

**TOWNSHIP OF EVESHAM,
BURLINGTON COUNTY, NEW JERSEY**

**Housing Plan Element & Fair Share Plan
Fourth Round (2025 – 2035)**

May 22, 2025

Prepared by:



**Consulting & Municipal
ENGINEERS**

CME Associates

1 Market Street, Suite 1F
Camden, NJ 08102
732-410-2651

A handwritten signature in blue ink, appearing to read 'C. Dochney', is written over a horizontal blue line.

Christopher N. Dochney, PP, AICP
NJ Professional Planner License # 6225

The original document was appropriately signed and sealed in accordance with the Chapter 41 Title 13 of the State Board of Professional Planners.

Adopted by the Planning Board on June 5, 2025 per Resolution 2025-PB-08

Endorsed by the Township Council on June 11, 2025 per Resolution 205-2025

ACKNOWLEDGMENTS:

Evesham Township Mayor and Council

Mayor Jaclyn Veasy
Deputy Mayor Dr. Krystal Hunter
Councilwoman Heather Cooper
Councilman Joseph Fisicaro, Jr.
Councilman Christian Smith

Evesham Township Planning Board

Lisa Killion-Smith – Chair
Patricia Everhart – Vice Chair
Mayor Jaclyn Veasy
Deputy Mayor Dr. Krystal Hunter
Craig Higginbotham, Environmental Commission
David Bock, Board of Education
Elizabeth Costello
Gene Friedman
Jacob Todd
Tom Wyllner – Alternate 1
Sean McLaughlin – Alternate 2

Ronald D. Cucchiaro, Esq. – Board Attorney
Rakesh Darji, PE, PP, CME – Board Engineer
Michelle Taylor, PP, AICP – Board Planner
Stacey Arcari, PE, PP, CME – Board Traffic Engineer
Behram Turan, PE, LSRP – Board Environmental Scientist
Jennifer Newton – Board Secretary
Regina Kinney – Recording Secretary

Kevin Rijs, PP, AICP – Director of Community Development

Robert Wright, Esq. – Township Affordable Housing Attorney

RESOLUTION 2025-PB-08
TOWNSHIP OF EVESHAM
PLANNING BOARD
HOUSING PLAN ELEMENT AND FAIR SHARE PLAN
2025 (FOURTH ROUND)
DECIDED ON JUNE 5, 2025
MEMORIALIZED ON JUNE 5, 2025

WHEREAS, in a landmark decision in Southern Burlington County N.A.A.C.P. v. Mount Laurel Tp., 67 NJ 151 (1975) (Mount Laurel I), the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide a variety in choice of housing types affordable to low- and moderate-income households; and

WHEREAS, in Southern Burlington County N.A.A.C.P. v. Mount Laurel Tp., 92 NJ 158 (1983) (Mount Laurel (II)), the New Jersey Supreme Court extended the regional fair share obligation to all municipalities with any growth area as designated in the New Jersey State Development Guide Plan (“NJDCA 1978”) and determined that each municipality would have to establish its fair share obligation and provide zoning strategies to create a realistic opportunity for fulfillment of the fair share obligation; and

WHEREAS, in 1985 the New Jersey legislature enacted the Fair Housing Act in response to Mount Laurel II. The Fair Housing Act created the Council on Affordable Housing (“COAH”) as an administrative alternative to compliance in a court proceeding. Under the enabling legislation, COAH had primary jurisdiction over affordable housing in New Jersey. COAH created a process for the review and approval of appropriate Housing Plan Elements and Fair Share Plans. Approval of a municipal Housing Plan Element and Fair Share Plan by COAH was referred to as substantive certification and it provided protection from builder’s remedy litigation during the period within which it was addressed by the Housing Plan Element and Fair Share Plan; and

WHEREAS, the New Jersey Supreme Court issued a Decision and Order on March 10, 2015, In Re Adoption of N.J.A.C. 5:96 & 5:97 by the Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV), wherein the Court held that because COAH failed to adopt amended Third Round Rules, constitutional compliance cannot be evaluated under COAH's jurisdiction which thereby rendered the FHA's exhaustion of administration remedies futile; and

WHEREAS, the New Jersey Supreme Court in Mount Laurel IV ordered that the Courts may resume their role as the forum of first instance for evaluating compliance with Mount Laurel obligations; and

WHEREAS, municipalities were required to apply to the Superior Court with a Declaratory Judgment action if a municipality wished to be protected from exclusionary zoning litigation, including builders' remedy lawsuits. The trial judges, with the assistance of an appointed Special Adjudicator to the Court, reviewed municipal housing plans much in the same manner as COAH previously did; and

WHEREAS, in accordance with Mount Laurel IV, the Township of Evesham ("Township" or "Evesham") filed a Declaratory Judgment action on February 26, 2014, and took steps to obtain Court approval for its Affordable Housing Trust Fund Spending Plan and authorization to spend its Affordable Housing Trust Funds in accordance with the applicable Rules; and

WHEREAS, the Township filed a Motion with the Court for approval of its revised 2015 spending plan and received Court approval on September 21, 2015; and

WHEREAS, on October 15, 2015, Fair Share Housing Center ("FSHC") filed a Complaint, seeking to strip the Township of its immunity condition on its preparation of a Third Round Housing Plan Element and Fair Share Plan in satisfaction of a Fair Share Housing number; and

WHEREAS, on August 16, 2018, the Township and FSHC reached a settlement to identify the Township’s Third Round obligation numbers and the mechanisms to address these obligations; and

WHEREAS, the Township adopted a Third Round Housing Plan Element and Fair Share Plan in November 2018 to address its rehabilitation obligation and prospective need obligation of 680 units as agreed to in the Settlement Agreement with FSHC; and

WHEREAS, the Township was granted a Conditional Order of Fairness and Compliance by the Court on August 23, 2018; and

WHEREAS, the Housing Plan was further amended in December 2020 and again in November 2021; and

WHEREAS, the Township was granted Final Judgment of Compliance by the Court on July 21, 2022; and

WHEREAS, in 2024 the New Jersey Legislature amended the New Jersey Fair Housing Act (“FHA”), N.J.S.A. 52:27D-301 et seq. through the adoption of P.L. 2024, c.2 (“FHA”); and

WHEREAS, P.L. 2024, c. 2 abolished COAH, created the Affordable Housing Dispute Resolution Program (Program) and established new procedures and deadlines for municipalities to come into compliance with the FHA and the *Mount Laurel* doctrine for each future ten-year affordable housing round beginning with the Fourth Round, which starts on July 1, 2025 and ends on June 30, 2035; and

WHEREAS, in December 2024 the Administrative Office of the Courts issued Directive #14-24, which sets forth additional procedures all municipalities must follow to be in compliance with the FHA in order to maintain immunity from exclusionary zoning and builder’s remedy litigation through the Program process set forth in P.L. 2024, c.2; and

WHEREAS, Directive #14-24 and P.L. 2024, c. 2, requires each municipality to adopt a binding resolution setting forth its Fourth-Round present and prospective need obligations and to file a Declaratory Judgment action with the Program through the New Jersey e-courts system by no later than February 3, 2025, and thereafter each municipality must adopt a Fourth Round Housing Plan Element and Fair Share Plan and file same with the Program on or before June 30, 2025; and

WHEREAS, in compliance with P.L. 2024, c. 2 and Directive #14-24 in January, 2025, the Township of Evesham timely adopted Resolution 42-2025 setting forth the Township's pre-credited/unadjusted Fourth Round affordable housing obligations and the Township uploaded same to the Program and filed a declaratory judgment action with the Program, which is entitled In re Township of Evesham, Docket No.: BUR 000184-25 (Township's "2025 Action"); and

WHEREAS, Evesham adopted a Resolution committing to the rehabilitation and fourth round obligations of 111 and 220 units respectively, calculated by the New Jersey Department of Community Affairs ("DCA") on January 22, 2025. Evesham's Fourth Round obligation as stated in the Resolution was a correction to the calculation of the prospective need as set forth by the NJDCA in affordable housing obligations for 2025-2035 (Fourth Round) methodology and background released on or about October 18, 2024 (hereinafter the "DCA Report"); and

NOW, THEREFORE, the Township of Evesham Planning Board (the "Planning Board") does make the following findings of fact and conclusions of law:

1. A 2025 Fourth Round Housing Plan titled "Housing Plan Element and Fair Share Plan, Evesham Township, Burlington County, New Jersey" was prepared by CME Associates, Christopher N. Dochney, P.P., A.I.C.P.

2. The Planning Board in accordance with the Municipal Land Use Law (MLUL) pursuant to N.J.S.A. 40:55D-13 and N.J.S.A. 40:55D-28 upon notice to the public conducted a

public hearing in regard to the HEFSP and the HEFSP was presented to the Planning Board and to the public by Ronald Reinerstein, P.P., A.I.C.P.

3. Evesham's First and Second Round new construction obligation is 534 units.

4. Evesham's Third Round prospective need obligation was 680 units.

5. Evesham's Fourth Round obligation, also referred to as the prospective need is rehabilitation of 111 units and construction of 220 units. This obligation is defined as the new construction obligation for 2025-2035. The DCA calculated municipal Fourth Round obligations in affordable housing obligations for 2025-2035 (fourth round) methodology and background, released on or about October 18, 2024. This DCA Report calculated a Fourth Round obligation of 220 units for Evesham.

6. The Township has a variety of affordable housing developments that meet a portion of the new construction obligation with the remaining obligation addressed via a durational adjustment.

7. The Planning Board also incorporates by reference and makes a part hereof the 2025 Fourth Round Housing Plan – Housing Plan Element and Fair Share Plan for the Township of Evesham and prepared by CME Associates, Christopher N. Dochney, P.P., A.I.C.P.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Township of Evesham has reviewed the 2025 Fourth Round Housing Plan Element and Fair Share Plan for Evesham Township, Burlington County, New Jersey prepared by CME Associates, Christopher N. Dochney, P.P., A.I.C.P. and has determined that the HEFSP is consistent with the goals and objectives of the Township of Evesham's Master Plan. The Planning Board finds that the prospective need calculation for the number of affordable housing units serves the interest of low- and moderate-income households in accordance with the Mount Laurel Doctrine. The Planning

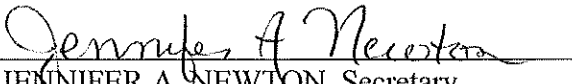
Board also incorporates by reference and makes a part hereof the 2025 Housing Plan Element and Fair Share Plan. The Planning Board hereby adopts the Housing Plan Element and Fair Share Plan as an amendment to the Township of Evesham’s Master Plan and as a part of a Master Plan approval process in accordance with the requirements of the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-13 and N.J.S.A. 40:55D-28 and in accordance with N.J.S.A. 52:27D-310.

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Planning Board of the Township of Evesham on this 5th day of June, 2025 that the action of the Planning Board taken on June 5, 2025 in adopting the 2025 Housing Plan Element and Fair Share Plan prepared by CME Associates, Christopher N. Dochney, P.P., A.I.C.P dated May 22, 2025 which HESP is incorporated herein by reference and made a part hereof and pursuant to the MLUL under N.J.S.A. 40:55D-13 and N.J.S.A. 40:55D-28 and pursuant to N.J.S.A. 40:55D-10(g) the Resolution is hereby memorialized.

<i>RECORD OF VOTE FOR ACTION TAKEN</i>						
BOARD	AYE	NAY	Abstain	Absent	Motion Made By	Second
Lisa Killion-Smith, Chairperson	X					
Mayor Jaclyn Veasy	X					
Councilwoman Dr. Krystal Hunter	X					
Patricia Everhart, Vice Chairperson	X					
David Bock, BOE Member				X		
Craig Higginbotham, Environmental	X				X	
Elizabeth Costello	X					
Gene Friedman	X					X
Jacob Todd	X					
Tom Wyllner, Alt. #1	X					
Sean McLaughlin, Alt. #2				X		

I, Jennifer A. Newton, Secretary to the Planning Board of the Township of Evesham, County of Burlington, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of

the action taken by the said Board at a meeting held at the Municipal Building, 984 Tuckerton Road, Marlton, New Jersey, on the 5th day of June 2025.


JENNIFER A. NEWTON, Secretary
EVESHAM TOWNSHIP PLANNING BOARD

**TOWNSHIP OF EVESHAM
RESOLUTION NO. 205-2025**

**RESOLUTION OF THE TOWNSHIP OF EVESHAM, COUNTY OF BURLINGTON,
STATE OF NEW JERSEY ENDORSING A FOURTH ROUND HOUSING ELEMENT
AND FAIR SHARE PLAN**

WHEREAS, on January 22, 2025, the Evesham Township Council adopted Resolution 42-2025, which established the Township's Fourth Round Present and Prospective Need pursuant to the Fair Housing Act ("FHA"); and

WHEREAS, on January 23, 2025, the Township submitted a Declaratory Judgment Action to the New Jersey Superior Court captioned In the Matter of Evesham Township, BUR-L-000184-25; and

WHEREAS, on April 8, 2025, the Superior Court of New Jersey entered an Order on Fair Share Obligations, fixing the Township's Fourth Round Present Need at one-hundred-eleven (111) affordable units, and the Township's Fourth Round Prospective Need at two-hundred-twenty (220) affordable units; and

WHEREAS, the Township's Affordable Housing Planning Consultant Christopher N. Dochney, PP, AICP of CME Associates, prepared a 2025 Fourth Round Housing Element and Fair Share Plan (the "Plan"), addressing the Township's Prior Round obligation, Third Round obligation, Fourth Round obligation, and Fourth Round Present Need/Rehabilitation Share as established; and

WHEREAS, on June 5, 2025, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Township of Evesham (the "Planning Board") held a public hearing and adopted the Plan; and

WHEREAS, the Township Council is authorized to endorse the Plan adopted by the Planning Board pursuant to the Affordable Housing Alternate Dispute Resolution Program Directive #14-24.

NOW THEREFORE BE IT RESOLVED the Governing Body of Evesham Township in the County of Burlington and the State of New Jersey hereby endorses the Housing Element and Fair Share Plan as adopted by the Planning Board on June 5, 2025.

I HEREBY CERTIFY that the foregoing resolution was adopted by the Township Council of the Township of Evesham, County of Burlington, State of New Jersey at a meeting held at the Municipal Complex, 984 Tuckerton Road, Marlton, New Jersey 08053 on June 11, 2025

Rebecca Andrews

Rebecca Andrews, Township Clerk

ROLL CALL VOTE

COUNCIL MEMBER	INTRODUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
COOPER			✓			
FISICARO		✓	✓			
HUNTER	✓		✓			
SMITH						✓
MAYOR VEASY			✓			

CONTENTS

Introduction.....	1
Location and Context	1
Affordable Housing	2
Evesham’s Compliance History	4
Housing Plan Element	6
Fair Share Plan	8
Consideration of Lands Suitable for Affordable Housing.....	8
Site Suitability	9
Fair Share Obligation.....	11
Vacant Land Adjustment.....	11
Present Need (Rehabilitation) Obligation	12
Prior Round Obligation (1987-1999).....	13
Prior Round Compliance Mechanisms	14
Regional Contribution Agreement (RCA)	15
Family for Sale.....	16
Family Rental.....	17
Senior Rental.....	18
Supportive / Special Needs Housing	18
Third Round Obligation	21
Third Round Compliance Mechanisms	23
Family Rental Projects.....	25
Family for Sale.....	29
Senior Rental.....	32
Assisted Living / Senior Rental	34
Supportive / Special Needs Housing	37
Additional Compliance Mechanisms.....	42
Fourth Round Obligation	45
Fourth Round Compliance Mechanisms	47
Family Rental.....	47
Family for-Sale	49
Senior Rental.....	50
Supportive / Special Needs Housing	50
Affordable Housing Overlay Districts.....	51
Additional Compliance Mechanisms.....	54
Unmet Need.....	56

Additional Sites For Future Consideration	56
Summary of Fair Share Plan	58
Prior Round Summary	58
Third Round Summary	60
Fourth Round Summary	65
Affordable Housing Administration	67
Affordable Housing Ordinances	67
Affordable Housing Trust Fund	67
Municipal Housing Liaison	68
Administrative Agent	68
Income Levels.....	68
Appendices	69

List of Appendices

- A. Previous Court Compliance Documents
 - 1. Prior Round Final Judgment of Compliance
 - 2. Third Round Final Judgment of Compliance
- B. Resolution 42-2025 Establishing Fourth Round Obligations
- C. Housing Plan Reports
 - 1. Housing Plan Demographic and Housing Conditions Analysis
 - 2. Vacant Land Adjustment
- D. Administrative Documents
 - 1. Municipal Housing Liaison
 - 2. Administrative Agent
 - 3. Affordable Housing Trust Fund Spending Plan
- E. Affordable Housing Maps
 - 1. Prior Round Projects
 - 2. Third Round Projects
 - 3. Fourth Round Projects
- F. Crediting Documents
 - 1. Marlton Crossing Redevelopment Plan
 - 2. 19 Cooper Redevelopment Plan
 - 3. DPW Redevelopment Plan
 - 4. CareOne Amended Resolution of Approval
 - 5. 211 Quail Run Affordable Housing Agreement
 - 6. Ballerini Redevelopment Agreement
 - 7. Woodview Deed Restriction
 - 8. Draft Affordable Housing Overlay Districts Ordinance

INTRODUCTION

Location and Context

Evesham Township is a large community in southwestern Burlington County, located approximately 11 miles to the southeast of the City of Philadelphia. Evesham Township is bordered by the Camden County municipalities of Cherry Hill Township and Voorhees Township to the west, and Berlin Township and Waterford Township to the south; and the Burlington County municipalities of Medford Township to the east and Mount Laurel Township to the north. Evesham is the most populous municipality in Burlington County and contains a variety of housing types and neighborhoods. The majority of the Township's developed lands and population are located in the Marlton section of the Township, which is located at the intersection of the two major highways that traverse Evesham - Route 70 and Route 73 in the northern end of the Township. The central and southern portions of the Township are located within the Pinelands Management Area and are sparsely developed, and made up of substantial conservation lands, streams, and wetlands.

