

**2020**  
**THIRD ROUND HOUSING ELEMENT AND**  
**FAIR SHARE PLAN**

**WESTAMPTON TOWNSHIP**  
**BURLINGTON COUNTY, NEW JERSEY**



**ENVIRONMENTAL**  
**RESOLUTIONS, INC.**

*Engineers • Planners • Scientists • Surveyors*

***Prepared By:***

**Environmental Resolutions, Inc.**  
**815 East Gate Drive, Suite 103**  
**Mount Laurel, New Jersey 08054**  
**(856) 235-7170**

***Prepared For:***

**Westampton Township**  
**710 Rancocas Road**  
**Lumberton, New Jersey 08060**

  
Barbara J. Fegley, AICP, PP  
New Jersey Professional Planner #3259

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# **HOUSING ELEMENT AND FAIR SHARE PLAN**

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# HOUSING ELEMENT

## I. INVENTORY OF MUNICIPAL HOUSING STOCK

### A. Age of Housing Stock

The Township of Westampton has a relatively newer housing stock as shown in Table 1. Approximately 81.8% of the Township's housing was constructed between 1970 to 2014 or later as opposed to 59.4% for the County in the same period. Housing construction reached its peak in the Township during 1980-1989 with a decrease from that peak to a low of 0% between 2010-2013.

**TABLE 1**  
**AGE OF HOUSING STOCK**  
**Township of Westampton and Burlington County, NJ**

Decade	Westampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Pre 1939	42	1.2%	19,549	10.9%
1940-1949	114	3.3%	5,511	3.1%
1950-1959	159	4.7%	21,654	12.1%
1960-1969	306	9.0%	25,884	14.5%
1970-1979	266	7.8%	30,586	17.1%
1980-1989	1,066	31.2%	25,784	14.4%
1990-1999	702	20.6%	26,280	14.7%
2000-2009	716	21.0%	18,934	10.6%
2010-2013	0	0.0%	2,971	1.7%
2014 or later	45	1.3%	1,619	0.9%
Total	3,416		178,772	

*Source: Selected Housing Characteristics, 2014-2018 American Community Survey 5 Year Estimates, Table DP04.*

### B. Owner Occupied Housing Values

Table 2 shows that the median housing value for the Township was estimated to be \$248,900 for the 2014 to 2018 period. This value is similar to the median County value of \$247,600. The predominant housing values in the Township were in the \$150,000 to \$299,999 range, with 61.9% of the owner occupied units in this value range as shown in Table 2. Approximately 9.5% of the homes were valued between below this range and 28.6% were valued above that range. In the County, the majority, or 56.9% of units were valued within the \$200,000 to \$499,999 range. Comparing the Township and County, the County had 35.2% of the units valued at \$300,000 and over while the Township had 28.6% of units valued over \$300,000.

**TABLE 2**  
**OWNER OCCUPIED HOUSING VALUES**  
**Township of Westampton and Burlington County, NJ**

	<b>Westampton Township</b>		<b>Burlington County</b>	
<b>Value</b>	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Owner-occupied units	<b>2,933</b>		<b>125,355</b>	
Less than \$50,000	129	4.4%	3,580	2.9%
\$50,000 to \$99,999	16	0.5%	4,145	3.3%
\$100,000 to \$149,999	134	4.6%	13,559	10.8%
\$150,000 to \$199,999	576	19.6%	22,572	18.0%
\$200,000 to \$299,999	1,240	42.3%	37,361	29.8%
\$300,000 to \$499,999	741	25.3%	33,959	27.1%
\$500,000 to \$999,999	83	2.8%	9,140	7.3%
\$1,000,000 or more	14	0.5%	1,039	0.8%
Median (Dollars)	\$248,900	(x)	\$247,600	(x)

*Source: Selected Housing Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP04, Westampton Township and Burlington County, New Jersey.*  
*Explanation of Symbol: (x)-The estimate is not applicable or not available.*

### **C. Mortgage Status and Selected Monthly Owner Costs**

Table 3 indicates selected monthly owner costs for those with a mortgage and those without a mortgage in the Township and the County. In the Township, the median mortgage estimated in the 2014 to 2018 period was \$2,028, which was roughly equal to the \$2,101 in the County. There was significantly more housing with a mortgage (2,415 or 82.3%) than without a mortgage (518 or 17.7%) in the Township. This compares to 88,086 or 70.3% in the County with a mortgage and 37,269 or 29.7% in the County without a mortgage.

**TABLE 3**  
**SELECTED MONTHLY OWNER COSTS (SMOC)**  
**Township of Westampton and Burlington County, NJ**

Value	Westampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Housing with a Mortgage	2,415		88,086	
Less than \$500	27	1.1%	117	0.1%
\$500 to \$999	158	6.5%	3,099	3.5%
\$1000 to \$1499	473	19.6%	14,790	16.8%
\$1500 to \$1,999	518	21.4%	22,215	25.2%
\$2,000 to \$2,499	562	23.3%	18,891	21.4%
\$2,500 to \$2,999	230	9.5%	12,141	13.8%
\$3,000 or More	447	18.5%	16,833	19.1%
Median (Dollars)	\$2,028	(x)	\$2,101	(x)
Housing without a Mortgage	518		37,269	
Less than \$250	16	3.1%	581	1.6%
\$250 to \$399	0	0.0%	868	2.3%
\$400 to \$599	48	9.3%	3,642	9.8%
\$600 to \$799	143	27.6%	8,727	23.4%
\$800 to \$999	123	23.7%	9,507	25.5%
\$1000 or More	188	36.3%	13,944	37.4%
Median (Dollars)	\$867	(x)	\$897	(x)

*Source: Selected Housing Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP04, Westampton Township and Burlington County, New Jersey. Explanation of Symbol: (x)-The estimate is not applicable or not available.*

#### **D. Monthly Owner Costs**

Table 4 estimates Selected Monthly Owner Costs as a percentage of Household Income for Households with a Mortgage in the 2014 to 2018 period. In the Township, the greatest percentage of households (42.0%) spent less than 20% on owner costs. The greatest percentage of County households (38.2%) also spent less than 20% of their income on owner costs. For the Township, the second and third largest percentage of household costs, respectively, were in the 35.0% or more and 20.0 to 24.9% of household income categories. For the County, likewise, the second largest percentage of owner costs was in the 35.0% or more category and the third largest was in the 20.0 to 24.% category. The figures indicate that generally, Township residents spent approximately the same range of household income on owner costs as County residents.

For owners without a mortgage, the percent of Township and County residents in the 10.0 to 19.99% range of costs as a percentage of household income were similar, however, almost double the percent of County owners compared to Township owners were in the 35% or more range (18.1% County versus 9.5% Township).

**TABLE 4**  
**SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF**  
**HOUSEHOLD INCOME (SMOCAPI)**  
**HOUSING UNITS WITH AND WITHOUT A MORTGAGE**  
**Township of Westampton and Burlington County, NJ**

Percentage	Westampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Housing Units with a Mortgage (Excluding Units Where SMOCAPI Cannot be Computed)	2,415		87,827	
Less than 20.0 Percent	1,014	42.0%	33,553	38.2%
20.0 to 24.9 Percent	406	16.8%	15,237	17.3%
25.0 to 29.9 Percent	251	10.4%	10,431	11.9%
30.0 to 34.9 Percent	203	8.4%	7,160	8.2%
35.0 Percent or More	541	22.4%	21,446	24.4%
Not Computed	0	(x)	259	(x)
Housing Units Without a Mortgage (Excluding Units Where SMOCAPI Cannot Be Computed)	518		37,099	
Less than 10.0 Percent	176	34.0%	9,545	25.7%
10.0 to 19.9 Percent	189	36.5%	13,275	35.8%
20.0 to 29.9 Percent	74	14.3%	5,839	15.7%
30.0 to 34.9 Percent	30	5.8%	1,736	4.7%
35.0 Percent or More	49	9.5%	6,704	18.1%
Not Computed	0	(x)	170	(x)

*Source: Selected Housing Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP04, Westampton Township and Burlington County, New Jersey. Explanation of Symbol: (x)-The estimate is not applicable or not available.*

#### **E. Gross Rent**

Table 5 shows the estimated Gross Rent for Westampton Township and Burlington County residents. Median rent for Township residents was \$1,632 as opposed to \$1,299 for County residents. Nearly half of Township residents (45.9%) paid between \$1,500 and \$1,999 for rent while in the County, almost half (41.2%) paid \$1,000 to \$1,499 for rent.

#### **F. Gross Rent and Household Income**

Table 6 compares Gross Rent as a percentage of household income for Township and County residents. In the Township, 20.0% of renters spent 35.0% or more on rent as compared to 40.2% of renters spending this amount in the County.

**TABLE 5**  
**GROSS RENT**

**Township of Westampton and Burlington County, NJ**

<b>Gross Rent</b>	<b>Westampton Township</b>		<b>Burlington County</b>	
	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Occupied Units Paying Rent	185	(x)	38,618	(x)
Less than \$500	0	0.0%	1,347	3.5%
\$500 to \$999	19	10.3%	7,744	20.1%
\$1,000 to \$1,499	51	27.6%	15,897	41.2%
\$1,500 to \$1,999	85	45.9%	8,659	22.4%
\$2,000 to \$2,499	30	16.2%	3,745	9.7%
\$2,500 to \$2,999	0	0.0%	867	2.2%
\$3,000 or More	0	0.0%	359	0.9%
No Rent Paid	51	(x)	1,523	(x)
Median (Dollars)	\$1,632	(x)	\$1,299	(x)

*Source: Selected Housing Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP04, Westampton Township and Burlington County, New Jersey. Explanation of Symbol: (x)-The estimate is not applicable or not available.*

**TABLE 6**  
**GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME**  
**(GRAPHI)**

**Township of Westampton and Burlington County, NJ**

<b>Value</b>	<b>Westampton Township</b>		<b>Burlington County</b>	
	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Occupied Units Paying Rent (Excluding Units where GRAPI Cannot be Computed)	185		38,204	
Less than 15.0 Percent	0	0.0%	4,421	11.6%
15.0 to 19.9 Percent	104	56.2%	5,006	13.1%
20.0 to 24.9 Percent	44	23.8%	5,502	14.4%
25.0 to 29.9 Percent	0	0.0%	4,085	10.7%
30.0 to 34.9 Percent	0	0.0%	3,828	10.0%
35.0 Percent or More	37	20.0%	15,362	40.2%
Not Computed	51	(x)	1,937	(x)

*Source: Selected Housing Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP04, Westampton Township and Burlington County, New Jersey. Explanation of Symbol: (x)-The estimate is not applicable or not available.*

## **G. Housing Tenure**

Occupied Units by Housing Tenure is shown in Table 7. The figures indicate there were significantly fewer renters in the Township (7.4%) as in the County (24.3%) and there was a lower rate of ownership in the County (75.7%) than in the Township (92.6%). Table 7 also indicates that average household size of renter occupied units in the Township and County are comparable with average renter household size of 2.26 for the Township and 2.34 for the County. For owner occupied units, the Township average household size is 2.78 and the average County household size is 2.72.

**TABLE 7**  
**OCCUPIED UNITS BY HOUSING TENURE**  
**Township of Westampton and Burlington County, NJ**

Unit Type	Westampton Township			Burlington County		
	Estimated Number of Units	Percent	Average Household Size	Estimated Number of Units	Percent	Average Household Size
Owner Occupied	2,933	92.6%	2.78	125,355	75.7%	2.72
Renter Occupied	236	7.4%	2.26	40,141	24.3%	2.34
Total Occupied Units	3,169	100.0%		165,496	100.0%	

*Source: Selected Housing Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP04, Westampton Township and Burlington County, New Jersey. Explanation of Symbol: (x)-The estimate is not applicable or not available.*

## **H. Units in Structure**

The Number of Units in Structure is shown in Table 8. The data indicates that the 1-unit detached dwelling category had the largest percentage of unit types for both Westampton Township (61.7%) and the County (64.9%), although the percentage was larger for the County. The 1-unit attached category was the second largest for both Westampton Township (36.3%) and the County (15.3%). The County had a higher percentage of structures with 2 or more units, with the highest percentage of this category structures with 20 or more units, comprising 4.6% of all structures. In the Township, structures with 10 to 19 units were the highest percentage of structures with greater than 2 units. These structures comprised 1.1% of the total units.

## **I. Occupants per Room**

Table 9 shows that the greatest percentage of occupants per room was 1.0 or less in both the Township (100.0%) and the County (98.5%) for the 2014-2018 period. The County had a greater percentage (0.3%) of more than 1.51 occupants per room than the Township (0.0%) during this period.

**TABLE 8**  
**UNITS IN STRUCTURE**

**Township of Westampton and Burlington County, NJ**

Unit Type	Westampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
1-Unit, Detached	2,107	61.7%	115,995	64.9%
1-Unit, Attached	1,241	36.3%	27,316	15.3%
2 Units	0	0.0%	3,928	2.2%
3 or 4 Units	0	0.0%	5,718	3.2%
5 to 9 Units	13	0.4%	7,872	4.4%
10 to 19 Units	36	1.1%	7,390	4.1%
20 or More Units	19	0.6%	8,215	4.6%
Mobile Home	0	0.0%	2,321	1.3%
Boat, RV, Van, Etc.	0	0.0%	17	0.0%
Total Housing Units	3,416	100.0%	178,772	100.0%

*Source: Selected Housing Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP04, Westampton Township and Burlington County, New Jersey. Explanation of Symbol: (x)-The estimate is not applicable or not available.*

**TABLE 9**  
**OCCUPANTS PER ROOM**

**Westampton Township and Burlington County, NJ**

Occupants Per Room	Westampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
1.00 or Less	3,169	100.0%	163,496	98.5%
1.01 to 1.50	0	0.0%	1,880	1.1%
1.51 or More	0	0.0%	555	0.3%
Occupied Housing Units	3,169	100.0%	165,496	100.0%

*Source: Selected Housing Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP04, Westampton Township and Burlington County, New Jersey. Explanation of Symbol: (x)-The estimate is not applicable or not available.*

**J. Number of Rooms**

The median number of rooms in Township housing units for 2014-2018 was 6.9, which was slightly higher than the County median of 6.5 rooms (Table 10). The greatest percentage of units in the Township contained 7 rooms (27.4%) while in the County, the greatest percentage of units had 9 or more rooms (20.2%). Table 10 indicates that in the County, 57.4% of the units contained 4 to 7 rooms while in the Township, 64.2% of the units contained 4 to 7 rooms. In the Township, 33.5% of the units contained 8 or more rooms whereas in the County, 34.3% of the units contained 8 or more rooms.

