

## HOUSING ELEMENT AND FAIR SHARE HOUSING PLAN

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### TOWNSHIP OF MOUNT LAUREL MASTER PLAN



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Prepared by

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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

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Michael Mistretta, PP #00575900



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## THE TOWNSHIP OF MOUNT LAUREL HOUSING ELEMENT AND FAIR SHARE PLAN

### I. INTRODUCTION

This document is presented in two parts; which include (i) the Township of Mount Laurel (“Township” or “Mt. Laurel”) Master Plan Housing Element and (ii) the Township of Mount Laurel Fair Share Plan. This Housing Element and Fair Share Plan (“HEFSP”) addresses the Township’s compliance with the Municipal Land Use Law (“MLUL”), relevant Uniform Housing Affordability Controls (“UHAC”) regulations, the requirements of the Uniform Housing Affordability Controls (“UHAC”) regulations, the requirements of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) as amended by the A4/S50 legislation signed into law on March 20, 2024, and other applicable law.

The Master Plan Housing Element will examine the Township’s demographic, population, and employment characteristics, along with the Township’s housing stock and development trends throughout the decades. A Housing Plan, according to the MLUL N.J.S.A. 40:55D-28b(3), must include, but is not limited to, residential standards and proposals for the construction and improvement of housing. According to N.J.S.A. 52:27D-310, the Housing Element shall contain at least the following:

- 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;
- 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;
- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- 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 (N.J.S.A. 52:27D-304.1);
- 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;
- 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 (N.J.S.A. 52:27D-329.20);

- 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 (N.J.S.A. 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
- 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.

The Fourth Round Housing Element and Fair Share Plan reiterates how the Township complied with its Third Round affordable housing obligations under the Township's Court-approved Amended Third Round Housing Element and Fair Share Plan and Third Round Order of Amended Judgment of Compliance and Repose with Conditions ("JOR"), entered on December 30, 2022 (attached hereto as *Appendix K*), and also addresses how the Township intends to meet its fair share obligations for the Fourth Round as settled and committed to by Resolution No. 25-R-98 adopted by Township Council on April 7, 2025 (see *Appendix D*) and affirmed by the Court Order signed by Hon. Terrence R. Cook, A.J.S.C., dated April 17, 2025 (see *Appendix E*). The Housing Element and Fair Share Plan is part of the Township of Mount Laurel's request to acquire a Compliance Certification from the Affordable Housing Dispute Resolution Program ("the Program") and will include the projects and strategies addressing the Township's affordable housing obligations.

## **II. TOWNSHIP OF MOUNT LAUREL FOURTH ROUND HOUSING ELEMENT**

### **A. OVERVIEW**

This Fourth Round Housing Element and Fair Share Plan has been prepared in response to the requirements set forth in the amendments to the Fair Housing Act known as Bill A4/S50 ("FHA Amendments") signed into law on March 20, 2024. The law reformed municipal responsibilities regarding the provision of affordable housing for the Fourth Round and beyond in 10-year rounds of housing obligations beginning on July 1, 2025. The changes and regulations for the FHA Amendments are further explained in Section II.D and Section II.E below.

In accordance with the Municipal Land Use Law ("MLUL") at N.J.S.A. 40:55D-28b(3), this Fourth Round Housing Element and Fair Share Plan ("HEFSP") has been prepared pursuant to N.J.S.A. 52:27D-310 which specifies that the HEFSP must include 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 (N.J.S.A. 52:27D-304.1). In accordance with the requirements of section 3 of P.L.2024, c.2 (N.J.S.A. 52:27D-304.1), this Fourth Round Housing Element and Fair Share Plan addresses its affordable housing obligations for the Prior Round, the Third Round, and the Fourth Round. The Township's Fourth Round numbers have been established via a Mediation Agreement entered between the Township



and the New Jersey Builders Association (“NJBA”) (see *Appendix C*)<sup>1</sup>, the Township Council resolution adopted on April 7, 2025 (see *Appendix D*) authorizing the Mediation Agreement and the Fourth Round numbers therein, and an Order from the Court entered on April 17, 2025 (see *Appendix E*). By the Court in its Order entered on April 17, 2025, the Court determined that Mount Laurel’s Fourth Round present need is 46 and Fourth Round prospective need is 410. The Fourth Round Housing Element and Fair Share Plan has also been prepared to comply with all requirements of the FHA, applicable COAH and UHAC regulations, and relevant Mount Laurel case law.

