

Housing Element and Fair Share Plan

Fourth Round

HAINESPORT TOWNSHIP, BURLINGTON COUNTY, NJ

JUNE 2025



Adopted by the Hainesport Township Land Development Board on
June 25, 2025 by Resolution 2025-20.

Endorsed by Hainesport Township Committee on June 25, 2025.

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I. Introduction and Executive Summary

This Fourth Round Housing Element and Fair Share Plan (“HEFSP”) has been prepared for Hainesport Township in accordance with the New Jersey Fair Housing Act (“FHA”) and the applicable rules of the New Jersey Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 et seq. There are four components of a municipality’s affordable housing obligation under the regulatory scheme that has evolved since the *Mount Laurel I* and *Mount Laurel II* decisions. Beginning with the First Round of affordable housing in 1987, municipalities wishing to proactively plan to accommodate opportunities for affordable housing may opt to participate in the fair share planning process. The four elements of the obligation are: the Fourth Round Present Need (Rehabilitation Share), the Prior Round Prospective Need (Cumulative First and Second Round), the Third Round Gap and Prospective Need, and the Fourth Round Prospective Need.

Since the early 1990s Hainesport Township has been working to navigate and implement several critical, but sometimes competing land use planning objectives, including the provision of affordable housing, balancing residential growth with economic development and employment opportunities, the preservation of farmland, and the cleanup and protection of environmental resources. The Township’s compliance plan has been crafted to enable the satisfaction of the Township’s fair share obligation in a manner consistent with long standing local, county, and State goals and policies.

Fourth Round Present Need /Rehabilitation Obligation	0
Prior Round Prospective Need	150
Third Round Gap and Prospective Need	197
Fourth Round Prospective Need	74

The Township has fully satisfied the Prior Round Prospective Need (1987-1999) of 150 units with: 56 affordable family rental units, 35 affordable age-restricted for-sale units, 8 supportive and special needs credits (in 2 group homes), 2 market to affordable units, and 7 RCAs with Mount Holly. The Prior Round compliance is detailed in Section IVB(1).

In accordance with the Third Round Settlement Agreement, the Third Round Gap/ Prospective Need (1999-2025) of 197 units is being satisfied with: 88 affordable family rental units, 17 affordable age-restricted units, 1 affordable family for sale unit, 4 affordable age-restricted for sale units, 13 extended controls, 8 supportive and special needs units, 9 accessory apartments and 5 market to affordable units. As set forth in section IVB(2) the Township has reevaluated the Third Round crediting and proposes some modifications, though all of the affordable housing projects and programs in place or underway continue to be part of the plan.

The Fourth Round Prospective Need (2025-2035) of 74 units will be satisfied with the development of 17 age-restricted rental units, 35 family rental units, and 4 supportive and special needs units. Bonus credits are anticipated based on the funds expended and anticipated to be expended in

support of the 100% affordable development the HITCO site. Any excess units created will be applied to the Fifth Round.

II. *Mount Laurel* Affordable Housing Background

A. Judicial Background

In the landmark 1975 decision in the case of *Southern Burlington County NAACP v. the Township of Mount Laurel*, (commonly known as *Mount Laurel I*), the New Jersey Supreme Court held that developing municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for the construction of low- and moderate-income housing in their communities. In its second significant *Mount Laurel* decision, decided on January 20, 1983 (*Mount Laurel II*), the Supreme Court expanded the *Mount Laurel* doctrine by determining that this constitutional responsibility to address the present need for affordable housing extended to all municipalities in New Jersey, and that the responsibility to address regional prospective need for affordable housing extended to all developing municipalities in New Jersey. The Court also established various remedies, including the “builder remedy” or court-imposed zoning, to ensure that municipalities affirmatively addressed this obligation.

In response to the *Mount Laurel II* decision, the New Jersey Legislature adopted the Fair Housing Act in 1985 (Chapter 222, Laws of New Jersey, 1985). The Fair Housing Act established the Council on Affordable Housing (COAH) as an administrative alternative to the courts. COAH was given the responsibility of dividing the state into housing regions, determining regional and municipal fair share affordable housing obligations, and adopting regulations that would establish the guidelines and approaches that municipalities may use in addressing their affordable housing need. COAH drafted regulations and calculated regional and municipal fair share numbers for the First Round (1987-1993) and again for the Second Round (1993 -1999). However, the Second Round methodology superseded the First Round methodology and the cumulative period (1987-1999) became known as the “Prior Round”.

For the Third Round, which should have begun in 1999, COAH adopted regulations in 2004 intended to cover a ten-year period through 2014. In 2007 the first iteration of the Third Round rules were invalidated by a New Jersey Appellate Court decision, and COAH was ordered to propose amendments to its rules. The second iteration of the Third Round rules was adopted in June and October of 2008. The rules were again challenged and ultimately invalidated by the Court in 2010. After being ordered by the NJ Supreme Court to do so, COAH then attempted to adopt a third set of Third Round regulations in 2014, but failed, resulting in additional challenges. These challenges lead to the Supreme Court’s decision *In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing*, 221 N.J. 1 (2015)(“*Mount Laurel IV*”), in which it held that since COAH was no longer functioning, trial courts were to resume their role as the form of first instance for evaluating municipal compliance with *Mount Laurel* obligations, and also established a transitional process for municipalities to seek a Judgment of Compliance and Repose (“JOR”) in lieu of Substantive Certification from COAH.

While the Supreme Court’s decision set forth a procedural path for municipalities to address their Third Round fair share obligations, it did not specifically assign those obligations. Instead, the fair share obligation was to be negotiated by the municipalities and Fair Share Housing Center and determined by the trial courts. The Supreme Court directed that the method of determining municipal housing obligations would be “similar to” the methodologies used in the Prior Round calculations. Additionally, the Court provided that municipalities should rely on COAH’s Second Round rules (N.J.A.C. 5:93) and certain components of COAH’s 2008 regulations that were specifically upheld, as well as the Fair Housing Act to guide planning for affordable housing, preparation of fair share plans, and implementation.

In 2017 the New Jersey Supreme Court determined that the “lost” period of time between 1999 and 2015 when no valid affordable housing regulations were in force, still generated an affordable housing obligation to address housing needs that continued to accrue during that time.¹ This time period became known as the “gap period” and is now a component of the Third Round obligation.

In 2018 Judge Jacobson decided a Third Round methodology In the Matter of the Application of the Municipality of Princeton, L-1550-15. As a result of this decision, which only legally applied to Princeton and West Windsor, Econsult Solutions, Inc. extrapolated a calculation of Statewide, regional, and municipal Third Round prospective need obligations that have been referenced and utilized by municipalities and the Courts in cases where a Third Round Fair Share Settlement had not been entered prior to that decision. Econsult’s extrapolation calculated Hainesport’s Third Round number at 185, but the Township’s Settlement Agreement with Fair Share Housing Center set the Third Round number at 197.

B. Legislative Background

The New Jersey Legislature has been both responsive to the *Mount Laurel* Judicial decisions and at times proactive in its efforts to craft a comprehensive planning and implementation response to the affordable housing mandate. Significant amendments to the Fair Housing Act were enacted in 2008 and 2024.

On July 17, 2008, P.L. 2008c. 46 (also referred to as A500) amended the Fair Housing Act. The following significant changes were made:

- It established a statewide 2.5% non-residential development fee payable to the municipal or State Affordable Housing Trust Fund instead of requiring non-residential developers to provide affordable housing. Payments to the Affordable Housing Trust Funds must be used in support of affordable housing.
- It eliminated new regional contribution agreements (“RCAs”) as a compliance technique available to municipalities. Prior to the change, a municipality could fund the transfer of

¹ The Third Round gap present need is a measure of low- and moderate-income households that formed from 1999 and 2015 and that were still in need of housing in 2015.

up to 50% of its fair share to a so called “receiving” municipality where the money would be used to create or rehabilitate affordable housing.

- It added a requirement that 13% of all affordable housing units be restricted to very low-income households, which it defined as households earning 30% or less of median income.
- It added a requirement that municipalities had to commit to spend development fees within four years of the date of collection.

On March 20, 2024 the legislature adopted P.L. 2024 c.2 which further amended the Fair Housing Act and other related statutes. This amendment intends to provide a more predictable and consistent approach to affordable housing planning and implementation and to enable maximum production of low- and moderate-income housing units. The 2024 amendments to the Fair Housing Act are intended to implement the Mount Laurel doctrine and provide that municipalities in compliance with the Fair Housing Act are also in compliance with the Mount Laurel doctrine. The following are highlights of the 2024 amendments to the Fair Housing Act:

- The Council on Affordable Housing is formally abolished.
- The NJ Department of Community Affairs (“DCA”) is required to promulgate municipal obligations using an adjusted methodology set forth in the amended Fair Housing Act. The obligations are to be considered advisory, not binding, but any municipal adjustment to the fair share obligation must follow the methodology set forth in the law.
- Establishes timelines for the municipal compliance process and related challenges. Municipalities must abide by the timelines in order to retain immunity from exclusionary zoning lawsuits.
- Requires the New Jersey Housing and Mortgage Finance Agency and the DCA to update the Uniform Housing Affordability Controls (“UHAC”) along with other rules governing the production and administration of affordable housing.
- Establishes the Court- based Affordable Housing Alternate Dispute Resolution Program (“Program”) that is charged with resolving challenges to municipal determinations of fair share needs and compliance efforts.
- Provides for a minimum of 40-year control period for new affordable rental units.
- Modifies the criteria for affordable housing bonuses that may be claimed in municipal fair share plans.

- Establishes a specific timeline for the steps needed to establish municipal affordable housing obligations, to challenge the determinations, and to adopt a Housing Element and Fair Share Plan, for them to retain their immunity from exclusionary zoning litigation.
- Establishes new reporting and monitoring procedures and deadlines for both affordable units and affordable housing trust funds and assigns oversight for reporting and monitoring to DCA.

This Housing Element and Fair Share Plan has been prepared to address the essential components of a Housing Element (as required by N.J.S.A. 52:27D-310 and N.J.S.A. 40:55D-28), to meet the requirements of the FHA as most recently amended, and to meet the intent of Administrative Directive #14-24.