**TABLE 10**  
**NUMBER OF ROOMS**  
**Westampton Township and Burlington County, NJ**

Rooms	Westampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Housing Units	3,416		178,772	
1	0	0.0%	1,158	0.6%
2	19	0.6%	2,376	1.3%
3	58	1.7%	11,304	6.3%
4	114	3.3%	19,686	11.0%
5	533	15.6%	24,957	14.0%
6	610	17.9%	30,805	17.2%
7	937	27.4%	27,147	15.2%
8	595	17.4%	25,223	14.1%
9 or more	550	16.1%	36,116	20.2%
Median	6.9	(x)	6.5	(x)

*Source: Selected Housing Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP04, Westampton Township and Burlington County, New Jersey.*  
*Explanation of Symbol: (x)-The estimate is not applicable or not available.*

#### **K. Number of Bedrooms**

For both the Township and the County, Table 11 indicates that the greatest percentage of units contained 3 bedrooms. Table 11 indicates that in the Township, 97.4% of the housing units contained between 2 and 4 bedrooms as opposed to 84.9% of the units in the County. However, 69.3% of units in the Township had between 2 and 3 bedrooms, compared to 57.3% in the County. The Township had 79.8% and the County had 67.9% of the units in the 3 or more bedroom category.

#### **L. Home Heating Fuel**

Information contained in Table 12 indicates that in both the Township and the County, utility gas was the fuel of choice for the majority of units, with 66.4% and 69.9% of the units heated by that fuel source, respectively. Electricity is the next preferred source of fuel in the Township (24.2% percent) followed by Fuel Oil or Kerosene (4.3%). In the County, electricity is the next preferred source of fuel (17.1%), followed by Fuel Oil or Kerosene (9.2%).



**TABLE 11**  
**NUMBER OF BEDROOMS**

**Westampton Township and Burlington County, NJ**

Rooms	Westampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
No Bedroom	0	0.0%	1,319	0.7%
1	19	0.6%	17,068	9.5%
2	672	19.7%	38,866	21.7%
3	1,695	49.6%	63,515	35.5%
4	960	28.1%	49,556	27.7%
5+	70	2.0%	8,448	4.7%
Total Housing Units	3,416		178,772	

*Source: Selected Housing Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP04, Westampton Township and Burlington County, New Jersey.  
Explanation of Symbol: (x)-The estimate is not applicable or not available.*

**M. Selected Characteristics**

Tables 12 and 13 show selected housing characteristics that can describe substandard conditions. These include lack of plumbing, lack of kitchen facilities and lack of fuel. There were 0.5% of households without fuel in the Township and 0.4% in the County. In the Township, 0.0% of units lack complete plumbing as opposed to 0.1% in the County. In the Township, 0.6% units lack complete kitchen facilities as opposed to 0.4% in the County. The percentage of units without telephone service is lower in the Township (0.6%) than in the County (1.1%).

**TABLE 12**  
**HOUSE HEATING FUEL**

**Westampton Township and Burlington County, NJ**

Fuel Type	Westampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Occupied Housing Units	3,169		165,496	
Utility Gas	2,105	66.4%	115,724	69.9%
Bottled, Tank or LP Gas	68	2.1%	3,318	2.0%
Electricity	767	24.2%	28,243	17.1%
Fuel Oil, Kerosene, etc.	136	4.3%	15,213	9.2%
Coal or Coke	0	0.0%	58	0.0%
Wood	12	0.4%	1,187	0.7%
Solar Energy	64	2.0%	571	0.3%
Other Fuel	0	0.0%	533	0.3%
No Fuel Used	17	0.5%	649	0.4%

*Source: Selected Housing Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP04, Westampton Township and Burlington County, New Jersey. Explanation of Symbol: (x)-The estimate is not applicable or not available.*

**TABLE 13**  
**SELECTED CHARACTERISTICS**

**Westampton Township and Burlington County, NJ**

Selected Characteristic	Westampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Occupied Housing Units	3,169		165,496	
Lacking Complete Plumbing Facilities	0	0.0%	245	0.1%
Lacking Complete Kitchen Facilities	19	0.6%	630	0.4%
No Telephone Service	19	0.6%	1,752	1.1%

*Source: Selected Housing Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP04, Westampton Township and Burlington County, New Jersey. Explanation of Symbol: (x)-The estimate is not applicable or not available.*

## **II. DEMOGRAPHIC CHARACTERISTICS**

### **A. Income Characteristics and Poverty Level**

Table 14 shows household income for Township and County residents as reported in the 2014-2018 American Survey 5-Year Estimates. Median household income for the Township was \$110,679 as opposed to \$84,992 for the County. Mean Household Income in the Township was \$119,244 and \$109,492 in the County. In Westampton, the average household size for owner-occupied units was 2.78 persons and for renter-occupied units, it was 2.26 persons (Table 7) as reported in the US Census 2014-2018 5-Year Estimates.

The 2020 Income Limits for Affordable Housing By Household Size for Region 5 Table is included in Appendix F of the Fair Share Plan.

**TABLE 14**  
**HOUSEHOLD INCOME**  
**Westampton Township and Burlington County, NJ**

Income and Benefits (In 2017 Inflation-Adjusted Dollars)	Westampton Township		Burlington County	
	Estimate of Households	Percent	Estimate of Households	Percent
Less than \$10,000	0	0.0%	\$5,552	3.4%
\$10,000-14,999	44	1.4%	\$3,729	2.3%
\$15,000-24,999	117	3.7%	\$9,760	5.9%
\$25,000-34,999	71	2.2%	\$10,712	6.5%
\$35,000-49,999	255	8.0%	\$16,244	9.8%
\$50,000-74,999	332	10.5%	\$26,942	16.3%
\$75,000-99,999	647	20.4%	\$23,056	13.9%
\$100,000-149,999	869	27.4%	\$32,540	19.7%
\$150,000-199,999	452	14.3%	\$18,239	11.0%
\$200,000 or More	382	12.1%	\$18,722	11.3%
Median Household Income	\$110,679	(x)	\$84,992	(x)
Mean Household Income	\$119,244	(x)	\$109,492	(x)
Total Households	3,169	(x)	165,496	(x)

*Source: Selected Housing Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP03, Westampton Township and Burlington County, New Jersey. Explanation of Symbol: (x)-The estimate is not applicable or not available.*

Table 15 show the Township's percentage of all people and all families whose income in the past 12 months was below the poverty level (2014-2018 5-Year Estimates) (1.8% and 0.7%, respectively). For the County, the percentage of all people and all families whose income in the past 12 months was below the poverty level was 6.5% and 4.4% respectively.

**TABLE 15**  
**PERCENTAGE OF FAMILIES AND PEOPLE WHOSE**  
**INCOME IN THE PAST 12 MONTHS IS BELOW THE**  
**POVERTY LEVEL**

**Westampton Township and Burlington County, NJ**

	<b>Westampton Township</b>	<b>Burlington County</b>
All People	1.8%	6.5%
All Families	0.7%	4.4%

*Source: Selected Housing Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP03, Westampton Township and Burlington County, New Jersey. Explanation of Symbol: (x)-The estimate is not applicable or not available.*

**B. Vehicles per Household**

Table 16 shows the available vehicles per household in the Township and the County. An estimated 70.1% percent of the Township's households have one or two vehicles available and 78.5% have 2 to 3+ vehicles. In Burlington County, an estimated 71.1% of the households have one or two vehicles available and 64.7% have 2 to 3+ vehicles available. In the Township, 3.1% of households have no vehicle available while in the County, 4.6% have no vehicle available.

**TABLE 16**  
**AVAILABLE VEHICLES PER HOUSEHOLD**  
**Westampton Township and Burlington County, NJ**

# Vehicles	<b>Westampton Township</b>		<b>Burlington County</b>	
	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>
Occupied housing units	3,169		165,496	
No Vehicle Available	97	3.1%	7,631	4.6%
1 Vehicle Available	585	18.5%	50,776	30.7%
2 Vehicles Available	1,637	51.7%	66,914	40.4%
3+ Vehicles Available	850	26.8%	40,175	24.3%

*Source: Selected Housing Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP03, Westampton Township and Burlington County, New Jersey. Explanation of Symbol: (x)-The estimate is not applicable or not available.*

**C. Persons by Age and Sex**

A review of the age distribution of the population can give insight into future demands on services, schools and housing trends. In the Township the median age is 41.1 as opposed to 41.5 in the County. In the Township, 25.2% of the population is aged 19 or younger, which is slightly higher rate than the County for which 23.5% of individuals are aged 19 or younger. The largest age group is aged 45 to 54 for both the Township (17.0%) and the County (15.1%). In the Township, 11.6% of residents were of the retirement age of 65 or older, compared to 16.3% in the County.

**TABLE 17**  
**PERSONS BY AGE AND SEX**

**Westampton Township and Burlington County, NJ**

Age Group	Westampton Township		Burlington County	
	Estimate	Percent	Estimate	Estimated %
Less than 5	256	2.9%	23,228	5.2%
5 to 9	719	8.3%	26,009	5.8%
10 to 14	665	7.6%	28,022	6.3%
15 to 19	554	6.4%	27,481	6.2%
20 to 24	406	4.7%	28,685	6.4%
25 to 34	1,111	12.8%	54,587	12.2%
35 to 44	1,199	13.8%	55,075	12.3%
45 to 54	1,476	17.0%	67,500	15.1%
55 to 59	872	10.0%	35,227	7.9%
60 to 64	439	5.0%	27,941	6.3%
65 to 74	704	8.1%	40,686	9.1%
75 to 84	189	2.2%	21,862	4.8%
85+	113	1.3%	10,064	2.3%
Median	41.1	(x)	41.5	(x)
Male 18+ Years	2,995	45.0%	171,255	48.7%
Female 18+ Years	3,657	55.0%	180,157	51.3%
Total Population	8,703	(x)	446,367	(x)

*Source: Selected Housing Characteristics, 2014-1018 Community Survey 5-Year Estimates, Tables DP05 and S0101, Westampton Township and Burlington County, New Jersey.*  
*Explanation of Symbol: (x)-The estimate is not applicable or not available.*

**D. Household Size and Household Type**

Household size and type information is useful in understanding the family and non-family composition of the Township and relative household size. In the Township, family households comprise 76.4% of all households and nonfamily households comprise 23.6% of the total. The percentage of family households is slightly lower in the County at a rate of 70.1% with a higher percentage of nonfamily households (29.9%). Of the occupied units, the most common household size was a 2-person households, which compromised 29.4% of households in Westampton Township and 33.3% of households in the County.

**TABLE 18**  
**HOUSEHOLD SIZE AND HOUSEHOLD TYPE**  
**Westampton Township and Burlington County, NJ**

<b>Subject</b>	<b>Westampton Township Occupied Housing Units</b>	<b>Burlington County Occupied Housing Units</b>
	<b>Estimate</b>	<b>Estimate</b>
Occupied Housing Units	3,169	165,496
Household Size		
1-person Household	20.7%	25.1%
2-person Household	29.4%	33.3%
3-person Household	21.4%	16.8%
4-or-more person Household	28.6%	25.8%
Household Type		
Family Household	76.4%	70.1%
Married-Couple Family	65.0%	53.9%
Other Family	11.4%	16.2%
Nonfamily Households	23.6%	29.9%

*Source: Occupancy Characteristics, 2014-2018 American Community Survey 5-Year Estimates, Table S2501, Westampton Township and Burlington County.*

### III. EMPLOYMENT CHARACTERISTICS

#### A. Commuting to Work

As Table 19 below shows, workers from Westampton Township were more likely to drive to work alone (87.1%) and less likely to carpool (3.8%) compared to workers in the County (83.0% and 7.2%, respectively). Township workers were equally likely to take public transportation as County workers, with 3.5% of residents utilizing public transportation in the Township and County. Additionally, 3.9% of Township workers worked from home and 0.4% walk to work.

**TABLE 19**  
**COMMUTING TO WORK**  
**Westampton Township and Burlington County, NJ**

Industry	Westampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
<b>Workers 16 years and older</b>	<b>4,649</b>		<b>222,233</b>	
Car, truck, or van-drove alone	4,048	87.1%	184,412	83.0%
Car, truck, or van-carpooled	176	3.8%	16,089	7.2%
Public transportation (excluding taxicab)	163	3.5%	7,885	3.5%
Walked	17	0.4%	2,736	1.2%
Other means	65	1.4%	2,255	1.0%
Worked at home	180	3.9%	8,856	4.0%
Mean travel time to work (Minutes)	31.3	(x)	29.7	(x)

*Source: Selected Economic Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DPO3, Westampton Township and Burlington County, New Jersey. Explanation of Symbol(s): (x) - The estimate is not applicable or not available.*

#### B. Employment Characteristics

Table 20 shows Employment Characteristics by Occupation. Management, business, science and arts were the predominant occupations in both the Township (51.0%) and County (44.1%) with Sales and office occupations as the second most common occupation (25.8% in the Township and 24.5% in the County).

Table 21 shows a summary of Employment Characteristics By Industry for Westampton Township and Burlington County residents. In the Township, the top three industries are Educational services, health care, and social assistance (28.4%); Public administration (13.4%); and Professional, scientific, management, administrative, and waste management services (9.0%). The top three industries for the County are Educational services health care, and social assistance (25.3 %); Professional, scientific, management, administrative, and waste management services (12.3%); and Retail trade (11.8%).

**TABLE 20**  
**EMPLOYMENT CHARACTERISTICS BY OCCUPATION**  
**Westampton Township and Burlington County, NJ**

Occupation	Westampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Civilians Employed, Population 16 years and over	4,653		222,818	
Management, business, science and arts occupations	2,371	51.0%	98,307	44.1%
Service occupations	509	10.9%	32,470	14.6%
Sales and office occupations	1,201	25.8%	54,656	24.5%
Natural resources, construction and maintenance occupations	231	5.0%	14,178	6.4%
Production, transportation, and material moving occupations	341	7.3%	23,207	10.4%

*Source: Selected Economic Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DP03, Westampton Township and Burlington County, New Jersey. Explanation of Symbol(s): (x) - The estimate is not applicable or not available.*

### **C. Labor Force Estimates**

The New Jersey Department of Labor Annual Average Labor Force Estimates are shown in Table 22. The data indicates that in the 1990 to 2000 period, the unemployment rate reached a high of 6.5% in 1992, after which there was a steady decline to 2.6% in 2000. The unemployment rate began to increase in 2001 to 2003 and then remained relatively stable from 2004 to 2007. Unemployment began to increase in 2008 and reached the peak of 7.5% in 2009. Unemployment decreased in 2010 and then increased to 7.4% in 2011 and remained at or near that level until 2014 when it began to decrease each year to 3% in 2019.

