

CINNAMINSON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

ROUND FOUR
HOUSING ELEMENT
and
FAIR SHARE PLAN



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The original of this document has been signed and sealed on May 30, 2025 pursuant to N.J.A.C. 13:41-1.3

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INTRODUCTION

The purpose of this document is, in part, to demonstrate Cinnaminson Township's satisfaction of its constitutional affordable housing obligation for the period commencing in 1987 and extending to July 1, 2035. It has been prepared in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-28b(3)) and the Fair Housing Act as amended (N.J.S.A. 52:27D-310), which requires municipalities that choose to enact and enforce a zoning ordinance to prepare a Housing Element and Fair Share Plan. N.J.S.A. 52:27D-310, which outlines the mandatory requirements for a Housing Plan Element, is supplemented by AOC Administrative Directive #14-24, as cited below.

The Municipal Land Use Law at N.J.S.A. 40:55D-28.b(3), identifies the following requirements for a Housing Plan Element:

- (3) A housing plan element pursuant to section 10 of P.L.1985, c.222 (C.52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing;

The Content of a Housing Element as outlined at prior regulations found at subsection (a) of *N.J.A.C. 5:97-2.3*), required that a Housing Element submitted to the Council should include the minimum requirements prescribed by N.J.S.A 52:27D-310 which provides that

“a municipal housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing, and shall contain at least:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, 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; and

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 *(Not applicable)*

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.

In addition to the Housing Element and Fair Share Plan requirements detailed in 52:27D-310, the additional “Required Elements of Housing Element and Fair Share Plan” according to Administrative Office of the Courts (AOC) Administrative Directive #14-24, are as follows:

1. Site suitability analysis for any 100% affordable site or inclusionary zone;
2. A site development concept plan of any inclusionary zone;
3. A detailed review of the credit worthiness of all existing affordable units; and
4. An Appendix including any ordinances and resolutions required to implement the plan.

The Township of Cinnaminson was previously sued by two builder plaintiffs in 1996, at which time the Township's affordable housing was overseen by the Superior Court. In 2001, the Township submitted a Housing Element and Fair Share Plan to the Court which was approved as part of the Final Judgment of Compliance and Repose.

The Council on Affordable Housing (COAH) adopted third round rules in 2004 (N.J.A.C. 5:94 Procedural and N.J.A.C. 5:95 Substantive) that were subsequently invalidated by the Appellate Division on January 25, 2007. COAH then adopted modified rules in June 2008 (N.J.A.C. 5:96 Procedural and N.J.A.C. 5:97 Substantive) which, in turn, were followed by additional legal challenges. In a decision issued on October 8, 2010, the Appellate Division invalidated a number of provisions in N.J.A.C. 5:97 including its central component, the “growth share” methodology; a decision later upheld by the New Jersey Supreme Court on September 26, 2013.

COAH again drafted revised third round rules (N.J.A.C. 5:98 Procedural and N.J.A.C. 5:99 Substantive) which were to apply to a period commencing on November 17, 2014. However, COAH deadlocked on a vote to officially adopt the rules at its October 20, 2014 meeting, which resulted in the March 10, 2015 Mt. Laurel IV decision by the N.J. Supreme Court [In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing 221 N.J. 1 (2015)]. Finding COAH unable to perform the duties assigned it under the law and regulation, the Supreme Court removed COAH from the process, placing jurisdiction back with the courts.

This HE/FSP sets forth the manner in which Cinnaminson Township has addressed its past obligations or will address its fourth round affordable housing obligation. Cinnaminson filed a declaratory judgment lawsuit and secured a Round 3 compliance judgment on October 2, 2019, granting repose from builder remedy lawsuits until July 1, 2025. This was based in part on the Settlement Agreement between Cinnaminson Township and FSHC dated August 16, 2018 which was approved by Superior Court Judge Ronald E. Bookbinder, A.J.S.C. at a fairness hearing on October 16, 2018.

Earlier this year, Cinnaminson filed a Round 4 declaratory judgment lawsuit seeking to reduce the DCA calculated obligation of 93 units to 86 Round 4 units. While Judge Cook's April 17, 2025 order indicates a Round 4 obligation of 86 units, the settlement before the Affordable Housing Dispute Resolution Program achieved agreement at an 89-unit Round 4 obligation.

