



Affordable Housing Annual Monitoring Report

Evesham Township, Burlington County, New Jersey

August 15, 2025; revised September 10, 2025

CME Associates has prepared this annual monitoring report for Evesham Township outlining the progress made by the Township since the adoption of the Third Round Housing Plan Element and Fair Share Plan by the Planning Board in November of 2021. In accordance with the Township's Final Judgment of Compliance and Repose, dated July 21, 2022, and signed by the Honorable Judge Jeanne T. Covert, A.J.S.C., annual reporting and monitoring is required of Evesham Township on **August 16, 2023** and every year thereafter. This report should serve to satisfy the annual reporting requirements for the year 2025 of the Township's affordable housing compliance in the Third Round (1999-2025).

The Third Round settlement agreement with Fair Share Housing Center determined that Evesham had a fair share obligation of the following:

- Present Need (Rehab Obligation) – 15
- Prior Round Obligation (1987-1999) – 534
- Third Round Prospective Need (1999-2025) – 680

Since the adoption of an amended Fair Housing Act in March of 2024, and the new affordable housing rules and obligations set forth in that act, the Township has recently adopted a Fourth Round Housing Plan Element and Fair Share Plan.

The Township was determined to have a Fourth Round Prospective Need of 220 units.

The forms on the following pages outline the status of the Township's affordable housing trust fund activity, rehabilitation program, prior round and third round housing projects, and very-low income unit reporting.

Trust Fund Monitoring:

The Township has submitted all required trust fund monitoring, including an inventory of all transactions, to the Affordable Housing Monitoring System which is maintained by the Department of Community Affairs.

Current balance in the Township's AHTF as of July 31, 2025 is \$3,706,776.46.

Rehabilitation Monitoring:

The Township initially had an assigned rehabilitation obligation of 94 units. This was reduced to 15 units after the Township was able to demonstrate that the number of actual deficient units that



were also occupied by low or moderate-income households to be just 15. This obligation has been previously satisfied through a municipal rehabilitation assistance program. No new rehabilitations of deficient homes in the Township have been completed since the adoption of the Housing Element and Fair Share Plan.

The Township was determined to have a rehabilitation obligation of 111 units for the Fourth Round. As a part of the Fourth Round Housing Plan, the Township is planning to establish a municipal rehabilitation program as well as rely on the Burlington County rehabilitation program. The draft spending plan that is included in the Housing Plan includes substantial municipal funding for a rehabilitation program.

Prior Round and Third Round Monitoring:

The current status of each project and mechanism included within the Township's compliance plan is included within Exhibit C.

As a result of lack of adequate documentation for some previously claimed credits in the Housing Plan Element and Fair Share Plan, and further documentation revealing minor adjustments to the details of certain projects, there are several adjustments to the Township's compliance mechanisms. These are outlined below:

- The Barclay Chase / Fieldstone family rental project has a different income distribution that was indicated in the Housing Plan. There is one fewer very-low-income unit and one additional low-income unit. There is also one fewer three-bedroom unit and one additional two-bedroom unit in the project.
- Two additional apartments at the New Road / Tamburro development at 37 South Maple have been converted to affordable units. These new units include a very-low income family rental.
- For the two group home facilities operated by Bancroft at 8 Elmgate and 28 S. Elizabeth, the Township was unable to secure documentation that these facilities have renewable 20 year or 30 year affordability controls. As a result, the Township will no longer claim the 8 rental bonuses from these two as indicated in the Housing Plan.
- Several group homes were not able to be confirmed as credit-worthy due to a lack of documentation. The Township will continue to seek documents from these facilities as they are existing special needs homes, but the Township has not been successful to date in obtaining surveys from the owners:
 - Bancroft – 5002 Red Haven (3 credits)
 - Bancroft – 106 Harvest (3 credits)



- The following group homes that were initially proposed were removed from the Third Round Housing Plan, but now have documentation on their initial license date. The Township may seek credit again for these facilities in any future Housing Plan:
 - Bancroft – 1506 Roberts (3 credits)
 - Oaks – Chestnut (4 credits)
 - QMA – North Elmwood (3 credits)
 - QMA – Laurel (3 credits)
 - OTC – Longhurst (4 credits)
- The Brightview project initially proposed to expand to have a total of 27 affordable units was amended and reduced to have a total of 17 affordable units.
- The CareOne project that was initially proposed to expand by 4 affordable units was approved by the zoning board to expand with a total of 8 additional affordable units.
- The Redevelopment Plan for the DPW site has been amended and permits 4 additional affordable units.
- The Oakleigh project on Route 73 has been withdrawn by the developer. The Township is no longer claiming the 10 third round credits from this site, however as the site has a standing approval and is included in the Fourth Round plan as a potential site for affordable housing.