### **D. Annual Average Labor Force Estimates**

The New Jersey Department of Labor tracks the Annual Average Labor Force Estimates throughout the state by municipality and county. Table 23 shows Westampton Township and Burlington County Labor Force, Employment, Unemployment and the Unemployment Rate for 2013 to 2018. As seen in Tables 22 and 23, the Unemployment Rates for the Township and County have been decreasing since 2013.

### **E. Employment and Wages**

Table 24 shows Employment and Wages by Sector for the Township in 2018. The Wholesale Trade sector average employment in the Township far exceeds any other sector in 2018. The second most prominent employment sector was Health and Social.



Annual wages were highest in State Government positions (\$74,588) and second highest in the Administrative and Waste Remediation sector (\$70,918).

**TABLE 21**  
**EMPLOYMENT CHARACTERISTICS BY INDUSTRY**  
**Westampton Township and Burlington County, NJ**

Industry	Westampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	4,653		222,818	
Agriculture, forestry, fishing, hunting, and mining	0	0.0%	859	0.4%
Construction	155	3.3%	11,430	5.1%
Manufacturing	257	5.5%	17,228	7.7%
Wholesale trade	253	5.4%	7,468	3.4%
Retail trade	381	8.2%	26,396	11.8%
Transportation and warehousing, and utilities	359	7.7%	11,922	5.4%
Information	99	2.1%	5,142	2.3%
Finance, insurance, real estate, rental, and leasing	348	7.5%	18,197	8.2%
Professional, scientific, management, administrative, and waste management services	419	9.0%	27,420	12.3%
Educational services, health care and social assistance	1,323	28.4%	56,317	25.3%
Arts, entertainment, recreation, accommodation, food services	270	5.8%	15,299	6.9%
Other services, except public administration	166	3.6%	8,829	4.0%
Public administration	623	13.4%	16,311	7.3%

*Source: Selected Economic Characteristics, 2014-2018 Community Survey 5-Year Estimates, Table DPO3, Westampton Township and Burlington County, New Jersey. Explanation of Symbol(s): (x) - The estimate is not applicable or not available.*

**TABLE 22**  
**ANNUAL AVERAGE LABOR FORCE ESTIMATES, 1990-2019**  
**Westampton Township, NJ**

<b>Year</b>	<b>Labor Force</b>	<b>Employed</b>	<b>Unemployed</b>	<b>Unemployment Rate</b>
1990	3,423	3,292	131	3.8%
1991	3,473	3,293	180	5.2%
1992	3,426	3,204	222	6.5%
1993	3,350	3,177	173	5.2%
1994	3,403	3,252	151	4.4%
1995	3,521	3,374	147	4.2%
1996	3,659	3,515	144	3.9%
1997	3,743	3,621	122	3.3%
1998	3,772	3,666	106	2.8%
1999	3,800	3,696	104	2.7%
2000	3,850	3,751	99	2.6%
2001	3,860	3,747	113	2.9%
2002	3,968	3,809	159	4.0%
2003	4,006	3,846	160	4.0%
2004	4,075	3,938	137	3.4%
2005	4,196	4,056	140	3.3%
2006	4,247	4,094	153	3.6%
2007	4,171	4,032	139	3.3%
2008	4,207	4,026	181	4.3%
2009	4,234	3,918	316	7.5%
2010	4,799	4,491	308	6.4%
2011	4,952	4,585	367	7.4%
2012	4,997	4,635	362	7.2%
2013	4,989	4,624	365	7.3%
2014	4,875	4,594	281	5.8%
2015	4,922	4,710	212	4.3%
2016	4,935	4,728	207	4.2%
2017	4,926	4,738	188	3.8%
2018	4,861	4,702	157	3.2%
2019	4,938	4,788	150	3.0%

*Source: New Jersey Department of Labor, Annual Average Labor Force Estimates, 1990-2019.*

**TABLE 23**  
**ANNUAL AVERAGE LABOR FORCE ESTIMATES, 2013-2018**  
**Westampton Township and Burlington County, NJ**

<b>Year</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemployment Rate</b>
<b>2018</b>				
<b>Westampton Township</b>	4,861	4,702	157	3.2%
<b>Burlington County</b>	227,445	218,877	8,568	3.8%
<b>2017</b>				
<b>Westampton Township</b>	4,926	4,738	188	3.8%
<b>Burlington County</b>	233,255	222,869	10,386	4.5%
<b>2016</b>				
<b>Westampton Township</b>	4,935	4,728	207	4.2%
<b>Burlington County</b>	232,623	220,189	12,434	5.3%
<b>2015</b>				
<b>Westampton Township</b>	4,922	4,710	212	4.3%
<b>Burlington County</b>	230,681	215,869	14,812	6.4%
<b>2014</b>				
<b>Westampton Township</b>	4,875	4,594	281	5.8%
<b>Burlington County</b>	234,288	216,371	17,917	7.6%
<b>2013</b>				
<b>Westampton Township</b>	4,989	4,624	365	7.3%
<b>Burlington County</b>	236,082	215,621	20,461	8.7%

*Source: NJ Department of Labor and Workforce Development, Office of Research and Information Local Area Unemployment Statistics.*

**TABLE 24**  
**EMPLOYMENT AND WAGES BY SECTOR-2018**  
**Westampton Township, NJ**

OCCUPATION	Employment					Wages	
	March	June	Sept.	Dec.	Average	Annual	Weekly
Construction	45	52	53	50	50	\$57,534	\$1,106
Manufacturing	817	884	888	899	857	\$65,382	\$1,257
Wholesale Trade	1,051	1,106	1,074	1,065	1,082	\$68,859	\$1,324
Retail Trade	938	958	942	936	931	\$27,964	\$538
Transportation/Warehousing	.	.	.	.	.	.	.
Information	.	.	.	.	.	.	.
Finance and Insurance	.	.	.	.	.	.	.
Real Estate	.	.	.	.	.	.	.
Professional/Technical Services	.	.	.	.	.	.	.
Management	.	.	.	.	.	.	.
Administrative and Waste Remediation	71	81	46	32	57	\$70,918	\$1,364
Education	.	.	.	.	.	.	.
Health/Social	1,034	920	887	890	942	\$43,611	\$839
Arts/Entertainment	.	.	.	.	.	.	.
Accommodations/Food	383	415	380	406	400	\$17,413	\$335
Other Services	151	156	154	159	163	\$46,756	\$899
Unclassified	9	5	9	8	8	\$10,773	\$207
Private Sector Totals	4,842	5,006	4,769	4,838	4,873	\$50,526	\$972
Federal Government Totals	3	3	3	3	3	\$59,805	\$1,150
State Government Totals	25	24	21	21	23	\$74,588	\$1,434
Local Government Totals	833	825	803	855	795	\$52,823	\$1,016
Local Government Education	425	428	409	433	397	\$57,427	\$1,104

Source: New Jersey Department of Labor and Workforce Development, Office of Research and Information QCEW Program, 7/19/2018.

#### IV. PROJECTIONS AND TRENDS

##### A. Employment and Population Projections

The Delaware Valley Regional Planning Commission (DVRPC), the Metropolitan Planning Organization (MPO) that includes Westampton Township as well as other municipalities in Burlington County, published population and employment projections for the year 2045. The DVRPC projects that the Township's population and employment will increase by 12.3% and 40.36% respectively, and the County's population and employment will increase by 9.40% and 11.07% respectively from 2015 to 2045. Table 25 shows that the Township's projected population and employment growth are anticipated to be higher than the projections for the County.

**TABLE 25**  
**EMPLOYMENT AND POPULATION PROJECTIONS**  
**Westampton Township, NJ**

	Westampton Township			Burlington County		
	2015 Census Estimate	2045 Forecast	% Change	2015 Census Estimate	2045 Forecast	% Change
Population	8,726	9,799	12.3%	450,226	492,709	9.40%
Employment	7,379	10,357	40.36%	241,298	263,622	11.07%

*Source: DVRPC County and Municipal Level Employment and Population Forecasts, 2015-2045.*

Table 26 shows population trends for the Township from 1940 to 2010 with projections every five years between 2015 and year 2045. From 1950 to 2010, the population of the Township steadily increased. This increase was particularly pronounced in 1970 (+1,566 residents), 1990 (+2,621 residents), 2000 (+1,213 residents) and 2010 (+1,596 residents). The Township population was projected to decrease by 2015 and slowly expand at a diminishing rate until 2045. The growth rate is projected to decrease from the addition of 206 residents in 2030 to 126 residents in 2045.

##### B. Certificates of Occupancy Issued

Table 27 identifies the number of Certificates of Occupancy (CO's) issued for residential housing as reported by the New Jersey Department of Community Affairs for the years 2000 to 2018. The number of CO's issued peaked in 2002 and 2003 when 157 and 141 were issued, respectively. The number of CO's declined to 21 by 2008. From 2009 to 2015, between 0 and 6 CO's were issued per year with the exception of 2016 when 50 CO's were issued for a multi-family residential development.

**TABLE 26**  
**POPULATION TRENDS**

**Westampton Township, New Jersey**

<b>Year</b>	<b>Population</b>	<b>Change</b>
1940	573	(x)
1950	716	+143
1960	1,114	+398
1970	2,680	+1,566
1980	3,383	+703
1990	6,004	+2,621
2000	7,217	+1,213
2010	8,813	+1,596
2015*	8,726	-87
2020*	8,932	+206
2025*	9,137	+205
2030*	9,345	+208
2035*	9,525	+180
2040*	9,673	+148
2045*	9,799	+126
2015-2045 Absolute Change	1,070	9.4% Change 2015-2045

*Source: NJ Population Trends 1790 to 2000, Division of Labor Market & Demographic Research, NJ State Data Center, August, 2001.*

*\*DVRPC Population Projections*

**TABLE 27**  
**CERTIFICATES OF OCCUPANCY ISSUED**  
**Westampton Township, NJ**

<b>Year</b>	<b>Number of Permits</b>	<b>Year</b>	<b>Number of Permits</b>
2000	<b>32</b> - 1 & 2 Family Units	2010	<b>5</b> - 1 & 2 Family Units
2001	<b>53</b> - 1 & 2 Family Units	2011	<b>1</b> - 1 & 2 Family Units
2002	<b>157</b> - 1 & 2 Family Units	2012	0
2003	<b>141</b> - 1 & 2 Family Units	2013	<b>1</b> - 1 & 2 Family Units
2004	<b>96</b> - 1 & 2 Family Units	2014	0
2005	<b>93</b> - 1 & 2 Family Units	2015	0
2006	<b>35</b> - 1 & 2 Family Units	2016	<b>50</b> - Multi-Family Units
2007	<b>36</b> - 1 & 2 Family Units	2017	0
2008	<b>21</b> - 1 & 2 Family Units	2018	0
2009	<b>6</b> - 1 & 2 Family Units		

*Source: New Jersey Department of Community Affairs, Certificates of Occupancy Issued for Housing, 2000-2018.*

### **C. Housing Projections**

The Fair Housing Act states that a municipality's housing element shall contain a projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands (N.J.S.A. 52:27D-310.b).

As shown in Table 28, annual building permit issuance for one and two family residential new construction in Westampton Township during the years 2004 through 2018 averaged approximately 18.6 units/year, with a total of 261 permits issued over this period. There were 125 multi-family units during this period, or an average of 8.9 multi-family units per year and no reported mixed use permits during this time period. A total of 386 dwelling units, or an average of 27.6 units per year, received building permits during the fourteen year period of available data that identified building permits by 1 and 2 family, multi-family, or mixed use. Based on projecting the same number of units per year ten years into the future, 276 units could be anticipated.

**TABLE 28**  
**HOUSING UNITS AUTHORIZED BY BUILDING PERMITS**  
**FOR NEW CONSTRUCTION SOURCES, 2000-2018**

**Westampton Township, NJ**

<b>Year</b>	<b>Total Building Permits Issued</b>	<b>1 and 2 Family</b>	<b>Multi- Family</b>	<b>Mixed Use</b>
2000	33	-	-	-
2001	78	-	-	-
2002	168	-	-	--
2003	156	-	-	-
2004	104	104	0	0
2005	66	66	0	0
2006	25	25	0	0
2007	32	32	0	0
2008	31	31	0	0
2009	0	0	0	0
2010	0	0	0	0
2011	1	1	0	0
2012	1	1	0	0
2013	0	0	0	0
2014	48	0	48	0
2015	2	0	2	0
2016	0	0	0	0
2017	75	0	75	0
2018	1	1	0	0
<b>Total 2004-2018</b>	<b>386</b>	<b>261</b>	<b>125</b>	<b>0</b>

*Source: New Jersey Department of Community Affairs, Housing units authorized by building permits for new construction, 2000-2018.*



## FAIR SHARE PLAN

### I. INTRODUCTION

This Housing Element and Fair Share Plan is prepared to meet the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and the terms of the December 23, 2019 Settlement Agreement ("Agreement"), in **Appendix A** with Fair Share Housing Center and the Township of Westampton to meet the Township's Prior Round (1987-1999) and Third Round (1999-2025) affordable housing obligation.

This Fair Share Plan also includes two Amendments subsequent to the December 23, 2019 Settlement Agreement. The first Amendment involves the Hancock Site (**207 Proposed Affordable Units**), 1960 Burlington-Mt. Holly Road, Block 906.07, Lot 5, identified on page 4 of the Settlement Agreement. The Hancock Site is also listed with **21 Affordable Units under Prior Round Obligation** on page 2 of the Settlement Agreement. While the number of units and the mixed use concept for the site have not changed from the Settlement Agreement, the Vision of a Town Center Zone with medical office/commercial uses on the first floor and residential apartments/condos on the second and higher floors or entire residential apartment/condo buildings up to five stories in height has been revised, through discussions with the property owner and their professionals and the Township and its professionals, to an Argihood Mixed Use Zone. The proposed AMU-Argihood Mixed Use Zone would permit large business uses similar to those permitted in the current B-1 Business Zone and residential uses on 22 acres on the western side of the property. The zone also permits a 10 acre Core Farm that includes the existing farmhouse, historic barns and other accessory structures that could be adaptively reused, altered and expanded for permitted principal uses such as a farm bakery/market/shop, conference/event center, lodging, and other uses. The Core Farm includes a Great Lawn multi-functioning, gathering space for agricultural related uses. The remaining 66.4 acres of the property is proposed as a Farmstead Residential Neighborhood zoned for inclusionary housing and a wide variety of non-residential uses (See **Appendix X**, AMU-Agrihood Mixed Use Zone).