Evesham Township was established in 1688 and was incorporated in 1692. At that time Evesham included parts of present-day Mount Laurel, Medford, Lumberton, Hainesport, Shamong and Washington Townships. The Township was divided a number of times in the 1800s and reached its current geographic footprint in 1872. In the 1800s "Marlton" was the name given to the downtown area; which was the center of commerce and civic activity in Evesham until the post-World War II building boom resulted in the gradual development of more dispersed suburban housing developments and strip shopping centers.

Approximately 16.35 square miles (55%) of Evesham Township is within the designated Pinelands Management Area. The Pinelands National Reserve was created by Congress in 1978, encompassing 1.1 million acres covering all or parts of 56 municipalities. In 1979 the Pinelands Commission was established and the Pinelands Protection Act was enacted, which set the stage for the adoption of the Pinelands Comprehensive Management Plan (CMP) in 1981. Soon thereafter municipalities within the Pinelands Area were required to adopt Master Plan and land use regulations consistent with the CMP. Since the adoption of the CMP, the suburban development of Evesham that had begun in the 1950s and had exploded in the 1970s, has continued but has been largely channeled to the non-Pinelands areas of the Township. Mainly as a result of the Pinelands regulations and associated infrastructure planning, and the environmental constraints within the Pinelands area, Evesham Township has developed with a distinctly suburban/urban character in the northern and western portions of the Township, particularly along the Route 73 and Route 70 corridors, and with a more rural character in the southern and eastern portions of the Township.

2020 Census counts indicate that the Township's population is 46,826 persons, an increase of over 1,000 people from the 2010 counts. The last significant gain in population was between 2000 and 2006, when the population increased from 42,275 to an estimate of 46,277 before the Great Recession. The recession slowed housing construction and impacted demand for the type of housing that had been in demand and prevalent prior to the recession. Residential and commercial development and construction began to pick up noticeably in Evesham Township around 2012, as the economic recovery took hold. After a slight estimated decrease in population after the recession due to smaller households

occupying existing units, development activity such as construction of new housing units to accommodate new households has returned and the population once again is slowly increasing.

Affordable Housing

In 1975 the New Jersey Supreme Court determined, in Southern Burlington County NAACP v. Township of Mount Laurel (“Mount Laurel I”) that every developing municipality in New Jersey had an affirmative obligation to provide a “realistic opportunity” for its fair share of low and moderate income housing. In 1983, frustrated with the lack of voluntary compliance, the Supreme Court sought to create an incentive for voluntary compliance in its “Mount Laurel II” decision. In this decision, the Court exposed municipalities that refused to comply voluntarily to the possibility of builder’s remedy relief. The Court also called for the state legislature to enact legislation that would save municipalities from the inefficiency of having the courts determine their affordable housing needs.

First and Second Rounds

In 1985 the Legislature adopted the Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.) (“FHA”). The FHA created the New Jersey Council on Affordable Housing (COAH) and charged COAH with the responsibility of adopting regulations by which municipalities could determine their fair share responsibilities and the means by which they could satisfy those responsibilities. The Legislature also sought to promote voluntary compliance and empowered municipalities to submit to COAH’s jurisdiction and voluntarily comply under the protections of the COAH process.

Pursuant to the FHA, COAH adopted regulations for the first housing cycle in 1986; which covered the years 1987 through 1993 (“First Round”) and for the second housing cycle in 1994; which covered the years 1993 through 1999 (“Second Round”). Under both the First and Second Rounds, COAH utilized what is commonly referred to as the “fair share” methodology. COAH utilized a different methodology, known as “growth share,” beginning with its efforts to prepare Third Round housing-need numbers.

Third Round

COAH first adopted the Third Round rules in 2004; which were to cover the years 1999 through 2014. The “growth share” approach created a nexus between the production of affordable housing and future residential and non-residential development within a municipality, based on the principle that municipalities should provide affordable housing opportunities proportionate to their market rate residential growth, and that along with employment opportunities there should be proportionate opportunities for affordable housing. Each municipality was required to project the amount of residential and nonresidential growth that would occur during the period 2004 through 2014 and prepare a plan to provide proportionate affordable housing opportunities. The regulations were challenged and in January 2007, the New Jersey Appellate Division invalidated key aspects of COAH’s third round rules and ordered COAH to propose and adopt amendments to its rules to address the deficiencies it had identified.

COAH adopted new Third Round rules in May of 2008 and subsequently adopted amendments that became effective on October 20, 2008. Changes to the Fair Housing Act were also adopted in July of

2008 (P.L. 2008 c. 46 on July 17, 2008). The COAH rules and regulations adopted in 2008 were subsequently challenged, and in an October 2010 decision the Appellate Division invalidated the “Growth Share” methodology, and also indicated that COAH should adopt regulations pursuant to the “Fair Share” methodology utilized in the First and Second Rounds. The Supreme Court affirmed this decision in September 2013, invalidating the third iteration of the Third Round regulations and sustaining the invalidation of growth share, and directing COAH to adopt new regulations pursuant to the methodology utilized in the First and Second Rounds. In October of 2014 COAH was deadlocked and failed to adopt their newly revised Third Round regulations. Fair Share Housing Center, who was a party in the earlier cases, responded by filing a motion in aid of litigants’ rights with the New Jersey Supreme Court. On March 20, 2015, the Court ruled that COAH was effectively dysfunctional, and consequently returned jurisdiction of affordable housing issues back to the trial courts as it had been prior to the creation of COAH in 1986.

Since the 2015 Mt. Laurel IV decision, municipalities turned to the courts to seek a declaratory judgement of their Third Round housing plans to determine whether they met their constitutional affordable housing obligations, and were granted immunity from any “builder’s remedy” lawsuits. With no COAH functioning and providing guidance to municipalities to determine their municipal fair share of statewide and regional obligations, a number of independent groups produced their own reports to determine individual obligations across the state. In several court decisions in 2016 and 2018, judges in Middlesex and Mercer County developed a methodology following closely one proposed by Fair Share Housing Center to determine municipal obligations. In the 2018 decision by Judge Jacobson, it was further determined that the initial period of the Third Round which had not been addressed (1999 – 2015) known as the “gap period” is to be included in each municipality’s Third Round fair share calculations.

To achieve Third Round Compliance, municipalities addressed the obligations of the period from 1999 – 2015 through the courts, and through private settlement agreements with Fair Share Housing Center, ultimately leading to a judgement of compliance and repose from the courts for municipalities that could demonstrate full compliance with the requirements of the Fair Housing Act. Due to the ongoing litigation throughout the Third Round, many municipalities achieved this substantive certification from the courts well into the period.

Fourth Round

In March of 2024, P.L. 2024, c.2 was signed into law establishing new procedures for determining statewide needs and municipal obligations for low and moderate income housing. This new law formally abolished COAH and established a new “Program” for resolving affordable housing disputes, as well as the authority to review and certify municipal fair share housing plans. The law required municipalities to determine their own fair share obligations by applying the methodology of the Jacobsen decision in Mercer County as it related to the Third Round, and adopt a binding resolution setting those obligation numbers. The law also provided revisions to the crediting structures for affordable units, with changes to the types of affordable units that are permitted to be granted bonus credits. The law established timelines for submission of documents to demonstrate compliance with the Fair Housing Act.

In addition to the revisions to low and moderate income housing crediting, the amended law established a new Affordable Housing Alternative Dispute Resolution Program. The Program is intended adjudicate any disputes in affordable housing, and function as the administrative body responsible for reviewing and certifying municipal compliance with the Fair Housing Act. Through the Program and the Administrative Office of the Courts, municipalities seeking a judgment of compliance with Affordable Housing regulations must submit a motion for a declaratory judgment from the Program to retain immunity from any potential builders remedy lawsuits.

Evesham's Compliance History

Evesham's cumulative First and Second Round ("Prior Rounds") obligation was 534 units. The Township petitioned the Superior Court for a Second Round Judgement of Compliance in 1998. It was determined that the Township had satisfied the Prior Rounds obligations and the Township received a Judgement of Compliance in November of 1999. The Township's Prior Round compliance is outlined in the Fair Share Plan.

The Township filed a Third Round Declaratory Judgment Complaint on February 22, 2005 to comply with the COAH's first set of Third Round rules at N.J.A.C. 5:94 and 5:95, enacted in 2004. The Township prepared a Third Round compliance plan in 2005 and the Special Master issued a report on April 11, 2006. However, before the Court could complete its review, the Appellate Division issued its January 25, 2007 decision invalidating COAH's Growth Share methodology. The Superior Court entered an Order on February 22, 2008 postponing the Township's deadline to submit a revised Third Round Plan until all appeals were resolved. The Planning Board adopted another Third Round compliance plan on January 21, 2010; and the Special Master issued a report on the plan September 21, 2010. On November 21, 2011, the Court entered an Order granting the Township immunity against any builders' remedy lawsuits, without a specific expiration date.

The Township filed a Declaratory Judgment action on February 26, 2014, and took steps to obtain Court approval for its Affordable Housing Trust Fund Spending Plan and authorization to spend its affordable housing trust funds in accordance with the applicable rules. The Township filed a motion with the Court for approval of its revised 2015 Spending Plan and received Court approval on September 21, 2015.

Following the Mount Laurel IV decision in March 2015, the Court transferred responsibility to review and approve housing elements and fair share plans from COAH to designated Mount Laurel trial judges. In reliance upon immunity that had previously been granted, the Township did not file a Declaratory Judgment action within the timeframe provided by the Supreme Court (by July 8, 2015). During this time Evesham was actively pursuing a variety of affordable housing opportunities. On October 15, 2015, Fair Share Housing Center (FSHC) filed a Complaint, seeking to strip the Township of its immunity conditioned on its preparation of a Third Round Housing Element and Fair Share Plan and satisfaction of a Fair Share number calculated by FSHC's planner, David Kinsey, PhD. On August 16, 2018, the Township and Fair Share Housing Center reached a settlement to identify the Township's Third Round obligation numbers and the mechanisms to address those obligations.

The Township adopted a Third Round Housing Element and Fair Share Plan in November 2018 to address its rehabilitation obligation and prospective need obligation of 680 units as agreed to in the

Settlement Agreement with FSHC. The Township was granted a conditional order of fairness and compliance by the court on August 23, 2018. The Housing Plan was further amended in December 2020, and again in November of 2021. The Township was granted a final judgment of compliance by the court on July 21, 2022.

In January of 2025, the Township Council adopted Resolution 42-2025 establishing its Fourth Round obligation numbers in accordance with the amended Fair Housing Act adopted by the Legislature and signed by the Governor in March of 2024. The resolution establishing Fourth Round obligation numbers was submitted to the Program through a declaratory judgment action, beginning the process of demonstrating and certifying the Township's compliance with the Fourth Round of affordable housing obligations.

The Township has prepared this Housing Plan Element and Fair Share Plan in accordance with all requirements of the Municipal Land Use Law, and the Amended Fair Housing Act.

HOUSING PLAN ELEMENT

According to the Municipal Land Use Law (MLUL) (40:55D-28.b(3)), a municipality is required to adopt a Housing Plan Element of the Master Plan, as well as a Fair Share Plan for addressing its low and moderate income housing obligations in accordance with the Fair Housing Act (FHA).

The Amended Fair Housing Act defines a “Housing Element” as:

“that portion of a municipality’s master plan consisting of reports, statements, proposals, maps, diagrams, and text designed to meet the municipality’s fair share of its region’s present and prospective housing needs, particularly with regard to low- and moderate-income housing, and which shall contain the municipal present and prospective obligation for affordable housing, determined pursuant to subsection f. of section 3 of P.L.2024, c. 2.”

[N.J.S.A.52:27D-304.1]

Pursuant to the Fair Housing Act, Section 10 of P.L. 1985, c. 222 (C. 52:27D-310), a municipality’s housing plan element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with attention to low- and moderate-income housing. This updated Housing Plan Element and Fair Share Plan for the Township of Evesham has been prepared in a manner that is consistent with the FHA and MLUL requirements, and contains the following, as spelled out in the FHA:

- 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, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor’s office, including but not limited to the property record cards;*
- 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, as established pursuant to section 3 of P.L.2024, c. 2 (C.52:27D-304.1);*
- f. *A consideration of the lands that are 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;*

- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20);*
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c. 120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and*
- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.*

[N.J.S.A.52:27D-310]

This Housing Plan Element and Fair Share Plan will address the Township's obligations to provide a realistic opportunity for the construction of low- and moderate-income housing in accordance with the Fair Housing Act, and the MLUL for the Fourth Round period of 2025 – 2035. The preparation of a Housing Plan Element and Fair Share Plan is the first step in petitioning the court for Substantive Certification and Judgement of Repose.

A review and analysis of the Township's housing stock, demographics, population analysis, and economic characteristics can be found in Appendix C.1.

FAIR SHARE PLAN

A Fair Share Plan has been defined by the Amended Fair Housing Act at N.J.A.C. 52:27D-304 as:

“Fair Share Plan” means the plan or proposal that is in a form which may readily be adopted, with accompanying ordinances and resolutions, pursuant to subsection f. of section 3 of P.L.2024, c.2 (C.52:27D-304.1), by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

The Fair Share Plan for the Evesham Township is broken up into four sections; a Present Need or Rehabilitation Obligation, the Prior Round / First and Second Round (1987-1999) Prospective Need Obligation, the Third Round (1999-2025) Prospective Need Obligation, and the Fourth Round (2025-2035) Prospective Need Obligation.

The Township’s Fair Share Plan specifically describes the completed and proposed mechanisms to address the present need (rehabilitation) obligation, First and Second Round (Prior Round) obligation, Third Round obligation, and Fourth Round obligation.

The Township’s Prior Round obligations were determined by COAH, and the Third Round obligation was a negotiated settlement with Fair Share Housing Center which was approved by the Court. The Township’s Fourth Round obligation numbers were determined using calculations provided by the New Jersey Department of Community Affairs (NJDCA) in a report dated October 2024, and adopted by the Township Council through a binding resolution in accordance with the requirements of the Fair Housing Act.

Consideration of Lands Suitable for Affordable Housing

The New Jersey Fair Housing Act (N.J.S.A. 52:27D-310(f)) requires that the Housing Element provide a narrative that includes “a consideration of the lands that are 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.”

Within Evesham Township, the lands that are most appropriate for development with new affordable housing are generally those areas of the town on the north and west sides of the Township. The southern and eastern portions of the Township are located within the Pinelands Management Area. Within the Pinelands, most of Evesham is designated as conservation lands or severely encumbered by freshwater wetlands and the 300-foot transition buffer area around wetlands. Although there are some areas within Evesham that are designated as regional growth areas of the Pinelands, development potential is relatively limited to just a few housing units per acre, and any development of a greater

density requires the purchase of Pinelands Development Credits (PDC's), which would be a financial burden for any developer required to build affordable housing. Most of the Township within the Pinelands is also located outside of a designated sewer service area, limiting the availability of infrastructure necessary to support dense development.

Consistent with the State Development and Redevelopment Plan, as well as general smart growth planning principles, Evesham has focused its efforts to identify appropriate sites for affordable housing on those areas in the Township outside of the Pinelands, and within the existing community of Marlton in the northern end of the Township and near the highways of Route 70 and Route 73. By doing so this limits suburban sprawl, and places new affordable units in those areas already served by existing infrastructure, and with access to transportation, jobs, and amenities such as grocery stores, service organizations, and other support.

