

SUMMARY - ALL SITES

Princeton, NJ Inclusionary Zoning Analysis

Final 2019 Princeton Housing Element and Fair Share Plan Components

Summary of Est. New Public School Age Children Generated

January 11, 2020

| Development Site | Product Type | Total All Units | Affordable Units | Est. New Public School Age Children | | | |
|--|-----------------|--------------------|---------------------|-------------------------------------|-------------|-------------|--------------|
| | | | | Total PSAC | K - Grade 5 | Grade 6 - 8 | Grade 9 - 12 |
| Completion by 2025 | | | | | | | |
| 900 Herrontown Rd/RPM 100% Affordable | Apts. | 64 | 64 | 36 | 19 | 10 | 8 |
| Thanet Rd. Avalon Inclusionary | Apts. | 211 | 11 | 86 | 49 | 22 | 15 |
| Thanet Rd Senior Project 100% Affordable | Apts. | 80 | 80 | 0 | 0 | 0 | 0 |
| Franklin/Maple Site 100% Affordable | Apts. | 80 | 80 | 45 | 23 | 12 | 10 |
| Terhune & Harrison Inclusionary | Apts. | 60 | 12 | 23 | 14 | 5 | 4 |
| Princeton Shopping Center Inclusionary | Apts. | 200 | 44 | 57 | 34 | 13 | 9 |
| Princeton Com. Village 100% Affordable | Apts. | 24 | 24 | 14 | 7 | 4 | 3 |
| Supportive & Special Needs/Group Homes | Apts. | 16 | 16 | 13 | 7 | 3 | 3 |
| Totals Through 2025 | | 735 | 331 | 274 | 152 | 69 | 51 |
| Project Group B: Completion After 2025 | | | | | | | |
| Inclusion. Overlay Zone Herrontown Rd. S-2 | Apts. | 94 | 19 | 35 | 21 | 9 | 6 |
| Inclusion. Overlay Zone Along Nassau St. | Apts. | 52 | 10 | 20 | 12 | 5 | 3 |
| Totals After 2025 | | 145 | 29 | 55 | 33 | 14 | 9 |
| Totals: All Projects | | 880 | 360 | 329 | 185 | 83 | 61 |
| Notes to Summary and all attached worksheets: | | | | | | | |
| (1) Totals may have been adjusted by rounding for fractional students. | | | | | | | |
| (2) PSAC Multiplier Source: | | | | | | | |
| 2017 - Demographic Multipliers | | | | | | | |
| Community Data Analytics - Econsult Solutions Inc. | | | | | | | |
| Based on the 5-Year American Community Survey | | | | | | | |
| Public Use Microdata Sample (ACS-PUMS) | | | | | | | |
| released January, 2018 | | | | | | | |

Princeton, NJ Inclusionary Zoning Analysis

Estimated New PSAC Generated

11-Jan-20

| <i>Development Site</i> | <i>Product Type</i> | <i>Product Detail</i> | <i>Total Units</i> | <i>Multipliers</i> | | | | <i>Estimated PSAC</i> | | | | |
|--------------------------|---------------------|-----------------------|--------------------|--------------------|--------------------|--------------------|---------------------|-----------------------|--------------------|--------------------|---------------------|--|
| | | | | <i>All PSAC</i> | <i>K - Grade 5</i> | <i>Grade 6 - 8</i> | <i>Grade 9 - 12</i> | <i>All PSAC</i> | <i>K - Grade 5</i> | <i>Grade 6 - 8</i> | <i>Grade 9 - 12</i> | |
| 900 Herrontown Rd | | | | | | | | | | | | |
| SAVE RPM Site | Rental Apts 1 BR | Low-Mod | 13 | 0.103 | 0.059 | 0.015 | 0.029 | 1 | 1 | 0 | 0 | |
| | Rental Apts 2 BR | Low-Mod | 38 | 0.519 | 0.284 | 0.115 | 0.12 | 20 | 11 | 4 | 5 | |
| | Rental Apts 3 BR | Low-Mod | 13 | 1.16 | 0.543 | 0.385 | 0.232 | 15 | 7 | 5 | 3 | |
| | Totals | | 64 | | | | | 36 | 19 | 10 | 8 | |

Totals not exact due to rounding.

