, including: the Garden View Apartments (a market-rate site) and the St. James Village senior rental development described above.

This development was approved by East Windsor on August 8, 2000, for 200 market-rate units and 36 affordable rental units on approximately 78.5 acres of land (of which only 50 were developable). Of the 36 affordable units, 18 are affordable for low-income households and 18 are moderate-income units. There are four (4) one-bedroom units, 24 two-bedroom units, and eight (8) three-bedroom units. All affordable units at Windsor Meadows are subject to 30-year affordability controls. Certificates of occupancy were issued on June 18 and November 15, 2003. The affordable units are administered by CGP&H.

Windsor Meadows was included as part of the Township's certified Second Round Plan as an approved inclusionary housing development and was deemed eligible for 36 credits.

The units are now complete and pursuant to N.J.A.C. 5:93-5.15, the 36 affordable family rental units are also eligible for 36 Prior Round rental bonuses.

See Fair Share Plan Appendix for the filed deed restriction, information submitted via a letter from the prior administrative agent, a breakdown of units by income targeting and bedrooms, and evidence that CGP&H is now the administrative agent.

Based on the above information, Windsor Meadows is eligible for **36 credits**.

Wyncrest Commons

Wyncrest Commons is an inclusionary housing development consisting of 84 total units, of which 17 are affordable family rental units. The development is located at 100 Wyncrest Drive (Block 6, Lot 2) and is comprised of 9.6 acres.

The development received Planning Board approval on May 21, 1998, and was completed in 2012; a 30-year deed restriction for the affordable units was established on August 20, 2012. The 17 affordable units are comprised of three (3) one-bedroom units, 10 two-bedroom units, and four (4) three-bedroom units. The affordable units include three (3) very low-income, six (6) low-income, and eight (8) moderate-income family rental units. CGP&H is the administrative agent of the affordable family rental units at Wyncrest Commons.

Wyncrest Commons was included as part of the Township's certified Second Round Plan as an approved inclusionary housing development and was deemed credit-eligible by COAH. The affordable family rental units at Wyncrest Commons are now complete and eligible for 17 credits and 17 Prior Round rental bonuses pursuant to N.J.A.C. 5:93-5.15.

Based on the above information, Wyncrest Commons is eligible for **17 credits**.

Daveco

Daveco Industrial LLC ("Daveco") is the owner of 8.86 acres located at 55 Route 130 (Block 53.04, Lot 13.03 (formerly Lot 13.01), a portion of which is improved with a self-storage facility. Daveco proposes to develop a 2.16-acre area in the rear of the site (fronting on Westfield Road) for residential use. On December 18, 2008, Daveco received preliminary and final major site plan and major subdivision approval from the Township's Zoning Board for the construction of an inclusionary housing development. Pursuant to the 2008 approval, the 8.86-acre site was subdivided, and the 2.16-acre portion now has an address at 30 Westfield Road. See the aerial map entitled "Daveco Site" herein.

The approved inclusionary housing development is to be comprised of 16 total units, up to four (4) of which will be affordable family-for-sale units. Pursuant to the resolution of approval, all 16 units approved will have two bedrooms including the three (3) affordable units. Apart from the bedroom distribution, the approved affordable units will adhere to UHAC at N.J.A.C. 5:80-26.1 including income distribution; at least two (2) of the units will be affordable for low-income households. Additionally, the units will be administered by an experienced administrative agent in accordance with UHAC.

With respect to site suitability, Daveco's property is in the State Development and Redevelopment Plan's Suburban Planning Area 2, the preferred location for affordable housing. It is served by public water and sewer, and those utilities will be extendable to the portion of the property approved for residential development. There do not appear to be any environmental constraints limiting the developable area of this site. The nearby land uses to which the inclusionary development would be proximate include the Daveco self-storage facility to the north/west, a large multifamily residential development to the south/east, and a restaurant and bowling alley to the north. The site has frontage on Westfield Road, which connects to Route 130.

The Zoning Board's 2008 resolution of approval remains in effect. This was confirmed by the Court's Special Master by letter of February 3, 2017. As such, the approved inclusionary housing development is eligible for three (3) credits.

See Fair Share Plan Appendix for the Zoning Board's 2008 resolution of approval.

Based on the information above, the Daveco units are eligible for a total of 4 credits with **3 credits applied towards the Third-Round.**

Windsor Castle

The Township has entered into Agreements with Windsor Castle Associates, LLC ("Windsor Castle Associates") to provide for the creation of at least 140 affordable family rental housing units, of which 40 units will be used to address the Township's Prior Round obligation. The affordable housing units will be part of an inclusionary housing development to be provided on a site currently owned by Windsor Castle Associates and on an adjacent site acquired by the Township and subsequently transferred to Windsor Castle Associates.

Windsor Castle Associates owns and operates an existing market-rate family rental housing development comprised of 220 total units known as Windsor Castle and located at 226 Dorchester Drive (Block 87, Lots 11 - 13). Pursuant to these Agreements, the Township acquired an adjacent site located at 250 Windsor Center Drive (Block 87, Lot 28), which is currently vacant and is to be provided to Windsor Castle Associates. Together, these two (2) sites will comprise the inclusionary housing development to be developed by Windsor Castle Associates. See the aerial map entitled "Windsor Castle Site" herein. The Township proposes to make any necessary amendments to the existing zoning to permit this development.

The site currently owned by Windsor Castle Associates (Block 87, Lots 11 - 13) is located in the R-M Residential Multifamily zoning district, which currently permits multifamily residential development at a maximum density of 10 dwelling units per acre. A recent amendment to this zoning district now permits this maximum density to be exceeded should the development include affordable housing units as provided in this Housing Element and the Township's Fair Share Plan. This amendment increasing permissible residential density allows Windsor Castle Associates to develop one (1) new market-rate unit for each affordable housing unit created, as per the Agreements between the Township and Windsor Castle Associates. The new market rate units may be constructed

on the current site or the adjacent acquired vacant site. In fact, the Township has implemented the first phase of this program by converting 28 such existing units in 2018 as a market to affordable program wherein Preliminary and Final Site plan approval was granted to create these units and permit additional development on the existing Windsor Castle site. See the resolution of approval in the attached appendix approving this phase of the project and program.

This vacant site is located in the R-O Research Office zoning district, which does not permit residential development; this site has been rezoned as necessary to allow for the construction of this inclusionary development. Windsor Castle Associates has agreed to provide at least 140 affordable housing units as part of this inclusionary development and 40 are creditable to the Prior Round cycle. The affordable units may be either newly constructed or created in the existing rental housing development as is also provided in the amendment to the R-M zoning district.

Pursuant to the Agreements between Windsor Castle Associates and the Township, the affordable units at the Windsor Castle site shall be deed restricted for a term of at least 30 years. At least half of all the affordable units will be affordable to low-income households per UHAC; at least 13 percent of the total number of affordable units, or a minimum of 18 units, shall be available to very low-income households pursuant to the statutory requirement at N.J.S.A. 52:27D-329.1 to serve households at 30 percent of the regional median income. The affordable units shall meet the bedroom distribution requirements that require at least 28 three-bedroom units. The Township shall designate the administrative agent for the affordable units.

