

#2. DEVELOPMENTS NOT YET COMPLETED

a. Ellsworth Center (6 Affordable Units)

This project is currently under construction with Phase 1 complete. Construction ceased in March because of the Covid-19 pandemic. As of June 18, 2020 construction has not restarted. Completion not expected until 2022.

b. Avalon Bay Redevelopment (132 Affordable Units)

The applicant has been meeting with Township Staff (Technical Review Committee) for several meetings to review preliminary engineering plans. The applicant expects to submit a fully engineered plan to the Township by late summer with a tentative Planning Board hearing sometime in fall 2020. Construction not expected to start until summer 2021.

c. Princeton Theological Seminary (Woodstone) (89 Affordable Units)

This project has received preliminary/final site plan approval from the Township Planning Board and is currently under construction. It is anticipated that the first affordable units will come on line by summer of 2021. It is anticipated that this project will take four (4) years to complete.

d. 400 Steps (36 Affordable Units)

Preliminary/Final site plans were recently submitted to the Township and is currently scheduled for review by the TRC (Technical Review Committee) which is a prerequisite before appearing in front of the Township Planning Board. It is anticipated that the Planning Board will hear this application in early September 2020. Construction not to start until summer 2021. A two year construction schedule is anticipated for completion.

e. Heritage Village (60 Affordable Units)

The applicant has submitted a preliminary/final site plan which has been reviewed by the Township TRC (Technical Review Committee). The applicant will be submitting revised site plans to the TRC for a second meeting in mid-July. A Planning Board hearing is expected by late August 2020. Construction expected to start by spring 2021. It is anticipated to take three years to complete this project.

f. Princeton Ascend (5 Affordable Units)

This property is currently under construction and it is expected that the residential units will be occupied by spring 2021.

g. Garden Homes (157 Affordable Units)

The applicant submitted (6/12/2020) a preliminary/final site plan. The application is being reviewed for "completeness" prior to scheduling a Township TRC (Technical Review Committee) meeting. If deemed complete, the application will be scheduled for TRC review early August 2020 with a Planning Board hearing by late fall 2020. There is less density proposed than the approved Fair Share Plan provides for. Construction not expected to start until summer 2021 with a four year construction schedule.

h. Roseland/Mack Cali aka Princeton Executive Park (164 Affordable Units)

The applicant has submitted a preliminary/final site plan and has had several TRC (Technical Review Committee) meetings with Township staff. The application is currently scheduled for Planning Board public hearing on August 5, 2020. Construction for Phase 1 not expected to start until spring 2021. Phase 2 to begin by January 2025 per settlement agreement.

i. Sun Bank Property aka VCC Princeton Junction, LLC (3 Affordable Units)

The project is currently under construction. It is anticipated that the first residential units will be complete by spring of 2021. Completion dated 2022.

j. Dr. Mian Property (2 Affordable Units)

Township Staff has met intermittently with the applicant and their professional design staff but as of this date (June 2020), no official development application has been submitted to the Township.

k. Bear Creek Senior Living (51 Age Restricted Affordable Units)

The developer has received preliminary/final site plan approval from the Township Planning Board in spring of 2020. The plans are currently being reviewed by Township staff for “resolution compliance” to ensure that all conditions of the Planning Board approval have been met. Construction is anticipated once the review has been completed (by July 2020). It is anticipated that this project will take two years to complete once construction starts.

l. Bear Brook Homes (2 Affordable Units)

This project is currently under construction. It is anticipated to be completed by fall 2021.

m. Princeton Theological Seminary (PTS) Phase 2 (48 Affordable Units)

This project is constructed and occupied by seminary students. Once the new campus is constructed in Princeton, the West Windsor campus units will be sold and converted into market and affordable housing units open to the public at large.

With the Covid-19 pandemic, the seminary is moving cautiously with the sale of the West Windsor campus and with the construction of the new campus in Princeton. At this time, it is not known when the affordable units will become available to the public.

n. Home Front/Haven House (4 Affordable Units)

Permits have been issued for renovation and conversion of the existing two (2) family residence is under way. Renovations are expected to be completed in the fall of 2020.

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There are no unbuilt sites or unfulfilled mechanisms other than those covered by paragraph 7 of the Settlement Agreement (i.e., the southern portion of the Mack-Cali development, the 32 special needs bedrooms and market to affordable units, and the 48 Princeton Theological Seminary Phase 2 apartments) that do not continue to present a realistic opportunity. Therefore, no mechanisms to meet unmet need need to be revised or supplemented.

#3. Answer NO

#4. No Construction deadlines in court approved settlement agreement. See question #2 for

anticipated project start/completion dates.

#5. All unbuilt projects are within Sanitary Sewer service areas. There are no barriers to obtaining water & sewer for unbuilt sites. There are no changes to DEP permits or construction that would prohibit any unbuilt project from being constructed.

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