

The Collection at Hopewell COAH Distribution

	Total Units	1 BR	2 BR	3 BR
COAH 1	19	2	12	5
COAH 2	21	2	14	5
COAH 3	19	2	12	5
COAH 4	19	2	12	5
Provided	78	8	50	20
Required	78	no more than 15		No less than 16

Income Distribution

	Total Units	1 BR	2 BR	3 BR	% Allocation
Very Low Income	12	2	7	3	15.38%
Low Income	27	2	18	7	34.62%
Moderate Income	39	4	25	10	50.00%
Total	78	8	50	20	

*50% of each BR count must be available to Very low or low

*at least 1 unit in each bedroom count must be very low

The Collection at Hopewell, COAH Phasing Review, as per Section 3.05 of Redevelopment Agreement

Min percentage COAH Completed, Total COAH	Number of COAH Required	Round UP	Percentage of Market Completed, Total Market Rate 301	Number of Market Rate Allowed	Round DOWN
78	0	0	25%	75.25	round to 75
0%	0	0	25%	75.25	round to 75
10%	7.8	round to 8	25% + 1	76.25	round to 76
50%	39	39	50%	150.5	round to 150
75%	58.5	round to 59	75%	225.75	round to 225
100%	78	78	90%	270.9	round to 270

Note: 379 total units, 301 market rate and 78 COAH, results in 20.5% COAH set-aside.

EXHIBIT A-21
DATE: 7/14/21