The site currently owned by Windsor Castle Associates (Block 87, Lots 11-13) is improved with an existing multifamily rental housing development and the adjacent site acquired (Block 87, Lot 28) is vacant. Together, both sites comprise the Windsor Castle project, which is adjacent to several multifamily residential uses to the south and west. There is a single-family detached residential neighborhood to the east of the site; to the north is vacant land and open space that provides a buffer from commercial uses along Old Trenton Road. Both sites have access to appropriate streets including Dorchester, Devonshire, and Windsor Center Drives.

The Township is not aware of encumbrances which would preclude the development of inclusionary housing on these tracts. Both sites can be developed consistent with the Residential Site Improvement Standards ("RSIS") and all other state regulations such as those of New Jersey Department of Environmental Protection (NJDEP). Further, the Windsor Castle site, along with the majority of the Township's land, is located in the State Plan's Suburban Planning Area 2, pursuant to the 2001 Policy Map of the State Development and Redevelopment Plan, which is a preferred location for affordable housing.

There are limited environmental constraints impacting the development potential of the Windsor Castle site. According to NJDEP's Geo Web mapping application, wetlands appear to be located on the 23.7-acre vacant parcel that was acquired. In considering this environmental constraint, the developable area of the vacant parcel is estimated to be

20.7 acres. There are no environmental constraints impacting the approximately 16-acre developed portion of the Windsor Castle site. There are no historic structures listed on the State or National Historic Registers on the combined site, and it is not within an historic district listed on the State or National Historic Registers. Further, pursuant to NJDEP's GeoWeb mapping application, the Windsor Castle site is not included on NJDEP's Known Contaminated Sites List. Additionally, the site is within the sewer service area and is served by the EWMUA. There is sufficient water and sewer capacity to support the proposed inclusionary development.

In summary, the Windsor Castle site represents an appropriate location for affordable housing and meets the following Four-Prong Test:

1. Available, as evidenced by no known encumbrances precluding inclusionary development and by the current Agreements with the owner of the existing Windsor Castle development regarding potential inclusionary development;
2. Suitable, as documented by complementary surrounding land uses, appropriate site access, and limited environmental constraints;
3. Developable, much of the site is currently vacant and the improved portion of the site provides opportunity for the provision of affordable housing units; and
4. Approvable, as it will be developed in a manner consistent with the rules or regulations of all agencies with jurisdiction.

See Fair Share Plan Appendix for the adopted ordinance amending the R-M zoning district and the executed agreements between the Township and Windsor Castle Associates.

In accordance with COAH's rules at N.J.A.C. 5:93-5.3 and as described below, the Windsor Castle site is available, suitable, developable, and approvable and meets the site criteria and general requirements to be eligible for credits.

Based on the above information, Windsor Castle market to affordable program are eligible for **40 credits** for the Prior Round cycle.

4.4: Prior Round Provisions

The following additional requirements are noted for the Prior Round credits:

1. *Prior Rental Component and Rental Bonuses*. East Windsor has addressed its 87-unit Prior Round minimum rental requirement with 76 age-restricted rental units at St. James Villages, 36 affordable family rental units at Windsor Meadows, 17 affordable family units at Wyncrest Commons, and 34 bedrooms that are part of alternative living arrangements. Together, these developments have provided 163 rental units to address the total Prior Round obligation. Thus, the Township is eligible for the maximum number of 87 Prior Round rental bonuses. Additionally, 40 proposed affordable family rental units as part of the Windsor Castle development will partially address the Township's Prior Round obligation. Thus, the Township has exceeded its 87-unit Prior Round minimum rental requirement. The Township has satisfied a portion of its Prior Round obligation with 76 age-restricted rental units. This does not exceed the 76-unit age-restricted cap as previously calculated per the Court Order. As such, East Windsor is in compliance with the Court-approved Prior Round 25% age restricted cap.

4.5 Third Round Components

As noted, the Township was assigned a Third Round Obligation of 736 established during a Court-approved Settlement Agreement in 2017. As indicated in the Settlement Agreement, if the Third-Round obligation of 736 units is reduced beyond 10% (to 662 or less) by a court of competent jurisdiction in Mercer County or an administrative agency responsible for implementing the FHA, the Township reserved the right to apply any additional Third Round credits towards a future fair share obligation. Superior Court Judge Mary C. Jacobson on March 8, 2018, ruled regarding methodologies and fair share obligations in Mercer County. This opinion on the methodology resulted in a greater than 10 percent reduction in comparison to the Township's May 16, 2017, settlement agreement. The Township therefore adjusts the Third-Round need to 493 inclusive of the gap period and addresses this need with components producing 258 credits and 87 bonuses for a total of the entirety of as identified in the table below. These components are discussed in greater detail on the following pages.

Table 31: Third Round Components 493 Obligation

East Windsor's Third Round Compliance Mechanisms	Unit Credits	Bonus	Total
Extensions of Expiring Controls-Completed			
<u>St. James Village</u> -Affordable Senior Rentals	109	0	109
Alternative Living Arrangements-Group Homes-			
<u>Dakota Group Home</u> Special needs (1bedroom) -completed	1	1	2
<u>Proposed ARC Group Home</u> Special needs (3 bedrooms) proposed	3	0	3
100% Affordable Developments - Completed / Proposed			
<u>Habitat for Humanity: Evan Ave.:</u> Affordable Family For-Sale -Completed	3	0	3
<u>Habitat for Humanity: Thompson Rd.:</u> Affordable Family For-Sale -Proposed	5	0	5
<u>Wheaton Pointe</u> - 84 Affordable Senior Rentals - Completed, Senior-cap	14	14	28
Inclusionary Developments and Market to Affordable Programs - Proposed			
<u>QTR</u> -Affordable Family Rentals	38	38	76
<u>Zaitz</u> -Affordable Family Rentals	65	65	130
<u>Windsor Castle</u> -Affordable Family Rentals- Market to affordable program	131	5	136
<u>Daveco</u> - Affordable Family Rentals	1	0	1
<u>Parker Homes</u> -Proposed affordable senior rentals- 40 AH units - Senior cap	cap	0	0
<u>East Windsor Acq.</u> -12 Assisted Living (Senior) Units (Approved)	cap	0	0
TOTAL	370	123	493

St. James Village

As detailed under the Prior Round section, East Windsor previously worked with the owners of St. James Village, SJ Associates, to preserve this existing affordable housing development in the Township. As previously discussed, St. James Village is an age-restricted rental housing development that was completed in June 1985 and includes 109 affordable rental units and one (1) superintendent's unit. The development received project-based Section 8 rental subsidies from HUD through a 30-year contract that was set to expire in May 2015. SJ Associates subsequently renewed its contract with HUD and will continue to receive Section 8 rental assistance for an additional 20 years, or until May 17, 2035. The extension of affordability controls through May 2035 represents a full 50 years from the initial opening in 1985. SJ Associates sold the development in October 2016 and the current owner, HVR St. James Preservation LLC, received the HAP renewal contract that was assigned.

Based on the above information, St. James Village is eligible for **109 credits**.

