



Clarke Caton Hintz

Architecture

Planning

Landscape Architecture

December 9, 2025

VIA EMAIL

Bernard Hvozdovic Jr.
Administrator
Municipality of Princeton
400 Witherspoon St
Princeton, NJ 08540

Re: Proposal for 2026 Affordable Housing Planning Services

100 Barrack Street
Trenton NJ 08608
clarkecatonhintz.com
Tel: 609 883 8383
Fax: 609 883 4044

Dear Mr. Hvozdovic,

Pursuant to your request, this letter sets forth Clarke Caton Hintz’s (CCH’s) proposal for services to undertake work, as requested, for affordable housing monitoring. This includes the following:

- Housing Plan Element/Fair Share Plan Amendments**
- Spending Plan Amendments**
- Defense of Challenges**
- Assistance in Finalizing Ordinances**
- Monitoring Fourth Round Affordable Housing Credits**
- Testimony at Planning/ Zoning Board Meetings**
- Other Related Services**

Recommended Budget 2026:

\$42,000.00

John Hatch, FAIA
George Hibbs, AIA
Brian Slaugh, AICP
Michael Sullivan, AICP
Michael Hanrahan, AIA
Mary Beth Lonergan, AICP

Based on this anticipated scope articulated herein, a budget of \$42,000.00 in fees and reimbursables is recommended for 2026. Since many factors are unknown, and there may be influences beyond Princeton’s internal team that may require additional effort on our behalf, we cannot fully understand all the time that will be required. Therefore, this suggested budget may need to be supplemented in the future based on circumstances.

Charges will be billed monthly, on a time-and-materials basis, not to exceed \$42,000 without authorization from Princeton. Work undertaken in 2026 will be charged according to our 2026 schedule of hourly billing rates (attached).



Municipality of Princeton
Proposal for 2026 Affordable Housing Planning Services

Clarke Caton Hintz

We look forward to continuing to work with Princeton on your affordable housing planning needs. If you have any questions regarding this proposal, please do not hesitate to contact me.

Sincerely,
Clarke Caton Hintz, *by*



Michael F. Sullivan, ASLA, AICP
Principal

C: Sindy Sandoval (ssandoval@princetonnj.gov)
 Rhodalynn Jones (rjones@princetonnj.gov)
 Sarah Ocicki Sarah (socicki@princetonnj.gov)

Enclosure



CLARKE CATON HINTZ, PC
2026 PROFESSIONAL PLANNING FEE SCHEDULE

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PLANNERS & LANDSCAPE ARCHITECTS

HOURLY RATE

	<u>Standard</u>	<u>Litigation</u>
Brian Slaugh, PP, AICP	\$205	\$250
Michael Sullivan, ASLA, AICP, PLA, PP	\$205	\$250
Mary Beth Lonergan, PP, AICP	\$195	\$240
David Robbins, AICP, CLARB, LEED	\$195	\$240
Elaine Clisham, PP, AICP	\$170	\$190
Donna Miller, PP, AICP, CFM	\$165	\$185
Tristan Harrison, PP, AICP	\$145	\$175
Isabel Rodriguez, PP, AICP	\$145	\$165
Eden Cohen, BA	\$145	\$165
Katharine Schumacher, MLA	\$145	\$165
Eric Harris, MCRP	\$130	\$160
Jason Pene, Jr., BSCEP	\$115	\$135
Staff (3.1 x direct salary – not to exceed \$110/hr)	\$90 to \$110	

NOTE: Standard rates shall be applicable for all services to public sector clients except for those related to litigation/contested matters in which case Expert rates shall apply. Time for off-premise work is billable on a portal-to-portal basis. Reimbursable expenses, including travel, copying, computer plotting and other reproducible items, postal charges, photography, subcontracted work and other expenses directly related to a specific project or application are billed at the firm's direct cost without mark-up for administration.

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