More specifically, as these areas of the Township have much less “vacant” land than the conservation areas of the Pinelands, the Township has focused its search for affordable housing lands on those parcels that are identified as being vacant, as well as underutilized properties such as office parks with high vacancy rates, older shopping centers with vacant spaces, and clusters of properties in close proximity to downtown Marlton and the highways.

All properties in the Township where a developer has approached Township staff or officials and expressed an interest in building affordable housing have been considered, and are included in the plan as potential sites for affordable housing. The Township remains open to additional opportunities for providing housing in the event that any new developers express interest in any particular property or tract of land.

In evaluating opportunities for affordable housing, the Township has used the “presumptive” densities and set asides that have been established through Mount Laurel litigation and COAH’s rulemaking as a reference and guide, but has sought to apply densities and set asides that meet not only the affordable housing objectives, but also objectives related to downtown revitalization, encouraging a vibrant economy and mix of housing types, respect for the natural environment, access to transportation, and sewer and water infrastructure. The proposals for fair share compliance are responsive to the existing and evolving land use patterns in the area, the Township’s vision for the particular area, and the financial feasibility of the set aside given the density, the location, and site costs and constraints. If a property is vacant and located within a “suburban” area, it does not necessarily follow that the only appropriate means to develop the property is at a density of six units per acre with a 15% or 20% affordable set aside. Within Evesham, the density of inclusionary sites ranges from 3 dwelling units per acre to 44 dwelling units per acre. Each project and site has unique attributes that have been considered in the context of the overall land use picture. The Township’s deliberative planning process has enabled a comprehensive fair share plan that provides opportunities for a variety of housing types and affordable housing set asides.

Site Suitability

As per previous COAH regulations, the Fair Share Plan must demonstrate site suitability for proposed new units that are not yet fully approved, as required by N.J.A.C. 5:93 -5.3.

- A. An “available site” is a site with clear title, and that is free of encumbrances which preclude development for low- and moderate-income housing.
- All sites in the compliance plan are “available”.
- B. A “developable site” is a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area-wide water quality management plan and wastewater management plan.
- All sites in the compliance plan are “developable”. All sites are within the sewer service area and will be served by the Evesham Municipal Utilities Authority (MUA).
- C. A “suitable site” is a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4 (not in wetlands, flood hazard areas, steep slopes).
- All sites in the compliance plan are “suitable”.
- D. An “approvable site” is a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.
- All sites in the compliance plan are “approvable”. All projects noted in the Prior Round and Third Round plans are either completed, have been approved, or have appropriate zoning regulations in place to make them completely approvable.
 - Projects for the Fourth Round are proposed at this time, and appropriate zoning regulations or redevelopment plans will be adopted to implement the recommendations of this Housing Plan.

Fair Share Obligation

The Township has the following cumulative affordable housing obligations:

- Rehabilitation / Present Need = 111 Units
- Prior Round / First and Second Round (1987-1999) Prospective Need = 534 Units
- Third Round (1999-2025) Prospective Need = 680 Units
- Fourth Round (2025-2035) Prospective Need = 220 Units

A copy of Resolution #42-2025 of the Township Council can be found in Appendix B.

Vacant Land Adjustment

The amended Fair Housing Act at N.J.A.C.52:27D-310.1 allows for municipalities to adjust their prospective need if it can be demonstrated that there is not sufficient land available land to accommodate new residential development at a density necessary to produce affordable housing. This process is referred to as a Vacant Land Adjustment (VLA), and it is used to determine a Realistic Development Potential (RDP) for the municipality. The regulations permit lands to be excluded from consideration for affordable housing if they meet one of the following criteria:

- a) Public lands use for a public purpose other than housing;
- b) Lands owned by a public agency or not-for-profit organization and are dedicated for purposes of conservation, park lands, or open space;
- c) Privately owned vacant lands or contiguous parcels of vacant lands that are not of a sufficient size to accommodate at least 5 units of housing at a density appropriate to the context;
- d) Any sites noted as historic or architecturally important and listed on the State Register of Historic Places;
- e) Any agricultural lands that have been preserved by a restrictive covenant;
- f) Sites designated for active recreation in the municipal master plan;
- g) Environmentally sensitive lands where development is prohibited by regulations, such as lands encumbered by freshwater wetlands or wetlands transition buffers, or lands in the Flood Hazard Area

The Township has reviewed all potentially available properties within the municipal boundaries to determine a realistic development potential that Evesham can address during the Fourth Round that runs until the summer of 2035, and determined that it has a Realistic Development Potential of 130 affordable units for the Fourth Round.

Fourth Round RDP Obligation = 133 Units

A copy of the Vacant Land Adjustment Report can be found in Appendix C.2.

Present Need (Rehabilitation) Obligation

The Township has a rehabilitation, or present need obligation of 111 units.

The Township currently participates in Burlington County’s owner-occupied rehabilitation program, and will continue to participate in the program, making all Township residents who are income qualified eligible for home improvements through the County’s CDBG funded program.

The Township will establish and fund a municipal rehabilitation program sufficient to address its 111 unit rehabilitation obligation.

Through both the Municipal and County rehabilitation programs, the Township will satisfy its 111 unit present need obligation.

Evesham Township reserves the right to conduct a further analysis of its existing housing stock and adjust the obligation if based on field observations it can be demonstrated that there are less than 111 homes in the Township that are deficient and in need of rehabilitation.

Prior Round Obligation (1987-1999)

The Township has a requirement of 534 units in order to satisfy its Prior Round (1987 – 1999) obligation. In accordance with previous COAH rules found at N.J.A.C. 5:93, the Township must meet the following minimum and maximum requirements in addressing the 534 total unit obligation.

- **Age Restricted Units:** a municipality may receive credits for age-restricted affordable housing at up to 25 percent of the obligation, minus any RCA contributions.
 - $(534 - 199) \times 0.25 = 83.75$
 - The Township may claim a maximum of 83 credits through age-restricted units.
- **Rental Units:** a municipality has an obligation to provide a realistic opportunity for the construction of rental housing of at least 25 percent of the total obligation.
 - $534 \times 0.25 = 133.5$
 - The Township has an obligation to provide at minimum 134 rental units.
- **Income Distribution:** The Township is required to provide half of the total units as affordable to low-income households:
 - $225 \text{ Total units} \times 0.5 = 113$
 - The Township has an obligation to provide at minimum 113 low income units.
- **Rental Bonus Credits:** A municipality shall be granted a rental bonus for rental units that are constructed and conform to the standards contained in N.J.A.C. 5:93-5.8(d) and 5.9(d) and 5:93-7. A municipality shall receive two units (2.0) of credit for rental units available to the public, but no rental bonuses shall be granted for rental units in excess of the rental obligation. A municipality shall receive one and one-third 1.33 units of credit for age restricted rental units. However no more than 50 percent of the rental obligation shall receive a bonus for age restricted rental units.
 - The Township may claim bonus credits for rental units up to 134 bonus credit units. This may be either through 2.0 credits for family rental units, or 1.33 credits for age-restricted rental units, provided that no more than 50 percent of the rental obligation is met through age-restricted units.

Prior Round Compliance Mechanisms

In accordance with the Township’s Settlement Agreement with Fair Share Housing Center, the Township has addressed its Prior Round Obligation through the development projects listed below. The Township satisfied its Prior Round obligation through several regional contribution agreements (RCA) with other communities within Region 5, as well as through multiple inclusionary family for sale developments, and many special needs housing facilities.

A copy of the Prior Round Judgment of Compliance and Repose can be found in Appendix A.1.

Prior Round Compliance Mechanisms				
Project	Type	Credits	Bonus	Total
RCA Gloucester City	RCA	40	0	40
RCA Gloucester City	RCA	12	0	12
RCA Pemberton Township	RCA	10	0	10
RCA Pemberton Township	RCA	3	0	3
RCA Burlington City	RCA	10	0	10
RCA Beverly City	RCA	10	0	10
RCA Beverly City	RCA	50	0	50
RCA Palmyra	RCA	47	0	47
RCA Palmyra	RCA	17	0	17
Whitebridge Village	Family for Sale	46	0	46
Westbury Chase	Family for Sale	6	0	6
Shannon Greene	Family for Sale	4	0	4
Evesboro Downs	Family for Sale	1	0	1
Woodview / Whitebridge Farm	Family Rental	44	44	88
Inglis House Gardens	Family Rental	16	16	32
Elmwood House	Senior Rental	69	11	80
Oaks – 52 North Maple	Special Needs	3	3	6
Bancroft – 28 S. Elizabeth	Special Needs	4	4	8
Bancroft – 8 Elmgate	Special Needs	4	4	8
Community Options – 102 Greenbrook	Special Needs	4	4	8
Community Options – 35 Hanover	Special Needs	4	4	8
Community Options – 38 Fourth	Special Needs	4	4	8
Community Options – North Locust	Special Needs	4	4	8
QMA – Evans	Special Needs	4	4	8
QMA – Pelham	Special Needs	4	4	8
Durand Academy	Special Needs	4	4	8
Totals		424	110	534

Descriptions of each prior round project and mechanism are included below:

REGIONAL CONTRIBUTION AGREEMENT (RCA)

Through nine regional contribution agreements with neighboring communities, Evesham has secured 199 credits through a total of \$4,065,000 in affordable housing investments.

RCA Burlington City = 10 credits

Evesham Township entered into a regional contribution agreement with Burlington City in 2006, where Evesham provided \$200,000 towards rehabilitation of homes in Burlington at an average cost of \$20,000 per unit, for a total of 10 credits. The funding for this RCA came from the MCW Enterprises / Brookview Apartments development.

RCA Gloucester City = 12 credits

A regional contribution agreement between Evesham Township and the City of Gloucester City was approved in 1999, and included \$240,000 for 12 credits at \$20,000 per unit. The funding was provided through the Ridings at Mayfaire development.

RCA Gloucester City = 40 credits

The Township, through the Hearthstone development, provided a total of \$800,000 in a second regional contribution agreement with Gloucester City in 2000. This payment was at a cost per unit of \$20,000 for a total of 40 credits.

RCA Pemberton Township = 10 credits

In 2002, the Heron Pointe development provided \$200,000 in a regional contribution agreement with Pemberton Township. At a cost of \$20,000 per unit, this represents 10 credits towards the prior round obligation.

RCA Pemberton Township = 3 credits

MCW Enterprises / Brookview Apartments provided an additional \$60,000 in funding for Pemberton Township in 2003, resulting in 3 credits.

RCA Beverly City = 50 credits

In 2005, a regional contribution agreement between Evesham and Beverly City was approved for \$1,000,000. At \$20,000 per unit, this agreement counts for 50 credits. Funding for this RCA was provided by the Orleans / Artdor development.

RCA Beverly City = 10 credits

The MCW Enterprises / Brookview Apartments development provided additional funds for Beverly City at a total of \$200,000, for 10 credits at a cost of \$20,000 per unit. This agreement was completed in 2006.

RCA Palmyra = 47 credits

In 2005, a \$940,000 regional contribution agreement between Evesham and the Borough of Palmyra was approved for 47 credits. Funding for this agreement came from the Baseman and ERP developments.

RCA Palmyra = 17 credits

The Borough of Palmyra was the recipient of another regional contribution agreement in 2005 when the Beazer / Marlton Woods project provided \$425,000 towards affordable housing. This agreement differed from the rest in that the cost per unit of funding was \$25,000 rather than \$20,000, which resulted in 17 credits for Evesham Township.

FAMILY FOR SALE

Whitebridge Village: 46 credits

Block 17, Lots 7.01 and 9

Squirrel Road

Status: Completed

Whitebridge Village is an inclusionary family for sale development that was completed in 1996, and includes a 30-year deed restriction on each home. The project includes 21 low income 2-bedroom units and 25 2-bedroom moderate income units.

Westbury Chase: 6 credits

Block 8.02 through 8.08

Faybrooke Drive, Tenby Lane, Hewlings Drive

Status: Completed

This project is an inclusionary development of family for sale unit that is completed and occupied. The development initially had 7 affordable moderate income 3-bedroom homes, however one unit was lost to foreclosure. The home at 31 Faybrooke was lost to foreclosure in 1998. Therefore only 6 credits are being claimed from this development.

Shannon Greene: 4 credits

Block 51.02, Lot 20

Kings Grant Drive, Cranberry Court

Status: Completed

The inclusionary development known as Shannon Green consists of 5 moderate income 2-bedroom condo units in a larger condominium development. The project is completed and occupied. Initial occupancy occurred in 1988. Two units have been lost to foreclosure, 14 Cranberry Court and 37 Cranberry Court have both had their controls extinguished as a result of foreclosure. However the affordability controls at 37 Cranberry Court had been in place for 26 years prior to the foreclosure in 2013.

As a result of the foreclosure, 4 of the 5 initial units will be claimed as Prior Round credits, even though there are now only 3 affordable homes in this development.

Evesboro Downs: 1 credit

Block 24.2, Lot 1

Maresfield Court

Status: Completed

There is one unit in the Evesboro Downs neighborhood that was completed in 1991. It is a moderate income 2-bedroom condominium that will be claimed as 1 credit towards the Prior Round obligation.

FAMILY RENTAL

Woodview / Whitebridge Farm: 44 credits + 44 rental bonus credits

Block 17, Lot 11

Daphne Drive, Pavonia Circle

Status: Completed

The Woodview project consists of 44 affordable rental units within an inclusionary community. The project has 22 low income units and 22 moderate income units. The development is completed and occupied. Although the project was completed in 2000, a formal deed restriction was never recorded on the property. NJHMFA HAS served as the project’s administrative agent from its inception, until the current administrative agent took over those duties in 2013. A new deed restriction was established for the property in 2022, which covers an affordability period from 1999 for 99 years. A copy of the deed restriction for this project can be found in Appendix F.7.

Woodview / Whitebridge Farm					
	1 Bed	2 Bed	3 Bed	Totals	Percent
Low	10	9	3	22	50%
Moderate	10	9	3	22	50%
Totals	20	18	6	44	100%

Inglis House Gardens: 16 credits + 16 bonus credits

Elmwood Road

Status: Completed

Inglis House is a 100% affordable rental project consisting of 16 low income units for adults with physical disabilities that was constructed under HUD’s Section 811 program. All of the units are one-bedroom units. Affordability controls for 40 years starting in 2003 are in place.

The Township will claim 16 credits and 16 rental bonus credits for a total of 32 credits from this project.

SENIOR RENTAL

Elmwood House: 69 credits + 11 rental bonus credits

Block 15.03, Lot 170

444 Elmwood Road

Status: Completed

The Elmwood House project is a 100% affordable senior rental that was developed by B’Nai Brith, and originally received approvals in 1996. The initial approval allowed for construction of 74 units, and a second phase of the project for 15 additional units was completed in 2002. Within the 89 unit project, all units are one-bedroom units that are reserved for low-income seniors.

The 89 credits available from this project are being split between the Prior Rounds and the Third Round, with 69 credits being claimed in the Prior Rounds, and the remaining 20 credits being claimed in the Third Round. As these are rental units, 11 age-restricted rental bonus credits are also being claimed in the Prior Round.

SUPPORTIVE / SPECIAL NEEDS HOUSING

Oaks Integrated Care / Family Services: 3 credits + 3 rental bonus credits

Block 20.07, Lot 19

52 North Maple

Status: Completed

This facility operated by Oaks Integrated Care was also initially run by Family Services prior to Oaks. The facility is a 3-bedroom group home. The Township will claim 3 credits from this project, as well as 3 rental bonus credits.

Bancroft: 4 credits + 4 rental bonus credits

Block 51.04, Lot 46

28 South Elizabeth Court

Status: Completed

Bancroft Neurohealth operates several group homes throughout the Township. Their facility at 28 South Elizabeth includes 4 bedrooms that are available to clients. The Township will claim 4 credits from this group home, as well as 4 additional rental bonus credits.

Bancroft: 4 credits + 4 rental bonus credits

Block 32.13, Lot 4

8 Elmgate Road

Status: Completed

Bancroft operates another facility that they own at 8 Elmgate Road that contains 4 bedrooms that are available to clients. The Township will claim 4 credits of special needs housing from this facility, and 4 rental bonus credits.

Community Options: 4 credits + 4 rental bonus credits

Block 11.04, Lot 108

102 Greenbrook Drive

Status: Completed

Community Options Inc, owns and operates a 4-bedroom group home facility at 102 Greenbrook Drive. This facility was established in 1996 with 20 year affordability controls. The Township will claim 4 credits as well as 4 rental bonuses from this group home facility.

Community Options: 4 credits + 4 rental bonus credits

Block 13.20, Lot 30

35 Hanover Street

Status: Completed

Community Options Inc also owns and operates a 4-bedroom group home on Hanover Street. This facility began operations in 1997 with a 20 year term for affordability controls. Those controls were renewed by a further 20 years in 2017.