## **B. AFFORDABLE HOUSING HISTORY PRIOR TO THE FOURTH ROUND**

New Jersey affordable housing law began with the New Jersey Supreme Court’s (hereinafter the “Supreme Court”) creation of the Mount Laurel doctrine in its landmark case, So. Burl. Cty. N.A.A.C.P. v. Tp. of Mt. Laurel, 67 N.J. 151 (1975) also known as “Mount Laurel I”. In Mount Laurel I, the Supreme Court decided that under the State Constitution, each municipality “must, by its land use regulations, make realistically possible the opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there”, including those of low and moderate income. Thus, the Supreme Court in its Mount Laurel I decision ruled that municipalities should not use their using zoning powers to prevent the potential for the development of affordable housing.

Displeased with progress under its earlier decision, in 1983, the Supreme Court decided So. Burlington Ct. N.A.A.C.P. v. Mount Laurel Tp., 92 N.J. 158 (1983) or “Mount Laurel II”. Because the Legislature had not yet acted to implement the holding in Mount Laurel I, the Court in Mount Laurel II fashioned a judicial remedy, or what is commonly referred to as a “Builder’s Remedy”. That remedy created a special process by which builders could file suit against a municipality for the opportunity to construct housing at much higher densities than a municipality otherwise would allow, creating affordable housing in the process. In essence, Builder’s Remedy lawsuits seek to force towns to meet their affordable housing obligations.

Responding to the chaos created by the implementation of the Supreme Court’s Mount Laurel decisions and the many Builder’s Remedy lawsuits that followed, the State Legislature passed the Fair Housing Act (hereinafter “FHA”) in 1985, which the Supreme Court upheld in (Hills Dev. Co. v. Bernards Twp., 103 N.J. 1 (1986) or “Mount Laurel III”).

The FHA created COAH, and required COAH to (1) enact regulations that established the statewide affordable housing need, (2) assign to each municipality an affordable housing obligation for its designated region and (3) identify the techniques available to municipalities to meet its assigned obligation. The FHA included a process for municipalities to obtain Substantive Certification, which, if granted by COAH, would protect municipalities against Builder’s Remedy lawsuits, or a lawsuit from a housing advocate, for a defined period of time. The FHA also transferred pending Builder’s Remedy litigation to COAH for resolution through an administrative process, and established a process for bringing municipalities into compliance.

To implement the FHA requirements, COAH adopted a series of regulations. Round One regulations were enacted in 1987. Round 2 regulations were adopted by COAH in 1994. Round 3 regulations

<sup>1</sup> The Township prepared a Mediation Agreement that was adopted by the Township Council on April 7, 2025 (see *Appendix C* and *Appendix D*); however, this Mediation Agreement was never signed by the NJBA. The NJBA has communicated that it is relying on the Court Order filed on April 17, 2025 (see *Appendix E*), which is consistent with the terms and Fourth Round obligations of the adopted Mediation Agreement.



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were supposed to be adopted in 1999 when the Round 2 rules were set to expire, but the first iteration of Round 3 rules were not adopted by COAH until 2004. The Township participated in the process established by both the First Round rules and Second Round rules. The Township adopted a Housing Element and Fair Share Plan for the First Round, which was approved via a JOR on September 9, 1985, and the Township was granted a JOR for its Second Round Housing Element and Fair Share Plan on December 3, 1997.

In 2007, the Appellate Division affirmed portions of COAH's 2004 Round 3 rules, but invalidated other aspects of them. See In Re Adoption of N.J.A.C. 5:94 & 5:95, 390 N.J. Super. 1 (App. Div. 2007). The opinion remanded the matter to COAH for adoption of new compliant regulations, and gave the agency six months to do so. The Appellate Division granted COAH two extensions, and COAH finally adopted a second set of Round 3 rules in September of 2008. Many municipalities submitted Round 3 affordable housing plans to COAH and to courts for approval in December of 2008 in response to the new Third Round rules. On March 29, 2006, the Township was granted a JOR for the Third Round approving its Third Round HEFSP that addressed a "growth share obligation" calculated to be 226 units. The HEFSP was subsequently amended to address the 2008 revised Third Round rules and was granted a JOR on June 21, 2012.