Dakota Group Home

Dakota Properties supports Oaks Integrated Care, Inc which has operated a one-bedroom "supervised apartment" consisting of a one (1) one bedroom condominium unit located on Country Mill Drive (Block 5, Lot 22, C-1713). This residence was purchased with funds from DDD and serves low-income individuals. This group home has been in operation since June 1997.

Based on the above information, Dakota Properties group home is eligible for **1 credit**.

Habitat for Humanity / Evan Avenue

As noted in the Prior Round, On January 15, 1999, the Township entered into an agreement with Habitat for Humanity for the development of three (3) for-sale, single-family affordable units. The units are complete and are located on Evan Avenue (Block 48, Lots 44.02 - 44.04) and three (3) additional for-sale single family affordable units have been constructed on Evan Avenue (Block 49, Lots 17.02-17.03 and Block 48, Lot 44.05). CGP&H now administers the affordability controls on all six (6) of these affordable family for-sale units. See the prior round description of each unit.

The three (3) additional completed units on Evan Avenue are applied to the Third-Round obligation.

See Fair Share Plan Appendix for the developer's agreement between the Township and Habitat for Humanity from 1999; COAH's prior approval of these Habitat for Humanity units; the deed restrictions for 8, 10, and 12 Evan Avenue, and the executed deed restrictions for 3, 5, and 6 Evan Avenue.

Based on the above information, Habitat for Humanity / Evan Avenue is eligible for **3 credits** to towards the Third Round.

Habitat for Humanity / Thompson Realty

As detailed in the Prior Round section, The Township entered into a settlement agreement with the Thompson Realty Co. of Princeton, Inc. ("Thompson Realty") on June 28, 1991 (amended on May 1, 1998) for the creation of five (5) affordable for-sale single-family units. The project consists of five separate lots (Block 48, Lots 27, 38-40, Block 22.02 Lot 21) located on Evan and Columbia Avenues and Daniel Street. See the aerial map entitled "Habitat for Humanity Sites" herein.

The settlement agreement between the Township and Thompson Realty explains that the deeds for the lots identified above were subject to a condition subsequent and reverter clause, which provided that the ownership of these parcels be transferred to the Township should Thompson Realty be unable to construct the affordable units within three (3) years. Ultimately, these units were not completed by Thompson Realty and the Township owned the land as evidenced by Quitclaim Deeds dated January 2017 made between Thompson Realty and the Township for each of the five (5) parcels.

The Township entered into a Memorandum of Understanding ("MOU") with Habitat for Humanity for the development of five (5) affordable units on the above-listed Township-owned lots. Pursuant to this MOU, the Township will transfer the land to Habitat for Humanity at no cost. Each unit will be deed restricted and subject to affordability controls for a period 30 years. All five (5) units are subject to UHAC at N.J.A.C. 5:80-26.1 including income and bedroom distribution; at least three (3) of the units will be affordable low-income households and at least one (1) unit must have three (3) bedrooms. The units are to be administered by the Township's designated affordable housing administrator, CGP&H.

All five (5) lots are located in the State Development and Redevelopment Plan's Suburban Planning Area 2, the preferred location for affordable housing. Additionally, the sites are within the sewer service area and served by the East Windsor Municipal Utilities Authority ("EWMUA"). There is sufficient water and sewer capacity to support the development.

The four (4) lots located on Evan and Columbia Avenues are located in a small single-family neighborhood off Airport Road, which connects to Route 33. Surrounding land uses includes other single family residential homes, open space to the south of the neighborhood and along Airport Road, recreational fields associated with the high school to the west, and commercial/light industrial uses the north that front Route 33. Combined, the four (4) lots comprise approximately 1.2 acres: portions of the area appear to be impacted by wetlands. The fifth lot located on Daniel Street is approximately 0.2 acres; there similarly appear to be wetlands to the rear of this site. There are single-family detached homes located along Daniel Street, which is a small cul-de-sac neighborhood off of Milford Road. The nearby uses along Milford Road are largely commercial/industrial and open space.

These five (5) proposed affordable family for-sale units were included in the Township's certified Second Round Plan and were eligible for five (5) credits based on the settlement

agreement between the Township and Thompson Realty. The proposed affordable units to be developed by Habitat for Humanity continue to be eligible for five (5) credits.

See Fair Share Plan Appendix for the prior agreements between the Township and Thompson Realty, the quitclaim deeds dated January 2017 made between Thompson Realty and the Township, and the executed MOU between the Township and Habitat for Humanity.

Based on the above information, Habitat for Humanity / Thompson Realty program is proposed **for 5 credits for the Third Round**.

Wheaton Pointe

Wheaton Pointe is an existing 100% affordable housing development that includes 84 affordable age-restricted rental units. All units have one bedroom. The development is located at 20 Lanning Boulevard (Block 6.07, Lot 14.06) and is owned and operated by Presbyterian Homes and Services, Inc., an experienced provider of age-restricted housing in several municipalities throughout New Jersey. The development is financed through HUD's Section 202 program and is subject to 40-year affordability controls. All 84 affordable units are reserved for low-income individuals and households. Wheaton Pointe received its certificate of occupancy on August 16, 2000.

As noted in the Round Three Housing Plan, Wheaton Pointe was included in the Township's certified Second Round Plan and the units were credit-eligible pursuant to COAH's August 2000 Compliance Report. The units at Wheaton Pointe are subject to the Township's 25% Third Round senior cap, which is equal to 123. As such, Wheaton Pointe is eligible for 14 Third Round credits after accounting for the 109 age-restricted rental units at St. James Village that are also addressing the Township's Third Round obligation [$109 + 14 = 123$]. The remainder of the remaining 70 senior low-income credits will be applied to the Fourth-Round cycle.

See Fair Share Plan Appendix for the Use and Regulatory Agreements with HUD.

Based on the above information, Wheaton Pointe is eligible for **14 credits** in the Third Round.

OTR (aka Windsor Pointe)

In December 2016, the Township, Thompson Realty, and OTR East Windsor Investors, LLC ("OTR") entered into an MOU to define the terms through which the parties will construct an inclusionary housing development on two adjacent lots located at 604 and 630 Old Trenton Road (Block 3, Lots 3 and 3.02). See the aerial map entitled "OTR / East Windsor Acquisition" herein. Thompson Realty is the owner of the site. The MOU provides that OTR (also known as Woodmont Properties) will develop 187 family rental housing units, of which 38 will be affordable to low- and moderate-income households on the site. The affordable housing set aside as agreed to by the parties is 20%, rounded up. Additionally, the parties agree that 13% of the total 38 affordable units, or five (5) units, will be affordable to very low-income households with income at 30% of the area median income. The affordable units will be developed in accordance with COAH's rules and

UHAC at N.J.A.C. 5:80-26.1 including, but not limited to income split, affirmative marketing, and bedroom distribution; eight (8) affordable units must have three (3) bedrooms. All affordable units will have at least 30-year affordability controls and will be administered by the Township's designated administrative agent, CGP&H.