FAIR SHARE PLAN FOR 1987-2035

A Fair Share Plan is defined as a “...*plan or proposal, which is in a form that may readily be converted into an ordinance, by which a municipality proposed 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...*”¹

This fourth round Housing Element and Fair Share Plan utilizes the Court-approved affordable housing obligations that resulted from settlement of lawsuits between Cinnaminson Township and Fair Share Housing Center (FSHC). The Township’s affordable housing obligation per the settlement is as follows:

Prior Round (1987-1999)	331
Third Round Prospective Need (1999-2025)	315
Fourth Round	89
Present Need (Rehabilitation)	32

UNITS AND CREDITS ADDRESSING THE PRIOR ROUND

Table 1 indicates the sources of units and credits applied against the 331-unit prior round as it was presented to and approved by the Court.

Table 1: Affordable Units and Bonus Credits Applied to Prior Rounds (1987-1999)			
Sources of Units/Credits	Units	Bonus	Total
K-Land (Cresmont) Family Rentals	136	83	219
Supportive and Special Needs			
Cinnaminson Group Home (Kelsch Associates) 3 S. Forklanding Road, Block 2001, Lot 6.01	4		4
Quality Management Associates 60 Sussex Drive, Block 2404, Lot 28	4		4
The Arc of Burlington County 2421 Chestnut Hill Drive, Block 2811, Lot 8	4		4
Ally Group Home, 1414 Riverton Road, Block 1004, Lot 44.02	4		4
Regional Contribution Agreement with Pemberton Township	72		72
SC Holdings Family (Block 702, Lot 2)	20		20
Habitat for Humanity	4		4
Total	248	83	331

¹ N.J.A.C. 5:93-1.3

Cinnaminson Township delivered a total of 248 units during this period and qualified for a total of 331 affordable housing credits after application of the 83-unit rental bonus credits.

UNITS AND CREDITS ADDRESSING THIRD ROUND

Table 2 illustrates how Cinnaminson Township proposed to address 114 units of its third round obligation with a combination of supportive and special needs housing, non-profit for-sale units, and age restricted units.

Table 2: Affordable Units Credited in Third Round Plan	
Sources of Units/Credits	Units
Habitat for Humanity (Existing For-Sale ²)	1
Supportive and Special Needs Housing	41
MEND/Conifer Realty - Age-Restricted Units at 1410 Riverton Road (Block 1004, Lot 45)	54
Habitat for Humanity (Proposed For-Sale)	4 to 6*
Market to Affordable (For-Sale/Rental)	12 to 14*
*These units shall equal no fewer than 18.	114

In retrospect, while the Township was not successful with the Market to Affordable program, this is not uncommon. However, as seen on Table 3, Cinnaminson can credit 107 units toward the 315-unit Round 3 obligation, leaving an unmet need of 208 units.

Table 3: Actual Affordable Units Toward Third Round Obligation	
Sources of Units/Credits	Units
Habitat for Humanity (Existing For-Sale ³)	6
Supportive and Special Needs Housing	41
MEND Age-Restricted at 1410 Riverton Road	54
Habitat for Humanity (Proposed For-Sale)	6
Market to Affordable (For-Sale/Rental)	NA
TOTAL	107

Supportive and Special Needs Housing

The Township provides substantial supportive and special needs housing opportunities. As part of the Third Round crediting, the Township applied 41 of these units to its third round as outlined in Table 4.

² Block 303, Lot 4.01, Block 303, Lot 4.02, Block 303, Lot 10.01, Block 303, Lot 10.02 and Block 501, Lot 8.

³ Block 303, Lot 4.01, Block 303, Lot 4.02, Block 303, Lot 10.01, Block 303, Lot 10.02 and Block 501, Lot 8.