Several new projects that include affordable housing are noted in the Fourth Round Housing Plan Element and Fair Share Plan that was adopted by the Township Planning Board in June of 2025.

Ongoing Conditions of Monitoring:

- The Habitat for Humanity project proposed for Oak Avenue has not yet submitted site plan drawings for approval by the Township.
- There are two 'semi-private' rooms in the CareOne facility that function like a two-bedroom apartment. CareOne generally does not place related individuals within these apartments, but does not have a policy that specifically prohibits them from doing so. As of this time, these units are not occupied by related individuals.

Very Low-Income Monitoring:

The Township is required to provide 13% of all units that were approved or planned after July 2008 as very-low-income units. This equals a total of at least 49 VLI units that are required. There are currently 54 VLI units constructed within the Township, with another 16 planned. However, at least half of the VLI unit requirements must be family units. In total, there are 23 family units in



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Our File No. EV00062.H15

the Township. Evesham plans to make up for this VLI family unit shortfall through its affordability assistance programs, as outlined in the Spending Plan. If special needs housing units are included in this calculation, there are 109 bedrooms in total within Evesham for supportive and special needs individuals that may also qualify as very low income housing units.

Conclusion

The Township is on track with the implementation of the terms of the FSHC Settlement Agreement and the final Judgment of Compliance and Repose as outlined in the adopted Housing Plan Element and Fair Share Plan that was approved by the court. Evesham will continue to proactively implement its Housing Plan Element and Fair Share Plan to maintain compliance going forward, and is actively seeking new opportunities to provide affordable housing.



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**EXHIBIT A:
PRIOR ROUND AND THIRD ROUND PROJECT MONITORING**

3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	RCA Gloucester City	RCA Gloucester City	RCA Pemberton Twp	RCA Pemberton Twp	RCA Burlington City	RCA Beverly City	RCA Beverly City
Project developer:							
Compliance Mechanism:	RCA (approved pre-2008)						
Compliance Mechanism #2 (if project has multiple):							
Round:	Prior Round						
Block (if multiple separate by commas):							
Lot (if multiple separate by commas):							
Address:							
Construction required to begin by (for mechanisms other than inclusionary development):							
Status:	Built						
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):							
If "approved not built" or "under construction," date of site plan and/or subdivision approval:							
If "under construction," expected date of completion:							
Date of issuance of C.O.:							
If "built," date controls began:							
Length of Affordability Controls (years):							
Administrative Agent or other entity responsible for affirmative marketing:							
Contribution (for payments in lieu)							
Total Affordable Housing Units Proposed	40	12	10	3	10	10	50
Total Affordable Housing Units Completed to Date	40	12	10	3	10	10	50
Type of Affordable Units:							
<i>Family</i>							
Family For-Sale							
Family Rental							
<i>Senior</i>							
Senior For-Sale							
Senior Rental							
<i>Supportive/Special needs</i>							
Supportive For Sale							
Supportive Rental							

Bedroom/Income Splits:

1 BR/or Efficiency Affordable Units							
Very Low-Income:							
Low-Income:							
Moderate-Income:							
2 BR Affordable Units							
Very Low-Income:							
Low-Income:							
Moderate-Income:							
3+ BR Affordable Units							
Very Low-Income:							
Low-Income:							
Moderate-Income:							
Supportive/Special Needs Units:							
Very Low-Income:							
Low-Income:							
Moderate-Income:							



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**EXHIBIT B:
VERY LOW-INCOME MONITORING**

4. VERY LOW INCOME REPORTING

Very Low Income Units Approved or Planned after July 17, 2008				
Development/Compliance Mechanism	Total Affordable Units	VLI units constructed as of date of report	VLI units not constructed as of date of this report but still planned	Type of Very Low Income Unit (Family, Senior, Special Needs)
Evesham Senior Apts	68	9		Senior
Cornerstone at Marlton	64	8		Family
Evesham Retirement	24	4		Senior
Brightview	27	4	5	Senior
Artis Senior	6	6		Senior
Capitol Seniors / Marlton Executive	11	11	0	Senior
Renaissance Square	34	5		Family
Barclay Chase	33	5		Family
Harvest House	8	1		Family
DPW Yard	20	0	3	Family
New Road / Tamburro	5	1		Family
CareOne	8	0	8	Senior
Group Homes	109	109		Special Needs
Total	417	163	16	

This tab provides reporting required on very low income units, i.e. units affordable to and reserved for households at or below 30% of regional median income.

See N.J.S.A. 52:27D-329.1.