C. Hainesport Township Affordable Housing History

The Fair Housing Act was adopted in 1985 and established the Council on Affordable Housing (COAH) as an administrative alternative to the courts. In 1987 COAH published its first set of municipal fair share obligations. Hainesport was allocated a 110 unit fair share obligation. During the First Round of affordable housing, Hainesport adopted inclusionary zoning standards for residential zoning districts. COAH granted first round substantive certification to Hainesport on January 5, 1994.

In 1994 COAH adopted its second set of substantive regulations and allocated municipal affordable housing obligations through 1999. The first round was recalculated, and the 1987 to 1999 period became cumulative. Hainesport's cumulative calculated need was determined to be 167 units (17 indigenous/rehabilitation need and 150 prospective need). Hainesport adopted its Second Round Housing Element and Fair Share Plan and petitioned COAH for substantive certification. Second Round substantive certification was granted on June 7, 2000.

In 2006, the Township prepared a plan in response to the first iteration of COAH's Third Round rules and petitioned COAH for Third Round substantive certification. No review was undertaken by COAH prior to 2007 when the Court overturned the 2004 rules. In 2008 the Township adopted a second Third Round Housing Element and Fair Share Plan, prepared in accordance with the second iteration of the Third Round COAH rules, and petitioned for substantive certification on December 15, 2008. COAH's second iteration of the Third Round COAH rules were invalidated in 2010. In 2012 Township Committee adopted an amended Affordable Housing Trust Fund spending plan and submitted it to COAH for approval.

The New Jersey Supreme Court's March 2015 *Mount Laurel IV* decision held that the review and approval of all exclusionary zoning matters would be heard by Trial Court Judges rather than by COAH. This decision set forth a procedural path but did not provide new "Third Round rules" and did not rule on the precise methodology that would be used to calculate fair share numbers.

Hainesport filed a Declaratory Judgement Action (Bur-L-155815) on July 1, 2015 submitting itself to the Court process and seeking immunity from builders' remedy litigation. On November 18, 2015 the Township took a voluntary dismissal without prejudice. During the period when there were no valid COAH rules, and after the *Mount Laurel IV* decision in 2015, Hainesport Township persisted in taking steps to enable and create realistic affordable housing opportunities in a manner that was suited to the character of the Township and within the Township's means.

On February 23, 2023, Hainesport filed a declaratory judgment complaint to formally submit itself to the Third Round judicial review process. On July 13, 2023 Hainesport entered into a Third Round Settlement Agreement with Fair Share Housing Center, which set the Third Round prospective need obligation at 197 units and included an outline of the proposed compliance mechanisms. A fairness hearing was held on August 29, 2023, and Judge Covert issued an order on September 11, 2023 finding that the Third Round Settlement is fair, reasonable, and constitutionally compliant. The Township adopted the Third Round Housing Element and Fair Share Plan on January 17, 2024. A Compliance hearing was held on February 6, 2024 and Judge Covert issued a Conditional Judgment of Compliance and Repose. On June 18, 2024 and the Third Round Settlement Agreement was amended to address the need to substitute for 5 supportive and special needs units.² The amendment outlines the steps the Township is taking to provide alternative opportunities for the 5 units. On August 7, 2024 Judge Covert issued a Final Third Round Judgement of Compliance and Repose without conditions.

D. Timelines

N.J.S.A. 52:27D-304.1 provides that following the expiration of the Third Round of affordable housing on July 1, 2025, a municipality shall have immunity from exclusionary zoning litigation if the municipality complies with the deadlines established for both determining present and prospective obligations and for adopting a housing element and fair share plan to meet those obligations. The New Jersey Department of Community Affairs (DCA) prepared calculations of regional need and municipal present and prospective need obligations in accordance with the methodology and formulas established in 52:27D-304.2 and C.52:27D-304.3. These obligations are set forth in a report entitled "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background". The following is an overview of the timelines that are set forth in the amended Fair Housing Act for Fourth Round participation, and Hainesport's responses to the timeline.

1. January 31, 2025. For the fourth round of affordable housing obligations participating municipalities were required to determine their present and prospective fair share obligations by binding resolution no later than January 31, 2025.

² The Third Round plan had anticipated 5 units from the Legacy Treatment Services facility at Block 98 Lot 9, but the owner operator decided not to execute the needed deed restriction.

Hainesport Township adopted Resolution 2025-53-1 on January 29, 2025 adopting a fourth round prospective need number of 62.

The Declaratory Judgement Action was filed with the program on January 30, 2025, Docket BUR-L-000237-25.

2. February 28, 2025. Challenges to the municipal determination were required to be filed by February 28, 2025.

On February 26, 2025 the New Jersey Builders Association filed an answer to Hainesport's complaint, challenging the Township's proposed prospective need number.

3. March 31, 2025. Decisions on challenges to the municipally determined obligation shall be decided by the program by March 31, 2025 and an order will be entered by the vicinage's judge.

A settlement conference was held on March 26, 2025. The parties arrived at a settlement of the prospective need at 74 units.

On April 17, 2025, by Order of Judge Cook, the municipal fourth round present need was fixed at 0 units and the prospective need obligation was fixed at 74 units.

4. June 30, 2025. Municipalities are required to adopt a housing element and fair share plan and propose drafts of the appropriate zoning and other ordinances and resolutions to implement its present and prospective obligation by June 30, 2025, and file it with the Program.
5. August 31, 2025. Challenges to the adopted housing element and fair share plan alleging non-compliance with the Fair Housing Act must be filed by August 31, 2025.
6. March 15, 2026. The municipality shall adopt implementing ordinances and resolutions by March 15, 2026.

E. Housing Element Requirements

Pursuant to both the Fair Housing Act (52:27D-310) and the Municipal Land Use Law (N.J.S.A. 40:55D-28 and -62), municipalities in New Jersey are required to include a housing element in their master plans. The land use element and the housing plan element are the foundations for the municipal zoning ordinance. The housing element is designed to provide information and perspective to guide the municipality toward identifying its present and prospective housing needs and to provide the foundations that will enable the municipality to provide access to affordable housing opportunities to meet the identified needs with particular attention to low- and moderate-income housing. The Fair Housing Act requires that the Housing Element include the essential elements outlined below (N.J.S.A. 52:27D-310).

- 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.

F. Directive #14-24 Requirements

The March 20, 2024 amendments to the Fair Housing Act (P.L. 2024 c.2) established the Affordable Housing Alternate Dispute Resolution Program (the “Program”) within the Judiciary that is responsible for reviewing challenges to municipal fair share determinations and municipal compliance efforts. Administrative Directive #14-24 was issued to promulgate procedures and guidelines for implementing the Program. The Directive includes an Addendum outlining the elements to be included in the Housing Element and Fair Share Plan. These elements are outlined below.³

1. Detailed site suitability analyses, based on the best available data, for each of the un-built inclusionary or 100 percent affordable housing sites in the plan as well as an identification of each of the sites that were proposed for such development and rejected, along with the reasons for such rejection.
2. The concept plan for the development of each of the selected sites should be overlaid on the most up to date environmental constraints map for that site as part of its analysis. When the detailed analyses are completed, the municipality can see what changes will be needed (either to the selected sites or to their zoning) to ensure that all of the units required by the settlement agreement will actually be produced. If it becomes apparent that one (or more) of the sites in the plan does not have the capacity to accommodate all of the development proposed for it, the burden will be on the municipality either to adjust its zoning regulations (height, setbacks, etc.) so that the site will be able to yield the number of units and affordable units anticipated by the settlement agreement or to find other mechanisms or other sites as needed to address the likelihood of a shortfall.
3. The final HEFSP must fully document the creditworthiness of all of the existing affordable housing units in its HEFSP and to demonstrate that it has followed all of the applicable requirements for extending expiring controls, including confirmation that all of the units on which the controls have been extended are code-compliant or have been rehabilitated to code-compliance, and that all extended controls cover a full 30-year period beginning with the end of the original control period. Documentation as to the start dates and lengths of affordability controls applicable to these units and applicable Affordable Housing

³ The Directive references consistency with an executed “Settlement Agreement”. However the Fourth Round process does not require a settlement agreement at this juncture.

Agreements and/or deed restrictions is also required. Additionally, the income and bedroom distributions and continued creditworthiness of all other existing affordable units in the HEFSP must be provided.

4. The HEFSP must include an analysis of how the HEFSP complies with or will comply with all of the terms of the executed settlement agreement.

Once the HEFSP has been prepared, it must be reviewed by Fair Share Housing Center and the Program's Special Adjudicator for compliance with the terms of the executed settlement agreement, the Fair Housing Act (FHA) and Uniform Housing Affordability Controls (UHAC) regulations. The HEFSP must be adopted by the Planning Board and the implementation components of the HEFSP must be adopted by the governing body.

III. Housing Element Analysis

A. Demographic Characteristics

1. Population

The changes in population in Hainesport Township, Burlington County and the State of New Jersey from 1930 through 2024 are shown in Table 1. Hainesport experienced significant growth in the 1940s and 1950s, with the population increasing 381% between 1940 and 1960 (from 858 to 3,271). The time between 1960 and 1990 was a period of slow growth in Hainesport, with the population decreasing by 22 residents over the 30 year period. While some new housing was constructed during that time, household size diminished. The 1960s through 1980s were a time of substantial residential development in suburbs in the path of expansion out from urban areas. In Hainesport the population remained steady, as suburbs further to the west grew first. During this time farming remained a viable and productive use of the land. Between 1990 and 2010 the population grew from 3,249 to 6,110 (an increase of 2,861). The Township has only added 18 residents since 2010.