Table 4: Supportive and Special Needs Housing

#	Name	Block	Lot	Street Address	Age Restricted	Bedrooms
1	Chestnut	2308	1	2180 Chestnut Place	---	4
2	Quality Management Associates	1212	7	1015 Washington Avenue	---	4
3	Oaks Integrated Care	2802	22	2102 New Albany Road	---	3
4	Oaks Integrated Care	1109	4	1006 Riverton Road	---	3
5	Oaks Integrated Care	601	17	610 Pear Street		2
6	Bancroft Homes Fb Residential Holdings	3011	1	2900 New Albany Road	---	4
7	Bancroft Homes Scioto Properties	1109	10	1103 Thomas Road	---	4
8	Bancroft Homes Fb Residential Holdings	2402	7	109 Wayne Drive	---	4
9	Bancroft Homes Fb Residential Holdings	3205	12	2810 Hunterdon Drive	---	4
10	NHS Human Services	423	12	820 Bellevue Avenue	---	3
11	ALLY Inc.	2403	10	2317 Laurel Drive	Yes	6
	Total					41

Market-to-Affordable Housing

In Round 3, the Township proposed a market-to-affordable program to convert 12 to 14 existing rental or owner-occupied units into deed-restricted affordable units for low- and moderate-income families.

The Township agreed to provide 5 units on or before July 1, 2022, and 7 more units on or before July 1, 2024. The Township did not meet these deadlines and will need to identify alternative compliance mechanisms according to the Round 3 compliance plan.

Habitat for Humanity

The Round 3 Plan noted that the Township and Habitat for Humanity have partnered successfully to construct affordable housing units, resulting in the construction of five affordable units at the following locations: Block 303, Lot 4.01, Block 303, Lot 4.02, Block 303, Lot 10.01, Block 303, Lot 10.02 and Block 501, Lot 8.

In the Round 3 Plan, Cinnaminson promised to donate a vacant lot (Block 423, Lot 13) at 816 South Bellview Avenue to Habitat for two (2) side-by-side duplexes totaling four affordable units on Lot 13. Cinnaminson subsequently acquired the adjoining vacant lot – Block 423, Lot 14 at 810 South Bellview Avenue and Habitat constructed another duplex for a total of 6 units on South Bellview.

MEND/Conifer Realty Age-Restricted Units at 1410 Riverton Road (Block 1004, Lot 45)

Moorestown Ecumenical Neighborhood Development MEND, Inc. and Conifer Realty LLC partnered to deliver 54 mostly one-bedroom senior units for low- and moderate-income senior citizens and adults with special needs. This 3-story building has been constructed on a formerly Township-owned 2.7-acre parcel using NJ Housing and Mortgage Finance Agency 9% Federal Low Income Housing Tax Credits. In addition to the tax credit funding, which generated private equity toward this project, other funding included Burlington County HOME Funds, a mortgage from Cinnaminson Township and a mortgage loan from the Community Development Trust.

ROUND 3 UNMET NEED

To address the Township's anticipated 201-unit (now 207-unit) unmet need, two overlay zones were created for inclusionary development.

Inclusionary Overlay Zoning

To address the Township's unmet need for affordable housing units, the Round 3 plan provided for two prominent inclusionary overlay zones, including the IR-3 Light Rail Line Overlay and the IR-2 Haines to Pep Boys Overlay Zone. The Township also adopted a Township-wide set-aside ordinance.

IR-3 Overlay Zone

The FSHC Settlement Agreement includes the IR-3 Light Rail Line Overlay Zone which is located east of Bannard Street from Pear Avenue to South Bellevue Avenue and includes the following Blocks and Lots:

- Block 421, Lot 1
- Block 426, Lots 1.01, 1.02 and 1.03
- Block 504, Lot 1
- Block 505, Lots 2 and 3
- Block 506, Lots 2, 3, 4.01, 4.02, 5, 6.01, and 6.02
- Block 507, Lots 1, 5.01, and 5.02
- Block 508, Lots 1.01, 1.02, 3, 4, 6, 7, and 8

The proposed transit village area zoning, which includes 43 acres not counting rights of way, consists of a series of outdated and/or underutilized industrial uses sandwiched between single-family residential neighborhoods. These industrial uses are generally low

employment generators and are of an older vintage (except the mini-storage). Local officials recognize the potential for repurposing this area as an inclusionary mixed use neighborhood.

The area below Bannard Street to the south of the railroad has the potential to function as a transit village. With only a handful of owners involved, the assemblage of outdated industrial uses should yield a productive landscape for mixed use development with opportunities for significant affordable housing.