On October 8, 2010, the Appellate Division concluded that COAH's revised 2008 regulations suffered from many of the same deficiencies as the first set of Third Round rules, and it invalidated substantial portions of the 2008 Third Round regulations again. See In re Adoption of N.J.A.C. 5:96 & 5:97, 416 N.J. Super. 462 (App. Div. 2010). The Court specifically directed COAH to use a methodology for determining prospective affordable housing needs similar to the methodologies used in the prior rounds.

During this same time period, Governor Christie initiated a series of steps to abolish or reduce the role of COAH. During this time period the Legislature introduced a Bill, which would have radically transformed the affordable housing world. The S-1 Bill in its initial form was supported by Governor Christie. By the time it went through the Assembly, however, a very different bill passed and the Governor conditionally vetoed the Bill.

Frustrated with the lack of movement by COAH to adopt updated Third Round rules, the Supreme Court issued an order on March 14, 2014, which required COAH to adopt new Third Round regulations by October 22, 2014. COAH proposed the third version of Third Round regulations on April 30, 2014. However, in October of 2014, the COAH Board deadlocked 3-3 when voting to approve the regulations and the rules were not adopted.

In response, on March 10, 2015, the Supreme Court issued its decision In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV), in which it (1) found that COAH had violated the March 14, 2014 Order by failing to adopt new Third Round regulations by October 22, 2014, (2) held that, without new Third Round regulations, COAH could not process municipalities' petitions for substantive certification, (3) directed trial courts to assume COAH's functions, (4) authorized municipalities under COAH's jurisdiction to file Declaratory Judgment Actions along with a motion for Temporary Immunity by July 8, 2015, or risk exposure to Builder's Remedy lawsuits, and (5) ruled that municipalities would have to prepare and file a Housing Element and Fair Share Plan with a trial court for review. The Supreme Court declined to determine fair share allocations, however, instead assigning this task to the trial court judges with the directive that they use a methodology similar to that used in COAH's first and second round rules.



Mount Laurel which was a participating municipality under COAH, filed a Declaratory Judgment action on July 2, 2015, in Burlington County Superior Court within the requisite time period, and received temporary immunity from the Court, which is still in full force and effect. Subsequent to the filing, the Township entered into a Settlement Agreement with Fair Share Housing Center ("FSHC") on December 5, 2016 to resolve the Township's Declaratory Judgment action on a global level. After holding a properly-noticed Fairness Hearing on February 22, 2017, the Court entered an Order approving the Settlement Agreement on March 16, 2017. The Township consequently prepared a Housing Element and Fair Share Plan and all supporting documentation in accordance with the Settlement Agreement and the recommendations of the Special Master, which was approved by the Planning Board on June 29, 2017 and endorsed by the Township Council on August 14, 2017. After a duly-noticed Compliance Hearing was held on October 10, 2017, the Court granted the Township a Conditional Judgment of Compliance and Repose on November 8, 2017 approving the Township's Housing Element and Fair Share Plan, along with all supporting documents (see *Appendix J*).

In 2021, the Township determined that it was necessary to amend its Third Round Housing Element and Fair Share Plan. A First Amendment to the January 19, 2017 Settlement Agreement was entered with FSHC dated December 20, 2021 and was fully executed on January 7, 2022 (see *Appendix G*). The Township subsequently prepared an Amended Third Round Housing Element and Fair Share Plan, dated June 1, 2022, which was adopted by the Township's Planning Board on June 9, 2022 (see *Appendix H*) and endorsed by the Township Council on June 13, 2022 (see *Appendix I*). After a duly-noticed Compliance Hearing was held on September 6, 2022 and then continued to December 13, 2022, the Court entered an Order of Amended Judgment of Compliance and Repose with Conditions on December 30, 2022 (see *Appendix K*), which approved the Amended Third Round Housing Element and Fair Share Plan and secured immunity for the Township from all Mount Laurel lawsuits, including but not limited to, Builders Remedy lawsuits, until July 1, 2025.