In accordance with the MOU, the Township has rezoned the site to allow for inclusionary residential development. The combined total area of the site is 14.27 acres. The new zoning allows for multifamily residential development comprised of 187 multifamily units including 38 affordable units, or development at a density of approximately 13 units per acre subject to a 20% affordable housing set-aside, rounded up. As per the MOU, the 38 affordable units will be family rental units (not age-restricted). These units will be integrated within the development and will have access to all of the community amenities available to the market-rate units.

This project received preliminary and final site plan approval by memorialized resolution dated May 17, 2021. The development will contain 38 affordable family rental units. The project is currently under construction.

Based on the above information, OTR is eligible for **38 credits**.

Zaitz (aka Camelot and Amaranth at East Windsor, Kaplan at Tacony, L.P.)

The Township entered into an MOU with the Blackpoint Group, LLC and Benjamin Zaitz and the Zaitz Trust (collectively "Zaitz") in May 2017. The MOU defines the terms of an agreement to construct a new inclusionary housing development on a site located at 64 North Main Street (Block 11.01, Lot 5) and owned by Zaitz. Pursuant to the MOU, the inclusionary development will consist of 295 family rental units, of which a minimum of 65 units will be affordable to low- and moderate-income households. This reflects an affordable housing set-aside of 22%. Additionally, Zaitz has agreed to provide 15% of the 65 total affordable housing units, or 10 units (rounded up), as affordable to very low-income households. The MOU provides that the affordable units will be developed in accordance with COAH's rules and UHAC at N.J.A.C. 5:80-26.1 including, but not limited to income split, affirmative marketing, and bedroom distribution; 13 affordable units must have three (3) bedrooms. All affordable units will have at least 30-year affordability controls and will be administered by the Township's designated administrative agent, CGP&H.

Pursuant to the MOU, an age-restricted housing development of up to 116 units will also be permitted to be constructed on the same site. In lieu of providing a 15% on-site affordable housing set-aside within this proposed age-restricted component, the development will be subject to a payment-in-lieu of construction equal to \$55,000 per each affordable unit required based on the 15% affordable housing set-aside ($15\% \times 116 = 18 \times \$55,000 = \$990,000$).

In accordance with the MOU, the Township rezoned the site to allow for inclusionary residential development. The combined total area of the site is 28.4 acres, of which approximately 24 acres are developable. The new zoning allowed for a non-age-restricted multifamily residential development of 295 including 65 affordable family rental units and

up to 116 age restricted units, or development at 17 units per acre with a 22% family affordable housing set-aside to be fulfilled on-site and a 15% senior affordable housing set-aside to be fulfilled through a payment-in-lieu contribution. The Township rezoned the site per the MOU and the 38 affordable units are family rental units (not age-restricted). These units will be integrated within the development and will have access to all of the community amenities available to the market-rate units.

This project received preliminary and final site plan approval by memorialized resolution dated Resolution of Approval memorialized January 10, 2022. The development will contain 65 affordable rental units. The project has not begun construction to date.

Based on the above information, Zaitz (aka Camelot and Amaranth at East Windsor, Kaplan at Tacony, L.P.) is eligible for **65 credits**.

Windsor Castle

As detailed in the Prior Round section, The Township has entered into Agreements with Windsor Castle Associates, LLC ("Windsor Castle Associates") to provide for the creation of at least 140 affordable family rental housing units, of which 100 units were to be used to address the Township's Third Round obligation. Additionally, the Township is proposing to expand this program to add an additional 33 units to this program for a total of 133 credits towards this cycle. The affordable housing units will be part of an inclusionary housing development to be provided on a site currently owned by Windsor Castle Associates and on an adjacent site acquired by the Township and subsequently transferred to Windsor Castle Associates.

Additional details on the proposed development and the site's suitability to accommodate the inclusionary housing development are provided in the above section addressing the Township's Prior Round compliance mechanisms. See Fair Share Plan Appendix for the adopted ordinance amending the R-M zoning district and the executed agreements between the Township and Windsor Castle Associates.

In accordance with COAH's rules at N.J.A.C. 5:93-5.3 and as described below, the Windsor Castle site is available, suitable, developable, and approvable and meets the site criteria and general requirements to be eligible for credits.

Based on the above information, Windsor Castle project are eligible for **133 credits** for the Third-Round cycle.

Daveco

As detailed in the Prior Round description, Daveco Industrial, LLC ("Daveco") is the owner of 8.86 acres located at 55 Route 130 (Block 53.04, Lot 13.03 (formerly Lot 13.01), a portion of which is improved with a self-storage facility. On December 18, 2008, Daveco received preliminary and final major site plan and major subdivision approval from the Township's Zoning Board for the construction of an inclusionary housing development.

The approved inclusionary housing development is to be comprised of 16 total units, and were approved to incorporate up to four (4) affordable family for-sale units in this proposal.

Additional details on the proposed development and the site's suitability to accommodate the inclusionary housing development are provided in the above section addressing the Township's Prior Round compliance mechanisms.

Based on the above information, this additional unit at the Daveco project is eligible to apply **1 credit of the 4 credits to the Third Round**.

East Windsor Acquisition

The Township approved a 120-bed assisted living facility on a 4.05-acre site (Block 3, Lot 3.01) on February 28, 2011, on the condition that 10% of all beds or 12 beds be reserved for Medicaid recipients in accordance with State regulations. The 12 beds will be creditable as age-restricted rental units. However, these senior units will exceed the Township's Third Round cap on age restricted units. As such, the Township is not claiming credit for this development to address its Third-Round obligation at this time.

East Windsor Acquisition received a "d" variance on March 20, 1997 from the Township's Zoning Board of Adjustment as the property was zoned Research Office (RO), which did not permit assisted living facilities.

The property is owned by East Windsor Acquisition and should have no encumbrances of legal or titular nature that would preclude its development as an affordable housing project. The site is adjacent to compatible uses. North, west, and east of the site are commercial service uses.

There is also farmland immediately to the south (the proposed OTR site) and a few hundred feet to the north of the site. It is located in the State Plan's Planning Area 2. It is in the sewer service area and will be connected to water and sewer lines during construction. Additionally, an Environmental Impact Statement prepared by Princeton Junction Engineering stated that there are no known environmental constraints affecting the site. The property is a flag lot with frontage on both Princeton-Hightstown Road and Old Trenton Road.

The affordable units/beds will be developed in accordance with N.J.A.C. 5:97-6.11 Assisted Living. The Township will ensure that affordability controls on the property are administered and enforced by an experienced administrative agent.

Based on the above information, East Windsor Acquisition project will exceed the Township's Third Round cap on age restricted units although these units are available for the Fourth Round.

Proposed ARC Group Homes

ARC- Alternative Living Homes. New Jersey Association of Retarded Citizens, Inc. operates group homes throughout the County and the State. The Township will enter into an agreement with ARC to provide funding earmarked up to \$150,000 per home for a total

of 20 bedrooms (each bedroom counts as a unit) in the Township. All residents are very low-income adults with mental illness and their facilities are licensed by the Division of Mental Health Services of NJ.

Based on the above information, the ARC alternative living group homes are eligible to apply **3 credit of the 20 credits to the Third Round**, the remaining will be applied to the Fourth Round.