At 20 units/acre, it was estimated that this area could yield over 860 housing units, including *potentially 170 or more affordable units* at a 20% set aside.

Site Suitability Analysis for the Light Rail Overlay Zone

Site suitability was demonstrated in the Round 3 Housing Element according to the four criteria (available, approvable, developable and suitable) identified by the NJ Council on Affordable Housing (COAH), and accepted in the Township compliance plan.

IR-2 Overlay Zone (Block 2001, Lots 1, 2, and 3)

This 22-acre overlay zone (Block 2001, Lots 1, 2, 3) encompasses Haines Farm and Garden Supply, ESML and a retail strip anchored by Pep Boys. At 15 units/acre, this area could yield over 300 housing units, including *as many as 66 affordable units* at a 20% set aside.

Site Suitability Analysis for the IR-2 Overlay Zone

As identified previously, the Round 3 compliance plan assessed the four COAH categories of site suitability and found the IR-2 Overlay Zone to provide a realistic opportunity for the construction of affordable housing.

Town-wide Set-aside Ordinance

Cinnaminson Township agreed to adopt a mandatory set-aside ordinance as part of the Round 3 Judgment. On August 19, 2019 Cinnaminson adopted Ord. No. 2019-11, the mandatory set side provision which is reflected in the E-Code at § 145-15 “**Mandatory affordable housing set-aside in future rezonings or the grant of variances authorizing multifamily housing**” which requires a set aside of affordable units where rezonings or variances permit, multifamily or single-family attached development at a gross density of six units to the acre or more, or an increase five or more net new dwelling units on the property.

AFFORDABLE UNIT REQUIREMENTS FOR PRIOR ROUND AND THIRD ROUND

1. Rental Unit Obligation

The municipal rental obligation, a required component of meeting the fair share obligation, is calculated at 25 percent of the realistic development potential. In the 1987-

1999 rounds, the 335-unit obligation required 83 rental units. In Round 3, with an RDP of “0”, there was no rental obligation.

Nonetheless, as seen in Table 4, a total of 176 rental units were provided in the prior round and 95 units were delivered in Round 3 for a total of 271 rental units where 83 were required.

Table 4: Affordable Units Applied to Prior Round and Third Round Obligation			
Source of Units	Prior	Third	Bonus
K-Land (Cresmont) family rentals	136		83 (Round 3)
Habitat for Humanity for sale	4	6	
Supportive and Special Needs			
Cinnaminson Group Home (Kelsch Associates)	4		
Quality Management Associates	4		
The Arc of Burlington County	4		
Ally Group Home	4		
SC Holdings family rentals (Block 702, Lot 2)	20		
Regional Contribution Agreement - Pemberton Township	72		
Third Round			
Supportive and Special Needs Housing		41	41 (Round 4)
MEND Age Restricted (Block 1004, Lot 45)		54	36 (Round 4)
Total	331	95	

While there was no obligation to provide affordable rental units in the third round, the Township proposed overlay zones that could contribute additional rental units.

2. Family Units

At least 50% of the 646-unit 1987-2025 prospective need must be available to families requiring 323 units. Cinnaminson can take credit for 238 family units (including RCA units) and 83 bonus credits, totaling 321 units or credits. Additional family units will be provided within the overlay zones to address the family unit obligation.

3. Low-Moderate Split and Very-Low Income Obligation

No more than 50% of the prospective need affordable units will be moderate income units and at least 50% of the prospective need affordable units will be affordable to low income and very low income households. Additionally, 13% of 315 Round 3 units or 41 very low income units (households earning less than 30% median income). The group homes in Cinnaminson fully satisfy this requirement.

4. Age-restricted Units

The prior round cap on age restricted units was 83 units and the Third Round age-restricted cap is 78 units for a cumulative maximum of 161 age restricted units for the

period 1987-2025. The Township's prior round plan did not include age-restricted units and the Township took credit for 54 units through the MEND project, 107 units below the cumulative age-restricted cap.

5. Rental Bonus Credits

Rental bonus credits are applied as provided in N.J.A.C. 5:93-5.1, which permits bonus credits for rental units up to 25% of the prospective need. The combined potential for rental bonus credits is thus 160 for both rounds with up to 83 bonus credits for the prior round and another 77 bonuses potentially available for Round 3. As seen on Table 4, a total of 83 bonuses have been applied for the prior round and 77 for Round 3.