The second Amendment is to include thirty (30) additional affordable units in the Fair Share Plan for Third Round or carried forward to the Fourth Round for the Salt and Light Company, Inc. property located at 1841 Burlington-Mt. Holly Road, aka Holly Lane. The property currently contains five (5) existing affordable rental units that were completed in April, 2019 and that are included in the Settlement Agreement as Completed Family Rental Units. The thirty (30) additional affordable units are proposed studio units that will have a living/sleeping area and kitchen located in the same room for single person occupancy and a separate bathroom. The units, proposed as six (6) units in each of five (5) buildings were approved by the Land Development Board by way of a d(1) Use Variance on January 8, 2020. They were not included in the Fair Share Summary in 2019 or in the Settlement Agreement because the Township did not know if or when an application for the units would be submitted to the Land Development Board or if it would be approved. The site subsequently received Preliminary and Final Site Plan approval by the Land Development Board on March 4, 2020. Additional information

about the site is contained in Section F. NJAC 5:93-5.3 New Construction: Site Criteria and General Requirements, 4. 1841 Burlington-Mt. Holly Road, aka Holly Lane, Salt & Light Co., (Block 1208, Lot 11) in Chapter V. Fair Share Plan.

The Township's fair share obligation was identified in a Settlement Agreement that was negotiated, approved and documented in the December 23, 2019 letter from Fair Share Housing Center (*Appendix A*), approved by Westampton Township through Resolution No. 132-19, Resolution Authorizing the Execution of a Settlement Agreement with the Fair Share Housing Center to Resolve the Township's Affordable Housing Litigation (*Appendix B*), documented in the February 4, 2020 Report of the Special Master (corrected), (*Appendix C1*), in the July 3, 2020 letter report prepared by the Special Master (*Appendix C2*), in the July 23, 2020 letter report prepared by the Special Master (*Appendix C3*) and in the December 5, 2020 letter report prepared by the Special Master (*Appendix C4*).

The Conditional Judgment of Compliance and Repose of February 10, 2020 (*Appendix D1*) set the Final Hearing to consider entering a Final Judgment of Compliance and Repose for June 4, 2020. In light of Executive Order No. 103 (2020) on March 9, 2020 which declared a Public Health Emergency and State of Emergency in response to the dangers of COVID-19, the declaration of a global pandemic by the World Health Organization on March 11, 2020, and a National Emergency by the President of the United States on March 13, 2020, a Civil Action Order of May 26, 2020, contained in *Appendix D2* ordered and adjudged the Final Hearing to Consider Entering a Final Judgment of Compliance and Repose to July 28, 2020. The August 17, 2020 Case Management Order contained in *Appendix D3* carried the Compliance Hearing for Westampton Township to October 7, 2020 to Consider Entering a Final Judgment of Compliance and Repose. The Case Management Order of October 16, 2020 carried the October 7, 2020 Compliance Hearing to December 7, 2020 to Consider Entering a Final Judgment of Compliance and Repose (*Appendix D4*), and the Conditional Judgment of Compliance and Repose on December 12, 2020 scheduled the Final compliance Hearing to a Future Date (*Appendix D5*). The January 20, 2021 Order Extended Immunity until the Next Compliance Hearing Scheduled for April 6, 2021 (*Appendix D6*) and the February 12, 2021 Case Management Order and Order Extending Immunity of Set a New Compliance Hearing Date of May 4, 2021 (*Appendix D7*).

This Fair Share Plan describes how Westampton Township will meet its affordable housing obligation and address the conditions therein.

## **II. BACKGROUND INFORMATION**

On July 8, 2015, Westampton Township filed Docket No: BUR-L-1625-15 seeking a declaration of its compliance with the Mount Laurel doctrine and the Fair Housing Act of 1985, N.J.S.A. 52:27D-301. et seq., in accordance with In re N.J.A.C. 5:96 and 5:97, supra. Through the declaratory judgment process, the Township and Fair Share Housing Center have agreed to settle the litigation and to present that settlement to the trial court with jurisdiction over the matter to review, recognizing that the settlement

results more quickly in the construction of homes for lower-income households. The filing included an October 25, 2015 Housing Element and Fair Share Plan, 2015-2025. Prior to that, on December 3, 2014, the Township Land Development Board adopted a Housing Element and Fair Share Plan. That Plan amended previous Plans dated February 1, 2012, December 2, 2009, December 3, 2008, November 15, 2006, and December 7, 2005. Prior Plans provided U. S. Census data on housing, population, income and economic conditions in the Township and addressed applicable Council on Affordable Housing (COAH) Rounds 1, 2 and/or 3 fair share obligations for affordable housing in the Township.

On September 26, 2013, the Supreme Court invalidated the Round 3 regulations adopted in 2008 by the New Jersey Council on Affordable Housing (COAH). On March 14, 2014, the Supreme Court issued an order directing COAH to propose new Round 3 regulations on or before May 1, 2014 and to adopt them by October 22, 2014. The Supreme Court further provided that, if COAH failed to meet the deadlines, the Court would entertain a Motion in Aid of Litigant's Rights which could include an application for the right, on a case-by-case basis, to file a builder's remedy suit against a municipality under COAH's jurisdiction.

On October 20, 2014, the COAH Board met to consider adopting the proposed regulations but reached a 3-3 voting deadlock and therefore did not adopt the proposed regulations. COAH's failure to adopt the proposed regulations left New Jersey municipalities in a continuing state of limbo despite voluntary constitutional compliance.

On October 31, 2014, Fair Share Housing Center (FSHC) filed a Motion In Aid of Litigant's Rights urging the Supreme Court, among other things, to direct trial judges, instead of COAH, to establish standards with which municipalities must comply with their fair share obligations. FSHC's motion included an alternative fair share calculation for each municipality prepared by its expert David N. Kinsey, FAICP, who updated his initial report on April 16, 2015. The existence of a second set of fair share numbers from FSHC further highlighted the uncertainty of the framework with which municipalities must ultimately comply because there are no standards with which to comply.

On March 10, 2015, the New Jersey Supreme Court held that COAH's administration process had become futile so that parties concerned about municipal compliance with constitutional affordable housing obligations, as well as municipalities that believe they are currently compliant or are ready and willing to demonstrate such compliance, would process exclusionary zoning and/or affordable housing matters in the courts commencing on June 8, 2015. The Decision gave municipalities who had been certified or were actively participating in the process of certification the opportunity to file a declaratory judgment action.

While the New Jersey Supreme Court's decision set a process in motion for towns to address their Third Round obligations, it did not assign those obligations. Instead, the trial courts would assign those obligations. Additionally, the Court stated that municipalities should rely on COAH's Second Round rules (N.J.A.C. 5:93) and those

components of COAH's 2008 regulations that were not specifically invalidated, as well as the Fair Housing Act in their preparation of Third Round Housing Elements and Fair Share Plans.

Adhering to the process directed by the Supreme Court, Westampton Township filed a declaratory judgment motion on July 8, 2015. This motion was accepted by the Court and Westampton Township was granted temporary immunity from exclusionary zoning and builders' remedy suits for a period of five months in order to prepare a Housing Element and Fair Share plan that complies with third round regulations. The Housing Element and Fair Share Plan for 2015-2025 were filed on October 25, 2015.

### **III. AFFORDABILITY REQUIREMENTS**

Affordable housing is defined under New Jersey's Fair Housing Act as a dwelling, either for sale or rent that is within the financial means of households of low or moderate income as income is measured within each housing region. Westampton Township is in COAH's Region 5, which includes Burlington, Camden and Gloucester counties. Moderate-income households are those earning between 50% and 80% of the regional median income. Low-income households are those with annual incomes that are between 30% and 50% of the regional median income. Very low income households are a subset of "low-income" households and are defined as households earning 30% or less of the regional median income.

The Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.3(d) and (e), require that the maximum rent for a qualified unit be affordable to households that earn no more than 60% of the median income for the region. The average rent must be affordable to households earning no more than 52% of the median income. The maximum sale prices for affordable units must be affordable to households that earn no more than 70% of the median income. The average sale price must be affordable to a household that earns no more than 55% of the median income.

In the Spring of each year, HUD releases updated regional income limits which are then reallocated to its regions. It is from these income limits that the rents and sale prices for affordable units are derived. The 2020 Affordable Housing Regional Income Limits By Household Size for Region 3 chart is included in *Appendix E*.

Income limits for all units that are part of the Township's Housing Element and Fair Share Plan, excluding those which income limits are already established through a federal program, shall be updated by the Township as HUD publishes median incomes and income limits as follows:

- Regional income limits shall be established for the region that the Township is located within (i.e. Region 3) based on the median income by household size, which shall be established by a regional weighted average of the uncapped Section 8 income limits published by HUD. To compute this regional income limit, the HUD determination of median county income for a family of four (4) is multiplied

by the estimated households within the county according to the most recent decennial Census. The resulting product for each county within the housing region is summed. The sum is divided by the estimated total households from the most recent decennial Census in the Township's housing region. This quotient represents the regional weighted average of median income for a household of four (4).

- The income limit for a moderate-income unit for a household of four (4) shall be 80% of the regional weighted average median income for a family of four (4). The income limit for a low income unit for a household of four (4) shall be 50% of the HUD determination of the regional weighted average median income for a family of four (4). The income limit for a very low-income unit for a household of four (4) shall be 30% of the regional weighted average median income for a family of four (4). These income limits shall be adjusted by household size based on multipliers used by HUD to adjust median income by household size. In no event shall the income limits be less than those for the previous year.
- The Regional Asset Limit used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.r6(b)3 shall be calculated by the Township annually by taking the percentage increase of the income limits calculated pursuant to the methodology outlined above over the previous year's income limits, and applying the same percentage increase to the Regional Asset Limit from the prior year. In no event shall the Regional Asset Limit be less than that for the previous year.

The Township will further rely on this process to establish sale prices and rents of affordable housing units throughout the Third Round. The Administrative Agent shall establish these prices and rents pursuant to procedures set forth in UHAC and by utilizing the regional income limits established through the procedures outlined above.

#### **IV. HOUSING ELEMENT/FAIR SHARE PLAN REQUIREMENTS**

The New Jersey Fair Housing Act, N.J.S.A. 52:27D-310 Essential components of a municipality's housing element states that a municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and shall contain at least:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued,

approvals of applications for development and probable residential development of lands;

- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
- f. A consideration of the land that is most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

## **V. FAIR SHARE PLAN**

### **A. Introduction**

There are three components to a municipality's affordable housing obligation: the rehabilitation share, the prior round obligation and the third round obligation. The obligations of the Township were established in the settlement agreement reached with the Fair Share Housing Center (FSHC), and codified in a letter from the FSHC dated December 23, 2019.

This Fair Share Plan has been prepared to document the affordable housing obligation of Westampton Township and the Township's plan to meet that obligation. The Settlement Agreement stated the Township of Westampton's affordable housing obligations as follows:

Third Round Rehabilitation Share	32 Units
Prior Round (1987-1999) Obligation	221 Units
Third Round (1999-2025) Gap and Prospective Need Obligation	592 Units

### **B. Rehabilitation Share**

The rehabilitation obligation is defined as an estimate of the number of deteriorated housing units existing in a municipality that are occupied by low and moderate income households. The Settlement Agreement states that Westampton Township has a Third Round Rehabilitation Share of 32 units.

The rehabilitation component involves existing housing that is affordable to low or moderate income residents and requires repair, replacement or upgrading of at least one major structural element. Major structural elements include roofs, foundations, plumbing, heating and electrical systems. Cosmetic improvements are eligible costs if combined with work on at least one major structural element. According to COAH rules, the cost of rehabilitation should average at least \$10,000 per unit for a rehabilitated housing unit to satisfy the fair share rehabilitation component. N.J.A.C. 5:93-5.2(g) requires six year controls on affordability on owner-occupied units and ten year controls on affordability on rental units to ensure that the unit remains affordable to low and moderate income residents.

In order to satisfy the rehabilitation component, Westampton will continue its agreement with Burlington County whereby the County will provide funds for housing rehabilitation through its Home Improvement Loan Program. A copy of Westampton Township Resolution No. 54-19 Authorizing Westampton Township to Sign an Agreement with Burlington County for Cooperative Participation in the Community Development Act of 1974 and Burlington County, New Jersey Urban County Cooperation Agreement for Program Years (Federal FY) 2021-2023 is included in **Appendix F**. The Program satisfies all COAH regulations and rules pertaining to housing rehabilitation. The Program covers all of the rehabilitation costs including administrative costs. To increase advertisement of the availability of the loan program and participation in it, the Township agrees to advertise the County Home Improvement Loan Program by providing program information as an insert with tax bills and by posting information on the Township website.

The Township has been addressing its owner occupied single-family unit Rehabilitation Share through participation in the Burlington County Home Improvement Loan Program. Five units were rehabilitated through the Loan Program between 2001 and 2016, however, only one of the units rehabilitated counts towards the rehabilitation obligation because of its completion date after 2015. Following are units rehabilitated through the County program:

<u>Address</u>	<u>Note Date</u>	<u>Principal</u>
124 Olive Street	06/07/2001	\$20,000.00
30 Country Lane	05/09/2007	\$12,320.00
192 S. Hill Drive	09/08/2010	\$17,900.00
1209 Forceville Drive	08/31/2011	\$11,620.00
<b>1109 Lambert Drive</b>	<b>03/18/2016</b>	<b>\$16,686.00</b>

Source: Linda Horner, Burlington County Community Development Program, November 14, 2019 telephone conversation.

The County's Home Improvement Loan Program will fulfill the owner-occupied obligation but the program does not comply with the requirement that rehabilitation programs be available to renter occupied households (N.J.A.C. 5:97-6.2(b)6). Westampton Township requested a waiver of the Rental component based on the

significantly lower number of renter-occupied units compared to owner-occupied units in the Township.

The Fair Share Plan Summary requested a waiver of the rental rehabilitation component on the basis of the following. Chart DP04, Selected Housing Characteristics in the 2013-2017 American Community Survey 5-Year Estimates indicates Westampton Township has 3,124 occupied housing units of which 2,817 are owner-occupied and 307 are renter-occupied. This translates into 90.2% owner occupied and 9.8% renter occupied, or, if owner-occupied and renter-occupied units are equally in need of rehabilitation, the 32 unit rehabilitation obligation would include 29 owner-occupied units and only 3 renter-occupied units. Also shown in Chart DP04 are the number of units with No House Heating Fuel Used (14 units) and the number of occupied housing units lacking complete kitchen facilities (15 units). All units have complete plumbing facilities. Based on the low number of renter-occupied units and what could logically translate to a low percentage of renter-occupied units lacking complete kitchen facilities or no fuel used for heating, the Township requested a waiver of creating, implementing and administering a renter-occupied rehabilitation program for what in this analysis would be a 3 unit renter-occupied obligation.