4.6 Fourth Round Components

The Fourth Round Obligation encompasses the years 2025 through 2035. The Township has a Fourth Round Obligation of 338 affordable units. The components to address this obligation are summarized on the following table and are discussed in greater detail below.

Table 32: Fourth Round Components: 338 units

East Windsor's Compliance Mechanisms	Unit Credits	Bonus	Total
Extensions of Expiring Controls-Proposed			
<u>Habitat for Humanity</u> Evan Avenue-For sale family units extension of controls, 3 available	3	-	3
<u>Windsor Meadows</u> Affordable family rentals-Proposed extension of controls, 36	36	18	54
Alternative Living Arrangements-Group Homes-Proposed			
<u>Proposed ARC Group Home</u> Special needs bedrooms (MOU)	17	8	25
100% Affordable Developments - Completed / Proposed			
<u>Wheaton Pointe</u> Affordable senior rentals 84 completed, 70 available	70	3	73
<u>CIS, aka The Place-</u> 100% Affordable family rentals, approved 56 units	56	56	112
<u>Nouvelle LLC</u> 100% Affordable family rentals and disabled veterans multifamily, 15 proposed, bonus cap reached	15	0	15
Inclusionary Developments, Market to Affordable Programs - Proposed			
<u>Windsor Castle</u> -Affordable Family Rentals-10 units	10	0	10
<u>Parker Homes</u> -Proposed affordable senior rentals- @40 AH units, senior and bonus cap reached fourth round (30% of 393=101)	31	0	31
<u>Market-to-Affordable</u> - Affordable Family Units	15	0	15
TOTAL	253	85	338

Habitat for Humanity / Evan Avenue- Extension of Controls

As noted in the earlier rounds, Habitat for Humanity developed at 3, 5 and 6 Evan Avenue for-sale, single-family affordable units. These three (3) homes (Block 49, Lots 17.02, 17.03 and Block 48, Lot 44.02) were restricted during 1997 to 2002 therefore available for extension of deed restrictions in the Fourth-Round cycle of 2025 to 2035. CGP&H

administers the affordability controls on all three (3) of these affordable family for-sale units. See the table below for a description of when each unit is each unit's extension is planned.

Table 33: Habitat Units, Evan Avenue

Property Address	Block, Lot	Date Controls Expire (Calculated)	180 Days Before Controls Expire	Type of Development
3 Evan Avenue	B 49, L 17.02	8/29/2027	March 2027	Single Family Home
5 Evan Avenue	B 49, L 17.03	8/16/2032	February 2032	Single Family Home
6 Evan Avenue	B 48, L 44.02	2/13/2029	August 2028	Single Family Home

Source: Deed copies for each parcel-see appendix.

The Township intends to extend these expiring controls as defined in the FHA (C.52:27D-321), in accordance with the provisions of the applicable deed restrictions, and applicable U.H.A.C. requirements for an additional 30 years and crediting under N.J.A.C. 5:97-6.14 (extension of expiring controls). Based on the above information, this program regarding these three (3) Habitat for Humanity homes are eligible for **3 credits**.

Windsor Meadows

Windsor Meadows, as noted in the Prior Round, is an inclusionary housing development with a total of 36 affordable family rental units. The development consists of multiple clusters of townhouse and apartment blocks along St. James Drive and Tennyson Road (Blocks 11.02, 11.03, 11.04, 11.05, 11.06, 11.07, inclusive of the lots therein).

This development was approved by East Windsor on August 8, 2000 for 200 market-rate units and 36 affordable rental units. Of the 36 affordable units, 18 are affordable to low-income households and 18 are moderate-income units. There are four (4) one-bedroom units, 24 two-bedroom units, and eight (8) three-bedroom units. All affordable units at Windsor Meadows are subject to 30-year affordability controls. Certificates of occupancy were issued between June 18 and November 15, 2003 which will be due for extension of controls in 2033 therefore available for credits for extension of deed restrictions in the Fourth-Round cycle of 2025 to 2035.

The Township intends to extend these expiring controls as defined in the FHA (C.52:27D-321), in accordance with the provisions of the applicable deed restrictions, and applicable U.H.A.C. requirements as in effect for an additional 30 years and crediting under N.J.A.C. 5:97-6.14 (extension of expiring controls). Based on the above information, this program regarding these 36 rental units at Windsor Meadows are eligible for **36 credits**.

Wheaton Pointe

Wheaton Pointe, as noted in the Third-Round, is an existing 100% affordable housing development that includes 84 affordable age-restricted low income rental units. The development is located at 20 Lanning Boulevard (Block 6.07, Lot 14.06) and is owned and operated by Presbyterian Homes and Services, Inc., an experienced provider of age-

restricted housing. The development is financed through HUD's Section 202 program and is subject to 40-year affordability controls. All 84 affordable units are reserved for low-income individuals and households. Wheaton Pointe received its certificate of occupancy on August 16, 2000.

As noted in the Round Three Housing Plan, Wheaton Pointe was included in the Township's certified Second Round Plan and the units were credit-eligible pursuant to COAH's August 2000 Compliance Report. The units at Wheaton Pointe are subject to the Township's 30% Fourth Round senior cap, which is equal to a total of 101. As such, Wheaton Pointe is eligible to apply the remaining 70 credits leftover from the Third Round as noted in Section 4.5.

See Fair Share Plan Appendix for the Use and Regulatory Agreements with HUD.

Based on the above information, Wheaton Pointe rental age restricted units are eligible for **70 credits** in the Fourth Round.

CIS (The Place)

On January 15, 2016, the Township and Community Investment Strategies (CIS) entered an MOU to affirm the intention to develop a 100% affordable housing development. Subsequently, the Township and CIS entered into an agreement to provide for the construction of an 80-unit 100% affordable family rental housing development in East Windsor. CIS is an experienced developer of affordable housing in New Jersey and will be the entity responsible for the construction of this development. Upon completion, CIS will own and operate the development and will be responsible for the administration and enforcement of the affordability controls on the site. As it is anticipated that CIS will receive 9% Low-Income Housing Tax Credits ("LIHTC"), the units will adhere to the IRS tax credit regulations and, according to the Court-approved Settlement Agreement, will be in accordance with UHAC regulations governing bedroom distribution, controls on affordability, affirmative marketing, and very low-income housing per N.J.S.A. 52:27D-329.1. In addition, the Township shall require a control period of not less than 30 years plus a 15-year extended use period.

To facilitate the proposed development the Township purchased the approximate 4-acre parcel at 300 Princeton Hightstown Road (Block,5, Lot 2.02) and provided the property for construction. On April 1, 2019, the East Windsor Planning Board granted Preliminary and Final approval to a 56-unit 100 percent affordable project on the lot. This approval development will consist of 6 one-bedroom apartments, 31 two-bedroom apartments, and 19 three-bedroom apartments. While the development has not begun construction, it is under review for building department approval and construction is anticipated in the next year.

See Fair Share Plan Appendix for the Resolution of approval.

Based on the above information, CIS- The Place 100 percent rental units are eligible for **56 credits** in the Fourth-Round.