Community Options: 4 credits + 4 rental bonus credits

Block 117, Lot 6.01

38 Fourth Street

Status: Completed

Community Options owns and operates an additional group home facility on Fourth Street that has 4 bedrooms available to clients. This facility has a 30 year deed restriction that was put in place in 2018. The Township will claim 4 credits as well as 4 rental bonus credits through this project.

Community Options: 4 credits + 4 rental bonus credits

Block 12, Lot 6.09

83 North Locust Avenue

Status: Completed

A 4-bedroom group home on North Locust Avenue is owned and operated by Community Options Inc. The facility has 30 year affordability controls that were put in place in 2018. The Township will claim 4 rental credits as well as 4 bonus credits from this project.

Quality Management Associates (QMA): 4 credits + 4 rental bonus credits

Block 35.03, Lot 5

15 Evans Road

Status: Completed

Quality Management Associates owns and operates a 6 bedroom facility on Evans Road. The facility had 20 year affordability controls that were put in place in 1993. Although the facility has 6 bedrooms and QMA is licensed to support 5 individuals at this home, they currently only use 4 bedrooms for clients. As such, the Township will claim 4 credits as well as 4 rental bonus credits from this project.

Quality Management Associates (QMA): 4 credits + 4 rental bonus credits

Block 35.01, Lot 14

28 Pelham

Status: Completed

Quality Management Associates also owns and operates a facility on Pelham Road. This licensed group home has 4 bedrooms that are available to clients. The facility has 20 year affordability controls that were established in 1997. The Township will claim 4 credits and 4 rental bonus credits from this group home.

Durand Academy: 4 credits + 4 rental bonus credits

Block 24.24, Lot 48

38 Hawk Lane

Status: Completed

Durand Academy operates a group home on Hawk Lane. The home has 20 year affordability controls that were initially established in 1996, but with a renewable subsidy. The Township will claim 4 credits and 4 rental bonus credits from this group home.

A map of all Prior Round Projects can be found in Appendix E.1

Third Round Obligation

All of the sites and projects included in Evesham Township’s Fair Share Plan are located within the approved sewer service areas and are within Planning Areas 1 and 2 on the State Plan Map. Though 55% of Evesham’s land area is within the Pinelands National Reserve, the Township has created a compliance plan that does not rely on the environmentally sensitive Pinelands area for any development projects in the Third Round.

The parameters below are based on the Township’s Third Round fair share obligation of 680 units under the Settlement Agreement with Fair Share Housing Center, which included the “gap present need” (1999 to 2015) and the “prospective need” (2015-2025). Since the Township is eligible for 170 rental bonus credits, the minimum number of “actual” units required is 510 if all bonuses are utilized. This compliance plan includes 532 “actual” units, as well as the maximum of 170 rental bonus credits being claimed. Additional credits from Third Round projects will be carried into the Fourth Round.

The Township must meet the following minimum and maximum requirements in addressing the 680 total unit obligation:

- **Low/Moderate Income Split:** at least fifty percent (50%) of the units addressing the Third Round Prospective Need shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
 - $510 \times 0.5 = 255$
 - A minimum of 255 units must be affordable to low income households.
- **Very Low Income Units:** Thirteen percent (13%) of all affordable units referenced in the Settlement Agreement, except for those units constructed or approved prior to July 1, 2008, shall be affordable for very low income households, with half of the very-low-income units being available to families.
 - The Township has an obligation to provide at least 50 units for very-low-income households, with at least 25 of those units being available to families.
- **Rental Units:** At least twenty-five percent (25%) of the Third Round Prospective Need shall be met through rental units, including at least half in non-age-restricted rental units available to families.
 - $680 \times 0.25 = 170$
 - A minimum of 170 units must be rental units, and at least 85 of those units must be non-age-restricted units that are available to families.
- **Age Restricted Units:** A maximum of 25 percent (25%) of the Township’s credits can be from age-restricted senior units.
 - $680 \times 0.25 = 170$

- The Township may claim a maximum of 170 credits from senior units.
- **Family Units:** A minimum of fifty percent (50%) of the units addressing the Third Round Obligation must be non-age restricted affordable units available to families.
 - $510 \times 0.5 = 255$
 - A minimum of 255 units must be available to families.
- **Rental Bonus Credits:** The Township may claim bonus credits for rental units in accordance with N.J.A.C. 5:93-5.15(d), which states that a municipality shall receive two units (2.0) of credit for rental units available to the public, but no rental bonuses shall be granted for rental units in excess of the rental obligation. A municipality shall receive one and one-third 1.33 units of credit for age restricted rental units. However no more than 50 percent of the rental obligation shall receive a bonus for age restricted rental units. The rental bonus claimed shall not exceed the minimum rental obligation.
 - $680 \times 0.25 = 170$
 - The Township may claim bonus credits for rental units up to 170 bonus credit units. This may be either through 2.0 credits for family rental units, or 1.33 credits for age-restricted rental units, provided that no more than 50 percent of the rental obligation is met through age-restricted units.

Third Round Compliance Mechanisms

The Township proposes to satisfy its 680 credit Third Round obligation through the following mechanisms:

Third Round Credits				
Project	Type of Unit	Units	Bonus	Total
Elmwood House (Carry over)	Senior Rental	20	0	20
Mend / Conifer Sharp Road	Family Rental	104	78	182
Habitat for Humanity	Family for Sale	1	0	1
Habitat for Humanity	Family for Sale	2	0	2
Cornerstone at Marlton	Family Rental	64	64	128
Evesham Senior / Walters	Senior Rental	46	0	46
Hawthorne / Evesham Retirement	Senior Rental	24	0	24
Brightview	Senior	17	0	17
Artis Senior	Senior Rental	6	0	6
Capitol Senior / Marlton Executive	Senior	11	0	11
CareOne	Rental	8	0	8
M2A New Road / Tamburro	Rental	3	0	3
M2A Quail Run	Family for Sale	1	0	1
M2A Proposed		18	0	18
Fieldstone / Barclay	Family Rental	33	28	61
Renaissance Square / Tri Towne	Family Rental	34	0	34
Harvest House	Family Rental	8	0	8
Winding Brook / Krysta	Family for Sale	6	0	6
Berkshire Woods / Timber Ridge	Family for Sale	6	0	6
DPW Yard	Family Rental	20	0	20
Extension of Controls	Family	8	0	8
Group Homes				
Allies Inc – Overington	Special Needs	4	0	4
Allies Inc – Radnor	Special Needs	4	0	4
Bancroft – 5002 Red Haven	Special Needs	3	0	3
Bancroft – 106 Harvest	Special Needs	3	0	3
Bancroft – 1505 Roberts Lane	Special Needs	3	0	3
Bancroft – 1506 Roberts Lane	Special Needs	3	0	3
Bancroft – 46 East Cedar	Special Needs	4	0	4
Bancroft – 3301 Elberta	Special Needs	3	0	3
Bancroft – 5 Tenby Lane	Special Needs	4	0	4
Oaks – Gaylord	Special Needs	3	0	3
Oaks – 100 Barn	Special Needs	4	0	4

Third Round Credits				
Project	Type of Unit	Units	Bonus	Total
Oaks – 100A Barn	Special Needs	3	0	3
Oaks – Chestnut	Special Needs	4	0	4
Oaks – Kettle Run	Special Needs	4	0	4
QMA - N Elmwood	Special Needs	3	0	3
QMA - Laurel	Special Needs	3	0	3
Community Options - Carlton	Special Needs	4	0	4
Community Options - Longhurst	Special Needs	3	0	3
OTC Longhurst	Special Needs	4	0	4
OTC Concord	Special Needs	4	0	4
Overall Totals		510	170	680

A copy of the Township’s Third Round Final Judgment of Compliance can be found in Appendix A.2.

FAMILY RENTAL PROJECTS

MEND / Conifer Sharp Road: 104 credits + 78 rental bonus credits

Block 14, Lot 2

200 Sharp Road / 1 Seneca Court (AH-3 District)

49.2 acres

Status: Completed

This 100% Affordable Family Rental project consists of one, two, and three-bedroom apartments available to low- and moderate-income households. The 49.16-acre property is located on the east side of Sharp Road, just south of Church Road. The site was determined to be suitable and was awarded Low Income Housing Tax Credits by the NJHMFA in 2007. Evesham Township purchased the land and later sold it to the affordable housing developer for one dollar, and also provided AHTF monies in support of the extension of utilities to the site. The Township entered into an Affordable Housing Agreement with Moorestown Ecumenical Neighborhood Development, Inc. (MEND) on May 19, 2006. The AH-3 zoning standards (section 160-66.1) were adopted by ordinance 2-2-2007 on February 6, 2007 in order to provide suitable standards and requirements for the 100% affordable housing development as had been recommended in the 2005 Housing Element and 2006 Master Plan. The developer (MEND) received preliminary site plan approval on March 15, 2007 and final site plan approval on September 20, 2007. There are freshwater wetlands on the property, but two significant upland areas were targeted for development. Water and sewer service were extended to the site and improvements were made to Sharp Road. The project received its final Certificate of Occupancy in 2009.

The project includes 16 (15.4%) one bedroom units, 56 (53.8%) two bedroom units and 32 (30.7%) three bedroom units. The site is owned by Sharp Road, LLC and managed by MEND in conjunction with Conifer Realty, LLC in accordance with UHAC. The income distribution for the site is set forth in the table below. The site was awarded the NJ Governor's "Excellence in Affordable Housing Development" Award.

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
35% AMI UHAC Very Low	2	6	3	11	11%
50% AMI Low	11	41	25	77	74%
60% AMI Moderate	3	9	4	16	15%
Totals	16	56	32	104	100%

**Walters Group / Evesham Family Apartments / Cornerstone at Marlton: 64 credits + 64 bonus credits
Block 36, Lot 2.03**

4 Executive Drive (WFAR Workforce Affordable Residential District)

8.7 acres

Status: Completed

Cornerstone at Marlton is a recently completed 100% affordable rental community consisting of one, two, and three-bedroom apartments available to low and moderate income households. The 8.7-acre property is currently vacant and is located on the west side of Executive Drive. Executive Drive is a private road that connects Evesham Road (north of the site) to Route 73 (east of the site).

The developer received preliminary and final site plan approval on June 21, 2018, was awarded tax credit financing in November 2018, purchased the lot, and began construction in 2019. The development includes 12 one-bedroom, 36 two-bedroom, and 16 three-bedroom units, and provides 32 low income units (including 8 very-low income) and 32 moderate income units.

Evesham Family Apartments Urban Renewal LLC and Evesham Township entered into an Affordable Housing Agreement on June 19, 2018 to outline the obligations and expectations for the project and to provide that the Township will provide a subsidy from the Affordable Housing Trust Fund to support the project, in exchange for a 45-year affordability deed restriction. The Township adopted an ordinance authorizing a Financial Agreement for tax abatement and a payment in lieu of taxes for a 30-year period following the issuance of a certificate of occupancy for the 100% affordable housing project.

A HOME deed restriction on the property also requires that at least 5 units be set aside for families currently at risk of experiencing homelessness, and a memorandum of understanding between the developer and a service provider (Servicios) indicates that Servicios will administer these 5 units as very low income family units.

The unit distribution for the Cornerstone at Marlton / Evesham Family Apartments site is as follows.

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	5	2	1	8	13%
50% AMI Low	1	16	7	24	37%
60% AMI Moderate	6	18	8	32	50%
Totals	12	36	16	64	100%

Renaissance Square / Tri-Towne Plaza: 34 credits

Block 27.02, Lots 2.03, 2.04, 2.05, 2.08, 2.09

101 Route 70 East (C-1 District and Tri-Towne Redevelopment)

20.9 acres

Status: Completed

The Inwood at Renaissance Square is part of a mixed-use redevelopment project on the site of the former Tri-Towne Plaza. The site is located on the south side of Route 70 between Locust Avenue and Plymouth Drive and was designated as an area in need of redevelopment in 2013. A Redevelopment Plan was adopted in December 2013 and was amended in June 2015. The site was approved for retail, service, restaurant, office and residential development. The residential component of the project is now completed. The residential component consists of 338 total units, with 34 affordable units. The residential buildings were occupied in 2020 and the remaining non-residential buildings are under construction. There are five residential buildings on site, and each contains some affordable units. The 30-year affordability restriction has been filed. The residential portion of the Redevelopment project is subject to a 20-year Financial Agreement (PILOT) with the Township. The affordable units are being administered by the Township’s Administrative Agent (CGP&H).

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	3	2	0	5	14.7%
50% AMI Low	0	9	4	13	38.2%
60% AMI Moderate	3	10	3	16	47%
Totals	6	21	7	34	100%

Barclay Chase / Fieldstone: 33 credits + 28 rental bonus credits

Block 16, Lot 1.06

880 – 890 Route 70 East (C-1 District and Aristone Redevelopment)

20.5 acres

Status: Completed

Barclay Chase is an inclusionary mixed-use development within a designated redevelopment area on the north side of Route 70 adjacent to the Medford Township border. The properties, known as the Aristone Tract, were vacant, falling into disrepair, and were the subject of a complicated ownership structure with different family members controlling different lots. A Redevelopment Plan was adopted for the area in 2014. The Redevelopment Plan was subsequently amended in 2017 to enable the inclusion of additional affordable units. The development is now complete and includes 271 residential units in seven buildings, 6,000 square feet of commercial space, a clubhouse, and outdoor amenity areas. The property is subject to a 20-year financial agreement (PILOT) with the Township.

The affordable units are compliant with COAH regulations and UHAC requirements. The affordable units are administered by Barclay Chase’s certified in-house administrative agents. The unit breakdown is as follows.

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	1	4	0	5	15%

50% AMI Low	2	6	4	12	36%
60% AMI Moderate	3	10	3	16	49%
Totals	6	20	7	33	100%

Department of Public Works (DPW) Yard / Barclay Chase II: 20 credits

Block 16, Lot 1.03

501 Evesboro – Medford Road (C-1 District and Redevelopment Area)

5.4 acres

Status: Proposed

The Township’s Department of Public Works offices and yard has been located at 501 Evesboro-Medford Road for approximately 25 years and has outgrown the facility. In 2016 the Township purchased the property at 100 Sharp Road (located across the street from the current facility) with the intent of making some needed site improvements and building additions and has moved the Department of Public Works (DPW) operations to this site. The site is located on Evesboro-Medford Road at the terminus of Sharp Road and is surrounded on three sides by the Barclay Chase at Marlton development described above.

The DPW site was designated as an Area in Need of Redevelopment by Resolution 179-2016 on June 21, 2016. The “Aristone Tract” Redevelopment Plan; which enabled the Barclay Chase development, has been amended to include the DPW property and to provide standards applicable to the site. The initial redevelopment plan for the project called for 16 affordable units. The plan was most recently amended in 2023 require a minimum of 20 affordable family rental units on site. The redevelopment of the site will be complementary to the existing Barclay Chase development, with shared access and interconnected vehicular and pedestrian pathways. The Redevelopment Plan and the Redevelopment Agreement require a 15% affordable housing set aside in accordance with COAH rules, UHAC, and the Township’s affordable housing ordinance. The amended Redevelopment Plan can be found in Appendix F.3.

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	1	1	1	3	15%
50% AMI Low	1	5	1	7	35%
60% AMI Moderate	2	6	2	10	50%
Totals	4	12	4	20	100%

Harvest House Mansion / Main Street Apartments: 8 credits

Block 4.09, Lot 15.01

52 East Main Street

1.37 acres

Status: Completed

The Harvest House Redevelopment project is located within the downtown Marlton area, where the Township encourages redevelopment and revitalization that will contribute to the establishment of a more vibrant downtown with a variety of uses and activities. A Redevelopment Plan for the site was first adopted in 2014 and was amended in July 2018. The Harvest House Mansion is the name of the furniture store that occupied the site from the 1970s through 2016. The historic portion of the house, known as the Stokes-Evans House, is on the National and State register of historic places and is architecturally intact. The main building also includes a building addition that was constructed in the 1970s. The property is large by downtown standards. Though the furniture and antiques store and a residence have been the primary uses at the site for decades, the site has been under-used for many years. The Township and the redeveloper coordinated to enable the historic portion of the Stokes-Evans House to be moved closer to East Main Street in order to preserve the building and to improve the streetscape, while creating a larger development area on the northern side of the property.

The interior of the historic structure has been renovated and a four-story residential building is being constructed behind it. Fifteen percent (15%) of the residential units will be affordable to low- and moderate-income households. The preliminary and final site plan were approved by the planning board on August 16, 2018 (resolution PB17-04Site). The redeveloper and the Township have entered into an affordable housing agreement and a financial agreement (20-year PILOT) to ensure the financial viability of the project. The project recently received a certificate of occupancy in October of 2021. The Township provided a contribution from the Affordable Housing Trust Fund to support the challenging project.

