

*SJ Questions to WB Twp:*

If the percentage is less than 20%, provide an explanation as to why the 20% percentage is too high given current market conditions.

Please indicate the approved number of dwelling units per acre. If the density is less than 15 units per acre, provide an explanation as to why a higher density was not approved for the transit-oriented neighborhood.

*WB Twp Response:*

For most rental properties, all that state law requires as affordable, is 15%. As we are just starting to build new units in our downtown, we need to focus on market rate units to reinvigorate business and commercial in our downtown, and not have builders choose to locate elsewhere where a lesser percentage of affordable units is required. After several projects have been constructed we may have capacity to require a higher percentage of affordable units, as they will be a lesser percentage of the total of all new units to be constructed.

By way of example, one of our current approvals, in the heart of this mapped zone, is just over an acre of property (1.1 acres) with 145 apartment units approved. So a minimum density of 15 units to the acre is not a problem.

**SJ Review Feedback as of 10/06/2019 With TWP Comments in RED:**

Thank you for the additional information. The affordable housing and density provisions are the key elements of a TOD, and we do not yet have enough information to waive the minimum requirements for this action.

While we appreciate the information about Woodbridge's many TOD plans and approvals, the varying types of provisions and standards you've shared with us is a bit confusing. Please select just 1-2 plans/ordinances and address the affordable housing requirement and density of each one. For example, you mentioned a recent approval of a 145 unit rental project on 1.1 acres. Since that satisfies the density requirement, and if there's at least a 15% affordable housing requirement, perhaps that should be one of the plans for this TOD action. **Addressed Please see Downtown Woodbridge Area 1**

We suggest you update your previously submitted checklist with the above information. **Checklist addresses accurate data in relation to Downtown Woodbridge Area 1.**

Note that the expiration date for this action will be based upon the date of just one of the adopted TOD plans or ordinances. **Ordinance attached (Dated 10/10/2017)**

We apologize for any inconvenience or frustration that this additional request for information may create. However, it's important that we apply the action requirements consistently and that any waivers are well-documented. Also, once approved, your submission becomes a valuable resource for other municipalities interested in completing the action, and we want to make sure the posted information is clear and concise.