VACANT LAND ADJUSTMENT

The settlement agreement with FSHC dated August 6, 2018 acknowledged that the Township was entitled to a vacant land adjustment and set the realistic development potential (RDP) for Cinnaminson Township at 0. For the Fourth Round, a vacant land analysis was again conducted as reflected in Appendix A, which indicates a 3-unit RDP. Appendix B maps the sites generating RDP.

UNITS AND CREDITS ADDRESSING THE FOURTH ROUND

Habitat for Humanity

As noted above, Cinnaminson and Habitat for Humanity have partnered successfully in the past and the Township continues to support Habitat in its endeavors to provide affordable housing in the Township. To that end, Cinnaminson will look for additional opportunities to collaborate with Habitat in the upcoming cycle.

Cinnaminson Harbor

Cinnaminson will permit the construction at Cinnaminson Harbor of a 153-unit age-restricted community on lands owned by Kaplan Companies. As seen in the development program at right, the project would include 130 market rate one- and two-bedroom units and 23 affordable one-bedroom units.

Attachment 1 illustrates the proposal for this site, which Cinnaminson will enable with inclusionary rezoning of the property.

Cinnaminson is permitted no more than 30% of its 89-unit obligation, or 26 units as age-restricted units, so all 23 affordable units at Cinnaminson Harbor will reduce the remaining Round 4 obligation from 89 units to 66.

Site Suitability Analysis for the Cinnaminson Harbor

DEVELOPMENT PROGRAM

RESIDENTIAL	
LOT AREA	±6.64 AC
TOTAL NO. UNITS	153 DU
MARKET RATE	130 DU
• 1 Bedroom	39 DU (30%)
• 2 Bedroom	91 DU (70%)
AFFORDABLE (15%)	23 DU
• 1 Bedroom	23 DU (100%)
TOTAL RETAIL	3,000 SF
BUILDING HEIGHT:	3 STORIES
PARKING	
• RESIDENTIAL	280 SP (1.83 SP/DU)
• RETAIL	09 SP (3 SP/1K SF)

Four categories of site suitability criteria were identified by the NJ Council on Affordable Housing (COAH) as part of the prior round Rules. The proposed Cinnaminson Harbor inclusionary zone designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:

1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;

To the extent known, no title encumbrances would preclude development of affordable housing. The offer of inclusionary development by this inclusionary developer suggests that clear title is in place.

2. The site is adjacent to compatible land uses and has access to appropriate streets;

The surrounding land uses are generally residential in nature and the light rail line offers excellent transportation access. The street network in the area is appropriate for the proposed development.

3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and

Cinnaminson Township has public water, supplied by NJ American Water Company and wastewater treatment through the Cinnaminson Sewerage Authority. These essential infrastructure are available to support the proposed development.

4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.

There appear to be no physical impediments or physical characteristics that would impede development of the subject property in accordance with the Residential Site Improvement Standards.

IR-3 Overlay Zone

As noted above, the transit village zoning for these 43 acres could yield over 850 housing units at 20 units/acre. including potentially 170 affordable units at a 20% set aside. Since the transit village is situated on industrially zoned lands in a residential area, there is high land use compatibility for a mixed use transit village, which offers a major transportation and accessibility advantage to the future residents.

The IR-2 Overlay Zone

This 22-acre assemblage, as zoned at 15 units/acre, could yield 330 housing units at a 20% set aside, including 66 affordable units.

UNMET NEED 1987-2035

The portion of the 1987-2035 obligation that has not been satisfied includes:

1987-1999 - NA
1999-2025 - 217
2025-2035 - <u>66</u>
283 cumulative unmet need

Overlay zones have the potential to yield as many as 236 affordable units at a 20% set aside. This total represents *zoning for up to 83% of Cinnaminson's unmet need.*

PRESENT NEED

The Township will address a present need (rehabilitation) obligation of 32 units. The Township will partner with the Burlington County CDBG program to address this obligation and may conduct a survey to determine whether the estimate of units occupied by low-income households are substandard according to COAH standards. The Township will market the program on its website, in its tax billings and other annual mailings. In addition to these marketing efforts, the Township will place advertisements of the program in the official newspaper.