Fair Share Housing Center responded to this in an email indicating that 2017 American Community Survey 5-Year Estimates indicated that there were 15 rental occupied units and 0 owner occupied units in the township that lacked complete kitchens. There were 0 renter and 0 owner occupied units that lacked complete plumbing and 0 renter and 0 owner occupied units with overcrowding (1.01 or more persons per room. The number of units built before 1960 are 13 rental occupied units and 292 owner occupied units.

Settlement Agreement Term #5 (Page 2) states, "The Township's efforts to meets its Rehabilitation Share include the following: The County's Home Improvement Loan Program will fulfill the owner-occupied obligation. The parties agree that the issue of whether the municipality must administer a rental rehabilitation program will be addressed during the compliance phase of this matter in collaboration with the Special Master based on analysis of American Community Survey data and any other relevant Census data.

The Court Master, Francis J. Banisch III, AICP, PP, reviewed the Township's Draft Housing Element and Fair Share Plan dated June 14, 2020 and stated in his July 23, 2020 letter to The Honorable Jeanne T. Covert, A.J.C.S., that, "The information provided in the Housing Element and Fair Share Plan satisfies the requested waiver and the Township is not required to provide a rental rehabilitation program.

While the County utilizes CDBG funds, Westampton Township intends to provide an additional \$320,000.00 from the Housing Trust Fund to supplement the cost to satisfy the rehabilitation obligation.



### C. Prior Round Obligation

The Prior Round Obligation is defined as the cumulative 1987 through 1999 new construction affordable housing obligation. The time period corresponds to the First and Second Rounds of affordable housing. The Prior Round Obligation of the Township was determined to be 221 units. Affordable housing regulations permit new construction credits and bonuses addressing a First or Second Round affordable housing obligation to be used to address the prior round obligation.

The maximum number of age-restricted affordable units and the minimum number of affordable rental units are as follows:

- Minimum Rental = 56 units
- Maximum age-restricted or senior units = 52 units

Bonus allowances for the Prior Round are as follows:

- A rental unit available to the general public receives one rental bonus;
- An age-restricted unit receives a 0.33 rental bonus, but no more than 50 percent of the rental obligation shall receive a bonus for age-restricted units; and
- No rental bonus shall be granted for units in excess of the rental obligation.

As stated in the Settlement Agreement, Westampton Township has a Prior Round Obligation of 221 units. The Township has addressed this obligation using the mechanisms summarized in *Table One, Prior Round Obligation Compliance Mechanisms*.

***Table One. Prior Round Obligation Compliance Mechanisms***

1987-1999 Prior Round Compliance Mechanisms-Prior Round Obligation = 221					
Westampton Township, Burlington County, New Jersey					
<i>Compliance Mechanism</i>	<b>Block</b>	<b>Lot</b>	<b># Units or BR</b>	<b>Bonuses</b>	<b>Credits</b>
Holly House, Family Services, 16 Manor Drive, Supportive and Special Needs	1002.01	8	4	4	8
Rolling Hills/Spring Meadows-Family Sale Units, Family For-Sale Units	Various	Various	76	0	76
Project Freedom-52 of 72 total rental units, Includes supportive and special needs units	203	4.03	52	52	104
Mount Holly (Court Approved, Transferred), RCA's	Various <sup>1</sup>	Various <sup>1</sup>	12	0	12
Hancock Site, 1960 Burlington-Mount Holly Road, Proposed Inclusionary Units, (See Third Round Obligation narrative for details)	906.07	5	21	0	21
<b>Totals</b>			<b>165</b>	<b>56</b>	<b>221</b>
<sup>1</sup> Portions of Block 1101, Lots 29-30; Block 1102, Lots 8-9; Block 1103, Lots 1-8; Block 1104, Lots 6, 10-12.					

Settlement Agreement Term #6.b. (Page 2) states, "During the compliance phase of this matter the Township will provide documentation, including deed restrictions,

evidencing the creditworthiness of these units in accordance with applicable law.” Documentation for Prior Round units is included in **Appendix G**.

Settlement Agreement Term #9 states that at least 50% of the units addressing the Prior Round Obligation and at least 50% of the units addressing the Third Round Obligation shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households. Documentation in the form of deed restrictions and agreements demonstrating compliance with this very low/low-income requirement will be provided when obtained.

#### **D. Narrative on Prior Round Compliance Mechanisms**

The following narrative is provided to provide additional information on the Prior Round Compliance Mechanisms to fulfill the Township’s Prior Round Obligation (**Table One. Prior Round Obligation Compliance Mechanisms**). The Affordable Housing Sites map contained in **Appendix H** shows the location of the units discussed. Additional information is also provided on the Supportive and Special Needs units (**Table Two. Existing Supportive/Special Needs Units**), Completed Family Rental Housing units (**Table Three. Completed Family Rental Housing**), and Proposed Affordable Units (**Table Four. Proposed Affordable Units**) that are included in the 211 unit Prior Round Obligation.

##### **1. Holly House**

Holly House is a Licensed Group Home that was acquired by Family Services of Burlington County on November 6, 1991. The home is located at 16 Manor Drive, Block 1002.01, Lot 8, and originally contained four Bedrooms. The Supportive and Special Needs Housing Survey the township received dated 12/12/2017 indicated Holly House housed six very low income clients and that two additional bedrooms were added to the two-story detached house. The Supportive and Special Needs Housing Survey received on September 9, 2020 indicates there are 4 low income clients housed in the facility.

##### **2. Rolling Hills East**

Rolling Hills East is situated on Block 401.01, Lots 1-92 and Block 401.02, Lots 1-20. The project was constructed as an inclusionary project of which 20% of the units were affordable housing. In Rolling Hills East, 22 units were affordable. The units had 20 year deed restrictions to be maintained as affordable. Deed restrictions ended in 2010 unless extended.

##### **3. Spring Meadow**

Spring Meadow was constructed on Blocks 203.01, 203.02, 203.03, 203.04, 203.05, 203.06 and 203.07 as an inclusionary affordable housing development. Spring Meadow has 73 units, a few of which were lost to foreclosure, but the deed restrictions are

still in place on the balance of them. Deed restrictions were in place beginning in 1994 so the 30 year restriction will expire in 2024 unless controls are extended.

#### **4. Project Freedom**

Project Freedom is a 100% affordable rental development located on Block 204, Lot 4.03 that contains 72 units that are predominantly for family rentals, however, there are supportive and special needs units.

In order to foster development of Freedom Village, the Township paid \$150,000 to Project Freedom to cover development costs. A developer's agreement between the Township and Project Freedom was signed and the funds were paid from the Township's Affordable Housing Trust Fund.

On August 3, 2011, the Land Development Board (LDB) approved the Preliminary and Final Site Plan for Freedom Village. The approval specified that 72 affordable housing units would be constructed: 22 one-bedroom units, 38 two-bedroom units and 12 three-bedroom units.

A new zoning district, the R-8 District, together with required use and bulk standards, were adopted to permit the development. Project Freedom was constructed and units are occupied.

#### **5. Willows at Westampton (Ingerman/Woodlane Road)**

The Willows at Westampton are located on Block 401, Lots 2, 7 and 8. The Willows has frontage along Woodlane Road and is bordered to the east by farmland and Interstate 295. The Site is located to the east of the Rolling Hills East development in the northwest part of the Township. Lot 2 contains approximately 33.86 acres, Lot 7 contains 1.0 acres, and Lot 8 contains approximately 27.7 acres for a total of approximately 62.56 acres. Block 401, Lots 2 and 8 were approved as "A Non-Condensation Area in Need of Redevelopment" by the Land Development Board (LDB) on April 2, 2014. Township Committee subsequently designated the area by Resolution No. 45-14 dated March 25, 2014. The Area in Need of Redevelopment Investigation was amended to include Block 401, Lot 7 in August, 2015 and the LDB referred the recommendation to include Lot 7 as an Area in Need of Redevelopment to Township Committee at their September 2, 2015 meeting. Resolution #15-2015, signed September 16, 2015, recommended Township Committee adopt an Ordinance and Redevelopment Plan for Block 401, Lots 2, 7 and 8. An Amended Redevelopment Plan was prepared for Block 401, Lots 2, 7 and 8 and it was approved by the Land Development Board. Township Committee adopted Resolution No. 116-15 on September 8, 2015 designating the properties "A Non-Condensation Redevelopment Area". Resolution #15-2015 was adopted by the LDB on September 16, 2015 recommending that Township Committee adopt an Ordinance for the Block 401, Lots 2, 7 and 8 Redevelopment Plan which was heard at the September 16, 2015 meeting. Ordinance No. 14-2015, was adopted by Township Committee adopting the Redevelopment Plan which superseded any provision of the Westampton Zoning Ordinance.

The Redevelopment Plan encourages the productive use of the property to increase the Township's diversity of housing stock and to assist the Township in satisfying its affordable housing obligation. Permitted principal uses are non-age restricted, attached multi-family dwelling units, with all such units set aside for low- and moderate-income rental households per current NJHFMA and COAH regulations. Density shall be seven dwelling units per gross acre. The Redevelopment Plan states that 72 low/moderate income multi-family units will be provided on the site's upland areas in addition to a tot lot, passive and active recreation and a community building with rental office. The development is 100% affordable.

The Willows at Westampton was subsequently constructed, CO's were issued and the property contains 72 affordable family rental units.

## **6. 1841 Burlington Mount Holly Road**

1841 Burlington Mt. Holly Road is situated on Block 1208, Lot 1. The site contains four 1-bedroom units and one 2-bedroom units. A Use Variance was granted by the Land Development Board in 2013 to convert three (3) existing apartments into five (5) apartments. The units have been constructed and occupied.

### **E. Third Round Prospective Need 1999-2025 ("Gap Period" and 2015-2025) Obligation**

Westampton Township will address its Third Round Prospective Need by Group Homes, Completed Family Rental Units, one Inclusionary Family Rental Project, one Mixed Use Rental Project, and one Mixed Use/Senior/Family Project discussed below.

As summarized in *Table Two, Existing Supportive/Special Needs Units*, Group Homes are included for 80 of the 592 unit Westampton Township Third Round obligation. The locations of the Group Homes are shown on the Affordable Housing Sites map in *Appendix H*.

Settlement Agreement Term 7.a. (Page 3) states, "During the compliance phase of this matter the Township agrees to provide the following for each of these credits: 1) A copy of the deed restriction on the project; 2) The Supportive and Special Needs Housing Survey Form used by the Council on Affordable Housing; 3) A copy of the facility license, if applicable." Documentation received is included in *Appendix I*.

Per conditions 10 a. through 10e. (Pages 5-6) of the Settlement Agreement, the Township agrees to meets its Third Round Obligation in accordance with the following standards:

- a. Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.15(d).
- b. At least 50% of the units addressing the Third Round Obligation shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households. The affordable housing ordinances adopted in accordance with this Agreement shall provide that at least half of all affordable units within each bedroom distribution shall be

low-income units, which shall include at least 13% of all restricted rental units within each bedroom distribution as very-low-income units (affordable to a household earning 30% or less of median income).

- c. At least 25% of the Third Round Obligation shall be met through rental units, including at least half in rental units available to families.
- d. At least half of the units addressing the Third Round Prospective Need in total must be available to families.
- e. The Township agrees to comply with an age-restricted cap of 25% and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the municipality claim credit toward its fair share obligation for age-restricted units that exceed 25% of all units developed or planned to meet its cumulative prior round and third round fair share obligation.

***Table Two. Existing Supportive/Special Needs Units***

<b><i>Group Homes</i></b>						
<b>Group Home Address</b>	<b>Group Home Agency</b>	<b>Block</b>	<b>Lot</b>	<b># BR/ Units</b>	<b>Bonus Credits</b>	<b>Credits</b>
Holly House, 16 Manor Drive <sup>1</sup>	Oaks Integrated Care	1002.01	8	2	2	4
104 Freedom Boulevard-Project Freedom	EIHAB Human Services	203	4.02	2	2	4
204 Freedom Boulevard-Project Freedom	EIHAB Human Services	203	4.02	3	3	6
206 Freedom Boulevard-Project Freedom	EIHAB Human Services	203	4.02	2	2	4
404 Freedom Boulevard-Project Freedom	NHS New Jersey	203	4.02	3	3	6
405 Freedom Boulevard-Project Freedom	EIHAB Human Services	203	4.02	2	2	4
406 Freedom Boulevard-Project Freedom	EIHAB Human Services	203	4.02	2	2	4
503 Freedom Boulevard-Project Freedom	EIHAB Human Services	203	4.02	3	3	6
505 Freedom Boulevard-Project Freedom	Advancing Opportunities	203	4.02	1	1	2
605 Freedom Boulevard-Project Freedom	EIHAB Human Services	203	4.03	2	2	4
38 Winstead Drive-Rolling Hills East	Salt & Light Company	401.01	73	1	1	2
115 Irick Rd	REM New Jersey	803.06	32	4	4	8
202 Burrs Road	Bancroft Neurohealth	908	4	3	3	6
215 Hill Road	Oaks Integrated Care	906	19	4	4	8
593 Fort Drive, Suite 1	Salt & Light Company	1501	5	1	1	2
593 Fort Drive, Suite 2	Salt & Light Company	1501	5	1	1	2
611 Downing Court (Westampton Courts)	Salt & Light Company	301	9	1	1	2
667 Rancocas Road	EIHAB Human Services	403	6	3	3	6
<b><i>Subtotal Existing Group Homes</i></b>				<b>40</b>	<b>40</b>	<b>80</b>

As summarized in ***Table Three. Completed Family Rental Housing*** Completed Family Rental Units are included for 169 of the 592 unit Westampton Township Third

Round obligation. The locations of the Completed Family Rental Units are shown on the Affordable Housing Sites map in **Appendix H**.

Settlement Agreement Term #7.b. (Page 3) states, "During the compliance phase of this matter the municipality will provide documentation evidencing the creditworthiness of the following units and bonuses." Documentation for Completed Family Rental units is included in **Appendix J**.