Proposed 100% affordable development- Nouvelle LLC

The Township and Nouvelle LLC is entering into an MOU to affirm the intention to develop minimally an eleven (11) unit 100% affordable housing development for low to moderate income families. In addition, the Township and Nouvelle, LLC agreement also provides for the construction of a minimally 4 unit 100% affordable very-low-income, family rental housing building for disabled veterans. Nouvelle LLC is an experienced not-for-profit developer of affordable housing in New Jersey and will be the entity responsible for the construction of this development.

Upon completion, Nouvelle LLC will own and operate the development and will be responsible for the administration and enforcement of affordability controls on the site. As it is anticipated that Nouvelle LLC will pursue funding from the following sources for both projects:

- DCA Home Production Fund – 11-unit project
- DCA National Housing Trust Fund (NHTF) – 4-unit project
- Federal Home Loan Bank (FHLBNY) – Both projects
- East Windsor Township (If required) – Both projects
- Private Bank – Both projects

The units will be developed in accordance with UHAC regulations governing bedroom distribution, controls on affordability, affirmative marketing, and very low-income housing per N.J.S.A. 52:27D-329.1. In addition, the Township shall require a control period of not less than 30-year deed restriction. The aerial below provides an overview of the property for this development.



Map 4: 100% affordable site aerial, NJGeoweb website (scale: 1" = 600'+/-)

To facilitate the proposed development the Township has an active municipal petition to the State of New Jersey Department of Transportation for a municipal surplus lands acquisition of an approximate 4.7-acre parcel adjacent to 300 Princeton Hightstown Road (by municipal tax records Block 5, Lot 1). The proposal is to subdivide the property construct an 11-unit 100 percent affordable project on the lot and minimally a 4-unit home for disabled veterans on the lot. While the Township intends to acquire the tract, should the tract not be available following the petition, the Township will seek a replacement location for the proposed development.

The proposed site, identified as Block 5 Lot 1, is located in the westerly portion of the Township near the intersection of Route 133 and Princeton Hightstown Road. The site has an area of approximately 4.7 acres and is somewhat rectangular in shape. It is presently undeveloped vacant land.

Once acquired the Township intends to rezone the property to an amended R-M AH – Residential Multifamily Affordable Housing Overlay Zone wherein multifamily residential apartment use is permitted. This zone will overlay the RO Research Office Zone District and currently exists directly adjacent to the property in question wherein the CIS-The Place 100 percent affordable family rental development was approved.

The Township anticipates that the site can accommodate the additional 15 residential multifamily affordable units. Furthermore, in accordance with NJAC 52:27D-311.k.(8), the Township is eligible to receive one bonus credit for each unit of low- or moderate-income housing in a 100 percent affordable housing project for which the municipality contributes toward the costs of the project. This contribution may consist of: (a) real property donations that enable siting and construction of the project or (b) contributions from the municipal affordable housing trust fund in support of the project, if the contribution consists of no less than three percent of the project cost. The Township anticipates the purchase of the property with affordable housing Trust Funds and to subdivide and donate the land needed to construct the proposed 15-unit project.

The proposed site at Block 5 Lot 1 represents an appropriate location for affordable housing and meets the following Four-Prong Test:

1. Approvable Site

The Township has already an adjacent R-M AH – Residential Multifamily Affordable Housing Overlay Zone it intends to amend to extend over the subject site. This adjacent zone already permits 100 percent affordable multifamily development of up to 80 units and 56 have been approved on the adjacent site. The Township will adopt the ordinance after the HE&FSP is adopted and approved by the State Affordable Housing Dispute Resolution Program.

Furthermore, as indicated by the aerial provided above, there are no identified wetland areas, and a food hazard zone located on the site. There are no historic structures listed on the State or National Historic Registers on the site, and it is not within an historic district listed on the State or National Historic Registers. Further, pursuant to NJDEP's GeoWeb mapping application, the site is not

included on NJDEP's Known Contaminated Sites List. Additionally, the site is within the sewer service area and is served by the EWMUA. There is sufficient water and sewer capacity to support the proposed inclusionary development.

2. Available Site

The Township has an active municipal petition to the State of New Jersey Department of Transportation for the purchase of the property needed for this development and is unaware of any title or easement issues on the site that would limit the development of this site.

3. Developable Site

The subject site is located in water and sewer service areas.

4. Suitable Site

The site is surrounded by complementary land uses including a similar development directly to the west. Commercial shopping areas are located in close proximity (less than 1 mile) to the site along Princeton Hightstown Road (County Route 571). In addition, the proposed site is located within close proximity to nearby employment centers.

See Fair Share Plan Appendix for the MOU.

Based on the above information, the proposed project with Nouvelle LLC is eligible for a minimum of **11 plus 4 credits for a total of 15 credits** towards the Fourth-Round need.

Windsor Castle

As detailed in the Prior and Third Round section, the agreements with Windsor Castle Associates, LLC ("Windsor Castle Associates") to provide for the creation of at least 140 affordable family rental housing units. Additionally, the Township is proposing to expand this program to add an additional 10 units to this program for the Fourth-Round need. The affordable housing units will be part of an inclusionary housing development to be provided on a site currently owned by Windsor Castle Associates and on an adjacent site acquired by the Township and subsequently transferred to Windsor Castle Associates.

Additional details on the proposed development and the site's suitability to accommodate the inclusionary housing development are provided in the above section addressing Prior Round compliance mechanisms. See the Fair Share Plan Appendix for the executed agreements between the Township and Windsor Castle Associates.

In accordance with COAH's rules at N.J.A.C. 5:93-5.3 and as described below, the Windsor Castle site is available, suitable, developable, and approvable and meets the site criteria and general requirements to be eligible for credits.

Creating low- or moderate-income housing by transforming an existing rental or ownership unit from a market rate unit to an affordable housing unit in the program with Windsor Castle is permitted and encouraged in the Fair Housing Act. As noted in the amendment to the Fair Housing Act a "municipality may only rely on this bonus credit as part of its fair share plan and housing element if the municipality demonstrates that a

commitment to follow through with this market to affordable agreement has been made and: (a) this agreement has been signed by the property owner; or (b) the municipality has obtained ownership of the property. The Township has in fact obtained ownership and entered into such an agreement.

Based on the above information, the Windsor Castle market to affordable program is eligible for an additional **10 credits** to be applied to the Fourth Round.

Parker Home

On August 29, 2014, the Township entered into a settlement agreement with Francis E. Parker Memorial Home, Inc. ("Parker Home"), a provider of nursing homes and assisted living facilities. The agreement requires Parker Homes to purchase land from the Enchantment at East Windsor located at 339 Monmouth Street (Block 16, Lots 1, 2, and 5-7), an existing age restricted housing provider that has sought to convert a previously approved age-restricted development to non-age-restricted housing, and to use the land for Continuing Care Development. It has not yet been determined how many affordable units the site will ultimately produce. The Township estimates that 31 affordable senior units can be produced. However, these senior units will exceed the Township's Fourth Round cap on age-restricted units. As such, the Township is identifying this development is available to address its Fourth-Round obligation.