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	0	1	0	1	12.5%
50% AMI Low	1	2	1	4	50%
60% AMI Moderate	0	2	1	3	37.5%
Totals	1	5	2	8	100%

FAMILY FOR SALE

Winding Brook / Krysta / JP Orleans: 6 credits

Block 14.03, Lots 1-42, 69;

Block 14.04, Lots 1-27

170 Sharp Road (Industrial Park District)

28.4 acres

Status: Completed

Winding Brook is an attached single family (townhouse) community located on the east side of Sharp Road, just south of the Sharp Road Apartments (MEND) site. Until a few years ago, the

properties along Sharp Road had been in the IP Industrial zone as had been recommended in the 1990 Master Plan. In 1990 there was no sewer service to the area and the area had remained rural with a few light industrial-type uses toward the southern end. As sewer capacity became available and interest in residential development continued in the developable non-Pinelands portions of the Township, land use along and around Sharp Road has evolved to include several residential developments. In 2014 a use variance was granted to allow this site to be developed with single family attached homes generally following the Moderate Density Residential (MDR) overlay standards in the Township Code (section 160-63.1).

The site plan and subdivision were approved on April 20, 2015 (resolution ZB13-19) and amended approval was granted on May 2, 2016 (resolution ZB13-19A) The development is now complete and includes a total of 66 for-sale townhouse units, of which 6 are affordable to low and moderate income households. The affordable units are being administered by the Township’s Administrative Agent (CGP&H).

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	0	0	0	0	0%
50% AMI Low	0	1	2	3	50%
60% AMI Moderate	0	1	2	3	50%
Totals	0	2	4	6	100%

Berkshire Woods / Timber Ridge / DR Horton: 6 credits

Block 15.20, Lots 1-64

North Elmwood Road (LD District)

28.5 acres

Status: Completed

Berkshire Woods is an attached single family (townhouse) community located on the east side of North Elmwood Road. The site is within the LD zoning district and the MDR (moderate density residential) Overlay. The MDR zoning standards were adopted in 2011 at a time when there was uncertainty about municipal fair share obligations and the COAH regulations. The standards were intended to allow increased flexibility in the type of housing permitted in the portions of the Low Density LD zoning district that had access to water and sewer service and where cluster development would be beneficial; while acknowledging environmental constraints and creating a realistic opportunity for the inclusion of affordable units as part of market rate housing development.

The Berkshire Woods townhouse development is similar in tract area and residential density to the Winding Brook development. Approximately half the site is subject to a conservation easement as a result of an endangered bat that was discovered on the wooded portion of the site during site design. The development includes a total of 68 for-sale townhouse residential units, of which 6 are affordable to low and moderate income households. The subdivision was approved by the Planning

Board on October 20, 2016 (resolution PB16-13). The subdivision and development plan complied with the applicable zoning requirements. However, in January of 2017 Fair Share Housing Center appealed the Planning Board’s approval of the development, asserting that the approval thwarted Evesham’s ability to comply with its fair share housing obligations. Ultimately, in order to persuade FSHC to release Timber Ridge at North Elmwood from the litigation, which was causing costly delays, the developer agreed to make a \$140,000 payment to Evesham’s Affordable Housing Trust Fund in addition to the six (6) new affordable units that were already part of the approval (and required by the zoning).

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	0	0	0	0	0%
50% AMI Low	0	1	2	3	50%
60% AMI Moderate	0	2	1	3	50%
Totals	0	3	3	6	100%

Habitat for Humanity: 2 credits

Block 4.08, Lots 5 and 6

36 and 38 Oak Avenue

0.25 acres

Status: Proposed

This 100% Affordable Family for Sale project to be developed by Habitat for Humanity was initially proposed to be developed on Township owned lands on Evesboro-Medford Road. The Township and Habitat for Humanity reached an agreement in June of 2019 to allow for the development of 4 affordable for sale homes on the Township owned lot. Title to the property was transferred to Habitat from the Township, however after assuming title and conducting investigations into the property, Habitat determined that development on that lot would be unfeasible. As a result, the agreement has been amended to require that Habitat construct two (2) affordable units on Township owned properties at 36 and 38 Oak Avenue. As a part of the agreement, the Township will pay Habitat \$45,000 for each unit, and in exchange Habitat will construct the two homes and provide affordable deed restrictions of at least 30 years on each home.

This project has Historic Preservation Commission approval.

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	0	0	0	0	0%
50% AMI Low	0	1	0	1	50%
60% AMI Moderate	0	1	0	1	50%
Totals	0	2	0	2	100%

Habitat for Humanity: 1 credit
Block 28.11, Lot 2
10 Radnor Avenue (MD District)
0.25 acres
Status: Complete

Habitat for Humanity (Habitat) acquired this residential lot in 2016 and demolished the dilapidated structure. The lot is located in the Heritage Village neighborhood. The property is surrounded by other similar single family lots and a municipal recreation facility to the east. A former single family dwelling on the site was demolished and Habitat has constructed a new home for a low income family. The Township and Habitat entered into an Affordable Housing Agreement on July 20, 2017 setting forth the details of the project and providing that Evesham will contribute \$35,000 to the home for a moderate income household or \$45,000 for a low income household. The new affordable home is complete and occupied. Habitat has coordinated with the Township’s Administrative Agent to ensure that the selection and income qualification process were consistent with the UHAC requirements. The unit is subject to a 30-year affordability restriction; which was filed at the time of closing.

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	0	0	0	0	0%
50% AMI Low	0	0	1	1	100%
60% AMI Moderate	0	0	0	0	0%
Totals	0	0	1	1	100%

SENIOR RENTAL

Brightview at Evesham: 17 credits
Block 2.01, Lot 8.01
170 Greentree Road (C-2 District)
10.6 acres
Status: Completed

Shelter Development Group received a use variance, density, and floor area ratio variances to permit a 201-unit continuing care facility on the 10.64-acre site in 2007. When complete, the overall facility would include 121 independent living units (157 beds), 57 assisted living units (64 beds), and 23 Alzheimer’s units (25 beds). Phase I of the facility includes 171 of the total 201 units and opened in 2011. Phase I consists of 91 independent living units, and 80 assisted living units (57) and Alzheimer’s units (23). A total of 17 of the existing units are set aside for low and moderate income individuals.

In March of 2021, the developer received an amended use variance approval for an expansion of the facility that would have included additional beds and 10 additional credits that were initially included in the Third Round Housing Plan. Since that time, the developer has withdrawn interest in the expansion of the facility on the site. As such, the Township will retain credits only for the existing 17 affordable units in the facility rather than the 27 credits initially claimed in the previous Third Round Plan.

An assisted living residence is a facility licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and provides assisted living services to the residents. A congregate independent living facility provides all of the same services with the exception of medical treatment. The unit of credit within the assisted living/ congregate independent living facilities is the suite or apartment. However, a two- bedroom apartment shall be eligible for two units of credit if it is restricted to two unrelated individuals.

The fees paid by the residents of both the assisted living units and the independent living units include rent, utilities, apartment/grounds maintenance, real estate taxes, two meals per day, bi-weekly housekeeping, 24-hour emergency response service, structured activities, and transportation. The affordable units are being administered in coordination with the Township’s Administrative Agent.

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	0	0	0	0	0%
50% AMI Low	10	0	0	10	59%
60% AMI Moderate	7	0	0	7	41%
Totals	17	0	0	17	100%

Walters / Evesham Senior: 46 credits (22 credits to the Fourth Round)

Block 2.06, Lot 2

16 Stow Road (SEN 3 Senior Residential District)

2.3 acres

Status: Completed

Evesham Senior Apartments is a 100% affordable age-restricted rental community consisting of 68 one and two bedroom apartments available to low and moderate income residents age 55+.

The Evesham Senior Apartments LLC purchased the lot in 2017 and received preliminary and final site plan approval from the Evesham Township Planning Board on June 21, 2018. The developer subsequently filed an application with NJHMFA for low income housing tax credits to assist in funding the project, received the award notification in November 2018. The building includes first level parking and four stories of apartments. At least 34 of the units are available to low income households (including 9 very-low income) and the remainder are available to moderate income households.

Evesham Senior Apartments LLC and Evesham Township entered into an Affordable Housing Agreement on September 7, 2018 to outline the obligation and expectations for the project and to provide that the Township will provide a subsidy from the Affordable Housing Trust Fund to support the project, in exchange for a 30-year affordability deed restriction. The project was completed and issued a certificate of occupancy in June of 2021.

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	8	1	0	9	13%
50% AMI Low	23	2	0	25	37%
60% AMI Moderate	32	2	0	34	50%
Totals	63	5	0	68	100%

Elmwood House: 20 credits (69 credits in Prior Round)

Block 15.03, Lot 170

444 Elmwood Road

3.75 acres

Status: Complete

The Elmwood House project is a 100% affordable senior rental that was developed by B’Nai Brith, and originally received approvals in 1996. The initial approval allowed for construction of 74 units, and a second phase of the project for 15 additional units was completed in 2002. Within the 89 unit project, all units are one-bedroom units that are reserved for low income seniors.

The 89 credits available from this project are being split between the Prior Round and the Third Round, with 69 credits being claimed in the Prior Round, and the remaining 20 credits being claimed in the Third Round. As these are rental units, 11 bonus credits are also being claimed in the Prior Round.

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	0	0	0	0	0%
50% AMI Low	89	0	0	89	100%
60% AMI Moderate	0	0	0	0	0%
Totals	89	0	0	89	100%

ASSISTED LIVING / SENIOR RENTAL

Hawthorn / Evesham Retirement / Marlton Gardens: 24 credits

Block 24.24, Lot 2

405 Lippincott Drive (AH-1A District)

5.5 acres

Status: Completed

Hawthorn Retirement Group has constructed a congregate independent living facility that includes 161 suites and a total of 177 beds (16 two-bed units) with a 15% affordable housing set aside. In total there are 24 affordable senior rental units within the assisted living facility.

The unit distribution for the site is as follows. All units are studio units.

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	4	0	0	4	17%
50% AMI Low	8	0	0	8	33%
60% AMI Moderate	12	0	0	12	50%
Totals	24	0	0	24	100%

Capitol Senior Housing / Arbor Terrace Marlton: 11 credits

Block 36, Lot 2.05

5 Executive Drive

6.1 acres

Status: Completed

The properties within “Marlton Executive Campus” along Executive Drive (a private roadway connecting Route 73 and Evesham Road) were the subject of site plan approvals granted in 2001 to permit the construction of five office buildings. Only two of the buildings were constructed (now on lot 2.01). Some site improvements had been constructed on the remaining lots including the private roadway, stormwater infrastructure, and parking areas, but the lots had remained vacant. The lots are within a commercial zoning district, and though there is frontage on Route 73 and Evesham Road, freshwater wetlands and wooded areas constrained visibility and limited the potential for traditional retail or service development. In considering options for fair share compliance and looking at the overall availability of developable land with access to water and sewer infrastructure, transportation infrastructure, and proximity to employment and services, and through site suitability analysis, it was determined that the vacant lots presented an opportunity to redefine the area from commercial to residential. Through negotiations with the property owner, it was determined that lot 2.03 could be developed with the 100% affordable rental development now known as Cornerstone at Marlton or Evesham Family Apartments. The remaining lots would be considered for designation as an Area in Need of Redevelopment in order to set the stage for development of the properties with uses not contemplated by the C-1 zoning. The sites have developable land area, but are not ideally configured for retail development, and office development has proven unlikely.

The area was designated as a Non-condemnation Area in Need of Redevelopment by resolution 127-2019, and a Redevelopment Plan was prepared and adopted on November 12, 2019 by ordinance 18-11-2019. The Redevelopment Plan enables lots 2.04 and 2.05 to be developed with a range of age-restricted housing types. For assisted living and memory care, a minimum of 10 of the total beds are required to be affordable to Medicaid eligible residents in accordance with the site plan approval, and an additional 11th unit must be reserved for low income residents. For the multi-family age restricted units being constructed, the Redeveloper’s Agreement requires a payment in lieu for 15% of the total number of units produced. The payment in lieu will ensure that there is adequate money in Affordable Housing Trust Fund to fund the programs outlined in the Spending Plan, including the Market to Affordable Program; which will assist in creating affordable units from the existing housing stock. There has not yet been a proposal for the multi-family age restricted portion of the redevelopment area.

The project has been completed and granted a Certificate of Occupancy on May 2, 2025. The affordability restriction will be required to be filed prior to the issuance of a Certificate of Occupancy. The units will be administered by the redeveloper together with the Township’s Administrative Agent.

It is anticipated that a deed restriction will be filed soon.

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	11	0	0	0	100%
50% AMI Low	0	0	0	0	0%
60% AMI Moderate	0	0	0	0	0%
Totals	11	0	0	0	100%

Artis Senior Living: 6 credits
Block 24.23, Lot 1
302 Lippincott Drive (C-1 district)
5.1 acres
Status: Complete

In 2013 Artis Senior Living applied for and was granted a “D” use variance to permit a congregate assisted living/memory care facility on a vacant property in the C-1 commercial zoning district (and EVCO) at Centre Boulevard and Lippincott Drive. The site is surrounded by office, bank, and retail commercial uses. As part of the approval, the Zoning Board requested, and the applicant agreed, that six (6) of the units/beds at the facility would be affordable to low- and moderate-income individuals. A site plan was subsequently approved and the facility was constructed and opened in 2016. An affordability restriction has been recorded and provides that 6 Medicaid beds will be maintained at the site.

Within the facility, each of the Medicaid beds are provided within two bedroom studio units, which although listed as studio units do contain separated living spaces for each bedroom area within the larger studio unit. The units function more closely to a 2-bedroom unit than a studio.

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	0	6*	0	6	100%
50% AMI Low	0	0	0	0	0%
60% AMI Moderate	0	0	0	0	0%
Totals	0	6*	0	6	100%

Although units are in a “shared studio”, they function and will be credited as if they were a 2-bedroom unit.

CareOne at Evesham: 8 credits

Block 16, Lot 13

870-874 Route 70 East:

13.7 acres

Status: Approved

The property located at 870-874 Route 70 East is currently developed with the CareOne at Evesham continuing care facility and contains 68 assisted living and Alzheimer’s units in Building A and 159 skilled nursing beds in Building B. The facility was initially approved in 1998 and opened in 2000. In the Spring of 2024, the developer was granted an amended approval to allow for an expansion of the facility. The expansion would include 76 new assisted living beds, which would include 8 of those set aside for Medicaid patients.

A copy of the resolution of approval for the amended variance and site plan is included in Appendix F.4.

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	8	0	0	8	100%
50% AMI Low	0	0	0	0	0%
60% AMI Moderate	0	0	0	0	0%
Totals	8	0	0	8	100%

SUPPORTIVE / SPECIAL NEEDS HOUSING

Allies Inc: 4 credits

Block 13.04, Lot 2

14 Overington Avenue

Status: Completed

A 4-bedroom group home facility for four individuals with developmental disabilities is operated by Allies Inc at 14 Overington Avenue. The survey provided by the operator indicates that there are 40 year affordability controls on the property that will run through 2046. The Township will claim 4 credits through this project.

Allies Inc: 4 credits

Block 28.11, Lot 1

8 Radnor Boulevard

Status: Completed

Allies Inc. operates a second facility in the Township at 8 Radnor Boulevard. This facility is also a 4-bedroom home licensed by the state to serve four individuals with developmental disabilities. The survey provided indicates affordability controls on the property for 30 years, through 2037. The Township will claim 4 credits from this project.

Bancroft: 3 credits

Block 6.01, Lot 42

106 Harvest Road

Status: Completed

Bancroft owns and operates a home at 106 Harvest Road that contains 3 bedrooms that are available to clients. The Township will claim 3 credits from this group home facility.

Bancroft: 3 credits

Block 6.05, Lot 113

5002 Red Haven Drive

Status: Completed

Bancroft owns and operates a home at 5002 Red Haven Drive that contains 3 bedrooms that are available to clients. The Township will claim 3 credits from this group home facility.

Bancroft: 3 credits

Block 6.05, Lot 10

1505 Roberts Lane

Status: Completed

Bancroft operates a group home at 1505 Roberts Lane that contains 3 bedrooms that are available to clients. The Township will claim 3 credits from this group home facility. As the facility is not owned by Bancroft, but leased, the Township can provide documentation indicating from fire code inspections that this facility has been leased by Bancroft and operated as a group home at least as far back as 1999, and continues in operation today.

