

## **EXHIBIT A**

### **Report to Determine the Township of North Brunswick Fourth Round Prospective Need for Affordable Housing 2025-2035**

This report is being prepared in accordance with N.J.S.A. 52:27D-301, et seq., which allows for a municipality to establish its own Prospective Need utilizing more precise locally generated data than proffered by the Department of Community Affairs (DCA).

As a regional leader in the provision of affordable housing, the Township of North Brunswick has taken many steps and utilized several resources to facilitate affordable housing. Our efforts include establishing inclusionary zoning, mitigating the cost of site acquisition, leasing land to a developer, formulating a non-profit corporation to construct housing utilizing HMFA funding, guaranteeing the mortgage resulting from a bond issue, subsidizing the rents of the lowest income residents in a 100% affordable building, and extensive housing rehabilitation efforts.

The township has performed a detailed analysis of DCA's calculations in order to determine if the local allocation of 239 Prospective Need units is reasonable, and to otherwise determine what the Prospective Need obligation should be.

Following site visits, examining municipal tax records, consulting with the Tax Assessor, and performing a detailed review of aerial photography and wetlands delineations, the township has determined that the DCA data with respect to vacant land should be adjusted to exclude:

1. Sites that have received Planning Board or Board of Adjustment approval for residential or nonresidential development;
2. Sites which are part of the Middlesex County Correctional Facility;
3. Sites which are wooded rear yards of existing single-family homes;
4. Sites comprised of undersized lots that are adjacent to developed lots and under common ownership merge by law and should be removed;
5. Sites which are owned by the township and planned for recreational use;

6. Sites that are small, isolated, and are located within existing industrial developments;
7. Sites that have utility easements or rights-of-way; and
8. Sites that are surrounded by wetlands which make access impossible given current standards and regulations.

Subsequently, the township identified for detailed analysis 27 sites on the map that were designated as vacant and developable properties by DCA. A thorough analysis of these sites was conducted in accordance with the previous site criteria. Based upon this analysis, the township identifies only five (5) of the 27 sites (Sites 8(B), 15, 17, 26 and 27), containing 13.97 acres, as developable.

Appendix A, included herein, provides detailed support for this determination.

Accordingly, the township of North Brunswick has determined that the DCA calculated Prospective Need of 239 units should be reduced by 27 units to a Prospective Need of 212 units.

## **METHODOLOGY**

The Land Use Factor is only one of three factors used to allocate municipal affordable housing production targets. The other two factors are the Equalized Nonresidential Valuation Factor and the Income Capacity Factor. The township accepts DCA's calculation of both of these factors. The regulations call for the averaging of these three factors to come up with an Average Allocation Factor which establishes the municipality's percentage of the region's Prospective Need.

DCA averaged the Equalized Nonresidential Valuation Factor (3.29%), the Income Capacity Factor (2.07%), and the Land Capacity Factor (0.83%), resulting in an Average Allocation Factor of 2.06%. Applying this percentage to the region's Prospective Need of 11,604 units results in a Prospective Need of 239 units.

Utilizing the township calculation to determine the Land Capacity Factor, this factor is reduced from 0.83% of the region's developable land to .14% of the region's developable land which is calculated by DCA to be 10,324 acres.

Averaging these three factors utilizing the township's Land Capacity Factor results in a revised Average Allocation Factor of 1.83% and a Prospective Need of 212 units.

## **APPENDIX A – SITES DETERMINED TO BE DEVELOPABLE**

- Site 8(B): Residential zone areas comprised of 338,891 square feet (7.78 acres) which includes areas suitable for development.
- Site 15: A Transitional Mixed-Use Zone area comprised of 70,487 square feet (1.62 acres) which permits housing and is suitable for development.
- Site 17: A Transitional Mixed-Use Zone area comprised of 81,018 square feet (1.86 acres) and suitable for development.
- Site 26: A Residential Zone area comprised of 75,483 square feet (1.73 acres) which is suitable for development.
- Site 27: Two (2) Residential Zone areas comprised of 42,893 square feet (.98 acres) featuring nearly a dozen adjacent small single-family lots which are suitable for development.

## **APPENDIX B – SITES DETERMINED TO BE NOT DEVELOPABLE**

- Site 1: An Industrial Zone area, comprised of 216,969 square feet (4.98 acres) that is not accessible due to severe wetlands constraints.
- Site 2: An Industrial Zone area, comprised of 26,146 square feet (.60 acres), which lies between a PSE&G right-of-way and wetlands.
- Site 3: An Industrial Zone area, comprised of 29,894 square feet (.69 acres) surrounded by industrial uses and wetlands.
- Site 4: An Industrial Zone area, comprised of 106,978 square feet (2.46 acres) accessed by an undersized paper street and surrounded by the Middlesex County Correctional Facility, other industrial uses and wetlands.
- Site 5: Two (2) areas totaling 235,286 square feet (5.40 acres) which are located on the site of the Middlesex County Correctional Facility.
- Site 6: An area comprised of 32,904 square feet (.76 acres) located on the site of the Middlesex County Correctional Facility.

- Site 7: A Residential Zone area comprised of 185,976 square feet (4.27 acres) comprised of a portion of three single-family home rear yards.
- Site 8(A): Land owned by the township, comprised of 313,798 square feet (7.20 acres) which is part of a larger proposed recreation area acquired with Green Acres funding.
- Site 9: An area comprised of six (6) small Residential Zone lots totaling 77,098 square feet (1.77 acres) that are undersized and adjacent to single-family homes with common ownership that thereby merge.
- Site 10: Four (4) small Industrial Zone areas totaling 50,888 square feet (1.17 acres) surrounding a parking lot in a heavily developed Industrial area.
- Site 11: An Industrial Zone area totaling 137,686 square feet (3.16 acres) which is a buffer between the NJ Economic Development Authority property and single-family homes.
- Site 12: Two (2) small Commercial Zone irregularly shaped areas totaling 28,298 square feet (.65 acres) which are surrounded by wetlands and a hotel.
- Site 13: The rear yard of a Commercial Zone property comprised of 68,842 square feet (1.58 acres) which is surrounded by wetlands.
- Site 14: An Industrial Zone area comprised of 71,998 square feet (1.65 acres) with a current Planning Board land use approval for industrial development.
- Site 16: A Transitional Mixed-Use Zone area comprised of 137,499 square feet (3.16 acres) that is surrounded by wetlands and inaccessible.
- Site 18: A Transitional Mixed-Use Zone area comprised of 67,047 square feet (1.54 acres) which is entirely isolated by wetlands.
- Site 19: A township owned property comprised of 37,486 square feet (.86 acres) planned for recreational use.
- Site 20: Portions of 14 small Residential Zone lots totaling 77,272 square feet

(1.77 acres) that are undersized and adjacent single-family homes with common ownership that thereby merge.

Site 21: An Industrial Zone area comprised of 20,907 square feet (.48 acres) that is completely surrounded by wetlands and has no access.

Site 22: An Industrial Zone area comprised of 37,434 square feet (.86 acres) adjacent to a railroad and isolated.

Site 23: This site is owned by the township of North Brunswick, comprised of 299,688 square feet (6.88 acres), is designated for recreational use and substantially impacted by a utility easement.

Site 24: A property comprised of 299,332 square feet (6.87 acres) with a current Board of Adjustment land use approval for industrial development.

Site 25: A property comprised of 114,210 square feet (2.62 acres) with a current Board of Adjustment land use approval for commercial development.

An additional 49 miscellaneous areas comprised of 453,048 square feet (10.40 acres) that are small, irregularly shaped, and isolated with restricted or entirely no access.