

SHIRLEY M. BISHOP, P.P., LLC

Housing and Planning Consulting

100 Overlook Drive, Floor 2
Princeton, New Jersey 08540

Tel: (609) 844-7720
Fax: (609) 844-7722
Email: Shirleymbishop@aol.com

February 19, 2019

Kevin Walsh, Esq.
Fair Share Housing Center
510 Park Boulevard
Cherry Hill, NJ 08002

Re: Plainsboro Township Monitoring Report

Dear Mr. Walsh:

Firstly, I apologize for the lateness of the filing. Attached please find the annual monitoring report of affordable housing activity in Plainsboro as well as a summary of the trust fund activity.

I understand that FSHC will be preparing new monitoring forms that are expected to be ready later this year. Plainsboro awaits the new forms for the mid- point reporting in July 2020. In the meanwhile, kindly accept these initial reports that will also be on the Plainsboro website.

Thank you.

Sincerely,



Shirley M. Bishop, P.P.
Housing Planner on Behalf of Plainsboro

C: Mayor Peter Cantu
Michael Herbert, Esq.
Anthony Cancro
Lester Varga
Carol Torres
William Adair

DATE: 02/19/2019 10:24 AM

**Council On Affordable Housing
Project Summary Report**

PLAINSBORO TWP,MIDDLESEX

Round: 3.1

Version: Petition

STATUS: Certified

Project/Program	Mechanism/ Project Type	Mechanism SubType	Credit Type	RCA/ PAR	Afford Units	Comp	Prop PR Credit	App PR Credit	Prop GS Credit	App GS Credit	Prop Bonuses	App Bonuses	Prop Total	App Total
NEW CONSTRUCTION														
Assisted Living	Assisted Living Residences	None	Proposed/Zoned		9	0	0	0	9	9	0	0	9	9
Group Home 1	Supp/Spec Needs Hsg	Group Homes	Proposed/Zoned		4	0	0	0	4	4	1	1	5	5
Group Home 2	Supp/Spec Needs Hsg	Group Homes	Proposed/Zoned		4	0	0	0	4	4	1	1	5	5
Independent Living	New Construction - 100% Afford	None	Proposed/Zoned		82	0	0	0	82	82	0	0	82	82
Market to Affordable	Market to Affordable	None	Proposed/Zoned		64	6	0	0	64	64	64	64	128	128
McCarthy Tract-Princeton Crossing	Inclusionary Development	Incl Dev - On Site	Extension of Controls,Post 1986 Completed		40	40	36	36	18	18	0	0	54	54
Millstone Apartments	Inclusionary Development	None	Post 1986 Completed		60	60	52	52	8	8	60	60	120	120
Princeton Meadows- Tamarron Section	Inclusionary Development	Incl Dev - On Site	Post 1986 Completed		40	40	40	40	0	0	0	0	40	40
SERV Centers Group Home	Supp/Spec Needs Hsg	Group Homes	Post 1986 Completed		4	4	0	0	4	4	1	1	5	5
Wyndhurst at Plainsboro - 100% Afford	New Construction - 100% Afford	None	Post 1986 Completed		126	126	0	0	126	126	0	0	126	126
Sub Total					433	276	128	128	319	319	127	127	574	574
RCA/PARTNERSHIP-SENDING														
Plainsboro / New Brunswick RCA					25	25	25	25	0	0	0	0	25	25
Sub Total					25	25	25	25	0	0	0	0	25	25
New Construction Total					458	301	153	153	319	319	127	127	599	599
REHAB														
Rehabilitation Program	Rehab	None	Rehabilitation		44	0	0	0	44	44	0	0	44	44
Sub Total					44	0	0	0	44	44	0	0	44	44
Total					502	301	153	153	363	363	127	127	643	643
RCA PROJECTS IN MUNICIPALITY														

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Project/Program	Mechanism/ Project Type	Mechanism SubType	Credit Type	RCA/ PAR	Afford Units	Comp	Prop PR Credit	App PR Credit	Prop GS Credit	App GS Credit	Prop Bonuses	App Bonuses	Prop Total	App Total
RCA/PARTNERSHIP-NEW			Sub Total		0	0	0	0	0	0	0	0	0	0
RCA/PARTNERSHIP-REHAB			Sub Total		0	0	0	0	0	0	0	0	0	0
			Grand Total		502	301	153	153	363	363	127	127	671	657