FAIR SHARE PLAN SUMMARY

Cinnaminson Township fully satisfied its 331-unit 1987-1999 obligation with a combination of units and bonus credits.

For the third round obligation, Cinnaminson's adjusted fair share was a RDP of 0, and the vacant land analysis for Round 4 indicates a 3-unit RDP. This means that the cumulative obligation for 1999-2035 is adjusted from 404 units (315 + 89) to 3 units.

However, for Round 3 Cinnaminson produced 107 units and this plan calls for another 23 age restricted units for Round 4 totaling 130 units against an RDP of 3.

HOUSING ELEMENT

Inventory of Municipal Housing Conditions

The primary source of information for the inventory of the Township's housing stock is the 2023 American Community Survey (ACS) 5-year estimates, which the Census now utilizes for demographic and housing data reporting.

According to the 2023 Census, the Township had 6,284 housing units, of which 6,149 (98%) were occupied. Table A1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. While the Township largely consisted of one-family, detached dwellings (78% of the total, compared to 64% in the County), there were 1,391 units in attached or multi-family structures. The Township had a relatively low percentage of renter-occupied units, 15%, compared to 24% in Burlington County and 36% in the State. The Township's housing stock indicates a stable residential community with limited rental options.

Table A1: Units in Structure by Tenure

Units in Structure	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1, detached	4,893	75	4,818	4,577	241
1, attached	529	7	522	455	67
2	74	0	74	18	56
3 or 4	111	0	111	15	96
5+	671	53	618	131	487
Other	6	0	6	6	0
Mobile Home	0	0	0	0	0
Total	6,284	135	6,149	5,202	947

Source: 2023 ACS 5-year estimates B25032 and B25024

Table A2 provides insight into the age distribution of housing units and their occupancy status. The majority of the housing stock was built between 1960 and 1969, with 2,127 units (33.8%), followed by the 1950s era (18.1%) and the 2000s era (11.3%). These figures indicate that a significant portion of the housing stock is over 50 years old, potentially necessitating maintenance, modernization, or redevelopment efforts.

In terms of occupancy, out of 6,284 total housing units, 6,149 units are occupied, with 5,202 being owner-occupied and 947 renter-occupied. The vacancy rate is relatively low, with only 135 vacant units across all construction periods, suggesting a tight housing market with high occupancy levels.

Newer housing stock (built 2020 or later) accounts for only 1.7% of the total units, indicating limited recent development. Housing built between 2010 and 2019 comprises 9.5% of the total, showing a modest increase in housing supply over the past decade.

Overall, the housing stock is predominantly older, with a high percentage of owner-occupied units and limited vacancy. The presence of older housing stock is one of the

factors that correlates highly with filtering. Filtering is a downward adjustment of housing needs that recognizes that the housing requirements of lower-income groups can be served by supply additions to the higher-income sections of the housing market.

Table A2: Year Structure Built by Tenure

Year Built	Total Units	% of Total	Vacant Units	Occupied Units		
				Total	Owner	Renter
2020 or later	105	1.7%	0	105	86	19
2010 - 2019	595	9.5%	45	550	237	313
2000 - 2009	709	11.3%	8	701	409	292
1990 - 1999	360	5.7%	24	336	302	34
1980 - 1989	208	3.3%	0	208	188	20
1970 - 1979	604	9.6%	0	604	571	33
1960 - 1969	2,127	33.8%	31	2,096	1,980	116
1950 - 1959	1,139	18.1%	27	1,112	1,041	71
1940 - 1949	187	3.0%	0	187	169	18
Pre-1940	250	4.0%	0	250	219	31
Total	6,284		135	6,149	5,202	947

Source: 2023 ACS 5-year estimates DP-04 and B25036

Table A3 compares the year of construction for all dwelling units in the Township to Burlington County and the State. Cinnaminson had a larger percentage of units built in the 1950s and 1960s than did the County or State and a smaller percentage of units built prior to 1940.