Bancroft: 4 credits

Block 10.06, Lot 6
46 East Cedar
Status: Completed

Bancroft leases and operates a group home at 46 East Cedar Avenue that contains 4 bedrooms that are available to clients. The Township will claim 4 credits from this group home facility. As the facility is leased and not necessarily under long term control of Bancroft, fire inspection reports dating back to 2005 indicate that this facility has been serving as a licensed group home for at least 16 years now.

Bancroft: 3 credits
Block 6.05, Lot 75
3301 Elberta Lane
Status: Completed

Bancroft leases and operates a group home at 3301 Elberta Lane that contains 3 bedrooms that are available to clients. The Township will claim 3 credits from this group home facility. As the facility is leased and not necessarily under long term control of Bancroft, fire inspection reports dating back to 2000 indicate that this facility has been serving as a licensed group home for at least 21 years now.

Bancroft: 4 credits
Block 8.07, Lot 23
5 Tenby Lane
Status: Completed

Bancroft leases and operates a group home at 5 Tenby Lane that contains 4 bedrooms that are available to clients. The Township will claim 4 credits from this group home facility. As the facility is leased and not necessarily under long term control of Bancroft, fire inspection reports dating back to 2000 indicate that this facility has been serving as a licensed group home for at least 21 years now.

Quality Management Associates (QMA): 3 credits
Block 13.24, Lot 40
305 North Elmwood Drive
Status: Completed

QMA operates a 4-bedrom facility on North Elmwood Drive. The group home is licensed to serve up to three individuals. The Township will claim 3 credits from this group home facility.

Quality Management Associates (QMA): 3 credits
Block 183, Lot 16
140 Laurel Run
Status: Completed

QMA operates a 3-bedroom facility licensed to serve up to three individuals at 140 Laurel Run. The Township will claim 3 credits from this project.

Oaks Integrated Care / Family Services: 3 credits

Block 13.30, Lot 24

7 Gaylord Lane

Status: Completed

Initially licensed to Family Services, Oaks Integrated Care took ownership of this property and now operates the facility at 7 Gaylord Lane. The group home contains 3-bedrooms for clients. The Township will claim 3 credits from this facility.

Oaks Integrated Care: 4 credits

Block 11.42, Lot 92.01

100 Barn Road

Status: Completed

Oaks Integrated Care operates two group homes on two adjacent properties on Barn Road, one at 100 Barn Road and one at 100A Barn Road. The property was initially one lot that was subdivided in 2007 to create a new parcel for the second group home facility. Both group homes are licensed to serve 4 individuals in their own bedrooms. Information provided by Oaks indicates that there are 20-year affordability controls on the facility. The facility serves 1 low income tenant and 3 moderate income tenants according to financial agreements provided. The Township will claim 4 credits from this project.

Oaks Integrated Care: 3 credits

Block 11.42, Lot 92.02

100A Barn Road

Status: Completed

The second group home operated by Oaks Integrated Care on Barn Road is also a 3-bedroom home that contains one bedroom that is handicapped accessible with its own bathroom. The Township will claim 3 credits from this facility.

Oaks Integrated Care: 4 credits

Block 65, Lot 12.02

239 Chestnut Avenue

Status: Completed

Another one of Oaks facilities is located at 239 Chestnut Avenue. This facility is a 5-bedroom home that is licensed to serve up to 4 individuals. The Township will claim 4 credits from this facility.

Oaks Integrated Care: 4 credits

Block 64, Lot 1

538 Kettle Run Road

Status: Completed

Oaks Integrated Care also operates a facility on Kettle Run Road in the Township. Initially licensed in 2014, this facility is a 4-bedroom home licensed to serve 4 individuals. The Township will claim 4 credits from this group home facility.

Community Options: 4 credits

Block 13.45, Lot 43

151 Carlton Avenue

Status: Completed

Community Options owns and operates a 4-bedroom group home on Carlton Avenue that is licensed to support 4 individuals. The Township will claim 4 credits from this group home.

Community Options: 3 credits

Block 13.25, Lot 28

58 Longhurst

Status: Completed

Community Options also operates a 3-bedroom group home facility on Longhurst Road. The facility is licensed to serve 3 individuals with developmental disabilities. The Township will claim 3 credits from this project.

Occupational Training Center (OTC) of Burlington County: 4 credits

Block 13.21, Lot 14

1 Longhurst Road

Status: Completed

OTC also operates a second facility in Evesham Township. This 4-bedroom group home is located on Longhurst Road and serves four individuals. The Township will claim 4 credits from this group home.

Occupational Training Center (OTC) of Burlington County: 4 credits

Block 13.13, Lot 18

42 Concord Road

Status: Completed

The Occupational Training Center of Burlington County operates a 4-bedroom special needs housing facility for persons with developmental disabilities at 42 Concord Road. The facility has 20 year affordability controls that were put in place in 2018. The Township will claim 4 credits through this project.

Bancroft: 3 credits

Block 6.05, Lot 9

1506 Roberts Lane

Status: Completed

Bancroft owns and operates a home at 1506 Roberts Lane that contains 3 bedrooms that are available to clients. The Township will claim 3 credits from this group home facility.

ADDITIONAL COMPLIANCE MECHANISMS

Market to Affordable Program: 22 credits

Location Varies

Partially Completed

The Market to Affordable Program for For-Sale and Rental units is being established to create opportunities for low- and moderate-income households to buy or rent homes within existing neighborhoods in the Township. The Market to Affordable Program will utilize Affordable Housing Trust Fund Monies to “buy down” the cost of a market rate unit in order to make the unit affordable to a very low, low, or moderate income household for a 30-year restriction period. This program may also be supplemented with the Township’s Down Payment Assistance program, which offers up to \$15,000 toward down payment and closing costs for qualified buyers of affordable housing units.

In order to confirm the viability of the program, the Township and its Administrative Agent conducted market research to assess the availability and market rate costs of for-sale and rental units in the Township as compared to the amount that a low- or moderate-income household can typically pay for housing. For for-sale units the range of affordability was considered for one, two, and three bedroom units for a household earning 60% of area median income. For rental units a range of affordability was calculated for the number of bedrooms and to account for whether utilities are included or not included in the rent. Also, for rental units the difference between market rate rent and affordable rent (lost revenue to a landlord) over 30 years (at 2% annual inflation) was discounted to estimate the net present value of the required subsidy.

At the time of the analysis it was determined that both the for-sale and the rental program are viable with a subsidy of approximately \$45,000 per unit. The for-sale program is more likely to succeed in producing the desired number of units, as the benefit accrues directly to the low or moderate income buyer, who would not otherwise be able to afford the unit. The rental program will require the participation of a landlord who believes that the upfront net present value payment is worth the 30 years of reduced rent, potential reduction in total property value, and administrative costs associated with the affordable unit.

The Township has already completed the conversion of three market rate apartments into affordable units. The New Road Realty / Tamburro project at 37 South Maple Avenue is a five apartment unit development within two buildings, where three rental units were deed restricted as affordable units in 2016. 30 year deed restriction controls were placed on these units. One apartment was made affordable through a condition of a use variance granted to the property, while the other two affordable units were created through subsidies from the Township’s affordable housing trust fund. The affordable apartments include a moderate income 2-bedroom unit, and two low-income 1-bedroom units.

	1 bedroom	2 bedroom	3 bedroom	Total	Percent
30% AMI Very Low	0	0	0	0	100%
50% AMI Low	2	0	0	2	0%
60% AMI Moderate	0	1	0	1	0%
Totals	2	1	0	3	100%

An additional market to affordable project was completed at 211 Quail Run in 2023.

A copy of the affordability controls and deed for this project can be found in Appendix F.5.

The Township is committed to achieving the remaining 18 market to affordable conversions. Although a market to affordable program is subject to the market availability of certain properties, the Township will make practical efforts to convert housing as it becomes available into deed restricted affordable units, and has allocated funding in the Affordable Housing Trust Fund Spending Plan to accommodate an average of \$55,000 towards each project.

***Extensions of Expiring Controls: 8 credits
Location varies***

In an effort to maintain a sufficient stock of affordable homes in the Community, the Township as well as their appointed administrative agent, which was previously NJHMFA HAS, had a policy to extend the controls on many of these units that were threatened with foreclosure or at the time of sale. On at least 8 properties, the affordability controls have been extended and the length of the initial control period as well as the new controls would allow the Township to claim additional credits on these units for the Prior Round and the Third Round. The new deed restrictions and affordable housing agreements placed on the properties extended the controls on the properties for 99 years, or 30 years, and in a few cases in perpetuity. The 8 properties that have had their affordability controls extended and for which the Township will claim credit are in the table below.

Extensions of Controls				
Address	Initial Date	Initial Length of Controls	Date of Extension	Length of Controls
1108 Maresfield Ct	Apr 29 1994	20 years	Nov 28 2008	30 years
401 Quail Road	Nov 21 1994	30 years	Oct 29 2019	30 years
407 Quail Road	Nov 28 1994	Perpetuity / 20 years	Dec 28 2018	Perpetuity
1101 Squirrel Road	Oct 25 1995	Perpetuity / 20 years	Dec 21 2018	Perpetuity
1207 Squirrel Road	Mar 27 1996	99 years	Sep 25 2018	99 years
1307 Squirrel Road	Feb 9 1996	30 years / 99 years	Jun 27 2018	99 years

Extensions of Controls				
911 Rabbit Run Rd	May 29 1996	Perpetuity / 20 years	June 10 2002	99 years or 30 years
2511 Rabbit Run Rd	Jul 30 1997	Perpetuity / 20 years	Aug 1 2018	99 years

A map of all Third Round Projects can be found in Appendix E.2.

Fourth Round Obligation

Evesham Township has a Fourth Round prospective need (new construction) obligation of 220 affordable housing units, which has been adjusted to a Realistic Development Potential of 133 affordable units.

The parameters below are based on the Township’s Fourth Round prospective need Realistic Development Potential of 133 units. Since the Township is eligible for a maximum of 33 bonus credits, the minimum number of “actual” units required is 100 if all bonuses are utilized. This compliance plan includes the potential for the creation of up to 182 actual affordable housing units, as well as the maximum of 33 bonus credits.

The Township must meet the following minimum and maximum requirements in addressing the 133 unit RDP obligation, in accordance with N.J.A.C.52:27D-311.l.

- **Low/Moderate Income Split:** at least fifty percent (50%) of the actual units shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
 - $100 \times 0.5 = 50$
 - A minimum of 50 units must be affordable to low income households.

- **Very Low Income Units:** Thirteen percent (13%) of all affordable units must be affordable to very low income households, with half of the very-low-income units being available to families.
 - $100 \times 0.13 = 13$
 - $13 \times 0.5 = 6.5$ (7)
 - The Township has an obligation to provide at least 13 units for very-low-income households, with at least 7 of those units being available to families.

- **Family Units:** A minimum of fifty percent (50%) of the actual units must be non-age restricted affordable units available to families.
 - $100 \times 0.5 = 50$
 - A minimum of 50 units must be available to families.

- **Rental Units:** At least twenty-five percent (25%) of the actual units to be constructed shall be met through rental units, including at least half in non-age-restricted rental units available to families.
 - $100 \times 0.25 = 25$
 - A minimum of 25 units must be rental units, and at least 13 of those units must be non-age-restricted units that are available to families.

- **Age Restricted Units**: A maximum of 30 percent (30%) of the Township’s credits can be from age-restricted senior units.
 - $100 \times 0.3 = 30$
 - The Township may claim a maximum of 30 credits from age-restricted senior units.
- **Bonus Credits**: The Township may claim bonus credits for a maximum of 25% of the obligation.
 - $133 \text{ (RDP)} \times 0.25 = 33.25$
 - The Township may claim a maximum of 33 bonus credits.

In accordance with N.J.A.C.52:27D-311.k, bonus credits may be claimed for the following types of affordable units:

1. 1.0 bonus credits for special needs housing or permanent supportive housing;
2. 0.5 bonus credits for any affordable housing created in partnership with a non-profit housing developer;
3. 0.5 bonus credits for affordable housing created within ½ mile of a transit station, or within 1 mile of a transit station if the site is located within a garden state growth zone.
4. 0.5 bonus credits for age-restricted housing, provided that no more than 10% of the age restricted housing receives bonus credit.
5. 0.5 bonus credits for each three-bedroom affordable unit beyond the minimum requirement for three-bedroom units.
6. 0.5 bonus credits for each affordable unit constructed on land that was previously developed and utilized for retail, office, or commercial space;
7. 0.5 bonus credits for each affordable rental unit that has its affordability controls extended for a new term of affordability, and the municipality contributes funding towards the costs necessary for this preservation.
8. 1.0 bonus credit for each affordable unit in a 100% affordable development in which the municipality contributes toward the costs of the project, either from financial donations, property donations, provided that the municipality funds at least 3% of the cost of the project.
9. 0.5 bonus credits for each affordable unit for very low income families beyond the 13% minimum requirement.
10. 1.0 bonus credits for each market rate unit that is converted to an affordable unit.

Fourth Round Compliance Mechanisms

The Township has a Fourth Round Prospective Need obligation of 220 affordable units. This prospective need has been adjusted through a Vacant Land Adjustment to a Realistic Development Potential of 133 units.

All of the sites and projects included in Evesham Township’s Fair Share Plan are located within the approved sewer service areas and are within Planning Areas 1 and 2 on the State Plan Map. Though 55% of Evesham’s land area is within the Pinelands National Reserve, the Township has created a compliance plan that does not rely on the environmentally sensitive Pinelands area for any development projects in the Fourth Round, with the exception of one site that is intended to produce a small 100% affordable veterans housing project on the current site of the VFW.

The Township proposes to satisfy its 133 unit RDP and remaining unmet need through the following mechanisms:

Fourth Round Credits				
Project	Type of Unit	Units	Bonus	Total
Walters Evesham Senior	Senior Rental	22	2	24
Marlton Crossing Redevelopment	Family Rental	24		24
Marlton Crossing Redevelopment	Special Needs	25	25	50
Ballerini 23 East Main St	Family Rental	1		1
19 Cooper	Family Rental	6	6	12
VFW Site	Family Sale	4		4
Marlton Greene / Blue Anchor	Family Rental	48		48
Route 73 / Dutch Road	Family Rental	17		17
Skating Rink Site	Family Rental	5		5
Extension of Controls	Varies	25		25
Market to Affordable	Varies			
Overall Totals		177	33	210

FAMILY RENTAL

Marlton Crossing Redevelopment: 24 credits

Block 24.21, Lot 3

100-112 Centre Boulevard

10.5 acres

Status: Proposed

The commercial office park located on Centre Boulevard and Route 73 in the Marlton area of the Township was designated as an area in need of redevelopment in August of 2022 as a commercial building with significant vacancies. The Township has adopted a redevelopment plan for the 10+ acre site to see the removal of the existing office buildings and the construction of a new four-story

building that will include a total of 325 apartment units. The redevelopment plan requires a 15% set aside for affordable housing, with half of the affordable units being special needs units reserved for individuals with disabilities. The project will produce 24 affordable family rental units for low and moderate income households, and 25 special needs bedroom units.

The redeveloper of the site will partner with qualified providers to administer the special needs units on site, and will offer these units to individuals with functional disabilities who are New Jersey residents who are eligible for Medicaid.

A copy of the Redevelopment Plan for this site can be found in Appendix F.1.

Ballerini / Main St: 1 credit

Block 4.06, Lot 3

23 East Main Street

0.3 acres

Status: Approved

The property located at 23 East Main Street will be developed with 5 total residential units, one of which will be an affordable townhouse unit. This project has been approved by the Township's Planning Board and is awaiting construction permits.

A copy of the redevelopment agreement for the project can be found in Appendix F.6

19 Cooper: 6 credits

Block 4.09, Lot 18

19 Cooper Avenue

0.36 acres

Status: Proposed

The property at 19 Cooper Avenue is located within the East Main and Cooper Avenue Redevelopment Area. The owner of the property has approached the Township with a proposal to construct a 6-unit apartment building with a small commercial space on the ground floor. The Township is seeking to work with the developer to permit the project as a 100% affordable rental project, and will provide a financial contribution to the project to make it viable for the developer.

- ***Available***

The Township is already working with the owner who has expressed interest in building a six-unit mixed-use apartment building. Although a title search has not been completed, there do not appear to be any deed restrictions, title issues, or environmental constraints.

- ***Suitable***

The location of the site is appropriate for small multi-family project, as the adjacent sites are existing residential and commercial developments abutting the property. The site is consistent with the environmental policies delineated in N.J.A.C. 5:93-4). The site is not encumbered by

wetlands, flood hazards, or steep slopes. The site is not surrounded by industrial users and has sufficient space for adequate buffering.

