



# MATRIX **NEW**WORLD

Engineering Progress

## AFFORDABLE HOUSING SERVICES

### **Matrix is residential.**

On March 10, 2015 the New Jersey Supreme Court ruled unanimously to return the enforcement of the constitutional requirement, imposed by the Mount Laurel doctrine, that municipalities must create realistic opportunities for the construction of low- and moderate-income housing to the courts. Municipalities must have filed declaratory actions indicating their participation in the court mandated compliance process by July 8, 2015 or risk exposure to builder's remedy lawsuits. In addition, municipalities are anticipated to have up to five (5) months from that date, or until December 8, 2015, to prepare updated housing plan elements and fair share plans or once again risk exposure to builder's remedy litigation.

The aggressive timeline for compliance and the powerful nature of builder's remedy litigation as a tool to compel municipal compliance has created a tremendous opportunity for developers to construct residential projects on suitable properties in municipalities throughout N.J. Developers are also typically able to obtain substantial increases in density for projects that contain a 10-20% set-aside of affordable housing units. The time is now to evaluate and engage with municipalities of interest to discuss potential projects.

Matrix New World Engineering, Inc. (Matrix) has extensive experience in providing a full range of planning, engineering, survey and related services for developers in many different market sectors, including the residential market sector. Our professionals have a detailed knowledge of the recent Supreme Court decision, applicable affordable housing regulations, Fair Housing Act, Uniform Housing Affordability Controls, affordable housing legislation, executive orders, and key historic court decisions and case law.

Matrix can facilitate housing development beginning with site selection, through the approval process and ultimately construction. We have enabled our clients to realize substantial cost savings and maximize profitability by leveraging our detailed regulatory and design knowledge to maximize the unit count and square footage of the projects we design while minimizing costs through identifying the most expedient pathway to attain project approvals. Matrix is a full service engineering firm which can leverage the extensive experience of its employees to meet and overcome any site development challenges.

A full list of our services is available upon request. In addition, as the preparation of a site suitability analysis for projects containing a set aside of affordable housing units is one the key recommended initial steps, a representative scope of services for a site suitability analysis is available upon request.

### **Services Provided:**

- Site Identification
- Affordable Housing Site Suitability Analysis
- Feasibility Studies/Constraints Mapping
- Housing Plan Element/Fair Share Plan Analysis
- Calculation of Third Round Affordable Housing Obligations
- Development Fee & Payment in Lieu Advisory Services
- Land Use & Zoning Analysis
- Land Development Advisory Services
- Redevelopment & Rehab Studies & Plans
- Ordinance Preparation & Rezoning
- Professional Planning Reports & Testimony
- Fiscal Impact Analysis
- Build-out Analysis
- Litigation Support & Expert Witness Testimony
- Full suite of allied services, including engineering, survey, environmental permitting, environmental remediation, traffic, geotechnical, landscape architecture and related services

### **Contact**

#### **Matrix New World Engineering, P.C.**

Peter Van den Kooy, PP, AICP  
pvandenkooy@matrixnewworld.com  
or

Sean Savage, PE, LEED AP  
ssavage@matrixnewworld.com  
732.588.2999  
800.747.6287 (MATRIX)  
matrixnewworld.com  
Certified WBE/DBE/SBE