Table A3: Comparison of Year of Construction for Township, County, and State

Year Built	%		
	Cinnaminson Township	Burlington County	New Jersey
2020 or later	1.7%	0.8%	2%
2010 - 2019	9.5%	4.8%	6%
2000 - 2009	11.3%	11.2%	9%
1990 - 1999	5.7%	14.0%	8%
1980 - 1989	3.3%	13.5%	12%
1970 - 1979	9.6%	17.5%	12%
1960 - 1969	33.8%	13.7%	13%
1950 - 1959	18.1%	10.9%	13%
1940 - 1949	3.0%	3.0%	6%
Pre-1940	4.0%	10.7%	18%
Median Year	1967	1977	1970

Source: 2023 ACS 5-year estimates B25034 and B25035

The 2023 Census documented household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; these data are reported in Tables A4 and A5,

respectively. Table A4 indicates that renter-occupied units had more one person households (34%) with 18% of owner-occupied units having one person.

Table A4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	1,241	920	321
2 persons	1,945	1,761	184
3 persons	1,124	967	157
4 persons	1,260	1,004	256
5 persons	485	469	16
6 persons	88	75	13
7+ persons	6	6	0
Total	6,149	5,202	947

Source: 2023 ACS 5-year estimates B25009

The distribution of housing units by bedroom count indicates that the majority of homes in the area are larger, family-sized units, with three-bedroom and four-bedroom homes making up the bulk of the housing stock. Three-bedroom units are the most common, comprising 41.6% (2,617 units) of the total, followed by four-bedroom units at 35% (2,200 units). Meanwhile, smaller units are relatively limited, with one-bedroom homes accounting for only 1.2% (77 units) and two-bedroom units at 16.6% (1,046 units). Notably, there are only 16 studio (zero-bedroom) units in the housing stock.

Regarding tenure, homeownership is the dominant form of occupancy, particularly among three-bedroom, four-bedroom, and five-bedroom homes, which are almost exclusively owner-occupied. Three-bedroom units have 2,287 owner-occupied homes versus only 62 renter-occupied homes, while four-bedroom units have 2,133 owner occupied with only 8 renter occupied. In contrast, rental housing is more concentrated among smaller units, with one-bedroom (544 renter-occupied) and two-bedroom (275 renter-occupied) homes making up most of the rental stock.

Table A5: Number of Bedrooms per Occupied Unit by Tenure

Bedrooms	Units	(%)	Occupied Units		
			Total	Owner	Renter
No bedroom	14	0.2%	72	14	58
1 bedroom	77	1.2%	563	19	544
2 bedrooms	1,046	16.6%	702	427	275
3 bedrooms	2,617	41.6%	2,349	2,287	62
4 bedrooms	2,200	35.0%	2,141	2,133	8
5+ bedrooms	330	5.3%	380	322	58

Source: 2023 ACS 5-year estimates DP-04 and B25042

Table A6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units in 2023 to those of the County and State. The

Township's average household size for all units is higher than the State and County, with household sizes (2.79 overall) compared to Burlington County (2.58) and New Jersey (2.58).

Table A6: Average Household Size for Occupied Units for Township, County, and State

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Cinnaminson Township	2.79	2.84	2.55
Burlington County	2.58	2.70	2.01
New Jersey	2.58	2.72	2.32

Source: 2023 ACS 5-year estimates B25010

The distribution of number of bedrooms per unit is shown in Table A7. The Township had fewer units with zero (0) to one-bedroom units and a higher percentage of two or more-bedroom units than the State and County.

Table A7: Percentage of All Units by Number of Bedrooms

Jurisdiction	None or one	Two or Three	Four or More
Cinnaminson Township	1%	58%	40%
Burlington County	11%	56%	33%
New Jersey	18%	57%	26%

Source: 2023 ACS 5-year estimates DP-04

In addition to data concerning occupancy characteristics, the 2023 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used in calculating a municipality's deteriorated units and indigenous need. The surrogates used to identify housing quality, in addition to age (Pre-1940 units in Table A2), are the following:

- Persons per Room - 1.01 or more persons per room is an index of overcrowding.
- Plumbing Facilities - Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities.
- Kitchen Facilities - Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove, or a refrigerator.

Table A8 compares the Township, County, and State for some of the above indicators of housing quality. The Township has few units that are overcrowded and have inadequate plumbing or kitchen facilities. These indicators suggest relatively high housing quality in the Township.