Princeton, NJ Inclusionary Zoning Analysis

Estimated New PSAC Generated

01/11/20

| Development Site | Product Type | Product Type | Total Units | Multipliers | | | | All Est. public school age children | | | | |
|-------------------|---------------|------------------|-------------|-------------|-----------|-----------|------------|-------------------------------------|-----------|-----------|------------|--|
| | | | | All PSAC | K - Gr. 5 | Gr. 6 - 8 | Gr. 9 - 12 | PSAC | K - Gr. 5 | Gr. 6 - 8 | Gr. 9 - 12 | |
| Thanet Rd | | | | | | | | | | | | |
| Avalon Bay | Rental Apts | 1 BR Mkt Rate | 85 | 0.237 | 0.160 | 0.077 | 0.000 | 20 | 14 | 7 | 0 | |
| | Rental Apts | 2 BR - Mkt Rate | 85 | 0.424 | 0.261 | 0.070 | 0.093 | 36 | 22 | 6 | 8 | |
| | Rental Apts | 3 BR Mkt Rate | 30 | 0.672 | 0.288 | 0.223 | 0.162 | 20 | 9 | 7 | 5 | |
| | Rental Apts | 1 BR Low-Mod | 1 | 0.103 | 0.059 | 0.015 | 0.029 | 0 | 0 | 0 | 0 | |
| | Rental Apts | 2 BR Low-Mod | 3 | 0.519 | 0.284 | 0.115 | 0.120 | 2 | 1 | 0 | 0 | |
| | Rental Apts | 3 BR - Low-Mod | 2 | 1.160 | 0.543 | 0.385 | 0.232 | 2 | 1 | 1 | 0 | |
| | Rental Apts | 3 BR Group Homes | 5 | 1.160 | 0.543 | 0.385 | 0.232 | 6 | 3 | 2 | 1 | |
| | Totals | | 211 | | | | | 86 | 49 | 22 | 15 | |

Note: Totals may not be exact due to rounding of fractional students

Princeton, NJ Inclusionary Zoning Analysis

Estimated New PSAC Generated

11-Jan-20

| Development Site | Product Type | Product Detail | Total Units | Multipliers | | | | All PSAC | Estimated PSAC | | |
|---------------------------------|--------------|----------------|-------------|-------------|-------------|-----------|------------|----------|----------------|-----------|------------|
| | | | | All PSAC | K - Grade 5 | Gr. 6 - 8 | Gr. 9 - 12 | | K - Gr. 5 | Gr. 6 - 8 | Gr. 9 - 12 |
| Thanet Rd Senior Project | | | | | | | | | | | |
| 100% Affordable | | | | | | | | | | | |
| | Rental Apts | 1 BR Low-Mod | 16 | 0.103 | 0.059 | 0.015 | 0.029 | 0 | 0 | 0 | 0 |
| | Rental Apts | 2 BR Low-Mod | 48 | 0.519 | 0.284 | 0.115 | 0.12 | 0 | 0 | 0 | 0 |
| | Rental Apts | 3 BR - Low-Mod | 16 | 1.16 | 0.543 | 0.385 | 0.232 | 0 | 0 | 0 | 0 |
| Totals | | | 80 | | | | | 0 | 0 | 0 | 0 |

Totals not exact due to rounding.

Princeton, NJ Inclusionary Zoning Analysis
Estimated New PSAC Generated
January 11, 2020

| Development | Product | Product | Total | Multipliers | | | | Estimated PSAC | | | |
|-----------------------|-------------|----------------|-----------|-------------|-------------|-------------|--------------|----------------|-------------|-------------|--------------|
| | | | | All PSAC | K - Grade 5 | Grade 6 - 8 | Grade 9 - 12 | All PSAC | K - Grade 5 | Grade 6 - 8 | Grade 9 - 12 |
| Site | Type | Detail | Units | All PSAC | K - Grade 5 | Grade 6 - 8 | Grade 9 - 12 | PSAC | K - Grade 5 | Grade 6 - 8 | Grade 9 - 12 |
| Franklin-Maple | | | | | | | | | | | |
| Franklin Ave/ | Rental Apts | 1 BR Low-Mod | 16 | 0.103 | 0.059 | 0.015 | 0.029 | 2 | 1 | 0 | 0 |
| Witherspoon St. | Rental Apts | 2 BR Low-Mod | 48 | 0.519 | 0.284 | 0.115 | 0.12 | 25 | 14 | 6 | 6 |
| | Rental Apts | 3 BR - Low-Mod | 16 | 1.16 | 0.543 | 0.385 | 0.232 | 19 | 9 | 6 | 4 |
| Totals | | | 80 | | | | | 45 | 23 | 12 | 10 |