- **Developable**

The site has access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan. The site exhibits no environmental constraints and is suitable for development. The site is within the sewer service area and will be served by the municipality's Municipal Utilities Authority (MUA).

- **Approvable**

The current redevelopment plan already permits the proposed 6 apartment units on site. The Township will also make any amendments necessary to the current redevelopment plan to ensure that the project is approvable. There are no environmental constraints on the site.

The Township will claim 6 additional bonus credits through this project as a 100% affordable development that will be constructed through financial assistance from the Township.

A copy of the current Redevelopment Plan for this site can be found in Appendix F.2.

FAMILY FOR-SALE

VFW Site: 4 Credits

Block 165, Multiple lots

94 Tenth Street

1.5 acres

Status: Proposed

Located at the end of Tenth Street is a 1.5 acre tract currently owned by the VFW. The property has been on the market and the Township intends to purchase the property and work with a veterans housing provider to construct two duplex or twin style affordable dwellings on the site as a 100% affordable project for veterans.

The site contains some wetlands and is located within the Pinelands. Current zoning on the site permits development at up to 2.5 units per acre, and the wetlands constraints will limit potential development to the existing impervious footprint of the VFW and its parking areas. These areas are large enough to accommodate 2 two-family dwellings. Preliminary discussions with the Pinelands Commission have indicated that a small project on the site would be feasible.

The Township will work with the owner and the Pinelands Commission to adopt appropriate zoning to permit the project at the same density currently permitted under Pinelands regulations and ensure that the project is approvable by the Pinelands.

- **Available**

The property is listed for sale and the Township is currently in discussions with the owners to purchase the property.

- **Suitable**

The location is appropriate for small project of duplexes or twins. The site is in the Pinelands Regional Growth Area which includes existing growth and adjacent lands capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands. Permitted residential densities range from two to six homes per acre with sewers. The site is surrounded by low-density residential buildings.

- **Developable**

The Township can work with the Pinelands Commission on permitting construction within the existing footprints of the disturbed lands, but may not be able to expand the developable footprint. However there is space on the existing developed area for several duplex units. The site is also within a sewer service area and sewer and water are provided on Tenth Street.

- **Approvable**

The current zoning on the site permits single-family homes on the site at a maximum density of 2.5 units per acre. The Township will amend the zoning for this site to permit two-family dwellings or townhouses sufficient to allow for the construction of at least 4 units.

SENIOR RENTAL

Walters / Evesham Senior: 22 credits (46 credits in the Third Round) + 2 bonus credits

Block 2.06, Lot 2

16 Stow Road (SEN 3 Senior Residential District)

2.3 acres

Status: Completed

Evesham Senior Apartments is a 100% affordable age-restricted rental community consisting of 68 one and two bedroom apartments available to low and moderate income residents age 55+. 46 credits were applied to the Third Round, and the remaining 22 credits from the project are being carried into the Fourth Round.

The Township is eligible to claim two bonus credits from this project as an age-restricted development, and no more than 10% of the senior units are credited with bonuses.

SUPPORTIVE / SPECIAL NEEDS HOUSING

Marlton Crossing Redevelopment: 25 Credits + 25 Bonus Credits

Block 24.21, Lot 3

100-112 Centre Boulevard

10.5 acres

Status: Proposed

The commercial office park located on Centre Boulevard and Route 73 in the Marlton area of the Township was designated as an area in need of redevelopment in August of 2022 as a commercial building with significant vacancies. The Township has adopted a redevelopment plan for the 10+ acre site to see the removal of the existing office buildings and the construction of a new four-story building that will include a total of 325 apartment units. The redevelopment plan requires a 15% set aside for affordable housing, with half of the affordable units being special needs units reserved for individuals with disabilities. The project will produce 24 affordable family rental units for low and moderate income households, and 25 special needs bedroom units.

The Township is eligible to claim an additional bonus credit for each unit of supportive needs housing included in the development for a total of 25 bonus credits.

The Redevelopment Plan for this project can be found in Appendix F.1.

AFFORDABLE HOUSING OVERLAY DISTRICTS

The Township will establish new overlay district zoning to permit inclusionary affordable rental housing on parcels that are currently vacant or underutilized. Each of these tracts identified below consist of vacant lands or underutilized commercial sites that are likely to redevelop in the near future, and on some sites the Township has already received interest from developers seeking to convert properties to residential uses.

The intent of the affordable housing overlay will be to create a substantial incentive for inclusionary development by permitting construction at densities and buildings heights greater than permitted by the current underlying zoning. Proposed densities for these tracts range from 8 units per acre on smaller sites, to 20 units per acre on the larger tracts of land. All residential development within the overlay districts would be required to include a minimum affordable housing set aside of 20%.

A draft ordinance to establish inclusionary housing as a permitted use, and increased density on each of the sites listed below can be found in Appendix F.8.

Marlton Greene Shopping Center & Blue Anchor Marlton Rehab Area: 48 credits

Block 25, Lot 2, 2.01 2.03; Block 4.02, Lots 2 - 13.01; Block 4.03 Lots 1 - 5.01; Block 4.04 Lots 1 - 7

Route 70 at Route 73 and Blue Anchor Road

5.7 acres

Status: Proposed

This multi-story shopping center building located on the southeast side of the intersection of Route 73 and Route 70 is an ideal location for revitalization and new development. The site is free of any environmental constraints such as wetlands. Being located at the largest intersection in the Township and adjacent to the downtown core of Marlton makes the site accessible to regional transportation routes and regional bus service on NJ Transit, as well as in proximity to local employment opportunities.

The shopping center parcels are immediately adjacent to the downtown area of Marlton, which is designated as an area in need of rehabilitation for several blocks located near Main Street and North

Maple Avenue, and along Blue Anchor Street and Cottage Street. If the shopping center parcels are combined with the rehabilitation area parcels on the north side of Main Street and the west side of North Maple Avenue, the total area of the site is approximately 12 acres of developable lands.

This tract, if developed at a density of 20 units per acre as a part of a mixed use commercial / residential project, could accommodate 240 total housing units and 48 affordable units.

- ***Available***

Although a title search has not been completed, there do not appear to be any deed restrictions, title issues, or environmental constraints.

- ***Suitable***

The location of the site is appropriate for a mixed-use project, as within a quarter mile the surrounding properties consist of similar uses and the site is accessible to public utilities and services. The surrounding properties consist of existing residential developments (Eastampton Gardens and Marlton Meeting Condominiums) and smaller residential properties, as well as commercial developments (Marlton Commons, Marlton Square and Marlton Crossing) and smaller commercial properties. The site is consistent with the environmental policies delineated in N.J.A.C. 5:93-4). The site is not encumbered by wetlands, flood hazards, or steep slopes. The site is not surrounded by industrial users and has sufficient space for adequate buffering.

Portions of the site are located within a designated historic district. Any new development would be required to respect the historic character of downtown Marlton and would be intended to be a mixture of preservation/rehabilitation of existing structures along with new construction.

- ***Developable***

The site has access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan. The site exhibits no environmental constraints and is suitable for development.

- ***Approvable***

The Township will adopt overlay zoning to permit a mixed-use project on the site at a density of up to 20 units / acre.

Route 73 at Dutch Road: 17 credits

Block 35.30, Lot 20, 20.03

9 acres

Status: Proposed

The property located on the east side Route 73 at the intersection with Dutch Road is the site of the previously approved Oakleigh assisted living project that was initially included in the Township's Third Round Housing Plan. Oakleigh has since ceased pursuit of that project and the site now sits vacant. The 9+ acre site does have wetlands constraints in the rear of the site, but a survey of the property associated with the Oakleigh approval had indicated that there are approximately 4.1 acres of developable uplands, all along the frontage of the site.

If this parcel were to be redeveloped at a density of 20 units per acre, it could yield 84 total units and 17 affordable units.

- **Available**

Although a title search has not been completed, there do not appear to be any deed restrictions, title issues, or environmental constraints.

- **Suitable**

The location of the site is suitable for residential development, there is an existing adjacent residential development and residential properties directly across Dutch Rd. The site is consistent with the environmental policies delineated in N.J.A.C. 5:93-4). The site is not encumbered by flood hazards. The site has some wetlands concerns on rear of the site and some steep slopes in the center of Block 35.30 Lot 20. The site is not surrounded by industrial users and has sufficient space for adequate buffering.

- **Developable**

The site has access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan. The site exhibits minimal environmental constraints and is suitable for development. The site is within the sewer service area and will be served by the municipality's Municipal Utilities Authority (MUA).

- **Approvable**

The Township will adopt overlay zoning to permit an inclusionary multi-family project on the site.

Roller skating rink: 5 credits

Block 16, Lot 3.03

471 Evesboro – Medford Road

2.0 acres

Status: Proposed

The former roller-skating rink located on Evesboro – Medford Road has been underutilized for many years. The site currently has been serving as overflow parking and soon will be construction staging for the expansion project of the CareOne facility immediately to its east. The 2 acre property appears to be free from environmental constraints, although there are wetlands in the area, and could be developed at a density of 12 units per acre which would yield 24 total units and 5 affordable units on site.

- **Available**

Although a title search has not been completed, there do not appear to be any deed restrictions, title issues, or environmental constraints.

- **Suitable**

The location of the site is suitable for residential development, there is an existing assisted living residential facility adjacent to the eastern border of the site and across Burlington County Road 618 or Evesboro-Medford Rd. The site is consistent with the environmental policies delineated in N.J.A.C. 5:93-4). The site is not encumbered by flood hazards or steep slopes. The site has minimal wetlands concerns. The site is not surrounded by industrial users and has sufficient space for adequate buffering.

- **Developable**

The site has access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan. The site exhibits minimal environmental constraints and is suitable for development. The site is within the sewer service area.

- **Approvable**

The Township will adopt overlay zoning to permit an inclusionary project on the site.

ADDITIONAL COMPLIANCE MECHANISMS

Extensions of Expiring Controls

Records from the Township’s affordable housing administrative agent indicate that there are 25 owner occupied family for sale affordable units located primarily within Whitebridge Village, Shannon Greene, and Westbury Chase that either have had their affordability controls expire, or have controls that are due to expire prior to 2030. The Township will pursue working with its administrative agent and the existing low/moderate income homeowners to extend the controls by an additional 40 years for each unit.

Extensions of Controls (Proposed)				
Address	Initial Date	Initial Length of Controls	Expiration of Controls	Type of Unit
32 Tenby Lane	2/12/1991	20	2/12/2011	Family Sale
48 Faybrooke Dr	5/31/1991	20	5/31/2011	Family Sale

Extensions of Controls (Proposed)				
31 Faybrooke Dr	11/27/1990	20	11/27/2010	Family Sale
6 Faybrooke Dr	5/29/1990	20	5/29/2010	Family Sale
35 Hewlings Dr	11/29/1990	20	11/29/2010	Family Sale
49 Cranberry Ct	12/15/1989	20	12/15/2009	Family Sale
37 Cranberry Ct	12/14/1990	20	12/14/2010	Family Sale
25 Cranberry Ct	6/15/1990	20	6/15/2010	Family Sale
14 Cranberry Ct	12/14/1990	20	12/14/2010	Family Sale
1 Cranberry Ct	7/31/1991	20	7/31/2011	Family Sale
2307 Rabbit Run Rd	7/31/1998	30	7/31/2028	Family Sale
2301 Rabbit Run Rd	3/23/1998	30	3/23/2028	Family Sale
2207 Rabbit Run Rd	10/29/1997	30	10/29/2027	Family Sale
1901 Rabbit Run Rd	2/19/1997	30	2/19/2027	Family Sale
1811 Rabbit Run Rd	2/26/1997	30	2/26/2027	Family Sale
1801 Rabbit Run Rd	2/19/1997	30	2/19/2027	Family Sale
911 Rabbit Run Rd	5/29/1996	30	5/29/2026	Family Sale
707 Quail Rd	6/10/1994	30	6/10/2024	Family Sale
211 Quail Rd	7/14/1993	30	7/14/2023	Family Sale
601 Quail Road	12/7/1994	30	12/7/2024	Family Sale
801 Quail Rd	5/5/1994	30	5/5/2024	Family Sale
701 Quail Rd	11/18/1994	30	11/18/2024	Family Sale
111 Quail Rd	4/29/1994	30	4/29/2024	Family Sale
2201 Rabbit Run Rd	2/2/1998	30	2/2/2028	Family Sale
401 Quail Rd	11/21/1994	30	11/21/2024	Family Sale

Market to Affordable (Rental Projects)

In addition to the market to affordable program discussed as a Third Round compliance mechanism that is focused units for sale, the Township will continue to pursue opportunities for larger conversions of market rate units to affordable units focused on larger rental properties such as apartment complexes. These will consist of older market rate apartment complexes that may be in need of repairs. The Township will consider use of funds from the Affordable Housing Trust Fund to make any necessary repairs to the units in exchange for full 40 year deed restrictions on some of the apartment units within the developments.

The intent behind this action would be similar to a rental rehabilitation program, but with the goal of making a percentage of the existing market rate units affordable units for a full period of 40 years, as opposed to the standard rehabilitation program which converts all units into affordable units but only for a period typically of 10 years. Such a program may prove more feasible than a rental rehabilitation program as existing leases within apartment complexes turn over on a sporadic basis, making some units available for the potential conversion. Many property owners are reluctant to participate in rental rehabilitation programs due to the issues that may arise from existing tenant leases and the loss of revenue that comes from deed restricting the entire property for 10 years. Providing funding for

necessary repairs to convert a current market rate development into an inclusionary development could be a more feasible model, and achieve more permanent affordable housing.

UNMET NEED

As per the requirements of the Amended Fair Housing Act, the Township is required to address 25% of the remaining unmet need obligation by identifying sites likely to redevelop.

As per N.J.A.C. 52:27D-310.1

Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall as part of the process of adopting and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted.

- Fourth Round Obligation – 220 affordable units
- Realistic Development Potential – 133 units
- Unmet Need – 87 units
- $87 \times 0.25 = 21.75 = 25\%$ of unmet need

The Township satisfies both its RDP of 133 units, and up to 49 credits plus 33 bonuses towards unmet need through the projects listed above, which create the capacity for 182 actual affordable housing credits and 33 bonus credits, for a total of 215 affordable housing credits for the Fourth Round.

ADDITIONAL SITES FOR FUTURE CONSIDERATION

There are several tracts of property in the Township that may be suitable for inclusionary development, or development with a 100% affordable project. The Township may also consider the following sites in the event that any of the mechanisms described above to address the Fourth Round obligation prove to be infeasible, or circumstances change which render any sites or projects undevelopable.

Crispin Square / Church Road Shopping Center:

Block 2.01, Lot 2

Church Road at Church Street

16.3 acres

Status: Future Consideration

This parcel is an older and larger shopping center that has had its anchor tenant space sit vacant for many years. The parcel is on the northern end of the Township on the border with Mt Laurel Township and within proximity to several larger highways, and employment centers in both Evesham and Mount Laurel. The 16+ acre site could be appropriate for a mixed-use development inclusive of retail space, restaurants, and residential uses.

Executive Drive Office

Block 36, Lot 2.01

1-2 Executive Drive

+/- 2.5 acres

Status: Future Consideration

The office complex located on the corner of Route 73 and Executive Drive includes two professional office buildings. The single-story office building on the west side of the property may be a candidate for a retrofit inclusionary or 100% affordable housing if the office space sees significant vacancies. A new development could also replace the existing building and occupy a similar footprint. The site can may be suitable for a residential conversion of the office building, or a redevelopment of new housing on the site.

Elks Lodge:

Block 15.03, Lot 203

426 Evesboro – Medford Road

2.68 acres (uplands)

Status: Proposed

The site on Evesboro – Medford Road is located on the west side of Burlington County Rd 618 or Evesboro-Medford Road at the intersection with Troth Road is the site of existing Marlton Elks 2514 building. The 3.43 acre site does have +/- .75 acres of wetlands constraints in the rear of the site, but a survey of the property indicates that 2.68 acres of uplands are developable, all along the frontage of the site. The uplands portion of the site could accommodate new inclusionary development in the form of townhouses or a small apartment building.