Prior to the beginning of the Fourth Round, and in response to a settlement process further explained in Section II.G of this HEFSP, the Court memorialized the Township's Fourth Round present and prospective need obligations on behalf of the Program in an Order dated April 17, 2025 (see *Appendix E*). The Order set the Township's prospective need obligation at 410 and its present need obligation (also known as rehabilitation obligation) at 46 for the Fourth Round period.

### **C. SUMMARY OF MOUNT LAUREL'S AFFORDABLE HOUSING HISTORY AND ACTIVITIES**

The Township of Mount Laurel has had a long history of providing affordable housing with respect to its Court and COAH-mandated fair share obligations. Mount Laurel is one of the few municipalities in New Jersey that had received Court approval of a First, Second, and Third Round HEFSP prior to the disbandment of COAH.

The Township participated in the process established by the First Round rules by adopting a HEFSP, of which, on September 9, 1985, Judge Gibson entered a Judgment of Compliance and Repose for the First Round approving an affordable housing plan that addressed an obligation of 571 units. In response to the Second Round regulations COAH adopted in 1994, the Township's Housing Element and Fair Share Plan initially addressed the Second Round affordable housing obligations of 815 units. On December 3, 1997, Judge Gibson entered a Judgment of Compliance and Repose for the Second Round affordable housing plan.

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As noted earlier in this Plan, the Appellate Division invalidated COAH's first iteration of Third Round rules in 2007 and required COAH to adopt major changes to its rules. Those rule changes were adopted in June 2008 and again amended in September 2008. On March 29, 2006, Judge Sweeney entered a Judgment of Compliance and Repose for the Third Round approving an affordable housing plan that addressed a "growth share obligation" calculated to be 226 units. On June 21, 2012, Judge Suter granted repose to a plan that addressed a portion of a housing obligation that COAH's 2008 rule adoption calculated to be over 1,000 units.

In response to the March 10, 2015 Supreme Court decision detailed in the prior section, the Township entered into a Settlement Agreement with Fair Share Housing Center on December 5, 2016 and prepared a Housing Element and Fair Share Plan, which was approved by the Planning Board on June 29, 2017 and endorsed by the Township Council on August 14, 2017. On November 8, 2017, the Court granted the Township a Conditional Judgment of Compliance and Repose, which approved the Township's Housing Element and Fair Share Plan, along with all supporting documents (see *Appendix J*).

As a result of both a Midpoint Review of the Settlement Agreement in June 2020, certain compliance mechanisms and conditions of the 2017 JOR were reevaluated. Thus, the Township agreed to prepare an Amended Plan to address and outline the changes to their compliance plan. The Amended Third Round Housing Element and Fair Share Plan, dated June 1, 2022, was adopted by the Township's Planning Board on June 9, 2022 (see *Appendix H*) and endorsed by the Township Council on June 13, 2022 (see *Appendix I*), and on December 30, 2022, the Court entered an Order of Amended Judgment of Compliance and Repose with Conditions (see *Appendix K*), thereby approving the Amended Third Round Housing Element and Fair Share Plan and securing immunity for the Township from all Mount Laurel lawsuits, including but not limited to, Builders Remedy lawsuits, until July 1, 2025.

Prior to and throughout the duration of the Third Round, and in accordance with the Township's Third Round Housing Element and Fair Share Plan, several affordable units have been approved, constructed and completed. Supporting documentation of all affordable housing units and credits provided prior to the Fourth Round and as approved in the Township's 2022 Amended Third Round Housing Element and Fair Share Plan and December 30, 2022 JOR (see *Appendix K*) may be found under a separate cover filed with the 2022 Third Round HEFSP. The status of the Township's existing affordable housing projects is further supplemented by the Township's project and unit monitoring report submitted in accordance with September 16, 2024 reporting deadline per the FHA Amendments (see *Appendix V*) and detailed in Section III of this Plan.