Table 1
Population Trends

Year	Hainesport Township			Burlington County			New Jersey		
	Population	Change since last Census		Population	Change since last Census		Population	Change since last Census	
		Number	Percentage		Number	Percentage		Number	Percentage
1930	930	--	--	93,541	-	-	4,041,334	-	-
1940	858	-72	-8.4%	97,013	3,472	3.7%	4,160,165	118,831	2.9%
1950	1,793	935	109.0%	135,910	38,897	40.1%	4,835,329	675,164	16.2%
1960	3,271	1,478	82.4%	224,499	88,589	65.2%	6,066,782	1,231,453	25.5%
1970	2,990	-281	-9.4%	323,132	98,633	43.9%	7,168,164	1,101,382	18.2%
1980	3,236	246	8.2%	362,542	39,410	12.2%	7,364,823	196,659	2.7%
1990	3,249	13	0.4%	395,066	32,524	9.0%	7,730,188	365,365	5.0%
2000	4,126	877	27.0%	423,394	28,328	7.2%	8,414,350	684,162	8.9%
2010	6,110	1,984	48.1%	448,734	25,340	6.0%	8,791,894	377,544	4.5%
2020	6,035	-75	-1.2%	461,860	13,126	2.9%	9,288,994	497,100	5.7%
2024*	6,128	93	1.5%	475,515	13,655	3.0%	9,500,851	211,857	2.3%

Source: U.S. Census Bureau, Decennial Census and 2024 Population and Housing Unit Estimates * 2024 is an estimate

2. Population Composition by Age

According to the 2023 American Community Survey 5-year estimates, the median age of the residents of Hainesport in 2023 was 46.9 years. Analysis of age group characteristics provides

insight into the demographic shifts and trends in a municipality. Changes in age group data reflect a number of demographic trends, which can be helpful in considering how the changes impact housing, community facilities and services needs for the municipality and the County overall. Between 2000 and 2020 the age composition of Hainesport has fluctuated among each age cohort. Along with the substantial increase in population between 2000 and 2020, there has been a substantial increase in the percentage of residents over the age of 55 (from 21.3% to 37.1% of the population). While the population overall has grown by 46.3%, the number of children under the age of 5 has decreased and the number of children aged 5 to 14 has increased by only 116. This may be reflective of low housing turnover and people of retirement age staying in their homes. Over time, as the population in family housing continues to age, housing turnover will bring a new wave of younger families.

Table 2 Population by Age 2000 and 2020, Township						
Population	2000		2020		Change, 2000 to 2020	
	Number	Percentage	Number	Percentage	Number	Percentage
Total population	4,126	100%	6,035	100%	1,909	46.3%
Under 5 years	321	7.8%	271	4.5%	-50	-18.5%
5 to 14	585	14.2%	701	11.6%	116	19.8%
15 to 24	412	10.0%	752	12.5%	340	82.5%
25 to 34	446	10.8%	481	8.0%	35	7.8%
35 to 44	851	20.6%	652	10.8%	-199	-30.5%
45 to 54	636	14.5%	945	15.7%	309	48.6%
55 to 64	390	9.5%	1,029	17.1%	639	163.8%
65 and over	485	11.8%	1,204	20.0%	719	148.2%
Source: US Census Bureau, Decennial Census						

B. Housing Characteristics

There were 2,371 housing units in Hainesport as of 2023. The Township's housing stock consists primarily of single-family houses (91.2%). The stock of single-family detached units makes up a greater portion of the Township's housing (91.2%) than that of Burlington County overall (64.4%). The Township's renter population occupies approximately 8.4% of the housing units.

Table 3 Hainesport Township Housing by Type of Structure and Tenure								
Number of Units in Structure	Owner-Occupied		Renter-Occupied		Vacant		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
1, Detached	2,096	80.6%	181	7.0%	94	3.6%	2,371	91.2%
1, Attached	148	5.7%	0	0%	0	0%	148	5.7%
2	0	0%	37	1.4%	0	0%	37	1.4%
3 or 4	0	0%	0	0%	0	0%	0	0%
5 to 9	0	0%	0	0%	0	0%	0	0%
10 or more	24	0.9%	0	0%	0	0%	24	0.9%
Other	21	0.8%	0	0%	0	0%	21	0.8%
Total	2,289	88.0%	218	8.4%	94	3.6%	2,601	100%
Source: US Census Bureau, 2019-2023 American Community Survey Five Year Estimates Table B25024, Table B25032								

The approximate age of Hainesport Township's housing stock is shown in Table 4. The median year of construction of all housing units in the Township is 1999 which is substantially newer than that of Burlington County (1977) and the State overall (1969). The accuracy of this data is uncertain, as it does not align with population figures prior to 1960, when 3,271 people would have lived in 277 housing units. While household sizes were larger in earlier decades, 11 persons per household is inaccurate. There also may have been demolitions of older homes reducing the current stock of older homes, but the difference seems too great.

Table 4 Hainesport Township Housing by Year Built and Tenure								
Year Built	Owner-Occupied		Renter-Occupied		Vacant		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
2020 or later	0	0%	79	3.0%	0	0%	79	3.0%
2010 to 2019	20	0.8%	0	0%	0	0%	20	0.8%
2000 to 2009	1,041	40.0%	82	3.2%	0	0%	1,123	43.2%
1990 to 1999	284	10.9%	0	0%	0	0%	284	10.9%
1980 to 1989	103	4.0%	20	0.8%	0	0%	123	4.8%
1970 to 1979	281	10.8%	37	1.4%	0	0%	318	12.2%
1960 to 1969	87	3.3%	0	0%	0	0%	87	3.3%
1950 to 1959	215	8.3%	0	0%	0	0%	215	8.3%
1940 to 1949	62	2.4%	0	0%	0	0%	62	2.4%
1939 or earlier	196	7.5%	0	0%	196	7.5%	290	7.5%
Total	2,289	88.0%	218	8.4%	94	3.6%	2,601	100%
Median Year Built	1997		2006		(X)		1999	
Sources: Table B25034, Table B25036, and Table B25037 U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimates								

As shown in Table 5, 51% of all housing units in Hainesport Township contain four (4) bedrooms or more. Homes in Hainesport are larger relative to the County and State overall, where 33.3% and 25.6% of housing units have four or more bedrooms.

Table 5 Hainesport Township Housing by Number of Bedrooms		
Bedrooms per Unit	Units	Percent
Efficiency	0	0%
1 Bedroom	23	0.9%
2 Bedrooms	555	21.3%
3 Bedrooms	697	26.8%
4 Bedrooms	1,003	38.6%
5+ Bedrooms	323	12.4%
Total	2,601	100%
Source: Table DP04 U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimates		

Between 2013 and 2023, housing values for owner occupied units in Hainesport increased substantially (not accounting for inflation). The number of homes valued under \$300,000

decreased (from 1,110 to 454), while the number of homes valued above 300,000 increased. The increase in residential real estate values is consistent with a substantial increase in demand for residential real estate outside of major metropolitan areas beginning during the covid pandemic. In 2013, 5.7% of all owner-occupied homes in the Township were valued at \$500,000 or more; by 2023, that had grown to 32.2%. Approximately 64.1% of homeowners in Hainesport have a mortgage or other debt on their property, while approximately 38.5% have no mortgage or debt on their property. This is in line with the percentage of homeowners with mortgages across Burlington County (66.6% with mortgage and 33.4% without).

Table 6				
Hainesport Township Value of Owner Occupied Housing Units				
Housing Unit Value	2013		2023	
	Units	Percent	Units	Percent
Less than \$50,000	88	4.2%	28	1.2%
\$50,000 to \$99,999	95	4.5%	21	0.9%
\$100,000 to \$149,999	87	4.2%	18	0.8%
\$150,000 to \$199,999	270	12.9%	203	8.9%
\$200,000 to \$299,999	570	27.3%	184	8.0%
\$300,000 to \$499,999	861	41.2%	1,097	47.9%
\$500,000 to \$999,999	120	5.7%	575	25.1%
\$1,000,000 or more	0	0%	163	7.1%
Total	2,091	100%	2,289	100%
Median Value			\$397,800	
Sources: Table DP04, U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimates;				

Table 7 Mortgage Status Hainesport Township and Burlington County, 2023 Estimates				
	Township		Burlington County	
	Number	Percentage	Number	Percentage
Housing units with a mortgage, contract to purchase, or similar debt:	1,407	61.5%	88,755	66.6%
With either a second mortgage or home equity loan, but not both:	60	2.63%	10,435	7.8%
Second mortgage only	0	0%	1,402	1.1%
Home equity loan only	44	1.9%	8,775	6.6%
Both second mortgage and home equity loan	16	0.7%	258	0.2%
No second mortgage and no home equity loan	1,329	58.1%	75,895	56.9%
Housing units without a mortgage	882	38.5%	44,570	33.4%
Source: U. S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table B25081				

The median rent in Hainesport Township in 2023 was \$1,177 dollars, compared to \$1,465 across Burlington County. According to American Community Survey data there are only 198 rental units in Hainesport where a contract rent is paid, and 20 where no contract rent is paid.

Table 8 Contract Gross Rent Hainesport Township and Burlington County, 2023 Estimates				
	Hainesport Township		Burlington County	
	Units	Percent	Units	Percent
Total Renter Occupied Units	218	100%	42,721	100%
Less than \$200	17	7.8%	290	0.7%
\$200 to \$399	0	0%	1,026	2.4%
\$400 to \$599	0	0%	580	1.4%
\$600 to \$799	0	0%	1,436	3.4%
\$800 to \$999	0	0%	3,529	8.3%
\$1,000 to \$1,499	116	53.2%	14,921	34.9%
\$1,500 to \$1,999	65	29.8%	11,522	27.0%
\$2,000 to \$2,499	0	0%	5,374	12.6%
\$2,500 to \$2,999	0	0%	1,810	4.2%
\$3,000 to \$3,499	0	0%	554	1.3%
\$3,500 or more	0	0%	399	0.9%
No cash rent	20	9.2%	1,280	3.0%
Median Contract Rent	\$1,177		\$1,465	
Source: American Community Survey 2019-2023, 5-year estimates, Table B25056, Table 25058				

C. Households

Households are defined as one or more people, related or not, living together as a housekeeping unit. In 2023 there were 2,507 total households living in Hainesport Township. Two-person households make up the largest household size at 49% of all households, a higher percent compared to the County overall with 32.9% two person households. The average household size in Hainesport is 2.4 persons, which is slightly higher than Burlington County's average household size of 2.58. Only 18.1% of Hainesport's households are one person households, compared to 27.7% for the County overall.

According to the U.S. Census, family households are defined as two or more persons living in the same household related by birth, marriage, or adoption. As shown in Table 10 a large majority of households in the Township were categorized as family households (78.4%). Households in Hainesport consisting of a married couple with children under the age of 18 accounted for only 14.2% of all households, compared with 20.2% for the County overall. Single parent households with children account for an additional 10.4% of all households in Hainesport.