**Table Three. Completed Family Rental Housing**

<b>Completed Family Rental Units</b>	<b>Block</b>	<b>Lot</b>	<b># Units</b>	<b>Bonus Credits</b>	<b>Credits</b>
Project Freedom-11 of 72 Family Affordable Rentals. Completed in February 2016.	203	4.03	11	11	22
Willows at Westampton (Ingerman/Woodlane Road). 100% Affordable Family Rentals. Completed in January 2019.	401	2, 7, 8	72	72	144
1841 Burlington-Mount Holly Road, aka Holly Lane, Salt and Light Company Affordable Rentals. 5 Existing Rentals.	1208	11	5	0	5
<b>Subtotal Completed Family Rental Units</b>			<b>88</b>	<b>83</b>	<b>171</b>

As summarized in **Table Four. Proposed Affordable Units**, Proposed Affordable Units are proposed for 341 of the 592 unit Westampton Township Third Round obligation. The locations of the Proposed Affordable Units are shown on the Affordable Housing Sites map in **Appendix H**.

**Table Four. Proposed Affordable Units**

<b>Proposed Affordable Units</b>	<b>Block</b>	<b>Lot</b>	<b># Units</b>	<b>Bonus Credits</b>	<b>Credits</b>
<b>Diocese of Trenton</b> , Springside Road. Diocese proposes 498 units of which 75 units or 15% would be affordable family rentals. The affordable units shall be integrated fully with the market-rate units. Affordability requirements shall remain in effect for a minimum period of 30 years and until released by the Township.	204	2	75	25	100
<b>Hogan Site</b> , 1884 Burlington-Mount Holly Road, 33.1 total acres of which 27.5 are estimated to be uplands and developable. Current zoning is OR-1 Office Research. New Mixed Use zone is proposed. Commercial/office pad site(s). Commercial/office building along Route 541 and multi-family buildings yielding 224 units are proposed. 33.1 acres with 224 units = density of 6.76 units/acre plus the commercial/office uses along the Route 541 frontage. With 15% set aside, 34 units would be affordable. The affordable units shall be integrated fully with the market-rate units. Affordability requirements shall remain in effect for a minimum period of 30 years and until released by the Township.	1001	58, 59, 60, 61	34	0	34

**Table Four. Proposed Affordable Units (Continued)**

<b>Proposed Affordable Units</b>	<b>Block</b>	<b>Lot</b>	<b># Units</b>	<b>Bonus Credits</b>	<b>Credits</b>
<b>Hancock Site</b> , 1960 Burlington-Mount Holly Road, 84.56 Acres. Current zoning is OR-1 Office Research and B-1 Business Zone. New zone for Town Center with mixed-uses is proposed. Medical Office/Commercial Use, 1st Floor, Residential apartments/condos on 2nd and higher floors. Multi-story, mixed-use buildings proposed along Burlington-Mount Holly Road with residential or mixed-use structures to the rear of the frontage buildings. 84.56 acres x 13.5 du/ac (plus office/commercial) = 1,144 units with 20% set aside = 228 units (21 units are credited to the Prior Round). Of the 228 affordable units, the zoning will provide that up to 148 of the affordable units may be, but shall not be required to be, senior units in accordance with applicable law. The affordable units shall be integrated fully with the market-rate units. Affordability requirements shall remain in effect for a minimum period of 30 years and until released by the Township.	906.07	5	207	0	207
<b>Subtotal Proposed Affordable Units</b>			<b>316</b>	<b>25</b>	<b>341</b>

**Table Five. Round Three Obligation Summary**, provides a summary of Tables Two, Three and Four to provide 592 affordable housing units for Round Three.

**Table Five. Round Three Obligation Summary**

<b>Compliance Mechanism</b>	<b>Units/Bedrooms</b>	<b>Bonus Credits</b>	<b>Credits</b>
Group Homes	40	40	80
Completed Family Rental Units	88	83	171
Proposed Inclusionary Affordable Housing	316	25	341
<b>Total</b>	<b>444</b>	<b>148</b>	<b>592</b>

**F. N.J.A.C. 5:93-5.3 New Construction; Site Criteria and General Requirements**

Westampton Township proposes four new construction affordable housing sites in order to meet a portion of their Third Round Obligation. This section details the proposed sites and discusses the Site Suitability of each of the three developments, in accordance with N.J.A.C. 5:93-5.3.

## 1. Diocese of Trenton-Springside Road (Block 204, Lot 2)

- **Site Control** – MODIV Tax Assessment records identify the current property owner as The Diocese of Trenton. The Diocese entered into a Settlement Agreement (*Appendix K*) with the Township to develop the property as a townhouse and apartment development with a Clubhouse.
- **Site Suitability** – The site is available, suitable, developable and approvable. The site is the subject of a Settlement Agreement and a Conceptual Layout Plan was prepared for the proposed residential development that a developer or developers intend to build (*Appendix K*, last page). Westampton Township Land Development Board Resolution No. 24-2020 Recommending Adoption of Ordinance No. 10-2020 “Ordinance Supplementing Chapter 250, “Zoning” of the Township Code of the Township of Westampton to add R-9 Residential Zone” is contained in *Appendix L* and Ordinance No. 10-2020, adopted on October 20, 2020 is contained in *Appendix M*.
  - **Available** – The Diocese of Trenton has actively marketed the property for residential development.
  - **Suitable** – The site is adjacent to compatible residential development and land uses to the west, north and south, has frontage and access to appropriate streets, is consistent with environmental policies in N.J.A.C. 5:93-4, is situated in the PA-2 Suburban Planning Area, and has access to public water and sewer.
  - **Developable** – The site has access to public water and sewer infrastructure, is consistent with the Burlington County Wastewater Management Plan and is in the Sewer Service area of the Willingboro Water Pollution Control Facility. The site is situated within the service area of New Jersey American Water. The site can be developed consistent with the Residential Site Improvement Standards (“RSIS”) and other regulations of agencies with jurisdiction over the site, i.e. NJDEP.
  - **Approvable** - The parcel can be developed for residences including low and moderate income housing in a manner that is consistent with the R-9 Residential Zoning District (*Appendix M*). The Westampton Township Land Development Board approved a 2020 Master Plan Reexamination Report (*Appendix N*). Resolution No. 24-2020 recommended adopting R-9 zoning for the site (*Appendix L*), and Resolution Number 20-2020 (*Appendix O*) adopted the Housing Element and Fair Share Plan. Township Resolution No. 121-20 endorses and supports the Housing Element and Fair Share Plan (*Appendix P*).



▪ **Site Documentation**

- **General Description** – The Diocese of Trenton parcel is located on Block 204, Lot 2 on the western side of the Township on Springside Road north of Main Street and south of Woodlane Road and is accessible from Rancocas Road (CR 626). The site is situated in the OR-2 Office Research 2 zoning district. This zone permits offices, laboratories, computer and data processing centers, banks, medical and dental clinics, child-care centers, agricultural uses and public buildings and uses. A Settlement Agreement with The Diocese of Trenton stipulates the Township will adopt a zoning district that will permit the proposed residential uses. The parcel is 74.6 acres in size and currently contains a church with a driveway for the church fronting on Springside Road and farmland on the majority of the remaining lot. The property is bounded by Springside Road and a warehouse/distribution center to the east, a residential development to the west and northeast, Rancocas Baptist Church and agricultural lands to the south and undeveloped woodlands to the north. The southern and northern sides of the property and a portion of the western side are freshwater wetlands.
  - **Environmental Constraints** – An Environmental Constraints map of the Township is contained in *Appendix Q*. Portions of the lot along the southern, northeast, and northwest boundary are constrained by the freshwater wetlands.
  - **New Jersey State Development and Redevelopment Plan (SDRP)** - The Policy Map of the State Development and Redevelopment Plan for Burlington County, October 17, 2013 Policy State Planning Area and Redevelopment Plan shows Westampton within the PA-2 Suburban Planning Area (*Appendix Q*) which is a planning area that will provide for much of the state's future development.
  - **Density** –Maximum density is 6.8 dwelling units per acre based upon gross tract area (prior to ROW dedication and including all environmentally constrained land).
  - **Location, Size, Capacity of Lines, Status of Wastewater Management Plan** – The site is situated within serviceable public water and sewer areas.
- **Affirmative Marketing** – The units will be affirmatively marketed as discussed in Section VI. Affordable Housing Administration and Affirmative Marketing. The Resolution regarding the Affirmative Fair Housing Marketing is contained in *Appendix R* which is in accordance with UHAC per N.J.A.C. 5:80-26.1 and the Township's Agreement with FSHC. The Affirmative Fair Housing Marketing Plan requires direct notice to a number of agencies including those specifically identified in the Settlement Agreement which includes: FSHC, The Latino Action Network, Southern Burlington County Branch of the NAACP,

Willingboro NAACP, Supportive Housing Association, and New Jersey Housing Resource Center the New Jersey State Conference of the NAACP.

- **Administrative Entity** – Westampton Township appointed Wendy Gibson, Administrator, as the Municipal Liaison (Resolution No. 118-20 in **Appendix S**). CME Associates was appointed as the Affordable Housing Administrative Agent, (Resolution No. 121-20 in **Appendix T**). The Affordable Housing Administrative Agent will administer and affirmatively market the units in the Township, income qualify applicants, place affordability controls on the units and provide long-term administration of the units in accordance with COAH’s rules at N.J.A.C. 5:93 et seq. and UHAC per N.J.A.C. 5:80-26.1, or any successor regulation, and all other applicable law with the exception that in lieu of 10% affordable units in rental projects required to be at 35% of median income, 13% of affordable units in such project shall be required to be at 30% of median income.
- **Low/Moderate Income Split** – Per condition 8 (Page 5) of the Settlement Agreement, the Township agrees to require 13% of all units, or for the Diocese of Trenton site, a minimum of 10 units shall be provided as very low income housing units with half of the units available to families. Per conditions 10 a. through 10e. (Pages 5-6) of the Settlement Agreement, the Township agrees to the standards for Third Round Obligation units discussed in Section V. Fair Share Plan, E. Third Round Prospective Need 1999-2025 (“Gap Period” and 2015-2025) Obligation of this Fair Share Plan.
  - ✓ Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.15(d).
  - ✓ At least 50% of the units addressing the Third Round Obligation shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households. The affordable housing ordinances adopted in accordance with this Agreement shall provide that at least half of all affordable units within each bedroom distribution shall be low-income units, which shall include at least 13% of all restricted rental units within each bedroom distribution as very-low-income units (affordable to a household earning 30% or less of median income).
  - ✓ At least 25% of the Third Round Obligation shall be met through rental units, including at least half in rental units available to families.
  - ✓ At least half of the units addressing the Third Round Prospective Need in total must be available to families.
  - ✓ The Township agrees to comply with an age-restricted cap of 25% and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the municipality claim credit toward its fair share obligation for age-restricted units that exceed 25% of all

units developed or planned to meet its cumulative prior round and third round fair share obligation.

- **Bedroom Distribution** –The units will meet the bedroom distribution requirements established by UHAC by providing no more than 20% one-bedroom units, a minimum of 20% three-bedroom units and the balance (at least 30%) two-bedroom units in accordance with N.J.A.C. 5:80-26.3.
- **Controls on Affordability** - Affordability controls shall comply with all standards set forth in the Uniform Affordable Housing Controls, N.J.A.C. 5:80-26.1 et. seq. with the exception that in lieu of 10 percent affordable units in rental projects required to be at least 35 % of median income, 13 % of affordable units in such projects shall be required to be at least 30% of median income.
- **Funding** –To Be Determined.
- **Construction Schedule** – The Township intends to develop a Construction Schedule in conjunction with the developer to provide a realistic schedule for the development of affordable housing to meet the Third Round housing obligation. The selected developer will be responsible for monitoring the construction and development activity. All new construction units shall be adaptable in conformance with P.L. 2005, c.350/N.J.S.A. 52:27D-311a and 311b and all other applicable law.

## 2. Hogan Site-1884 Burlington-Mount Holly Road (Block 1001, Lots 58-61)

- **Site Control** – MODIV Tax Assessment records identify the current property owner as Marion Hogan.

**Site Suitability** – The Hogan Site contains approximately 33.1 acres and is located along Burlington-Mount Holly Road, north of the intersection with Woodlane Road. The site is currently vacant land that appears to have previously contained one or two residential units or a residence and detached structure. MODIV tax information indicates there are two billboards on the property. Prior site visits indicated a seasonal agricultural farm stand was located on the property which may still remain. The property is bordered by single family houses to the east, a golf course and open land to the north, and a commercial development to the northwest. Across Burlington-Mount Holly Road from the site are the offices of the Burlington County Board of Social Services and public, undeveloped property. The site is currently zoned for OR-1 Office Research Zone, which permits office, laboratory, computer and data processing facilities, banks, conference centers, medical and dental clinics child-care centers, agricultural uses and public buildings and uses. The current zoning of the site is not suitable for mixed use, however, a proposed Mixed Use Ordinance will permit the type of commercial/office/residential uses that will allow uses which are the subject of the Settlement Agreement.

- **Available** – Block 1001, Lots 58-61 are currently in private ownership and vacant with the exception of two billboards and a farm stand used on a seasonal basis.
- **Suitable** –The site is located along an increasing traveled Burlington-Mount Holly Road which is appropriate for Mixed Use Commercial/Office use with residential uses to the rear of the County Road. Development of the site will be consistent with environmental policies in N.J.A.C. 5:93-4. The site is situated in the PA-2 Suburban Planning Area and is within the Mount Holly sewer service area.
- **Developable** - The site has access to public water and sewer infrastructure and is consistent with the Burlington County Wastewater Management Plan and the Mount Holly Municipal Utilities Authority (MUA) Wastewater Management Plan. The site is situated within the service area of New Jersey American Water. The site can be developed consistent with the Residential Site Improvement Standards (“RSIS”) and other regulations of agencies with jurisdiction over the site, i.e. NJDEP.
- **Approvable** - The site can be developed for Mixed Use commercial/office and residential housing including low and moderate income units in a manner that is consistent with the MU-1 Mixed Use Zone (*Appendix V*) and in accordance with stipulations in the Court Master’s Report and the Settlement Agreement. The Westampton

Township Land Development Board approved a 2020 Master Plan Reexamination Report (*Appendix N*). Land Development Board Resolution No. 23-2020 (*Appendix U*) recommended adopting the MU-1 zone for the site and Resolution Number 20-2020 (*Appendix O*) adopted the Housing Element and Fair Share Plan. Township Resolution No. 121-20 endorses and supports the Housing Element and Fair Share Plan (*Appendix P*).