The Township amended the I-O zone to allow Continuing Care Development (CCD), which includes Life Care Residences, Independent Senior Housing Units, and Life Care Community Services. The Township adopted an ordinance effectuating this amendment on July 15, 2014.

Parker at East Windsor, Inc. now owns the land. The site is currently undeveloped and is comprised of approximately 55 acres, an estimated 25 acres of which are constrained by wetlands (see the overall aerial map). The site is within the sewer service area and served by the EWMUA. Additionally, it is within the State Plan's Planning Area 2., which is a preferred area for affordable housing. The site lies between the New Jersey Turnpike to the east, the Hightstown Bypass to the north, and residential neighborhoods to the west and south. Other nearby properties include office uses. The site fronts on Monmouth Street (County Road 633), which connects to Routes 33 and 133 and interstate 95.

At least 50% of the affordable units in the project will be reserved as low-income units, including 13% that are very low-income units; the balance of 50% of the units may be moderate income units with rents set no higher than 60% of the median income. The affordable units will be developed in accordance with the UHAC at N.J.A.C. 5:80-26.1 regarding bedroom distribution, affirmative marketing, and minimum 30-year affordability controls. The Township will ensure that affordability controls on the affordable units are administered and enforced by an experienced administrative agent.

See Fair Share Plan Appendix for the conditional settlement agreement between the Township and Parker Home.

Based on the above information, Parker Home **31 credits** are applied to the Fourth Round.

Market to Affordable Program

The Township proposes to implement a Market-to-Affordable program to create 15 affordable family units to be deed restricted for at least 30 years in the Fourth Round. The Market-to-Affordable program is proposed to be funded through the Township's Affordable Housing Trust Fund and operated by CGP&H, the Township affordable housing administrator. CGP&H will implement the program in accordance with COAH's regulations.

East Windsor Township will purchase or subsidize existing housing units for the creation of 15 affordable family housing units, 8 of which will be sold or rented to low-income households and 7 will be sold or rented to moderate-income households. The Township's program will be implemented such that all 15 affordable family units will receive certificates of occupancy within seven (7) years of the Court's issuance of a Fourth Round Judgment of Compliance and Repose. Pursuant to N.J.A.C. 5:97-6.9(b), each unit will be certified to be in sound condition by the Township's licensed building inspector prior to occupancy as an affordable unit.

The Township's proposed 15-unit Market-to-Affordable program addresses approximately 4% of the Township's 338-unit Fourth Round obligation. Pursuant to COAH's Second Round rules at N.J.A.C. 5:93-5.11, a municipality could implement a 'write-down/buy-down' program up to 10 units, but no more than 25% of the municipality's net new construction obligation. COAH's Third Round rules at N.J.A.C. 5:97-6.9 expanded and revised the permitted application of this mechanism, which was renamed as a Market-to-Affordable program. The Market-to-Affordable program under COAH's Third Round rules included both for-sale and rental units, but was limited to for-sale units and 10 rental units or 10% of a municipality's fair share obligation, whichever was greater, until such time as the municipality demonstrated a successful Market-to-Affordable program. The Township's proposed program will represent 1.3% of the Township's combined new construction obligation (345 Prior Round+ 493 Third Round+338= 1,176) and only 0.12 percent of the Township's total occupied housing stock.

Pursuant to N.J.A.C. 5:97-6.9(d), East Windsor must demonstrate that there are sufficient market-rate housing units within the Township to support a Market-to-Affordable program as documented by MLS listings. The Township will document the extensive inventory of multi-family units, which are likely to be prime units for the Market-to-Affordable program.

According to the most recent ACS estimates in 2023, 36.5% of all occupied housing units, or 4,463 units, in East Windsor were rental units and 58.5%, or 7,157 units, were owner-occupied. Just over one-half (51%) of all housing units in East Windsor are single-family detached units, while 8.8% are single-family attached units and 33.7% of all units are in structures with five (5) or more units. Approximately 60% of all owner-occupied units and

70% of all renter occupied units were built prior to 1980, or over 40 year ago. The age of these units is reflected in estimated gross rents and home values in the Township. Approximately 45% of rental units in the Township have rents less than \$1,650, or less than the 2024 illustrative gross rent a two-bedroom unit affordable to a moderate-income household. With respect to home values of owner-occupied units, approximately thirteen percent (13%) of owner-occupied units were valued at less than \$200,000; the 2024 illustrative sales price for a moderate-income three-bedroom units is \$200,172. Based on this analysis, the Township appears to have a sufficient supply of modestly priced existing market-rate units, both owner-occupied and rental units, to support the proposed Market-to-Affordable program.

To estimate the potential cost of the proposed Market-to-Affordable program as required by N.J.A.C. 5:97-6.9(d), the Township conducted a search of available units in East Windsor. The search confirmed that most apartments advertised are in garden apartment developments constructed between 1965 and 1975; one- and two-bedroom units in these developments have advertised rents that typically range from \$1,895 to \$2,330, depending on the number of bedrooms. A search of units currently for-sale in the Township confirms that a number of available units are older single-family attached units or condominium units. These types of units typically have advertised sales prices between \$100,000 and \$325,000; sales prices for single family-attached homes are typically in excess of \$250,000. Based on this analysis of current market-rate rental rates and sales prices in East Windsor as well as possible unit assistance costs required, the Township may see a per unit cost of between \$50,000 and \$55,000. This per unit expenditure will meet the minimum \$25,000 per unit required to subsidize each moderate-income unit and \$30,000 per unit required to subsidize each low income unit in accordance with N.J.A.C. 5:97-6.9(b).