Table 9 Household Size- Occupied Housing Units, 2023 Hainesport Township and Burlington County				
	Hainesport Township		County	
	Number	Percent	Number	Percent
Total Households	2,507	100%	176,046	100%
1-person household	454	18.1%	46,962	27.7%
2-person household	1,250	49.9%	57,994	32.9%
3-person household	364	14.5%	29,079	16.5%
4-person household	306	12.2%	25,903	14.7%
5-person household	119	4.7%	10,883	6.2%
6-person household	0	0%	3,609	2.0%
7-or-more-person household	14	0.6%	1,616	0.9%
Average Household Size	2.4		2.58	
Source: American Community Survey 2019-2023, 5-year estimates Table B25009 and S1101				

Table 10 Household Size and Type, 2020 Hainesport Township		
	Total	Percent
Total Households	2,507	100%
Family households	1,966	78.4%
Married Couple Family	1,588	63.3%
With own children under 18 years	355	14.2%
No children under 18 years	1,233	49.2%
Other Family	378	15.1%
Male householder, no spouse present	113	4.5%
With own children under 18 years	48	1.9%
Female householder, no spouse present	265	10.6%
With own children under 18 years	213	8.5%
Nonfamily Households	541	21.6%
Male householder	290	11.6%
Female householder	251	10.0%
Average Family Size	2.72	
Source: US Census Bureau, Decennial Census 2020; American Community Survey 2019-2023, 5-year estimates Table S1101		

D. Income Characteristics

1. Household Income

As measured in by the American Community Survey 2023 5-year estimate, Hainesport Township had a higher median household income than that of Burlington County and the State of New Jersey overall. In 2023, the median household income in Hainesport Township was \$137,610, which is \$32,339 more than Burlington County overall and \$36,560 more than the State overall. However, per capita income in Hainesport was \$72,043 compared to \$53,077 in Burlington County and \$53,118 for the State overall. This underscores the differences in household and family size. The large number of two-person households results in a higher per capita income.

Table 11 Per Capita and Household Income		
	2023 Per Capita Income	2023 Median Household Income
Hainesport Township	\$72,043	\$137,610
Burlington County	\$53,077	\$105,271
New Jersey	\$53,118	\$101,050
Source: 2023 American Community Survey 5-year Estimates, Tables 19013 and 19301		

The distribution of household income for Hainesport Township is listed below. The highest percentage of households (29.4%) are in the \$200,000 or more income bracket followed closely by 28.6% that earn between \$100,000 and \$200,000, and 27.8% percent of households that earned between \$50,000 and \$100,000,. Overall, income distribution is comparable to the income distribution of the County.

Table 12 Household Income Hainesport Township and Burlington County, 2023				
	Hainesport Township		Burlington County	
	Number	Percentage	Number	Percentage
Total Households	2,507	100%	176,046	100%
Less than \$10,000	0	0%	5,362	3.0%
\$10,000 to \$14,999	20	0.8%	1,969	1.1%
\$15,000 to \$24,999	54	2.2%	6,523	3.7%
\$25,000 to \$34,999	33	1.3%	8,027	4.6%
\$35,000 to \$49,999	252	10.1%	19,955	11.3%
\$50,000 to \$74,999	348	13.9%	22,911	13.0%
\$75,000 to \$99,999	349	13.9%	23,250	13.2%
\$100,000 to \$149,999	390	15.6%	35,553	20.2%
\$150,000 to \$199,999	325	13.0%	23,631	13.4%
\$200,000 or more	736	29.4%	33,865	19.2%
Median Household Income	\$137,610		\$105,271	
Source: 2019-2023 American Community Survey 5-year Estimates, Tables B19001 and B19013				

2. Poverty Rates

The 2025 Federal Poverty Guidelines define poverty by income thresholds. For a one-person household the Federal poverty income is \$15,650, for a two-person household it is \$21,150, for a three-person household it is \$26,650 and for a four-person household it is \$32,150. Eligibility for assistance programs often use percentages of the federal poverty level to determine eligibility. Since New Jersey is a high-income state with high cost of living, State programs typically use a higher income threshold (such as 138% of the Federal Poverty Level).

Table 13		
Poverty Level		
	Families	Individuals
Hainesport Township	2.0%	1.9%
Burlington County	4.9%	6.8%
Source: US Census Bureau, 2019-2023 American Community Survey 5 year estimates, Tables S1701 and S1702		

3. Income Limits and Rents

In order to be eligible for deed restricted affordable housing in New Jersey, a household's income must be below the income limit for the region in which the housing is located. Generally, housing is considered affordable for a household if no more than 30% of gross income is spent on housing costs. Restricted affordable housing is made affordable for households earning up to 80% of the median income in the region. The Fair Housing Act and the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1) define very-low income households (those earning up to 30% of the median household income for the region), low-income households (those earning up to 50% of the median household income for the region) and moderate-income households (those earning from 50% to 80% of the median household income for the region). The maximum income figures are adjusted for household size and the municipality's geographic location within the State (there are six regions) and are updated yearly.

The Uniform Housing Affordability Controls (UHAC) provide that the maximum rent for a qualified affordable unit must be affordable to households that earn no more than 60% of the median income for the region and the average rent must be affordable to households earning no more than 52% of the median income. The maximum sale prices for affordable units must be affordable to households that earn no more than 70% of the median income. The average sale price must be affordable to a household that earns no more than 55% of the median income. Each time an affordable housing development or unit is being prepared for market, the rent or sales price is calculated by the Township's or the developer's certified administrative agent.

Hainesport Township is located within region five, which includes Burlington, Camden and Gloucester Counties. Deed restricted affordable housing units must be made affordable to a mix of very low-income, low-income, or moderate-income households. The maximum income depends on the number of people in the household. The table below shows 2025 maximum

income limits for households of different sizes in Region 5.

Table 14			
2025 Region 5 Income Limits by Household Size			
# Persons	Very Low Income	Low Income	Moderate Income
1	\$25,080	\$41,800	\$66,880
2	\$28,680	\$47,800	\$76,480
3	\$32,250	\$53,750	\$86,000
4	\$35,820	\$59,700	\$95,520
5	\$38,700	\$64,500	\$103,200
6	\$41,580	\$69,300	\$110,880
Source: NJHMFA, Effective May 16, 2025			

The table below shows illustrative affordable rents in region 5.

Table 15				
2025 Illustrative Rents for Region 5				
	unit type	% of median income	Gross rent (all utilities included)	FINAL RENT: Net Rents (Minus utilities not included)
1 Bedroom				
	VL	30.00%	\$672	\$418
	LOW	50.00%	\$1,120	\$866
	MOD	60.00%	\$1,344	\$1,090
2 Bedroom				
	VL	30.00%	\$806	\$502
	LOW	50.00%	\$1,344	\$1,040
	MOD	60.00%	\$1,613	\$1,309
3 Bedroom				
	VL	30.00%	\$932	\$573
	LOW	50.00%	\$1,553	\$1,194
	MOD	60.00%	\$1,863	\$1,504
Source:				

The table below shows illustrative affordable sales prices in region 5.

Table 16 Region 5 Illustrative Affordable Sales Prices (\$250 HOA fees, 6.73% interest rate)			
	Income	% of Median	Sale Price
1 BR			
	Very Low	30.00%	\$45,891
	Low	50.00%	\$96,763
	Mod	60.00%	\$ 122,198
	Mod	65.00%	\$134,916
	Mod	70.00%	\$147,634
2 BR			
	Very Low	30.00%	\$ 61,136
	Low	50.00%	\$122,170
	Mod	60.00%	\$152,687
	Mod	65.00%	\$167,946
	Mod	70.00%	\$183,204
3 BR			
	Very Low	30.00%	\$75,358
	Low	50.00%	\$145,874
	Mod	60.00%	\$181,132
	Mod	65.00%	\$198,761
	Mod	70.00%	\$216,390
Source CGP&H, May 2025			

Affordable sales prices vary depending on Homeowner Association (HOA) fees, current property taxes, and current mortgage interest rates.

E. Housing Affordability

1. For Sale Housing Units

Based on CGP&H's 2024 illustrative sales price numbers, as many as 270 (11.8%) of owner-occupied units in Hainesport may be affordable to low- and moderate-income households (using reported 2023 house values and depending on the number of bedrooms in the unit).

2. For Rent Housing Units

Based on CGP&H's 2025 illustrative rents, as many as 133 units, or 61% of rental units for which cash rent is paid, may be affordable to low- or moderate-income renters depending on the unit size. A significant portion of rental units in Hainesport are restricted affordable units.

Housing is generally considered to be affordable if the costs of rents, mortgages, and other essential costs consume 28% or less of an owner-household's income or 30% or less of a renter-household's income. Homeowner rates are lower to account for the additional home maintenance costs associated with ownership. In Hainesport Township, 22.3% of all households in owner occupied units are expending more than 30% of their income on housing, and 36.2% of renter households are paying more than 30% of their income on housing. At higher income levels, the higher percentage spent on housing is easier to absorb than it is at lower income levels.

Table 17 Hainesport Township Housing Affordability						
Monthly Housing Costs as % of Income	Owner Occupied		Renter Occupied		All	
	Units	Percent	Units	Percent	Units	Percent
Less than 20%	1,383	60.4%	82	37.6%	1,465	58.4%
20 to 29%	396	17.3%	37	17.0%	433	17.3%
30% or more	510	22.3%	79	36.2%	589	23.5%
Not Computed	0	0%	20	9.2%	20	0.8%
Total	2,289	100%	218	100%	2,507	100%
Remaining occupied units have zero income and/or no cash rent						
Source: 2019-2023 American Community Survey Table DP04						

F. Substandard Housing Capable of Being Rehabilitated

Approximately 21.5% of Hainesport's housing stock, roughly 560 housing units, was constructed before 1970. Overall housing in Hainesport is well maintained. In some communities, older housing units are the most likely to be substandard or in need of rehabilitation. In Hainesport many older homes are in desirable neighborhoods and have been well maintained and/or restored.

The present (rehabilitation) need is defined by the Fair Housing Act as the number of substandard existing deficient housing units currently occupied by low-and moderate-income households. The present need (rehabilitation) fair share obligation is calculated using three proxy factors for to reflect housing "deficiency": (a) the number of housing units lacking complete kitchen facilities, (b) the number of units lacking complete plumbing facilities and (c) the number of overcrowded units more than 50 years old; and the percentage of those deficient units that are occupied by low- and moderate-income households. The proxy data is intended to reflect the number of substandard units in the municipality occupied by low-and moderate-income households and that may be in need of rehabilitation. The data is based on tabulations of survey responses. The DCA's calculation methodology is intended to account for overlap among the three factors.