Princeton, NJ Inclusionary Zoning Analysis

Estimated New PSAC Generated

January 11, 2020

| Development Site | Product Type | Product Detail | Total Units | Multipliers | | | | All Estimated PSAC | | | | | |
|--------------------|---------------|-----------------|-------------|-------------|-------------|-------------|--------------|--------------------|-------------|-------------|--------------|--|--|
| | | | | All PSAC | K - Grade 5 | Grade 6 - 8 | Grade 9 - 12 | PSAC | K - Grade 5 | Grade 6 - 8 | Grade 9 - 12 | | |
| 351 Terhune | | | | | | | | | | | | | |
| Terhune Rd/ | Rental Apts | 1 BR Mkt Rate | 24 | 0.237 | 0.16 | 0.077 | 0 | 6 | 4 | 2 | 0 | | |
| Harrison | Rental Apts | 2 BR - Mkt Rate | 24 | 0.424 | 0.261 | 0.07 | 0.093 | 10 | 6 | 2 | 2 | | |
| | Rental Apts | 3 BR Mkt Rate | | 0.672 | 0.288 | 0.223 | 0.162 | 0 | 0 | 0 | 0 | | |
| | | | | | | | | | | | | | |
| | Rental Apts | 1 BR Low-Mod | 2 | 0.103 | 0.059 | 0.015 | 0.029 | 0 | 0 | 0 | 0 | | |
| | Rental Apts | 2 BR Low-Mod | 8 | 0.519 | 0.284 | 0.115 | 0.12 | 4 | 2 | 1 | 1 | | |
| | Rental Apts | 3 BR - Low-Mod | 2 | 1.16 | 0.543 | 0.385 | 0.232 | 2 | 1 | 1 | 0 | | |
| | | | | | | | | | | | | | |
| | Totals | | 60 | | | | | 23 | 14 | 5 | 4 | | |

Note: Totals may not be exact due to rounding of fractional students

Princeton, NJ Inclusionary Zoning Analysis

Estimated New PSAC Generated

01/11/20

| Development Site | Product Type | Product Detail | Total Units | Multipliers | | | | Estimated PSAC | | | | | |
|---|---------------|-----------------|-------------|-------------|-------------|-------------|--------------|----------------|-----------|-----------|--------------|--|--|
| | | | | All PSAC | K - Grade 5 | Grade 6 - 8 | Grade 9 - 12 | All PSAC | K - Grade | Grade 6 | Grade 9 - 12 | | |
| Shopping Center/ N. Harrison St. | | | | | | | | | | | | | |
| | Rental Apts | 1 BR Mkt Rate | 78 | 0.237 | 0.16 | 0.077 | 0 | 14 | 10 | 5 | 0 | | |
| | Rental Apts | 2 BR - Mkt Rate | 78 | 0.424 | 0.261 | 0.07 | 0.093 | 25 | 16 | 4 | 6 | | |
| | Rental Apts | 3 BR Mkt Rate | | 0.672 | 0.288 | 0.223 | 0.162 | | | | | | |
| | | | | | | | | | | | | | |
| | Rental Apts | 1 BR Low-Mod | 9 | 0.103 | 0.059 | 0.015 | 0.029 | 1 | 0 | 0 | 0 | | |
| | Rental Apts | 2 BR Low-Mod | 26 | 0.519 | 0.284 | 0.115 | 0.12 | 9 | 5 | 2 | 2 | | |
| | Rental Apts | 3 BR - Low-Mod | 9 | 1.16 | 0.543 | 0.385 | 0.232 | 7 | 3 | 2 | 1 | | |
| | | | | | | | | | | | | | |
| | Totals | | 200 | | | | | 57 | 34 | 13 | 9 | | |

Note: Totals may not be exact due to rounding of fractional students

Princeton, NJ Inclusionary Zoning Analysis

Estimated New PSAC Generated

01/11/20

| Development | Product | Product | Total | All | Multipliers | Estimated PSAC | | | | | |
|---|-------------|--------------|-----------|-------|-------------|----------------|--------------|-------------|--------------|-------------|--------------|
| | | | | | | PSAC | K - Grade 5 | Grade 6 - 8 | Grade 9 - 12 | PSAC | K - Grade 5 |
| Site | Type | Detail | Units | PSAC | K - Grade 5 | Grade 6 - 8 | Grade 9 - 12 | PSAC | K - Grade 5 | Grade 6 - 8 | Grade 9 - 12 |
| Princeton Com. Village | Rental Apts | 1 BR Low-Mod | 5 | 0.103 | 0.059 | 0.015 | 0.029 | 1 | 0 | 0 | 0 |
| Bunn Drive | Rental Apts | 2 BR Low-Mod | 14 | 0.519 | 0.284 | 0.115 | 0.12 | 7 | 4 | 2 | 2 |
| | Rental Apts | 3 BR Low-Mod | 5 | 1.16 | 0.543 | 0.385 | 0.232 | 6 | 3 | 2 | 1 |
| Totals | | | 24 | | | | | 14 | 7 | 4 | 3 |
| Note: Totals may not be exact due to rounding of fractional students | | | | | | | | | | | |