#### **D. FOURTH ROUND OF AFFORDABLE HOUSING BACKGROUND**

On March 20, 2024, Governor Murphy signed the amendments to the FHA into law. The amended FHA established new guidelines for determining and regulating the affordable housing obligations of New Jersey municipalities for the Fourth Round and subsequent 10-year rounds as mandated by the Mount Laurel Doctrine and the FHA. This section outlines the key provisions instituted by the FHA Amendments.

##### **Major Items of the FHA Amendments**

- The Council on Affordable Housing ("COAH") is abolished, and its regulatory powers and functions are transferred to the Department of Community Affairs ("DCA") and the Administrative Office of Courts ("AOC").



- The DCA is responsible for calculating the regional need and municipal present and prospective fair share obligation for each municipality using the methodology established in sections 6 and 7 of P.L.2024, c.2. The March 8, 2018 Superior Court, Law Division, Mercer County, In re Application of Municipality of Princeton (also known as the “Jacobson opinion”) serves as the basis for any datasets or methodologies not directly addressed in the FHA Amendments. This Fourth Round methodology is further explained in Section II.E below.
- Per N.J.S.A. 52:27D-302, as amended, “the changes made to affordable housing methodologies, obligations, and fair share plans, as determined to be a necessity by the Legislature, through the enactment of [P.L.2024, c.2] are made with the intention of furthering consistency with the State Development and Redevelopment Plan.”
- A municipality will still be permitted to seek a Vacant Land Adjustment (“VLA”).
- A municipality may take into consideration the DCA calculations in determining its present and prospective need obligations, but the DCA calculations are not binding on any municipality. Each municipality establishes its own obligation number, and a municipality may deviate from DCA’s calculations in determining its obligation, provided that it adheres to the methodology established by the FHA Amendments.
- The Affordable Housing Dispute Resolution Program (“Program”) is established within the AOC and is responsible for handling any dispute regarding a municipality’s determination of and/or compliance with its fair share obligation. The Administrative Director of the Courts makes appointments to the Program, which consists of 3-7 retired Mount Laurel judges. The initial judges appointed were the Hon. Thomas C. Miller (chair), the Hon. Ronald E. Bookbinder, the Hon. Thomas F. Brogan, the Hon. Stephan C. Hansbury, the Hon. Mary C. Jacobson, the Hon. Julio L. Mendez, and the Hon. Paulette M. Sapp-Peterson.
- The availability of bonus credits has been expanded but credits remain capped. Notable credit provisions include:
  - More than one type of bonus credit may not be received for the same unit.
  - A maximum of 25% of a municipality’s prospective need obligation may be satisfied by bonus credits.
  - A summary of the types of bonus credits is provided in the table below:

Table A: Fourth Round Bonus Credits	
Description	Bonus
Special Needs or Supportive Housing Units	1.0 bonus credit for each bedroom unit of low- or moderate-income housing for individuals with special needs or permanent supportive housing.
100% Affordable Developments with Municipal Contribution of Land or Funds	1.0 bonus credit for each unit of low- or moderate-income housing in a 100% affordable housing project for which the municipality contributes to the cost of the project. This contribution can either be real property or contributions from the municipal Affordable Housing Trust Fund that covers no less than 3% of the project costs.
Market-to-Affordable	1.0 bonus credit for each unit of low- or moderate-income housing created by transforming an existing rental or ownership unit from market rate to affordable. A municipality may only rely on this bonus credit as part of its fair share plan and housing element if the municipality demonstrates that a commitment to follow through with this market to affordable agreement has been made and: (a) this agreement has been signed by