According to the American Community Survey Five Year Estimates, in 2023, there were 14 housing units in Hainesport Township that were overcrowded (more than 1 person per room) and were in structures that were built before 1950. Zero units had incomplete kitchen facilities, and zero units

had incomplete plumbing facilities. These conditions are used in New Jersey’s affordable housing methodology as indicators of housing deficiency. The DCA’s calculation used an older data set that indicates that there were zero crowded older housing units, so the present need number assigned to Hainesport is zero. DCA utilized 2017 to 2021 ACS data, whereas the table below utilized 2019-2023 data. The data are based on samples, and therefore are subject to extrapolation errors.

Table 18 Hainesport Deficient Housing Units			
	Incomplete Plumbing	Incomplete Kitchen	Crowded and Build Prior to 1950
Number of Units	0	0	14
Source: 2019-2023 American Community Survey Five-Year Estimate Tables B25050 and B25051			

G. Employment Data

1. Labor Force Estimates

Table 19 details changes in employment among Hainesport Township residents from 2007 through 2024. The numbers are estimates from the New Jersey Department of Labor and Workforce Development. Employment among Hainesport Township residents in the labor force has increased as the population has increased. The unemployment rate in Hainesport generally matches the unemployment rate in the County and the State and has been reflective of national and regional shifts in the economy. Unemployment in Hainesport increased during the recession in 2009, peaked in 2011 (10.6%), and remained elevated through 2013, when the unemployment rate began to decline, and continues to decline (to 3.1% in 2019) until 2020 when unemployment jumped again (to 7.5%) during the global covid pandemic.

Table 19 Employment and Resident Labor Force-- Hainesport Township				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
2007	2,601	2,520	81	3.1%
2008	2,622	2,516	106	4.0%
2009	2,634	2,449	185	7.0%
2010	3,133	2,911	222	7.1%
2011	3,192	2,855	337	10.6%
2012	3,381	3,106	275	8.1%
2013	3,334	3,089	245	7.3%
2014	3,290	3,099	191	5.8%
2015	3,306	3,149	157	4.7%
2016	3,113	2,982	131	4.2%
2017	3,130	3,001	129	4.1%
2018	3,088	2,974	114	3.7%
2019	3,119	3,022	97	3.1%
2020	3,075	2,843	232	7.5%
2021	3,111	2,928	183	5.9%
2022	3,169	3,062	107	3.4%
2023	3,222	3,113	109	3.4%
2024	3,238	3,125	113	3.5%
Source: New Jersey Department of Labor and Workforce Development Labor Force Estimates				

2. Class of Worker

According to the American Community Survey data, most workers (75.7%) living in Hainesport Township in 2023 were part of the private wage and salary worker group. This group includes people who work for wages, salary, commission, and tips for a private for-profit employer or a private not-for-profit, tax-exempt or charitable organization. The second largest category was government workers (14.8%), followed by those who were self-employed (9.5%).

Table 20 Class of Worker Hainesport Township, 2023 Estimates		
	Number	Percentage
Employed Civilian population 16 years and over	3,113	100.0%
Private Wage and Salary Worker	2,357	75.7%
Government Worker	461	14.8%
Self-Employed Worker	295	9.5%
Unpaid Family Worker	0	0%
Source: 2023 American Community Survey 5-Year Estimates, Table DP01		

3. Employment by Industry

The table below indicates the industries that Hainesport Township residents work in. According to the 2023 American Community Survey 5 year estimates, there were 3,113 employed Hainesport Township residents in 2023. The labor pool is relatively small compared to the population overall, but unemployment is also low. This may relate to the number of retired residents living in the Township.

Table 21 Resident Employment by Industry 2023		
Private Sector Category	Number of Jobs	Percent
Agriculture, forestry, fishing and hunting, and mining	0	0%
Construction	253	8.1%
Manufacturing	143	4.6%
Wholesale trade	313	10.1%
Retail trade	439	14.1%
Transportation and warehousing, and utilities	199	6.4%
Information	32	1.0%
Finance and insurance, and real estate and rental and leasing	192	6.2%
Professional, scientific, and management, and administrative and waste management services	292	9.4%
Educational services, and health care and social assistance	726	23.3%
Arts, entertainment, and recreation, and accommodation and food services	302	9.7%
Other services, except public administration	97	3.1%
Public administration	125	4.0%
Total Covered Employment	3,113	100%
Source: Source: 2023 American Community Survey 5-Year Estimates, Table DP03		

4. Hainesport Township Employment by Sector

There is limited information available about actual jobs and employers within individual municipalities. The New Jersey Department of Labor collects quarterly information on covered

employment, which is employment and wage data for employees covered by unemployment insurance. This data excludes small businesses, self-employed people, part-time workers, and some agricultural work that is not covered by unemployment. The U.S. Census Bureau's Center for Economic Studies also tracks "covered employment" for various geographic areas. Covered employment data includes only those jobs for which unemployment compensation is paid. The data shows that there are 2,646 jobs in Hainesport Township (though this total does not include jobs not covered by unemployment insurance) compared with 3,238 residents in the labor force. This reflects a balance that weighs in favor of housing, however there are enough jobs for 81% of the resident labor force.

Table 22			
Average Number of Hainesport Township Establishments and Employees by Industry			
Industry ID and Description		Avg Units	Avg Employment
	Federal Govt	2	4
	Local Govt	2	100
61	Local Govt- Education	2	83
11	Agriculture	-	-
23	Construction	28	198
31	Manufacturing	12	170
42	Wholesale Trade	18	289
44	Retail Trade	24	338
48	Transportation/Warehousing	4	86
51	Information	-	-
52	Finance/Insurance	6	16
53	Real Estate	-	-
54	Professional/Technical	22	131
55	Management	-	-
56	Admin/Waste Remediation	22	254
62	Health/Social	56	467
71	Arts/Entertainment	6	39
72	Accommodation/Food	13	170
81	Other Services	16	319
99	Unclassifieds	-	-
	Totals	244	2,646
Source: NJ Department of Labor & Workforce Development, Quarterly Census of Employment and Wages by sector, 2023.			

H. Population and Housing Projections

The Delaware Valley Regional Planning Commission ("DVRPC") is the Metropolitan Planning Organization ("MPO") for all of Region 5, including Burlington County, and publishes population

and employment projections. The DVRPC projects that Hainesport's population will increase by 2.6% and that employment will increase by 16.5% (637 jobs), from 2020 to 2050. As Table 23, Population, and Employment Projections, 2020 to 2050 shows, population growth in Hainesport is anticipated to be less than that of Burlington County overall, and employment growth is expected to be greater than that of Burlington County overall. It is likely that projected employment growth projections are fueled by the development of warehouse and distribution facilities in the area.

Table 23						
Population and Employment Projections 2020 to 2050						
	Hainesport Township			Burlington County		
	2020	2050	% Change	2020	2050	% Change
Population	6,035	6,190	2.6%	461,860	481,500	4.3%
Employment	3,863	4,500	16.5%	272,361	304,810	11.9%
Source: DVRPC County and Municipal Population and Employment Forecasts 2020-2050						

The Fair Housing Act requires that the Housing Element include 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.

Though the DCA's Construction Reporter data indicates only 5 net new housing units were constructed in Hainesport over the ten-year period between 2013 and 2023, this growth trend is not expected to continue. Proposed housing that is part of the Third Round fair share plan and proposed as part of the Fourth Round Fair Share Plan, together with some remaining residential development opportunities in the Township will increase residential development over the next ten years. Hainesport projects 218 new housing units between 2025 and 2035. Eighty-nine percent of the projected units will be restricted affordable housing units.

Table 24 Hainesport Township Residential COs and Demolition Permits Issued			
Year	Certificates of Occupancy	Demolitions	Net New Dwellings
2013	3	1	2
2014	0	4	-4
2015	12	2	10
2016	8	0	8
2017	3	5	-2
2018	2	5	-3
2019	2	1	1
2020	0	2	-2
2021	0	0	0
2022	2	3	-1
2023	1	5	-4
Total	33	28	5
Annual Average	3	2.5	.45
Ten Year Projection: 30			
Source: NJDCA Construction Reporter, Yearly Summary Data			

Table 25 Hainesport Township Anticipated Residential Development 2023-2035				
Development Name	Unit Type	Status	# of Units	Projected Completion
Cornerstone at Hainesport	Family Rental	Under Construction	72	December 2025
Randolph Estates	Senior Rental	Proposed	70	February 2027
HITCO Redevelopment	Family Rental	Proposed	54	2029
Pallante Block 106.02 Lots 7-12	Family For Sale	Approved	4	2026
56 Phillips Road Block 110 Lots 10, 10.02, 10.03	Family For Sale	Prior Approval Expired	18	TBD
Total Projected Housing Units through 2035			218	

I. Consideration of Lands Appropriate for Affordable Housing and Consistency with the State Development and Redevelopment Plan

The Fair Housing Act requires that a municipal housing element must include consideration of lands most appropriate for construction of low- and moderate-income housing and existing structures most appropriate for conversion, or rehabilitation for low- and moderate-income housing. The evaluation must include a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing. The Act further requires an analysis of consistency with the State Development and Redevelopment Plan.

The New Jersey State Plan identifies areas for growth, limited growth, agriculture, open space, conservation, and other needed designations. The plan delineates “Planning Areas” to identify areas with common characteristics and to provide policy direction for each area based on natural and built characteristics and sets forth the State’s vision for the future development of those areas. The State Plan promotes strong connections between transportation, wastewater and water infrastructure, natural capacity, and land use. To provide specificity, the State Plan encourages the identification of areas for development and redevelopment and the mapping of center boundaries, core, and node areas to specifically identify where growth should be directed. Growth areas are to meet criteria that demonstrate their capacity for growth under the State Plan principles.

Hainesport Township is located partly within PA-2, the suburban planning area and partly within PA-4, the Rural Planning Area, on the New Jersey State Plan Policy Map. The State Planning Areas for Hainesport Township are shown on MAP 1.