Princeton, NJ Inclusionary Zoning Analysis

Estimated New PSAC Generated

January 11, 2020

| <i>Development Site</i> | <i>Product Type</i> | <i>Product Detail</i> | <i>Total Units</i> | <i>Multipliers</i> | | | | <i>Estimated PSAC</i> | | | |
|--|---------------------|-----------------------|--------------------|--------------------|--------------------|------------------|-------------------|-----------------------|------------------|------------------|-------------------|
| | | | | <i>All PSAC</i> | <i>K - Grade 5</i> | <i>Gr. 6 - 8</i> | <i>Gr. 9 - 12</i> | <i>All PSAC</i> | <i>K - Gr. 5</i> | <i>Gr. 6 - 8</i> | <i>Gr. 9 - 12</i> |
| Supportive & Special Needs/ Group Homes | Rental Apts | 1 BR Low-Mod | 0 | 0.103 | 0.059 | 0.015 | 0.029 | 0 | 0 | 0 | 0 |
| 100% Affordable | Rental Apts | 2 BR Low-Mod | 8 | 0.519 | 0.284 | 0.115 | 0.12 | 4 | 2 | 1 | 1 |
| | Rental Apts | 3 BR - Low-Mod | 8 | 1.16 | 0.543 | 0.385 | 0.232 | 9 | 4 | 3 | 2 |
| Totals | | | 16 | | | | | 13 | 7 | 4 | 3 |

Totals not exact due to rounding.

Princeton, NJ Inclusionary Zoning Analysis

Estimated New PSAC Generated

11-Jan-20

| Development Site | Product Type | Product Detail | Total Units | Multipliers | | | | All PSAC | Estimated PSAC | | |
|--|--------------|-----------------|-------------|-------------|-------------|-------------|--------------|-----------|----------------|-------------|--------------|
| | | | | All PSAC | K - Grade 5 | Grade 6 - 8 | Grade 9 - 12 | | K - Grade 5 | Grade 6 - 8 | Grade 9 - 12 |
| Herrontown Rd S-2 Rezoning | | | | | | | | | | | |
| 25 acres | Rental Apts | 1 BR Mkt Rate | 38 | 0.237 | 0.16 | 0.077 | 0 | 9 | 6 | 3 | 0 |
| 15 units/acre | Rental Apts | 2 BR - Mkt Rate | 37 | 0.424 | 0.261 | 0.07 | 0.093 | 16 | 10 | 3 | 3 |
| <i>with 25%</i> | | | | | | | | | | | |
| Potential | Rental Apts | 1 BR Low-Mod | 4 | 0.103 | 0.059 | 0.015 | 0.029 | 0 | 0 | 0 | 0 |
| 94 | Rental Apts | 2 BR Low-Mod | 11 | 0.519 | 0.284 | 0.115 | 0.12 | 6 | 3 | 1 | 1 |
| | Rental Apts | 3 BR - Low-Mod | 4 | 1.16 | 0.543 | 0.385 | 0.232 | 4 | 2 | 2 | 1 |
| Totals Assuming 25% Development | | | 94 | | | | | 35 | 21 | 9 | 6 |

Note: Totals may not be exact due to rounding of fractional students

Princeton, NJ Affordable Housing Plan Analysis
Comparison of Plans - 2018 and 2020
Summary of Est. New Public School Age Children Generated
11-Jan-20

| | <i>Number of</i> | <i>Market</i> | <i>Affordable</i> | <i>Total</i> | <i>Total</i> | | | |
|-------------------------------|------------------|-------------------|-------------------|--------------|--------------|----------------|------------------|-------------------|
| | <i>Projects</i> | <i>Rate Units</i> | <i>Units</i> | <i>Units</i> | <i>PSAC</i> | <i>K-Gr. 5</i> | <i>Gr. 6 - 8</i> | <i>Gr. 9 - 12</i> |
| <i>Draft 2018 Plan</i> | | | | | | | | |
| <i>Project Type</i> | | | | | | | | |
| <i>2018 Draft Plan</i> | | | | | | | | |
| Inclusionary Zoning | 9 | 896 | 232 | 1119 | | | | |
| 100% Affordable-Family | 2 | 0 | 124 | 124 | | | | |
| 100% Affordable-Senior | 0 | 0 | 0 | 0 | | | | |
| Totals | 11 | 896 | 356 | 1243 | 453 | 264 | 113 | 75 |
| Percent of Total | | 72% | 29% | | | | | |
| <i>2020 Final Plan</i> | | | | | | | | |
| Inclusionary Zoning | 5 | 520 | 96 | 616 | | | | |
| 100% Affordable-Family | 4 | 0 | 184 | 184 | | | | |
| 100% Affordable-Senior | 1 | 0 | 80 | 80 | | | | |
| Totals | 10 | 520 | 360 | 880 | 329 | 185 | 83 | 61 |
| Percent of Total | | 59% | 41% | | | | | |