▪ **Site Documentation**

- **General Description** – The Hogan Site consists of Block 1001, Lots 58, 59, 60, and 61. The site is directly accessible from Burlington-Mount Holly Road (CR 541). The site is located entirely in the OR-1 Office and Research zone. Surrounding uses consist of residential housing to the east, a golf course to the north, vacant lands to the north and west, and institutional offices to the southwest. The Mixed Use Ordinance to be adopted on September 15, 2020 is contained in *Appendix U*).
- **Environmental Constraints** – An Environmental Constraints map of the Township is contained in *Appendix Q*. Portions of lots 60 and 61 are encumbered by the 100 year and 500 year floodplain and freshwater wetlands.
- **New Jersey State Development and Redevelopment Plan (SDRP)** - The Policy Map of the State Development and Redevelopment Plan for Burlington County, October 17, 2013 Policy State Planning Area and Redevelopment Plan shows Westampton within the PA-2 Suburban Planning Area (*Appendix Q*) which is a planning area that will provide for much of the state's future development.
- **Density** –Proposed density of the site is 6.76 units/acre plus commercial/office building(s) along Route 541 (Burlington-Mount Holly Road). For the 33.1 acre property, 228 units, with a 15% set aside = 34 affordable units.
- **Location, Size, Capacity of Lines, Status of Wastewater Management Plan** – The site is situated within serviceable public water and sewer areas.

- **Affirmative Marketing** – The units will be affirmatively marketed as discussed in Section VI. Affordable Housing Administration and Affirmative Marketing. The Resolution regarding the Affirmative Fair Housing Marketing is contained in *Appendix R* which is in accordance with UHAC per N.J.A.C. 5:80-26.1 and the Township's Agreement with FSHC. The Affirmative Fair Housing Marketing Plan requires direct notice to a number of agencies including those specifically identified in the Settlement Agreement which includes: FSHC, The Latino Action Network, Southern Burlington County Branch of the NAACP, Willingboro NAACP,

Supportive Housing Association, and New Jersey Housing Resource Center the New Jersey State Conference of the NAACP.

- **Administrative Entity** – Westampton Township appointed Wendy Gibson, Administrator, as the Municipal Liaison (Resolution No. 118-20 in *Appendix S*. CME Associates was appointed as the Affordable Housing Administrative Agent, (Resolution No. 122-20 in *Appendix T*). The Affordable Housing Administrative Agent will administer and affirmatively market the units in the Township, income qualify applicants, place affordability controls on the units and provide long-term administration of the units in accordance with COAH's rules at N.J.A.C. 5:93 et seq. and UHAC per N.J.A.C. 5:80-26.1, or any successor regulation, and all other applicable law with the exception that in lieu of 10% affordable units in rental projects required to be at 35% of median income, 13% of affordable units in such project shall be required to be at 30% of median income.
- **Low/Moderate Income Split** – Per condition 8 (Page 5) of the Settlement Agreement, the Township agrees to require 13% of all units, or for the Hogan site, a minimum of 5 units shall be provided as very low income housing units with half of the units available to families. Per conditions 10 a. through 10e. (Pages 5-6) of the Settlement Agreement, the Township agrees to the standards for Third Round Obligation units discussed in Section V. Fair Share Plan, E. Third Round Prospective Need 1999-2025 ("Gap Period" and 2015-2025) Obligation of this Fair Share Plan.
  - ✓ Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.15(d).
  - ✓ At least 50% of the units addressing the Third Round Obligation shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households. The affordable housing ordinances adopted in accordance with this Agreement shall provide that at least half of all affordable units within each bedroom distribution shall be low-income units, which shall include at least 13% of all restricted rental units within each bedroom distribution as very-low-income units (affordable to a household earning 30% or less of median income).
  - ✓ At least 25% of the Third Round Obligation shall be met through rental units, including at least half in rental units available to families.
  - ✓ At least half of the units addressing the Third Round Prospective Need in total must be available to families.
  - ✓ The Township agrees to comply with an age-restricted cap of 25% and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the municipality claim credit toward its fair share obligation for age-restricted units that exceed 25% of all units developed or planned to meet its cumulative prior round and third round fair share obligation.

- **Bedroom Distribution** –The units shall meet the bedroom distribution requirements in conformance with the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.3) that require no more than 20% one-bedroom units, a minimum of 20% three-bedroom units and the balance (at least 30%) two-bedroom units.
- **Controls on Affordability** - Affordability controls shall comply with all standards set forth in the Uniform Affordable Housing Controls, N.J.A.C. 5:80-26.1 et. seq. with the exception that in lieu of 10 percent affordable units in rental projects required to be at least 35 % of median income, 13 % of affordable units in such projects shall be required to be at least 30% of median income.
- **Funding** – To Be Determined.
- **Construction Schedule** – The Township intends to develop a Construction Schedule in conjunction with the developer, when identified, to provide a realistic schedule for the development of affordable housing to meet the Third Round housing obligation. The selected developer will be responsible for monitoring the construction and development activity. All new construction units shall be adaptable in conformance with P.L. 2005, c.350/N.J.S.A. 52:27D-311a and 311b and all other applicable law.

### 3. Hancock Site-1960 Burlington-Mount Holly Road (Block 906.07, Lot 5)

- **Site Control** – MODIV Tax Assessment records identify the current property owner as Hancock Family, LLC.
  - **Site Suitability** – The Hancock Site is located along Burlington-Mount Holly Road (County Route 541), between the intersections with Burrs Road to the south and Hancock Lane to the north. The majority of the site is situated in the B-1 Business zone and a portion of the northern end of the site is situated in the OR-1 Office/Research zones. The B-1 district permits a variety of retail sales and services, restaurants, hotels/motels, flex space, offices, services, and public buildings and uses. Permitted OR-1 uses were identified under the Hogan Site. The site has an area of approximately 88.4 acres, and currently contains a small farmhouse near the center of the lot with a driveway on Burlington-Mount Holly Road, and the remainder of the lot consists of agricultural lands. The lot is bordered by lands in agricultural use or woodlands and CarSense dealership to the southwest, across Burlington-Mount Holly Road), Hilton Garden Inn and Recovery Sports Grill to the northwest, single family homes and preserved farmland to the north, preserved farmland and offices to the east, and commercial buildings to the southeast. The current zoning of the site is not suitable for mixed use, however, an AMU-Agrihood Mixed Use Zone (*Appendix X*) will permit the type of Agriculture and Mixed Use Zone, discussed with the property owner that expressed their desire for a zone that would allow certain uses that were permitted in the B-1 District, while focusing on mixed uses, affordable housing, continuing agricultural use of a portion of the property while still achieving a type of "center" that the Township would have achieved in the TC-Town Center zone identified in the Settlement Agreement.
- **Available** – Block 906.07, Lot 5 is currently in private ownership and in agricultural use with a farmhouse situated on the lot.
  - **Suitable** – Development of the site and proposed uses are compatible with surrounding uses. The site has frontage and access to appropriate streets, is consistent with environmental policies in N.J.A.C. 5:93-4, is situated in the PA-2 Suburban Planning Area, and has access to public water and sewer.
  - **Developable** – The site has access to public water and sewer infrastructure and is consistent with the Burlington County Wastewater Management Plan and the Mount Holly Municipal Utilities Authority (MUA) Wastewater Management Plan. The site is situated within the service area of New Jersey American Water. The site can be developed consistent with the Residential Site Improvement Standards ("RSIS") and other regulations of agencies with jurisdiction over the site, i.e. NJDEP.



- **Approvable** - The site can be developed for an Agrihood Mixed Use Zone in a manner that is consistent with the proposed AMU-Agrihood Mixed Use Zone Ordinance (*Appendix X*) and in accordance with stipulations in the Court Master's Report and the Settlement Agreement. The Westampton Township Land Development Board is scheduled to hear a 2021 Master Plan Reexamination Report on April 7, 2021 (*Appendix N*) and Resolution No. \_\_\_\_-2021 recommending adoption of the AMU-Agrihood Mixed Use Zone for the site is contained in *Appendix W*. Land Development Board Resolution Number \_\_\_\_-2021 (*Appendix O*) adopts the Housing Element and Fair Share Plan. Township Resolution No. \_\_\_\_-21 endorses and supports the Housing Element and Fair Share Plan (*Appendix P*).
- **Site Documentation**
- **General Description** – The Hancock site consists of Block 906.07, Lot 5. The property has frontage along Burlington-Mount Holly Road. The parcel is split-zoned between the B-1 Business Zone and the OR-1 Office/Research zone. Surrounding land uses include open space to the southeast, northeast, and west, commercial development to the west, northwest, and southeast, and single family houses to the northwest.
  - **Environmental Constraints** – An Environmental Constraints map of the Township is contained in *Appendix Q*. From the map, it appears the site has no environmental constraints.
  - **New Jersey State Development and Redevelopment Plan (SDRP)** - The Policy Map of the State Development and Redevelopment Plan for Burlington County, October 17, 2013 Policy State Planning Area and Redevelopment Plan shows Westampton within the PA-2 Suburban Planning Area (*Appendix Q*) which is a planning area that will provide for much of the state's future development.
  - **Density** - Proposed density for the overall site is 12.9 units per acre. For the 88.4 +/- acre parcel, 1,144 units, with a 20% set aside = 228 affordable units (21 credited to the Prior Round). Of the 228 units, the site will provide that up to 148 of the affordable units may be, but shall not be required to be, senior units in accordance with applicable law.
  - **Location, Size, Capacity of Lines, Status of Wastewater Management Plan** - The site is situated within serviceable public water and sewer areas.
- **Affirmative Marketing** – The units will be affirmatively marketed as discussed in Section VI. Affordable Housing Administration and Affirmative Marketing. The Resolution regarding the Affirmative Fair Housing Marketing is contained in *Appendix R* which is in accordance with UHAC per N.J.A.C. 5:80-26.1 and the Township's Agreement with FSHC. The Affirmative Fair Housing Marketing Plan requires direct notice to a number of agencies including those specifically identified in the Settlement

Agreement which includes: FSHC, The Latino Action Network, Southern Burlington County Branch of the NAACP, Willingboro NAACP, Supportive Housing Association, and New Jersey Housing Resource Center the New Jersey State Conference of the NAACP.

- **Administrative Entity** – Westampton Township appointed Wendy Gibson, Administrator, as the Municipal Liaison (Resolution No. 118-20 in *Appendix S*. CME Associates was appointed as the Affordable Housing Administrative Agent, (Resolution 2No. 122-20 in *Appendix T*). The Affordable Housing Administrative Agent will administer and affirmatively market the units in the Township, income qualify applicants, place affordability controls on the units and provide long-term administration of the units in accordance with COAH's rules at N.J.A.C. 5:93 et seq. and UHAC per N.J.A.C. 5:80-26.1, or any successor regulation, and all other applicable law with the exception that in lieu of 10% affordable units in rental projects required to be at 35% of median income, 13% of affordable units in such project shall be required to be at 30% of median income.
- **Low/Moderate Income Split** – Per condition 8 (Page 5) of the Settlement Agreement, the Township agrees to require 13% of all units, or for the Hancock site, a minimum of 30 units shall be provided as very low income housing units with half of the units available to families. Per conditions 10 a. through 10e. (Pages 5-6) of the Settlement Agreement, the Township agrees to the standards for Third Round Obligation units discussed in Section V. Fair Share Plan, E. Third Round Prospective Need 1999-2025 ("Gap Period" and 2015-2025) Obligation of this Fair Share Plan.
  - ✓ Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.15(d).
  - ✓ At least 50% of the units addressing the Third Round Obligation shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households. The affordable housing ordinances adopted in accordance with this Agreement shall provide that at least half of all affordable units within each bedroom distribution shall be low-income units, which shall include at least 13% of all restricted rental units within each bedroom distribution as very-low-income units (affordable to a household earning 30% or less of median income).
  - ✓ At least 25% of the Third Round Obligation shall be met through rental units, including at least half in rental units available to families.
  - ✓ At least half of the units addressing the Third Round Prospective Need in total must be available to families.
  - ✓ The Township agrees to comply with an age-restricted cap of 25% and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the municipality claim credit toward its fair share obligation for age-restricted units that exceed 25% of all

units developed or planned to meet its cumulative prior round and third round fair share obligation.

- **Bedroom Distribution** –The units shall meet the bedroom distribution requirements in conformance with the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.3) that require no more than 20% one-bedroom units, a minimum of 20% three-bedroom units and the balance (at least 30%) two-bedroom units in accordance with N.J.A.C. 5:80-26.3.
- **Controls on Affordability** - Affordability controls shall comply with all standards set forth in the Uniform Affordable Housing Controls, N.J.A.C. 5:80-26.1 et. seq. with the exception that in lieu of 10 percent affordable units in rental projects would be required to be at least 35 % of median income, 13 % of affordable units in such projects shall be required to be at least 30% of median income.
- **Funding** – To Be Determined.
- **Construction Schedule** – The Township intends to develop a Construction Schedule in conjunction with the developer, when identified, to provide a realistic schedule for the development of affordable housing to meet the Third Round housing obligation. The selected developer will be responsible for monitoring the construction and development activity. All new construction units shall be adaptable in conformance with P.L. 2005, c.350/N.J.S.A. 52:27D-311a and 311b and all other applicable law.

**4. 1841 Burlington-Mt. Holly Road, aka Holly Lane, Salt & Light Co.,  
(Block 1208, Lot 11)**

- **Site Control** – MODIV Tax Assessment records identify the current property owner as Salt & Light Company, Inc.
- **Site Suitability** – 1841 Burlington-Mt. Holly Road, aka Holly Lane is situated on Burlington-Mt. Holly Road at the intersection of Holly Lane and the Westampton Township boundary with Mount Holly Township. The property is situated in the C-Commercial Zoning District where residences are not a permitted use. The site is 2.55 acres in size and contains an existing 10,000 square foot building with a child care center, office space, and five (5) affordable housing units that are identified in the Settlement Agreement as Completed Family Rental Units.

On October 31, 2019, Salt and Light Company, Inc. filed an application with the Land Development Board for a d(1) Use Variance expand their facility to include five (5) two-story residential buildings with an approximate gross floor area of 2,500 square feet that would contain six (6) efficiency or studio type apartments in each building, which would provide for an increase of thirty (30) residential studio units having a living/sleeping area and kitchen located in the same room for single person occupancy and a separate bathroom, along with an expansion of use of the existing garage on the property. The application was approved on January 8, 2020.

On February 12, 2020, Salt and Light Company, Inc. filed an application with the Land Development Board for Minor Subdivision and Preliminary and Final Site Plan approval of the thirty (30) units and to expand the existing garage for use as a meeting place and for a Supervisor or Manager's apartment above the converted garage. The application was approved on March 4, 2020.