Hainesport is divided into two distinct areas that generally coincide with the planning areas on the State Plan Policy Map. The southern area of the Township is within the Rural Planning Area (PA-4) and the northern portion of the Township is within the Suburban Planning Area (PA-2). Additionally, Rancocas State Park is located in the northwestern area of the Township and is identified on MAP 1 as Parks and Natural Areas (the park is partly in Hainesport and partly in Westampton Township). The sewer service area generally coincides with the Suburban Planning Area (PA-2), with the exception of flood hazard areas and wetland areas. The northern area of the Township within the sewer service area is more densely developed with a mix of residential, retail and service, and light industrial uses and is more readily accessible from a transportation standpoint. The southern area of the Township is characterized by farms, agricultural operations, and low-density residential areas. This area is within the Township’s RR-5 zoning district which promotes farming and permits residential lots on a minimum of five acres. The southern, rural area of the Township is adjacent to other rural areas to the east and south in Lumberton Township, to the south in Medford Township, and further to the east in Southampton Township. Consistent with long standing Township, County, and State planning policies, Hainesport has opted to locate inclusionary and 100% affordable developments on redevelopment and infill sites within Planning Area 2 and the sewer service area. There is little undeveloped and unconstrained land remaining within these areas. The Planning Areas from the State Plan Policy Map and the Sewer Service Area are shown on **Map 1**.

The Township has evaluated several areas as it has considered how to meet its fair share obligations. The evaluation has included areas with diverse ownership where lots could potentially be aggregated for redevelopment, remaining vacant land within the sewer service area and Township owned land that is not restricted from development. The Township determined that it will be most effective and efficient to focus on 100% affordable housing developments that allow the Township to facilitate and support the developments and that will ensure that the entire obligation is satisfied during the fourth round compliance period.

J. Consistency with Recommendations of Multigenerational Family Housing Continuity Commission

The Fair Housing Act requires that the Housing Element consider the extent to which municipal ordinances and other local factors advance or detract from the goals of preserving multi-generational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, established pursuant to paragraph (1) of subsection f. of 23 section 1 of P.L.2021, c.273 (C.52:27D-329.20). As of the time of the preparation of this Housing Element and Fair Share Plan, the Commission has not issued a report. The Township supports multi-generational housing.

IV. Fair Share Plan

The Fair Housing Act at N.J.S.A. 52:27D-310 requires that the housing element include a determination of the municipality's present and prospective fair share and its capacity to accommodate the present and prospective housing needs as established in N.J.S.A. 52:27D-304.1. As required by the law, the Department of Community Affairs calculated Fourth Round regional affordable housing need and allocated the need to municipalities in accordance with the methodology and formulas established in the law.

The Township's cumulative affordable housing obligation consists of four components that have accrued since the "first round" of affordable housing beginning in 1987. The four components are: the Fourth Round Present Need obligation ("Rehabilitation Share"), the Prior Round obligation (combined First and Second Round), the Third Round Gap and Prospective Need obligation, and the Fourth Round Prospective Need obligation. Present Need re-sets with each round of affordable housing based on an evaluation of census data relating to the number of deficient housing units occupied by low- and moderate-income households existing at the beginning of that round. The "new construction" obligation in the Prior Round, Third Round, and Fourth Round is also known as "Prospective Need" which refers to the provision of affordable housing necessary to address the demand for housing based on regional population growth and household formation. The Third Round covers an extended period of time and includes the "Gap" Need obligation for 1999 to 2015 and the Third Round Prospective Need obligation for 2015 to 2025. The Fourth Round prospective need addresses estimated affordable housing need from 2025 through 2035.

Hainesport Township Fair Share Obligation	
Fourth Round Present Need /Rehabilitation Obligation	0
Prior Round Prospective Need	150
Third Round Gap and Prospective Need	197
Fourth Round Prospective Need	74

The Affordable Housing sites are shown on Map 2.

A. Present Need/Rehabilitation Share

In accordance with the amended Fair Housing Act, a municipality's present need obligation shall be determined by estimating the existing deficient housing units currently occupied by low- and moderate-income households within the municipality, following a methodology comparable to the methodology used to determine third round present need, through the use of datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof. (N.J.S.A. 52:27D-304.3(7)(b))

The Present Need affordable housing obligation number is intended to reflect the number of existing deficient housing units currently occupied by low-and moderate-income households that

are in need of rehabilitation. The number is calculated using three proxy factors including (a) the number of housing units lacking complete kitchen facilities, (b) the number of units lacking complete plumbing facilities and (c) the number of overcrowded units more than 50 years old that are occupied by low- and moderate-income households (applying a calculated percentage of units occupied by LMI households). The available data is based on tabulations of survey responses.

According to the DCA's evaluation of HUD's Comprehensive Housing Affordability Strategy dataset there are zero households in Hainesport living in units lacking complete plumbing and/or kitchen facilities and zero units that are old and overcrowded. The Township's present need (rehabilitation) obligation is therefore 0 units.

The Township participates in the Burlington County Home Improvement Loan Program, which provides 0% interest loans of up to \$25,000 to income qualified residents of the County to correct substandard housing conditions and to eliminate health and safety hazards. This program is available to qualifying Hainesport Township residents.

B. Look Back to Prior Rounds

N.J.S.A. 52:27D-304.1(3)(f)(2)(a) provides that as part of its housing element and fair share plan, the municipality shall include an assessment of the degree to which the municipality has met its fair share obligation from the prior rounds of affordable housing obligations as established by prior court approval, and determine to what extent this obligation is unfulfilled or whether the municipality has credits in excess of its prior round obligations. If a prior round obligation remains unfulfilled, or a municipality never received approval from court or the council for any prior round, the municipality shall address such unfulfilled prior round obligation in its housing element and fair share plan.

In addressing prior round obligations, the municipality shall demonstrate how any sites that were not built in the prior rounds continue to present a realistic opportunity, which may include proposing changes to the zoning on the site to make its development more likely, and which may also include the dedication of municipal affordable housing trust fund dollars or other monetary or in-kind resources. The municipality shall only plan to replace any sites planned for development as provided by a prior court approval, settlement agreement, or approval by the council, with alternative development plans, if it is determined that the previously planned sites no longer present a realistic opportunity, and the sites in the alternative development plan provide at least an equivalent number of affordable units and are otherwise in compliance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the *Mount Laurel* doctrine.

1. Prior Round Obligation

The Prior Round obligation is the cumulative prospective need obligation for the First and Second Rounds of affordable housing (1987 to 1999). Hainesport Township's **Prior Round Need of 150** units was calculated by COAH in accordance with N.J.A.C. 5:93, and the Second Round Fair Share

Plan was approved by COAH. COAH's Second Round rules, contained at N.J.A.C. 5:93, provide the parameters that permit affordable housing credits and bonuses to be applied toward affordable housing obligations for the Prior Round.

A summary of Hainesport's Prior Round compliance plan is provided on the table below. The Prior Round plan (as also set forth in the approved Third Round Plan) is deficient by four units. The additional units are provided in the Third Round compliance plan in the next section. The Prior Round and Third Round compliance plan could have simply added completed units to the Prior Round Table to demonstrate compliance, but that was not done (and perhaps for an unknown reason), so this plan retains the same format.

Hainesport Township						
Prior Round Obligation: 150						
Block	Lot	Compliance Mechanism	Type	Status	Units	Bonuses
9.01	43	Davenport Village	Family Rent	Complete 2001	56	38
101.08 101.01	1-11 2-29	Glenn at Mason's Creek	Senior Sale	Complete	35	0
11	5.02	ARC of Burlington County	SSN	Complete	4	0
9	3.02	ARC of Burlington County	SSN	Complete	4	0
86	9	Market to Affordable	Family Sale	Complete	1	0
86	6	Market to Affordable	Family Sale	Complete	1	0
N/A	N/A	RCA with Mt Holly	-	Complete	7	0
TOTAL					108	38
					146	

The minimum number of affordable rental units and maximum number of age-restricted affordable units are established based on the following formulas set forth in COAH's Second Round rules at N.J.A.C. 5:93.

1. Minimum number of rental units (25% of obligation): 38
2. Maximum number of age restricted units (25% of obligation minus RCAs): 35
3. Bonus credits (max 25% of obligation): 28

Documentation for the Prior Round compliance mechanisms is provided in the Appendices.

2. Third Round Obligation

Hainesport Township entered into a Third Round Settlement Agreement on July 13, 2023 that set the Township's Third Round prospective need at 197 units. The Third Round Compliance Plan is subject to parameters set forth in COAH's rules, as well as the Settlement Agreement, and has been reviewed by Special David Banisch, PP, AICP. On August 7, 2024 Judge Covert issued a Final

Third Round Judgement of Compliance and Repose without conditions. The compliance plan that was included with the Settlement Agreement and that is included in the Township's Third Round Housing Element and Fair Share Plan is included as Appendix D. The table below shows the proposed modified Third Round compliance plan. The changes are explained after the table.

Hainesport Township								
Round 3 Prospective Need: 197								
Block	Lot	Name & Location	Unit Type	Sale/Rent	VL/Low/Mod	Status	#Units	#Bonus
104	1.06	Walters Cornerstone at Hainesport	Family	Rent	10/26/36	Under Construction	72	49
9.01	43	Davenport Village Expansion	Family	Rent	3/5/8	Complete 2024	16	0
24	10	Randolph Senior Marne Highway ⁴	Senior	Rent	5/11/16	Under construction	32	0
101.08 101.07	1-11 2-29	Glen at Mason's Creek (39 total) ⁵	Senior	Sale	4 Mod	Complete	4	0
59	1.01	Habitat for Humanity 2312 Walnut	Family	Sale	1 Low	Complete	1	0
101.08 101.07		Glen at Mason's Creek (Extended Controls)	Senior	Sale	13 Mod	Complete	13	0
72	6	Supportive/Special Needs Home	SSN	Rent	4 VL	Pending Approval	4	0
72.01 71.01	1 6	Haines Mobile Home Park 1476 Route 38	Family	TBD	1 L/2M	Approved	3	0
24.02	12.04	Supportive Housing Marne & By-pass (total 8)	SSN	Rent	4 VL	Proposed	4	0
TBD		Market to Affordable	Family	Sale	2 L/1 M	Proposed	3	0
							152	49
Total (197 Round 3 credits + 4 Prior Round credits)							201	

⁴ The Randolph Estates Senior 100% affordable apartment development will consist of 70 units. 32 units will accrue to the Third Round, 17 units will accrue to the Fourth Round, and the remainder will go to the Fifth Round.