Council on Affordable Housing
Project Detail Report

Date: 02/19/2019 10:53 AM

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CTMPRJDETAIL (01/09)

PLAINSBORO TWP,MIDDLESEX County - Muni Code:1218

Round: 3.1

Version: Petition

STATUS: Certified

Project Id: 6355

COAH Project Number:

Project Name(s): Princeton Meadows-Tamarron Section

Type: Inclusionary Development

Project Sub Type: Incl Dev - On Site

Status: Completed

Status Date: 10/07/1987

Address:

Acreage Amount: 0

Density: 0

Set Aside: 20

Planning Regions: 2

Project Sponsor Type: Private Developer

Project Sponsor Name:

Project Developer: Linpro

Project Credit Type: Post 1986 Completed

Construction Type: New

Preliminary Approval Date:

Final Approval Date:

Flags: Cert Proj Validated

Market Units: Proposed:

Completed:

w/COs after 1/1/2004:

Condo Fee: 0 %

Average Range of Affordability: 0 %

Funds Committed: \$.00

Funds Expended: \$.00

Admin Costs: \$.00

Payment in Lieu/Growth Share Amount: \$.00

Payment in Lieu/Growth Share Units: 0

Funding Sources:

Effective Date Of Affordability Controls:

Date Controls Expire:

Date Affordable Controls Removed:

Project Contact:

Name:

Organization: Piazza & Associates Affordable Housing

Role: Administrative Agent

Date of Last monitoring update:

Comments:

Category	Affordable Units	Prior Round Credits		Growth Share Credits		Completed Affordable Units	
		Proposed	Approved	Proposed	Approved	Completed	CreditWorthy
New Construction (& Gut Rehab)	40	40	40			32	32
Completed New	40	40	40			0	0
Family	40	40	40			32	32
Low Income	40	40	40			32	32
Sale	40	40	40			32	32
1 Bedroom	24	24				20	20
2 Bedroom	16	16				12	12

For Redevelopment Projects

Does this project require deed restricted units to be removed?

**Council on Affordable Housing
Unit Information - New Construction
PLAINSBORO TWP, MIDDLESEX**

Project Name: Market to Affordable -- Project ID: 14157

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
1208 Aspen Drive	B: 2702-; L: 1208-; Q: 1208; Unit:		08/29/17	\$0.00	0%	\$0.00	08/29/17	08/29/17	N	30		1/1	Moderate Income Sale 2 Bedroom Family	95/5 Rule Recapture (Repayment)
1615 Aspen Drive	B: 2702-; L: 1615-; Q: 1615; Unit:		05/30/18	\$167,500.00	0%	\$0.00	05/30/18	05/30/18	N	30		1/1	Moderate Income Sale 2 Bedroom Family	95/5 Rule Recapture (Repayment)
2015 Ravens Crest	B: 2901-; L: 2015-; Q: 2015; Unit:			\$159,900.00	0%	\$0.00	11/10/15	11/10/15	N	30		1/1	Moderate Income Sale 2 Bedroom Family	

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2109 Aspen Drive	B: 2702; L: 2109; Q: 2109; Unit:		11/14/17	\$94,900.00	0%	\$0.00	11/14/17	11/14/17	N	30		1/1	Sale 1 Bedroom Low Income Family	95/5 Rule Recapture (Repayment)
2317 Ravens Crest	B: 2901; L: 2317; Q: 2317; Unit:			\$159,900.00	0%	\$0.00	04/07/17	04/07/17	N	30		1/1	Moderate Income Sale 2 Bedroom Family	95/5 Rule
608 Aspen Drive	B: 2702; L: 608- ; Q: 608; Unit:		08/30/08	\$167,500.00	0%	\$0.00	08/30/18	08/30/18	N	30		1/1	Moderate Income Sale 2 Bedroom Family	95/5 Rule Recapture (Repayment)

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Total Units					Total Avg % Afford- ability	Total Municipal Subsidy								
6					0%	\$0.00	6 / 6							

1/1/99-12/31/18	Total
Development Fees	5,525,042.88
Interest Earned	1,589,859.36
Other Income	237,078.94
Total Income	7,351,981.18
Consulting Fees	309,100.30
Legal Fees	213,416.91
Other Administrative Costs	136,195.85
Total Administrative Costs	658,713.06
Homeownership Assistance	866,087.80
Housing Activity	4,770,576.97
Total Costs	5,636,664.77
Balance	1,056,603.35