Summary of Fair Share Plan

PRIOR ROUND SUMMARY

The Township has a requirement of 534 units in order to satisfy its Prior Round (1987 – 1999) obligation. In accordance with previous COAH rules found at N.J.A.C. 5:93, the Township must meet the following minimum and maximum requirements in addressing the 534 total unit obligation. A total of 534 credits are proposed to satisfy the Prior Round Obligation. In addition, the following requirements and limitations on these credits are met:

- **Age Restricted Units:** The Township may claim a maximum of 83 credits through age-restricted units. The following projects are age restricted and being credited towards the Prior Round:
 - Elmwood House – 69 units
 - The Township is claiming fewer age-restricted credits than would be permissible.
- **Rental Units:** The Township has an obligation to provide at least 134 rental units. The following rental units are being credited towards the Prior Round:
 - Inglis House – 16 units
 - Woodview – 44 units
 - Elmwood House – 69 units
 - Group Homes – 39 units in group homes
 - Total Rental Credits = 168 credits
- **Low/Moderate Income Split:** The Township is required to have 113 low income units in the Prior Round: The following credits are from units affordable to low-income households:
 - Inglis House – 16 units
 - Woodview – 22 units
 - Elmwood / B’Nai Brith – 69 units
 - Whitebridge Village – 21 units
 - Group Homes – 39 units
 - The Township has 128 low income units credited towards the First Round, excluding the 39 group home bedrooms that may also be considered to be low income units. The Township’s low income
- **Rental Bonus Credits:** The Township may claim bonus credits for rental units up to 134 bonus credit units. This may be either through 2.0 credits for family rental units, or 1.33 credits for age-restricted rental units, provided that no more than 50 percent of the rental obligation is met through age-restricted units
 - The Township is claiming the following rental bonuses:

- Inglis House – 16 bonus credits
 - Woodview – 44 bonus credits
 - Elmwood House (age-restricted) – 11 bonus credits
 - Group Homes – 39 bonus credits
 - Total rental bonus credits - 110
- **Income/Bedroom Distribution for Family Units:** The Township is required that for family units, the bedroom distribution shall follow UHAC requirements of a minimum of 20% as three bedroom units and a maximum of 20% as one-bedroom units. The breakdown of the distribution of units by income and bedroom size for all non age-restricted units, and also excluding special needs housing is as follows:

Prior Round Bedroom/Income Distribution					
	1 bed	2 bed	3 bed	Totals	Percent
Very Low	0	0	0	0	0
Low	10	30	3	43	42.6%
Mod	10	35	13	58	57.4%
Totals	20	65	16	101	100%
Percent	19.8%	64.4%	15.8%	100%	

While the Township is deficient in the number of 3 bedroom units in the Prior Round, there is an excess of three bedroom family units in the Third Round that overall makeup this shortfall. This chart does not include the 16 low income one-bedroom units at Inglis House. The Township also has an excess of moderate income units in the Prior Rounds. This also is made up through the Third Round credits where an excess of low income units offsets the deficiency in the Prior Rounds.

THIRD ROUND SUMMARY

The Township has a requirement to provide 680 affordable units for its Third Round obligation. This obligation has the following limitations and requirements:

- **Age Restricted Units:** The Township can claim a maximum of 170 credits from senior age-restricted units. The following projects are age-restricted:
 - Elmwood House – 20 credits
 - Evesham Senior / Walters – 46 credits
 - Hawthorne / Evesham Retirement – 24 credits
 - Brightview – 17 credits
 - Artis Senior – 6 credits
 - Capitol Senior / Marlton Executive – 11 credits
 - CareOne – 8 credits
 - The Township is claiming a total of 132 senior age-restricted credits.

- **Family Units:** A minimum of 255 units must be available to families. The following projects are family units:
 - Mend/Conifer Sharp Road – 104 credits
 - Habitat for Humanity – 3 credits
 - Cornerstone / Evesham Family Apts – 64 credits
 - Fieldstone / Barclay – 33 credits
 - Renaissance Square / Tri-Towne – 34 credits
 - Harvest House – 8 credits
 - Winding Brook – 6 credits
 - Berkshire Woods / Timber Ridge – 6 credits
 - DPW Yard – 20 credits
 - Tamburro / New Road M2A – 3 credits
 - Extensions of Controls – 8 credits
 - Total family units = 289 credits

- **Rental Units:** A minimum of 170 rental units must be provided, with at least half of those (85) available to families. The following projects are rental units.
 - Elmwood House – 20 credits (senior)
 - Mend/Conifer Sharp Road – 104 credits (family)
 - Cornerstone / Evesham Family Apts – 64 credits (family)
 - Evesham Senior /Walters – 46 credits (senior)
 - Hawthorne – 24 credits (senior)

- Brightview – 17 credits (senior)
 - Artis – 6 credits (senior)
 - Capitol Seniors / Marlton Executive – 11 credits (senior)
 - CareOne – 8 credits (senior)
 - New Road / Tamburro – 3 credits (family)
 - Fieldstone – 33 credits (family)
 - Renaissance Square / Tri-Towne – 34 credits (family)
 - Harvest House – 8 credits (family)
 - DPW Yard – 20 credits (family)
 - The Township is claiming a total of 398 credits through rental units, not including the special needs facilities, which are also rental units.
 - The Township is claiming 266 credits through rental units available to families.
- **Low/Moderate Income Split:** A minimum of 255 units must be available to low income households. The following Third Round projects include low or very low income units:
 - Elmwood House – 20 units
 - Mend / Conifer – 88 units
 - Habitat for Humanity Radnor – 1 unit
 - Habitat for Humanity Oak Ave– 1 unit
 - Cornerstone / Evesham Family Apts – 32 units
 - Evesham Senior / Walters – 34 units
 - Hawthorne / Evesham Retirement – 12 units
 - Brightview – 10 units
 - Artis Senior – 6 units
 - Capitol Senior / Marlton Executive - 11 units
 - CareOne – 8 units
 - New Road / Tamburro M2A – 2 units
 - Fieldstone / Barclay – 17 units
 - Renaissance Square / Tri-Towne – 18 units
 - Harvest House – 5 units
 - Winding Brook – 3 units
 - Berkshire Woods – 3 units
 - DPW Yard – 8 units
 - Group Homes – 70 units
 - In total, the Township is providing 282 units that are affordable to low or very low income households, plus the 70 group home bedrooms that are available to low income special needs individuals.

- **Very Low Income Units:** The Township must provide at least 49 units affordable to very low income households, those households earning less than 30% of the area median income. At least 25 units must be available to very low income families.

The Township’s very low income unit obligation is generated by the following projects, which were approved after July of 2008:

Very-Low Income Unit Obligation		
Project Name	Address	Total Units
Habitat for Humanity	10 Radnor Ave	1
Habitat for Humanity	36 Oak Avenue	2
Cornerstone / Evesham Family (Walters)	4 Executive Drive	64
Evesham Senior (Walters)	16 Stow Road	68
Hawthorn / Evesham Retirement	405 Lippincott Dr	24
Brightview at Evesham	170 Greentree Rd	17
Artis Senior Living	302 Lippincott Dr	6
Capitol Seniors / Marlton Executive	5 Executive Drive	11
CareOne at Evesham	870-874 Route 70E	8
New Road Real Estate / Tamburro	37 S Maple Ave	3
Market to Affordable	Various	19
Fieldstone / Barclay Chase	880/890 Route 70 East	33
Renaissance Square / Tri Towne	101 Route 70 East	34
Harvest House	52 East Main St	8
Winding Brook / Krysta Enterprises	170 Sharp Road	6
Berkshire Woods / Testa Site	518, 522, 526 N Elmwood Road	6
Barclay Chase at Marlton II / DPW Site	501 Evesboro-Medford Road	20
Group Homes	Various	48
Totals		378
VLI Required = 13%		49
Family VLI Required = 0.5 obligation		25

The following projects provide very low income units as a part of the Third Round Compliance Plan:

- Evesham Senior – 9 units
- Cornerstone / Evesham Family Apts – 8 units

- Evesham Retirement – 4 units
 - Brightview – 9 units
 - Artis Senior – 6 units
 - Capitol Seniors – 11 units
 - CareOne – 8 units
 - Renaissance Square / Tri-Towne – 5 family units
 - Barclay Chase – 5 family units
 - Harvest House – 1 family unit
 - DPW Yard – 3 family units
 - *Mend Conifer / Sharp Road – 11 family units (35% AMI) – NOT COUNTED*
 - The Township is providing a total of 60 units that are affordable to very-low-income households, with 22 of those units being available to families. The Township has satisfied the minimum requirements for the overall number of units affordable to very low-income families, however there is a deficiency of 3 very low income family units.
 - Although there is technically a deficiency of 3 family units that are priced to be affordable to a household earning 30% or less of area median income, it must be considered that there are 11 units of family housing in the MEND / Conifer Sharp Road project that are priced to be affordable at 35% of the area median income, just above the threshold for very low income set in the Third Round settlement agreement. If these units were to be considered as very low income rather than low income, the Township would have 86 total very low income units, 33 of them being available to families.
- **Rental Bonus Credits:** The Township may claim a maximum of 170 bonus credits from rental units. The following rental projects will be claimed for bonus credits:
 - MEND / Conifer Sharp Road – 78 bonus credits
 - Cornerstone / Evesham Family Apts – 64 bonus credits
 - Fieldstone / Barclay – 28 bonus credits
 - The Township is claiming the full amount of bonus credits available.
 - All of these bonus credits are from family rental units. No bonus credits in the Third Round are being claimed from special needs housing or from age-restricted senior housing.
- **Income / Bedroom Distribution:** All third round credits for family units are required to comply with UHAC for income and bedroom distribution. While not all individual projects are independently compliant, the Township overall complies with these requirements. The chart below shows the income and bedroom distribution for family unit credits for Third Round projects, which includes Mend / Conifer Sharp Road, both Habitat for Humanity projects, Cornerstone/Evesham Family Apartments, New Road/Tamburro, Fieldstone, Renaissance Square/Tri-Towne, Harvest House, Winding Brook, Berkshire Woods, and the DPW Yard:

Third Round Bedroom/Income Distribution					
	1 bed	2 bed	3 bed	Totals	Percent
Very Low	12	15	9	36	12.7%
Low	19	82	60	159	56.9%
Mod	12	49	25	84	30.4%
Totals	43	146	94	279	100%
Percent	15.2%	51.6%	33.2%	100%	

The chart above illustrates that the deficiencies in the Prior Round crediting of insufficient 3-bedroom units and too many moderate income units are made up in the Third Round, with an excess of 3-bedroom and low-income units.

FOURTH ROUND SUMMARY

The Township has a Realistic Development Potential to provide 133 affordable units of its 220 unit prospective need obligation for the Fourth Round. This obligation has the following limitations and requirements:

- **Family Units:** At least 50 units must be available to families with children. The following units will be available to families with children:
 - Marlton Crossing Redevelopment: 24 units
 - VFW Site: 4 units
 - 19 Cooper: 6 units
 - Ballerini / East Main St: 1 unit
 - AH Overlay sites: 70 units
 - Extension of Controls: 25 units
 - In total, this Plan proposes as much as 130 affordable units available to families with children.

- **Age Restricted Units:** The Township can claim a maximum of 30 credits from senior age-restricted units. The following projects are age-restricted:
 - Walters / Evesham Senior: 22 credits

- **Rental Units:** The Township must provide a minimum of 25 rental units. The following housing units are proposed as rental credits:
 - Marlton Crossing Redevelopment: 24 units
 - Evesham Senior: 22 units
 - Ballerini / East Main St: 1 unit
 - 19 Cooper: 6 units
 - AH Overlay sites: 70 units
 - In total this Plan proposes as much as 123 rental units

- **Family Rental Units:** At least half of the rental units shall be available to families with children. The following projects will contain family rental units:
 - Marlton Crossing Redevelopment: 24 units
 - Ballerini / East Main St: 1 unit
 - 19 Cooper: 6 units
 - AH Overlay sites: 70 units
 - In total this Plan proposes as much as 101 family rental units.

- **Bonus Credits**: The Township is eligible to claim a maximum of 33 bonus credits. Bonuses will be applied to the following projects:
 - Marlton Crossing: 25 supportive needs bonus credits
 - Evesham Senior: 2 senior bonus credits (not more than 10% of senior units)
 - 19 Cooper: 6 bonus credits as a 100% affordable development
- **Low/Moderate Income Split**: The Township will ensure that all new Fourth Round projects provide no more than half of their units as moderate income units, at least half as low income units, and at least 13% of all affordable units will be set aside for very low income households.
- **Bedroom Distribution**: The Township will ensure that for each development other than special needs or senior units which are permitted to be one-bedroom units, each development will contribute at least the minimum required of 20% three-bedroom units, and no more than 20% one-bedroom units.

AFFORDABLE HOUSING ADMINISTRATION

Affordable Housing Ordinances

Section 161-2 of the Township Code provides requirements for all affordable housing developments and units which is consistent with the requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC).

The Township has also adopted a development fee ordinance, Ordinance 17-3-2021, found in Section 161-3 of the Township Code that requires all non-residential developments and residential developments that do not provide affordable housing to make a contributions to the Township's Affordable Housing Trust Fund at the time of construction and occupancy of new developments.

Affordable Housing Trust Fund

A mandatory development fee ordinance creating a dedicated revenue source for affordable housing was adopted by the Township in 1999 and was approved by the Superior Court on November 18, 1999. At the same time, an Affordable Housing Trust Fund account was established for the purpose of depositing development fees, payments-in-lieu of construction of on-site affordable housing, proceeds from the sale of affordable units with extinguished controls, developer contributions for handicap adaptability, repayments from affordable housing program loans, proceeds from the sale of affordable units, and any other funds collected by the Township in connection with its affordable housing programs. The affordable housing development fee ordinance (section 161-3) was updated to reflect the third round COAH rules and the Statewide Mandatory Development Fee requirements and was approved by COAH on March 26, 2009 and then adopted by the Township on May 19, 2009.

In order to utilize the monies collected in the Affordable Housing Trust Fund (AHTF), the Township must have an approved plan for spending the funds in conformance with the Fair Housing Act and the Council on Affordable Housing's (COAH) rules. The Township's first Spending Plan was approved by the Court on January 11, 2002. From 2002 to 2012, the 2002 Spending Plan guided expenditures from the Affordable Housing Trust Fund consistent with COAH's rules, the Township's Fair Share Plan, and the Court's authorization. From 2012 through October 2018 expenditures have been authorized by the Spending Plan adopted and approved in 2015, by subsequent Court Orders, and by the 2018 Spending Plan and 2020 Spending Plan Update.

A draft of the Spending Plan is provided in Appendix D.3.

The AHTF Spending Plan is intended to demonstrate commitment of the funds in the Affordable Housing Trust Fund within four years of the date of collection as required by P.L. 2008 c.46, and to outline the Township's plan to utilize the funds in support of proposed and existing affordable housing within the Township. The adopted spending plans and the draft Updated Spending Plan provides a specific plan for the expenditure of the monies collected as of February 2025 and also for anticipated revenue during the Fourth Round through 2035.

Revenues from the AHTF will be used to fund housing programs, affordability assistance, and administrative costs.

The Spending Plan will be amended as needed to respond to emerging opportunities and to adjust for unanticipated revenues or shortfalls.

Municipal Housing Liaison

The Township has appointed the Director of Community Development as the municipal housing liaison.

See Appendix D.1.

Administrative Agent

The Township has contracted with, and will continue to work with a qualified administrative agent to ensure that all affordable housing units are properly affirmatively marketed and that all buyers or tenants of a unit are properly income qualified. Community Grants Planning & Housing (CGP&H) currently serves as the Township’s administrative agent for affordable housing programs.

Some 100% affordable development projects however are administered by the developer in-house.

The Administrative Agent coordinates with the Township’s Municipal Housing Liaison, the designated staff member responsible for affordable housing.

The administrative agent will be responsible for ensuring that all affordable housing units in the Township are affirmatively marketed and either sold or leased to income-qualified households of the appropriate size in accordance with all UHAC and other applicable regulations.

The Township’s affirmative marketing plan was previously approved along with the Third Round Plan.

A copy of the resolution appointing an administrative agent can be found in Appendix D.2.

Income Levels

Evesham 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.

APPENDICES

List of Appendices

- A. Previous Court Compliance Documents
 - 1. Prior Round Final Judgment of Compliance
 - 2. Third Round Final Judgement of Compliance
- B. Resolution 42-2025 Establishing Fourth Round Obligations
- C. Housing Plan Reports
 - 1. Housing Plan Demographic and Housing Conditions Analysis
 - 2. Vacant Land Adjustment
- D. Administrative Documents
 - 1. Municipal Housing Liaison
 - 2. Administrative Agent
 - 3. Affordable Housing Trust Fund Spending Plan
- E. Affordable Housing Maps
 - 1. Prior Round Projects
 - 2. Third Round Projects
 - 3. Fourth Round Projects
- F. Crediting Documents
 - 1. Marlton Crossing Redevelopment Plan
 - 2. 19 Cooper Redevelopment Plan
 - 3. DPW Redevelopment Plan
 - 4. CareOne Amended Resolution of Approval
 - 5. 211 Quail Run Affordable Housing Agreement
 - 6. Ballerini Redevelopment Agreement
 - 7. Woodview Deed Restriction
 - 8. Draft Affordable Housing Overlay Districts Ordinance