⁵ Glenn at Mason's Creek is an inclusionary senior development that includes 39 affordable units on Tartan Lane. 35 units were credited to the Prior Round and 4 units are credited to the Third Round.

Crediting Parameters

The Third Round is subject to the following crediting parameters. The calculations below are based on the 197 unit obligation.

1. Maximum Rental Bonuses (25% of obligation) = **49**
2. Minimum Third Round Total Family Units (50% of obligation- bonuses)= 74
3. Maximum Third Round Age-Restricted Units (25% of obligation) = 49
4. Minimum Third Round Rental Units (25% of obligation) = 49
5. Minimum Third Round Family Rental Units (50% of required rental)= 25
6. Minimum Third Round Very Low-Income Units (13% of units approved/created after 7/17/2008) = **18**
7. Minimum Third Round Very Low-Income Family Units (50% of required very low income units) = 9

The Third Round Settlement Agreement is included as Appendix C. Documentation for the compliance mechanisms is included in the Appendix.

Modifications

The Third Round Compliance Plan above includes the following modifications from the Third Round compliance table adopted by the Planning Board on January 17, 2024. In preparing the Fourth Round Plan, some miscalculations of crediting became apparent.

- Increase senior units to be credited from Randolph Estates from 17 to 32 to maximize senior credit allowance (49)
- Remove Accessory Dwelling Unit program (9 units). This program is difficult to implement. The AHTF monies will be reallocated in the updated AHTF Spending Plan.
- Add supportive housing on Block 24.02 Lot 12.04 located at Marne Highway and Mount Holly By-Pass (4 units for Third Round and additional for Fourth Round). This project is described together with the Fourth Round sites below.
- Reduce Market to Affordable program from 5 units to 3 units. (AHTF monies will be reallocated in the updated Spending Plan).

The Cornerstone at Hainesport project was approved as part of the Third Round compliance plan and is under construction. The developer anticipates occupancy in December of 2025.

The Randolph Estates senior rental project was approved as part of the Third Round compliance plan and has been awarded funding. The developer will close on the site in the fall of 2025 and occupancy is anticipated in February of 2027.

The Supportive and Special Needs Home proposed at the intersection of Maryland Avenue and Marne Highway (Block 72 Lot 6) will be a four-bedroom home. The proposed developer has a contract to purchase this infill parcel. The Township has prepared a sketch to demonstrate feasibility of the proposal. The proposal is to construct a four-bedroom, 1 story home with parking

for three cars, a shed and a fenced yard area. The applicant will obtain approval for the requested variances (for setbacks) and the Township will support the applicant's funding applications. The approved plan and deed restriction will be added as an Appendix when available.

C. Fourth Round Prospective Need

The amended Fair Housing Act defines prospective need as a "projection of housing needs based on development and growth which is reasonably likely to occur in a region or municipality, as the case may be, as a result of actual determination of public and private entities." The methodology for calculating the prospective need is set forth at N.J.S.A. 52:27D-304.3(c). The prospective need is calculated based on three factors: the nonresidential valuation factor, the income capacity factor, and the land capacity factor. The three factors are averaged to yield the municipality's average allocation factor for distributing the regional prospective need to the municipality. NJDCA calculated Hainesport Township's Fourth Round number to be 77, it was modified to 74 through mediation.

On April 17, 2025, by Order of Judge Cook, the municipal fourth round prospective need obligation was fixed at 74. The following table summarizes Hainesport Township's Fourth Round compliance plan. The locations of the affordable housing sites are included on Map 2.

Hainesport Township Round 4 Prospective Need: 74								
Block	Lot	Name & Location	Unit Type	Sale/Rent	VL/Low/Mod	Status	#Units	#Bonus
24	10	Randolph Senior Marne Highway ⁶	Senior	Rent	2VL/7L/8M	Under construction	17	0
108	1.02,3,3.01, 4.05, 4.06 & 1, 1.01, 4.03	HITCO and adjacent ⁷ (54 total)	Family	Rent	7VL/20L/27M	Proposed	35	18
24.02	12.04	Supportive Housing (total 8)	SSN	Rent	4 VL	Proposed	4	0
							56	18
TOTAL								74

⁶ The Randolph Estates 100% Affordable Senior rental project will include a total of 70 units. 32 units will be credited to the Third Round, 17 units will be credited to the Fourth Round, and the remainder will be credited to the Fifth Round.

⁷ It is anticipated that the 100% affordable family rental development on the HITCO site will produce 54 units. The redevelopment may allow up to 62 units. 35 will be credited to the Fourth Round and the remainder will be credited to the Fifth Round.

1. Bonus Credits and Fourth Round Parameters

N.J.S.A. 52:27D-311(k) provides that a municipality is permitted to satisfy up to 25% of its prospective need obligation through the use of bonus credits. For Hainesport's Fourth Round obligation (74 units) this is 18 Bonus Credits. The following types of bonus credits may be available as part of Hainesport's Fourth Round fair share plan.

- N.J.S.A. 52:27D-311(k)(1) provides that for low- and moderate- income housing for individuals with special needs or permanent supportive housing, municipalities may claim 1 bonus credit per unit.
- N.J.S.A. 52:27D-311(k)(5) provides that for each unit of low- or moderate-income family housing with at least three bedrooms above the minimum number required by the bedroom distribution (pursuant to the Uniform Housing Affordability Controls) the municipality may claim .5 bonus credit per unit.
- 52:27D-311(k)(6) receive one unit of credit and one-half bonus credit for a unit of low- or moderate-income housing constructed on land that is or was previously developed and utilized for retail, office, or commercial space;
- **N.J.S.A. 311(k)(8)** provides that for low- and moderate- income housing in a 100% affordable housing project for which the municipality contributes toward the costs of the project (land and/or AHTF money) consisting of at least 3% of the project cost the municipality may claim 1 bonus credit per unit.

The Fair Housing Act provides parameters to guide the compliance plan and ensure that certain housing objectives are met. The following are key to the compliance plan:

- A minimum of 50% of the affordable housing units must be family housing units (available to families with children).
- A minimum of 25% of the affordable housing units, exclusive of any bonus credits, must be rental units, and a minimum of half of the rental units must be family rental units.
- A maximum of 30% of affordable housing units, exclusive of any bonus credits may be age-restricted housing units.

2. Marne Highway and Mount Holly Bypass

Block 24.02 Lot 12.04

Supportive and Special Needs Housing

8 Units

This +/-one-acre site will be zoned to accommodate a group home or a small-scale supportive housing development. The site is currently within the “I” Industrial zoning district and is vacant except for a billboard. The properties to the north and east are within the R-2 residential district and are developed with a cemetery and homes. The lot is triangular and narrow, which constrains industrial development potential. Access to the site will be from Marne Highway and will need to be coordinated for safety and maneuverability. It may be that the site yields more than 8 units, but 8 is being used as not to overestimate the site. The amended spending plan will consider a contribution from the AHTF for this project.

Site Suitability

In accordance with N.J.A.C. 5:93-5.3 sites designated for inclusionary development or municipally sponsored affordable housing must be available, suitable, developable and approvable, as defined in N.J.A.C. 5:93-1.3. Further, 100% affordable housing sites (municipally sponsored development) must meet the requirements of N.J.A.C. 5:95-5.5. From a sound land use planning perspective, the site suitability factors must be considered as parts of a whole rather than in isolation. Each factor is affected by and/or interconnected with other suitability factors.

Available Site

An available site means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.

- Block 24.02 Lot 12.04 is owned by Capri Associates LLC. It is not yet known whether the property has clear title and is free of encumbrance. If there are title issues that prevent development of the site as proposed, another site will be identified

Suitable Site

A suitable site means 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.

The site is shown on MAP 2. It has frontage on the Mount Holly Bypass (CR 541) and Marne Highway (CR 537). Route 541 frontage consists of a right turn lane. It appears that access would be from Marne Highway. The site is adjacent to a cemetery to the east and south. Across Marne Highway to the north are residential dwellings and to the west across Route 541 is a warehouse. The site is located within Planning Area 2 (the Suburban Planning Area) on the State Plan Policy map and within a sewer service area. There are no wetlands on the site.

Developable Site

A developable site means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.

The site is within the sewer service area in the Tri-County Wastewater Treatment Plan. The site would be served by the Mount Holly MUA and wastewater would be treated at the Mount Holly Water Pollution Control Facility.

Approvable Site

An approvable site means 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.

Zoning to permit the proposed affordable housing development is being prepared and will be adopted and added as an Appendix to this plan. The zoning will permit at least 8 supportive and special needs units (or bedrooms) along with parking, amenities, stormwater facilities and other related improvements. The zoning will be adopted by October 31, 2025.

3. HITCO and Adjacent Lots

Block 108 Lots 1.02, 3, 3.01, 4.05, 4.06

Block 108 Lots 1, 1.01, 4.03

100% Family Rental

35 Fourth Round units (total of 54 units)

Hainesport Township owns Block 108 Lots 1.02, 3, 3.01, 4.05, 4.06, totaling 2.3 acres located at Route 38 and Creek Road. The site is located on the south side of Route 38, and on the east side of Creek Road and is in the process of being remediated. The Township has extensive documentation about the extent of contamination on the site, the location of the contamination, and the progress toward remediation. The Township proposes to purchase three adjacent lots immediately to the west (1, 1.01, 4.03) totaling approximately 1.14 acre to consolidate with the “HITCO” properties. The Township will pay fair market price for the lots. Together the lots are 3.4 acres. The Township has prepared a rough sketch to determine that the site may be laid out to provide parking in the contamination area, and residential units (3 buildings of 18 units each) would be located around the perimeter of the site.

The HITCO site is located within a designated redevelopment area and the area will be expanded to include lots 1, 1.01, 2.04, 4.03, and 4.04. Once the redevelopment area is expanded, a redevelopment plan will be prepared and adopted to enable the proposed 100% affordable family rental development on the site. The Township has spoken with Walters Group about developing the site as described. Walters Group is already operating in Hainesport and would be interested in developing the HITCO site. An initial evaluation indicated that the site would be competitive under the NJHMFA’s current Qualified Allocation Plan for 9% Tax Credit Financing. The redevelopment plan will be added as an Appendix to this plan when it is prepared.