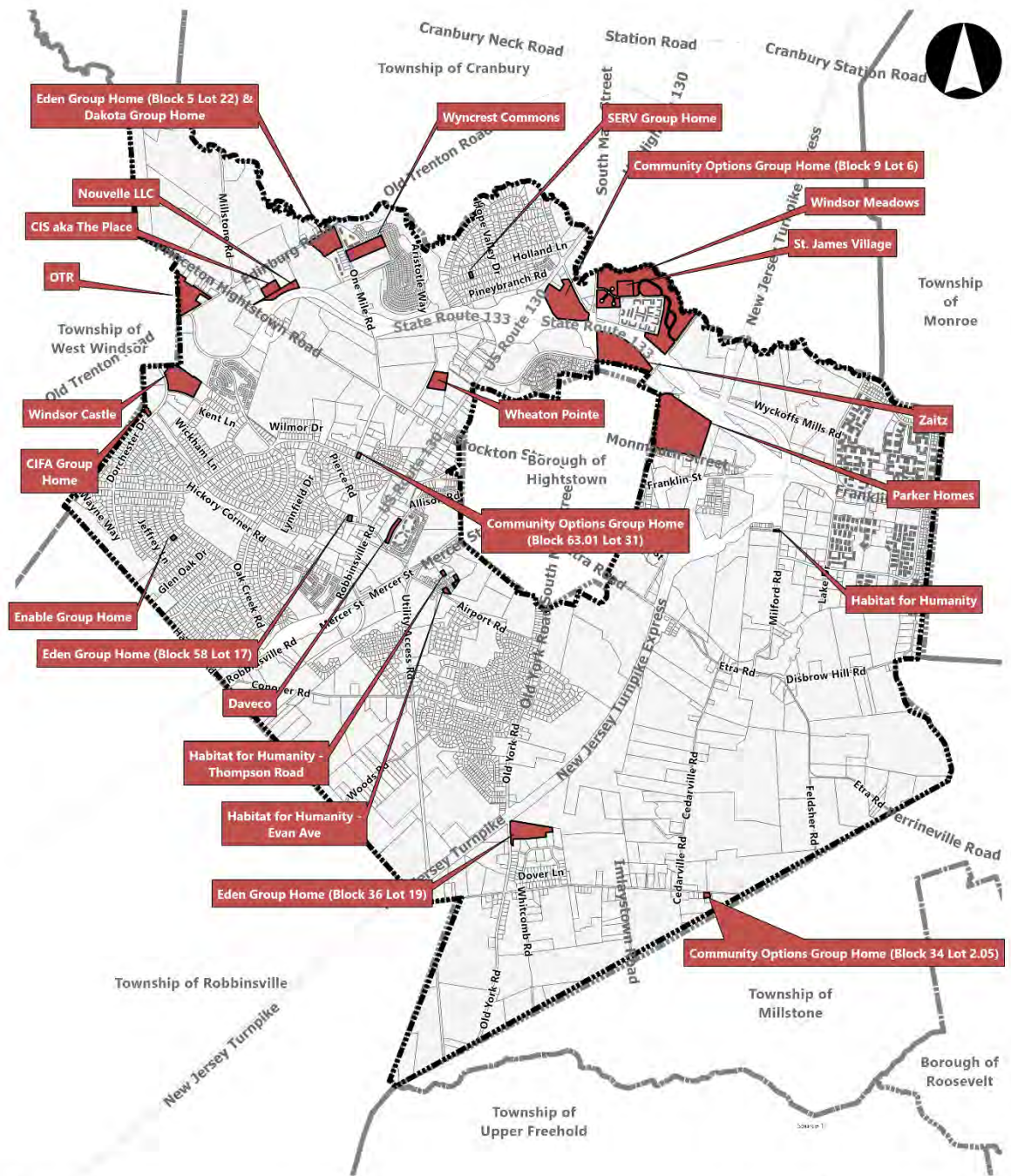
Although units created through a Market-to-Affordable program are exempt from bedroom distribution requirements per COAH's rules, as provided in the Third Round Settlement Agreement, the proposed 15-unit Market-to-Affordable program will include the creation of at least 8 affordable family rental units including at least 5 two-bedroom units. Of the remaining 7 family units in the program, the Township will provide at least 20%, or two (2), three-bedroom units and no more than 20%, or one (1), one-bedroom units with the remaining 12 units being two- or three-bedroom units at the Township's discretion.

CGP&H, the designated program administrator, has prepared an operating manual for the Township's proposed Market-to-Affordable program. The manual outlines program procedures and administration in accordance with UHAC. Affirmative marketing will be done in accordance with UHAC and the Township's affirmative marketing plan.

See Fair Share Plan Appendix for the Market-to-Affordable program manual.

Based on the above information, the Market to Affordable program provides **15 credits** towards the Fourth Round.

Map 5: Existing and Proposed Fourth Round Components



Map Title:

Existing and Proposed Affordable Housing Sites

Project No:

4136.07

Date:

06.24.25

Drawn By:

DN-SC



BURGIS ASSOCIATES, INC.
COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
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Project Title:

Housing Element and Fair Share Plan

Township of (East Windsor) Mercer County, New Jersey

Scale:

1:48,000

Map No:

ah

4.7: Other Provisions

The following additional requirements are noted:

2. *Fourth Round Bonuses*. Fourth Round bonuses will be applied in accordance with NJAC 52:27d-311.k.
3. *Very-Low Income and Low-Income Units*. At least fifty percent (50%) of the units addressing the Fourth Round Prospective Need shall be affordable to low-income and very-low income and households with the remainder affordable to moderate-income households. A minimum of thirteen percent (13%) of the affordable units will be made available to very low income households, defined as households earning thirty percent (30%) or less of the regional median income by household size.
4. *Rental Component*. At least twenty-five percent (25%) of the Fourth Round Obligation shall be met through rental units, including at least half in rental units available to families.
5. *Families*. At least half of the units addressing the Third Round RDP and unmet need in total must be available to families.
6. *Age-Restricted Cap*. The Township shall comply with the age-restricted cap of thirty percent (30%) and will not request a waiver of this requirement. This shall be understood to mean that in no circumstances may the municipality claim credit towards its fair share obligation for age-restricted units that exceed thirty percent (30%) of all units developed or planned to meet its cumulative Prior Round, Third Round, and Fourth fair share obligations.
7. *Development Fees*. The Township will continue to impose development fees as permitted by COAH's prior round rules. The funds generated by the collection of development fees will be applied directly towards any activity approved by State regulations for addressing the municipal fair share. It is recognized that the Township must devote at least thirty percent (30%) of the revenues collected from development fees to render units more affordable, as per N.J.A.C. 5:93-8.16.M.

4.8: Consistency with State Initiatives

As noted in Section 1, a HE&FSP must also include:

- ❖ An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, and;
- ❖ An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

Accordingly, the following subsection analyzes the consistency of this HE&FSP to the above referenced state planning initiatives.

Multigenerational Family Housing Continuity Commission

The Multigenerational Family Housing Continuity Commission was established by the State of New Jersey in 2021. As noted in NJSA 52:27D-329.20, one of the primary duties of the Commission is to “prepare and adopt recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas.”

As of the date of this HE&FSP, the Multigenerational Family Housing Continuity Commission has not yet adopted any recommendations.

State Development and Redevelopment Plan

As established by NJSA 52:18A-200(f), the purpose of the State Development and Redevelopment Plan (SDRP) is to “coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.”

As such, the SDRP establishes a number of goals and strategies related to a number of different topics, including economic redevelopment. One such goal is to revitalize existing urban centers by directing growth and development to those areas. Specifically, the SDRP seeks to revitalize the State’s cities and towns by protecting, preserving, and developing the valuable human and economic assets in cities, town, and other urban areas.

As indicated by the SDRP's Policy Map, the Fourth Round Obligation components identified herein are located in the PA-2 Suburban Planning Area, wherein development and redevelopment is intended to be directed. The intent of this Planning Area is to:

- ❖ Provide for much of the state's future redevelopment;
- ❖ Promote growth in Centers and other compact forms;
- ❖ Protect the character of existing stable communities;
- ❖ Protect natural resources;
- ❖ Redesign areas of sprawl;
- ❖ Reverse the current trend toward further sprawl; and
- ❖ Revitalize cities and towns.

Accordingly, this HE&FSP is consistent with the intents of the PA-2. Specifically, it is designed to encourage redevelopment and growth in a compact form, while also protecting the character of the existing community.

4.9: Denied Requests

This requirement of the regulations relates to inquiries that are related to addressing the Townships need should the Township be seeking an adjustment to the need based upon a vacant land analysis or a program to address its full need for the Fourth-Round. Since East Windsor Township is addressing its full allocation, there are no requests to be considered in this plan.