

Table 1

| Inclusionary Development: For-Sale Townhouses |           |                   |            |        |                  |       |            |        |                                   |       |            |        |
|---|-----------|-------------------|------------|--------|------------------|-------|------------|--------|-----------------------------------|-------|------------|--------|
| Total Units                                   |           | Market Rate Units |            |        | Affordable Units |       |            |        | Affordable - Multi-Family Rentals |       |            |        |
|   |           | 240 (80%)         |            |        | 300              |       |            |        | 60 (20%)                          |       |            |        |
| Pop. Generated                                | Unit Type | Units             | Multiplier | Total  | Unit Type        | Units | Multiplier | Total  | Unit Type                         | Units | Multiplier | Total  |
| Total People                                  | 2&3 BR    | 240               | 2.477      | 594.48 | 2-BR             | 48    | 2.09       | 100.32 | 1-BR                              | 12    | 1.61       | 19.32  |
|   |           |                   |            |        | 2-BR             | 36    | 2.76       | 99.36  |                                   |       |            |        |
|   |           |                   |            |        | 3-BR             | 12    | 3.05       | 36.6   | 3-BR                              | 12    | 3.82       | 45.84  |
|   | Total     |                   |            | 594.48 | Total            |       |            | 136.92 | Total                             |       |            | 164.52 |
| School Age Children                           | 2&3 BR    | 240               | 0.296      | 71.04  | 2-BR             | 48    | 0.35       | 16.8   | 1-BR                              | 12    | 0.16       | 1.92   |
|   |           |                   |            |        | 2-BR             | 36    | 0.68       | 24.48  |                                   |       |            |        |
|   |           |                   |            |        | 3-BR             | 12    | 0.86       | 10.32  | 3-BR                              | 12    | 1.37       | 16.44  |
|   | Total     |                   |            | 71.04  | Total            |       |            | 27.8   | Total                             |       |            | 42.84  |
| Public School Children                        | 2&3 BR    | 240               | 0.242      | 58.08  | 2-BR             | 48    | 0.32       | 15.36  | 1-BR                              | 12    | 0.14       | 1.68   |
|   |           |                   |            |        | 2-BR             | 36    | 0.62       | 22.32  |                                   |       |            |        |
|   |           |                   |            |        | 3-BR             | 12    | 0.78       | 9.36   | 3-BR                              | 12    | 1.27       | 15.24  |
|   | Total     |                   |            | 58.08  | Total            |       |            | 25.34  | Total                             |       |            | 39.24  |

## Sources

**Table 1** Listokin, et al., *New Jersey Demographic Multipliers: The Profile of Occupants of Residential and Nonresidential Development*, Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers University, 2006

**Table 2** Morris, et al., *School-Age Children in Rental Units in New Jersey: Results from a Survey of Developers and Property Managers*, Rutgers Center for Real Estate, Rutgers University, 2018

Table 2

| School Age Children from Affordable Rental Units Based on July 2018 RCRE Report |       |            |        |
|---|-------|------------|--------|
| Unit Type   | Units | Multiplier | Total  |
| 1-BR  | 12    | 0.103      | 1.236  |
| 2-BR  | 36    | 0.721      | 25.956 |
| 3-BR  | 12    | 1.089      | 13.068 |
| Total   |       |            | 40.26  |

\*Alternative data source

## Notes

- One-bedroom data not available for townhouse development
- Townhouse tenure was not specified in the source for Table 1, but ownership is typical for townhouse development
- Bedroom splits for affordable units based on regulatory standards