Site Suitability

In accordance with N.J.A.C. 5:93-5.3 sites designated for inclusionary development or municipally sponsored affordable housing must be available, suitable, developable and approvable, as defined in N.J.A.C. 5:93-1.3. Further, 100% affordable housing sites (municipally sponsored development) must meet the requirements of N.J.A.C. 5:95-5.5. From a sound land use planning perspective, the site suitability factors must be considered as parts of a whole rather than in isolation. Each factor is affected by and/or interconnected with other suitability factors.

Available Site

An available site means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.

- Block 108 Lots 1.02, 3, 3.01, 4.05, 4.06 are owned by Hainesport Township.
- Block 108 Lots 1, 1.01, 4.03 are owned by Scott and Gaye Dunlop (94 Branch Street, Medford)
- The Township will obtain title reports to confirm the sites have clear title and are free of encumbrance.

Suitable Site

A suitable site means 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.

The site is shown on MAP 3. It has access from State Highway Route 38 and Creek Road. There are no wetlands on the site. There is a New Jersey Transit bus stop located 200 feet away. The site was contaminated by a previous commercial use. The Township has received over \$500,000 in funding from the Hazardous Discharge Site Remediation Funding program to clean up the site. The most recent report from the Township's LSRP is included as Appendix E.

Developable Site

A developable site means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.

The site is within a designated sewer service area in the Tri-County Water Quality Management Plan. Sewer service to the property is provided by the Mount Holly Municipal Utilities Authority. The Mount Holly MUA is a regional utility that provides for the collection, transfer, and treatment of wastewater from all or parts of six municipalities including Lumberton Township. The Mt. Holly MUA operates two wastewater treatment facilities, one in Mt. Holly and one in Lumberton. Public water is provided by New Jersey American Water. The site has direct access to the water and sewer infrastructure that currently serve other developments in the area.

Approvable Site

An approvable site means 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.

A Redevelopment Plan to permit the proposed development is being prepared and will be adopted and added as Appendix F to this plan. The Redevelopment Plan will permit 54 (possibly up to 62 if feasible) multi-family rental units at the site along with parking, amenities, stormwater facilities and other related improvements.

The COAH rules at N.J.A.C. 5:93-5.5 provide that a municipally sponsored construction program shall address the following:

Site Control (N.J.A.C. 5:93-5.5(a))

The municipality shall demonstrate that it has site control or has the ability to control the site. Control may be in the form of outright ownership or an option on the property. Hainesport Township owns a portion of the overall site and intends to purchase the adjacent lots.

Administrative Agent

An administrative mechanism shall be submitted for the development indicating who will income qualify applicants and administer the units once they are occupied.

The Township intends to enter an MOU with Walters Group, an experienced affordable housing developer, which would eventually be the owner and operator, and serve as the long-term administrative agent for the proposed 100% affordable development. Walters Group is currently constructing a 70 unit development in Hainesport (Cornerstone at Hainesport) and has other projects in the immediate area. Walters Group has experienced professional administrative agents on staff and will oversee all aspects of the development ensuring adherence with DCA's and HMFA's requirements and the applicable UHAC requirements (affirmative marketing, income distribution, minimum 13% very low-income, ensuring the filing of 45-year affordability controls, affirmative marketing, income qualifying tenants and overseeing the long-term management of the development). The Township's Administrative Agent will assist with monitoring on behalf of the Township.

Funding

The municipality shall submit detailed information demonstrating that it has adequate funding capabilities.

Hainesport Township owns a portion of the property and proposes to purchase the additional lots for fair market price. The Township will use AHTF monies as will be set forth in the updated Spending Plan. The designated developer (anticipated Walters Group) will pursue funding from available sources. The Township has evaluated a number of potential funding sources

including the Affordable Housing Production Fund , DCA's Affordable Housing Trust Fund, and the Low Income Housing Tax Credit financing administered by NJHMFA.

Construction Schedule

A construction schedule, or timetable, shall be submitted for each step in the development process: including preparation of a site plan, granting of municipal approvals, applications for State and Federal permits, selection of a contractor and construction.

The Township is working to lay foundations for the project. The construction schedule will be updated when the adjacent lots are under contract.

Bedroom and Income Distribution

The following table includes the bedroom and income breakdown for the proposed 84 family units.

Hainesport Township HITCO Site 100% Affordable				
	Very Low	Low	Moderate	
One Bedroom	1	5	5	11
Two Bedroom	4	12	16	32
Three Bedroom	2	4	5	11
Total	7	21	26	54

4. Extension of Expiring Controls.

N.J.S.A. 52:27D-321 provides requirements for the extension of expiring controls. There may be opportunities to extend affordability controls on additional for sale units at Glen at Mason's Creek (39 age restricted for sale units). Thirteen (13) units have already been extended and counted toward the Third Round fair share obligation. Since the Township is maximizing its available age-restricted credits for the Fourth Round at Randolph Estates, additional extensions are not needed for Fourth Round compliance. However, the Township is working with CGP&H to establish a program to offer payments (\$10,000) to owners to voluntarily extend the affordability controls for a period of 30 to 40 years (original term and extended term must total at least 60 years) to accumulate credits for the Fifth Round and to maintain the affordability of the age restricted housing stock. The first unit to extend under this new program will be 107 Tartan. Details about this program will be added to the Appendix when they are completed.

D. Affordable Housing Trust Fund

The Fair Housing Act (N.J.S.A. 52:27D-329.2) provides that a municipality in the process of seeking compliance certification or that has obtained compliance certification, and which has adopted a municipal development fee ordinance shall be authorized to impose and collect development fees from developers of residential properties in accordance with rules promulgated by the department (DCA). Hainesport Township initially adopted a Development Fee Ordinance on November 13, 1992, which was approved by COAH. The Affordable Housing Development Fee requirements (Township Code Section 44-24 through 26) were updated March 13, 2018 and again by Ordinance 2024-8 on May 14, 2024.

Hainesport Township adopted an Affordable Housing Trust Fund Spending Plan by Resolution 2024-42-1 on January 31, 2024. Hainesport's Affordable Housing Trust Fund is in a separate interest-bearing account at Citizens Bank. As required by N.J.S.A. 52:27D-329.2, Hainesport has entered updated information into DCA's AHMS including a detailed accounting of development fees that have been collected and expended since the inception of the municipal authorization to collect fees. Updated detailed accounting is required by February 15th of each year in the compliance cycle.

An updated Affordable Housing Development Fee ordinance and a new AHTF Spending Plan are being prepared and will be added to this Housing Element and Fair Share Plan upon their completion and adoption by October 31, 2025.⁸ As of December 31, 2024 there was \$635,362.37 in Hainesport's Affordable Housing Trust Fund. The Township's Spending Plan will be amended to adjust the anticipated revenues and to modify the proposed expenditures consistent with the Township's modified Third Round and Fourth Round compliance proposals. Development fees are only permitted to be expended in accordance with an approved spending plan.

The amended Fair Housing Act required that the DCA promulgate updated regulations related to the establishment, administration, reporting, and enforcement of the expenditure of affordable housing development fees by municipalities, which shall include establishing an expedited process for approving spending plan expenditures for emergent opportunities to create affordable housing after a municipality has obtained compliance certification, and procedures for monitoring the collection and expenditure of trust funds. After the AHTF Spending Plan is adopted, the Township may seek modifications as necessary.

E. Cost Generation

Hainesport Township has and will continue to work with developers of planned projects to ensure the viability of the affordable units in 100% and inclusionary projects. The Township has worked closely with affordable housing developers in recent years, and has provided

⁸ N.J.S.A. 52:27D-32.2(a) requires that a spending plan for current and projected funds through the current round are to be included in the housing element and fair share plan.

financial support the affordability of affordable housing developments as well as zoning and administrative support for the array existing and planned affordable housing units. The Township has and will continue to ensure the removal of unnecessary cost-generating requirements while upholding essential standards. Once DCA and HMFA finalize their rules, the Township will consider revisions to the Land Development Code that may be necessary to address new requirements related to cost generation.

F. Administration and Implementation

The Township's affordable housing legislation is located at Chapter 44 of the Township Code. The Township amended and updated the affordable housing regulations by ordinance 5-14-2024 on May 14, 2024. Following the adoption of this Housing Element and Fair Share Plan, and following anticipated amendments to the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26); Chapter 44 will be reviewed and updated again.⁹ Chapter 44 will be amended as needed to ensure consistency with the Amended Fair Housing Act, UHAC, and the Township's Fair Share Plan. The amended ordinance(s) will be added as appendices to this plan.

Affordable housing units are required to be administered by a certified administrative agent that will oversee all aspects of the affordable units to ensure adherence to DCA's and HMFA's requirements and the applicable UHAC requirements (affirmative marketing, income distribution, minimum 13% very low-income, ensuring the filing of 45-year affordability controls, income qualification of tenants, and overseeing the long-term management of the development).

Hainesport Township's administrative agent is Community Grants, Planning & Housing. CGP&H is working with the Township to administer existing affordable units, update deed restrictions and other compliance documents as needed and will administer new units that are created in the Township. The administrative agent will also work with the Township planner and Municipal Housing Liaison to ensure proper documentation and monitoring of the affordable housing inventory.

G. Monitoring

In accordance with the requirements of N.J.S.A. 52:27D-329.2 and -329.4, by February 15 of each year of the Fourth Round, the Township will provide a detailed accounting through DCA's new online portal of all residential and non-residential fees collected, interest earned, and other income collected and deposited into the Township's affordable housing trust fund during the prior calendar year. The Township will also provide a detailed accounting of all expenditures of affordable housing trust funds during the prior calendar year, including purposes and amounts, and documentation of the balance remaining in the affordable housing trust fund as of December 31 of that year.

⁹ The Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et al) were amended on December 19, 2024 and are temporarily in effect until NJHMFA adopts or further amends the rules.

The status of implementation of the Fair Share Plan may be evaluated by the Township or an interested party at the midpoint of the certification period by filing a request with the Program for a realistic opportunity review. If such an action is initiated, The Township may propose one or more alternative sites with an accompanying development plan or plans that provide a realistic opportunity for the same number of affordable units and are otherwise in compliance with the FHA and the *Mount Laurel* doctrine.