- **Available** – Block 208, Lot 11 is owned by Salt & Light Company, Inc. that has received conditional approval to develop affordable housing on the lot.
- **Suitable** – The Land Development Board determined that the site is suitable for the existing and proposed development as evidenced by their past approvals of Use and Bulk Variances in addition to Site Plan and Subdivision approvals. The site has frontage and access to appropriate streets, is consistent with environmental policies in N.J.A.C. 5:93-4, is situated in the PA-2 Suburban Planning Area, and has access to public water and sewer.
- **Developable** –The site has access to public water and sewer infrastructure and is consistent with the Burlington County Wastewater Management Plan and the Mount Holly Municipal Utilities Authority

(MUA) Wastewater Management Plan. The site is situated within a water service area and is currently supplied by public water. The site can be developed consistent with the Residential Site Improvement Standards (“RSIS”) and other regulations of agencies with jurisdiction.

- **Approvable** - The site can be developed and has been approved for thirty (30) additional affordable units. Land Development Board Resolution Number \_\_-2021 (*Appendix O*) adopted the Housing Element and Fair Share Plan. Township Resolution No. \_\_\_\_-21 endorses and supports the Housing Element and Fair Share Plan (*Appendix P*).

▪ **Site Documentation**

- **General Description** – 1841 Burlington-Mt. Holly Road is situated on Block 1208, Lot 11 in the C-Commercial Zoning District. The property has frontage along Burlington-Mt. Holly Road, contains approximately 2.55 acres of land and is located in the C-Commercial Zoning District.
- **Environmental Constraints** – An Environmental Constraints map of the Township is contained in *Appendix Q*. From the map and testimony at the various hearings at the Land Development Board, it appears the site has no environmental constraints.
- **New Jersey State Development and Redevelopment Plan (SDRP)** - The Policy Map of the State Development and Redevelopment Plan for Burlington County, October 17, 2013 Policy State Planning Area and Redevelopment Plan shows Westampton within the PA-2 Suburban Planning Area (*Appendix Q*) which is a planning area that will provide for much of the state's future development.
- **Density** – Existing residential density on the site is 1.96 units per acre and proposed density for the thirty-five (35) units is 13.7 units per acre. In addition to the residential units, the existing use of the property includes a 10,000 square foot commercial building and garage and the proposed use includes the garage that will be renovated into a meeting space and an additional residential unit on the second floor that will be a Supervisor/Manager unit.
- **Location, Size, Capacity of Lines, Status of Wastewater Management Plan** - The site is situated within serviceable public water and sewer areas and is in fact, currently served with public water and sewer.

- **Affirmative Marketing** – The units will be affirmatively marketed as discussed in Section VI. Affordable Housing Administration and Affirmative Marketing. The Resolution regarding the Affirmative Fair Housing Marketing is contained in *Appendix R* which is in accordance with UHAC per N.J.A.C. 5:80-26.1 and the Township’s Agreement with FSHC. The Affirmative Fair Housing Marketing Plan requires direct notice to a number of agencies including those specifically identified in the Settlement

Agreement which includes: FSHC, The Latino Action Network, Southern Burlington County Branch of the NAACP, Willingboro NAACP, Supportive Housing Association, and New Jersey Housing Resource Center the New Jersey State Conference of the NAACP.

- **Administrative Entity** – Westampton Township appointed Wendy Gibson, Administrator, as the Municipal Liaison (Resolution No. 118-20 in *Appendix S*. CME Associates was appointed as the Affordable Housing Administrative Agent, (Resolution 2No. 122-20 in *Appendix T*). The Affordable Housing Administrative Agent will administer and affirmatively market the units in the Township, income qualify applicants, place affordability controls on the units and provide long-term administration of the units in accordance with COAH's rules at N.J.A.C. 5:93 et seq. and UHAC per N.J.A.C. 5:80-26.1, or any successor regulation, and all other applicable law with the exception that in lieu of 10% affordable units in rental projects required to be at 35% of median income, 13% of affordable units in such project shall be required to be at 30% of median income.
- **Low/Moderate Income Split** – The units proposed are not addressed in the Settlement Agreement because they were approved after the Settlement Agreement was approved. However, during the Use Variance Hearing, Salt and Light Company, Inc. agreed to comply with all of the provisions of the affordable housing regulations that for the Third Round include:
  - ✓ Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.15(d).
  - ✓ At least 50% of the units addressing the Third Round Obligation shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households. The affordable housing ordinances adopted in accordance with this Agreement shall provide that at least half of all affordable units within each bedroom distribution shall be low-income units, which shall include at least 13% of all restricted rental units within each bedroom distribution as very-low-income units (affordable to a household earning 30% or less of median income).
  - ✓ At least 25% of the Third Round Obligation shall be met through rental units, including at least half in rental units available to families.
  - ✓ At least half of the units addressing the Third Round Prospective Need in total must be available to families.
  - ✓ The Township agrees to comply with an age-restricted cap of 25% and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the municipality claim credit toward its fair share obligation for age-restricted units that exceed 25% of all units developed or planned to meet its cumulative prior round and third round fair share obligation.

- **Bedroom Distribution** – All of the thirty (30) residential units are proposed as efficiency units.
- **Controls on Affordability** - Affordability controls shall comply with all standards set forth in the Uniform Affordable Housing Controls, N.J.A.C. 5:80-26.1 et. seq. with the exception that in lieu of 10 percent affordable units in rental projects would be required to be at least 35 % of median income, 13 % of affordable units in such projects shall be required to be at least 30% of median income. Based on testimony from Salt and Light Company, Inc. at the Use Variance and Site Plan Hearings, it is anticipated that the units will more likely provide housing to very low and low income residents.
- **Funding** – To Be Determined.

**Construction Schedule** – The property owner/developer has been seeking funding for the project. Inclusion of this project in the Fair Share Plan provides additional opportunities for funding that are not available if the project is not included in the Plan. All new construction units shall be adaptable in conformance with P.L. 2005, c.350/N.J.S.A. 52:27D-311a and 311b and all other applicable law.

## **VI. AFFORDABLE HOUSING ADMINISTRATION AND AFFIRMATIVE MARKETING**

Westampton Township has prepared an updated Affordable Housing Ordinance that conforms to the Council on Affordable Housing (COAH)'s substantive rules, Uniform Housing Affordability Controls (UHAC) and the terms of the court-approved Fair Share Housing Center (FSHC) Settlement Agreement. Ordinance No. 12-2020 is contained in *Appendix Y*.

The Affordable Housing Ordinance regulates the establishment of affordable units in the Township including occupancy of the units, phasing of affordable units, low/moderate income split, bedroom distribution, occupancy standards, affordability controls, establishing rents and prices, affirmative marketing, income qualification and all other required elements. The Ordinance includes the required exception that the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, *et seq.*, or any successor regulation, with the exception that in lieu of 10 percent of the affordable units in rental projects required to be at 35 percent of median income, 13 percent of affordable units in rental projects shall be required to be at 30 percent of median income, and in conformance with all other applicable law. The Township, as part of this HEFSP, shall adopt appropriate implementing ordinances in conformance with standard ordinance and guidelines developed by COAH and the Court to ensure that this provision is satisfied.

The Affordable Housing Ordinance establishes a mandatory set-aside requirement of 20% if the affordable units will be for sale and 15% if the affordable units will be for rent, for any multi-family residential development created through any Land Development Board action on subdivision or site plan applications; municipal rezoning, use or density variance; redevelopment plan or rehabilitation plan that provides a substantial density increase resulting in a minimum density at or above six (6) units per acre (or other compensatory benefit). This requirement does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation on part of Westampton Township to grant such rezoning, variance or other relief.

Resolution No. 118-20 (*Appendix S*), approved Wendy Gibson, Administrator to hold the position of the Municipal Housing Liaison and CME Associates was appointed as the Affordable Housing Administrative Agent (Resolution No. 122-20 in *Appendix T*).

The Township adopted Resolution 120-20 Affirmative Marketing Plan (*Appendix R*) for all affordable housing sites. The affirmative marketing plan is designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to the affordable units located in the Township. Additionally, the affirmative marketing plan is intended to target those potentially eligible persons who are least likely to apply for affordable units and who reside in the Township's housing region, Region 5, consisting of Burlington, Camden and Gloucester counties.



The affirmative marketing plan includes regulations on qualification of income eligibility, price and rent restrictions, bedroom distribution, affordability control periods, and unit marketing in accordance with N.J.A.C. 5:80-26.1, et seq. All newly created affordable units will comply with at least 30-year affordability controls and until released by the Township required by UHAC, N.J.A.C. 5:80-26.5 and 5:80-26.11. This plan must be adhered to by all private, non-profit, and municipal developers of affordable housing units and must cover the period of deed restriction and affordability controls on each affordable unit.

As required by the court approved FSHC Agreement, the Affirmative Marketing Plan adds to the list of community and regional organizations in its affirmative marketing plan, pursuant to N.J.A.C. 5:80-26.15(f)(5), Fair Share Housing Center, 510 Park Boulevard, Cherry Hill, NJ; the Latino Action Network, PO Box 943, Freehold, NJ 07728; Willingboro NAACP, Ms. Kyra Price, PO Box 207, Roebing, 09854, Southern Burlington County NAACP, PO Box 3211, Cinnaminson, NJ 08077; the Supportive Housing Association, 15 Alden Street #14, Cranford, NJ 07016; and the New Jersey Housing Resource Center; and shall, as part of its regional affirmative marketing strategies during its implementation of the affirmative marketing plan, provide direct notice to those organizations of all available affordable housing units in the municipality, along with copies of application forms. The Township also agrees to require any other entities, including developers or persons or companies retained to do affirmative marketing, to comply with this paragraph.

## **VII. AFFORDABLE HOUSING TRUST FUND**

Ordinance 11-2020 regarding Affordable Housing Development Fees was adopted on October 20, 2020 to provide for the collection of Development Fees in support of affordable housing (**Appendix Z**). The ordinance permits collection of residential development fees equal to 1.5% of the equalized assessed value of new residential construction and additions, and mandatory nonresidential development fees equal to 2.5% of the equalized assessed value of new nonresidential construction and additions.

A Spending Plan is included in **Appendix AA** and Resolution No. 119-20 approving and adopting the Spending Plan is contained in **Appendix BB**. The Spending Plan includes anticipated revenues, collection of revenues, and the use of revenues. **Appendix CC** includes Resolution No. 117-20 Resolution of Intent to Bond in the Event of a Shortfall in Funding to Effectuate Certain Affordable Housing Mechanisms. The Affordable Housing Trust Fund will be utilized for eligible affordable housing activities including the:

- Rehabilitation program;
- New construction of affordable housing units and related development costs;
- Extensions or improvements of roads and infrastructure directly serving affordable housing development sites;
- Acquisition and/or improvement of land to be used for affordable housing;

- Purchase of affordable housing units for the purpose of maintaining or implementing affordability controls;
- Maintenance and repair of affordable housing units;
- Repayment of municipal bonds issued to finance low- and moderate-income housing activity;
- Affordability assistance.
- Extension of Expired or Expiring Controls in Rolling Hills and Spring Meadows; and
- Any other activity as specified in the approved spending plan.

As required by N.J.A.C. 5:93-816(e), the Township may use affordable housing trust fund revenue for related administrative costs up to a 20% limitation pending funding availability after programmatic and statutory affordability assistance expenditures. The actual administrative expense is calculated on an ongoing basis based on actual revenues.

As required by N.J.A.C. 5:93-8.16(c), the Township is required to spend a minimum of 30% of development fee revenue to render existing affordable units more affordable and at least one-third of that amount must be dedicated to very-low income households or to create very-low income units (i.e. households earning less than 30% of the regional median income). The actual affordability assistance minimums are calculated on an ongoing basis based on actual revenues.

In accordance with Item #16 of the Settlement Agreement with FSHC, the expenditures of funds contemplated under the FSHC agreement constitute a "commitment" for the expenditure pursuant to NJSA 52:27D329.2 and -329.3, with the four-year time period for expenditure designated pursuant to those provisions beginning to run with the entry of a final judgment approving the settlement in accordance with the provisions of In re Tp. Of Monroe, 442 N.J. Super. 565 (Law Div.2015) (aff'd 442 N.J. Super.563). ). On the first anniversary of the Court's approval of the Spending Plan, and on every anniversary thereafter through July 1, 2025, the Township agrees to provide annual reporting of trust fund activity to DCA, COAH, or LGS, or other entity designated by the State of New Jersey, with a copy provided to FSHC and posted on the municipal website, using forms developed for this purpose by DCA, COAH, or LGS. The reporting shall include an accounting of all housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.

## **VIII. COST GENERATION**

Westampton Township has reviewed its Subdivision of Land (Chapter 215) and Zoning (Chapter 250) Ordinances to eliminate unnecessary cost generating regulations that are not essential to protect the public welfare and to expedite municipal approvals on inclusionary development applications (N.J.A.C. 5:93-10.1). Development applications containing affordable housing shall be reviewed for consistency with the Ordinances, Residential Site Improvement Standards (N.J.A.C. 5:21-1, et seq.), the mandate of the Fair Housing Act, and the Municipal Land Use Law (NJSA 40:55D-40.1-40.7) regarding

unnecessary cost generating features. Westampton Township shall comply with the applicable Cost Generation requirements of N.J.A.C. 5:93 Subchapter 10.

## **IX. MONITORING**

On the first anniversary of the execution of the FSHC agreement, which is December 24, 2020, and every anniversary thereafter through the end of the FSHC agreement, the Township agrees to provide annual reporting of the status of all affordable housing activity within the municipality through posting on the municipal website, with a copy of such posting provided to Fair Share Housing Center, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the Special Master and FSHC.

The Fair Housing Act includes two provisions regarding actions to be taken by the Township during the period of protection provided in this Agreement. The Township agrees to comply with those provisions as follows:

- a. For the midpoint realistic opportunity review, due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether any mechanisms to meet unmet need should be revised or supplemented. Such postings shall invite any interested party to submit comments to the municipality, with a copy to Fair Share Housing Center, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether any mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the court regarding these issues.
- b. For the review of very-low income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of the Fair Share Housing Center Agreement, and every third year thereafter, the Township will post on its municipal website, with a copy provided to FSHC, a status report as to its satisfaction of its very low income requirements, including the family very low income requirements. Such posting shall invite any interested party to submit comments to the municipality and Fair Share Housing Center on the issue of whether the municipality has complied with its very low income housing obligation under the terms of the settlement with Fair Share Housing Center.