	the property owner; or (b) the municipality has obtained ownership of the property.
Non-Profit Partnership for For-Sale Housing	<b>0.5</b> bonus credit for each unit of low- or moderate-income ownership unit created in partnership with a non-profit housing developer.
Proximity to Transit	<b>0.5</b> bonus credit for each unit of low- or moderate-income housing located within a 0.5 mile radius (or 1 mile radius if located in a Garden State Growth Zone) surrounding a NJ Transit Corporation, Port Authority Transit Corporation, or Port Authority Trans-Hudson Corporation rail, bus, or ferry station, including all light rail stations.
Redevelopment	<b>0.5</b> bonus credit for each unit of low- or moderate-income housing constructed on land that is or was previously developed and utilized for retail, office, or commercial space.
Age-Restricted Units (with 10% Cap)	<b>0.5</b> bonus credit for a unit of age-restricted housing (Bonus credit only applicable to 10% of all age-restricted housing built that count towards the municipality's affordable housing obligation).
Family Housing	<b>0.5</b> bonus credit for each unit of low- or moderate-income family housing with at least three bedrooms above the minimum number required by the bedroom distribution. This bonus credit shall be calculated by taking into account the full municipal fair share plan and housing element, and the number of units with at least three bedrooms required for projects satisfying the minimum 50 percent family housing requirements.
Very Low-Income Units Beyond Minimum	<b>0.5</b> bonus credit for each unit of very low-income housing for families above the 13% of units required to be preserved for very low-income housing.
Extension of Affordability Controls	<b>0.5</b> bonus credit for each existing low- or moderate-income rental housing unit for which affordability controls are extended for a new term, and the municipality contributes funding towards the costs necessary for this preservation.

- A municipality must adopt and file with the Program and the Court a Housing Element and Fair Share Plan, along with drafts of the appropriate zoning and other ordinances and resolutions implementing its present and prospective obligation by June 30, 2025. The Housing Element and Fair Share Plan must assess the degree to which the municipality has complied with its obligations for the prior three rounds and determine whether the municipality has credits in excess of its prior round obligations. If any units are determined to be unfulfilled from prior rounds, the Plan must address how this unmet obligation will be fulfilled, as well as explain how it plans to meet its Fourth Round obligation. The Plan must also include a spending plan for current funds in the municipal affordable housing trust fund and projected funds towards the round.
- The law establishes several limitations to how units may be counted towards fulfilling a municipality's fair share obligation:
  - A maximum of 30% of the units counted toward the prospective need obligation may be age-restricted units, exclusive of bonus credits.
  - A minimum of 50% of the units used toward the prospective need obligation, exclusive of bonus credits, must be available to families with children.
  - A minimum of 25% of the units used toward the prospective need obligation,



- exclusive of bonus credits, must be rental units and at least half of that number must be available to families with children.
- A minimum of 13% of affordable housing units must be available to very low-income households and at least half of that number must be available to families with children.
- A maximum of 10% of a municipality's fair share obligation may be counted by transitional housing credits.
- A municipality may lower its prospective need obligation to prevent an obligation of more than 1,000 housing units or a number exceeding 20% of the total number of households in the municipality.
- The law increases the minimum period requiring affordability controls to 40 years for rental units and maintains a 30-year period for for-sale units. The minimum requirement for affordability controls cannot be reduced.
- The law establishes new development fee collection, expenditure and monitoring rules.
- The amended FHA also establishes many deadlines, including but not limited to, the submission of a Fourth Round Housing Element and Fair Share Plan by June 30, 2025, and any objections being filed by August 31, 2025.

## E. FOURTH ROUND METHODOLOGY

Per N.J.S.A. 52:27D-304.1.d, "For the fourth round of affordable housing obligations, the [Department of Community Affairs] shall prepare and submit a report to the Governor, and, pursuant to [N.J.S.A. 52:14-19.1], to the Legislature providing a report on the calculations of regional need and municipal obligations for each region of the State within the earlier of seven months following the effective date of P.L.2024, c.2 (N.J.S.A. 52:27D-304.1 et al.) or December 1, 2024." On October 18, 2024, the Department of Community Affairs (DCA) released a report titled "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background," inclusive of a calculation spreadsheet, which detailed the datasets and calculations used to generate the affordable housing obligation for each municipality within New Jersey for the Fourth Round. Per this report, the Township of Mount Laurel was calculated to have a present need of 46 units and a prospective need of 431 units for the Fourth Round. The sections below outline the methodology for calculating the Township's Fourth Round affordable housing obligation per the DCA report and in accordance with the FHA Amendments.

### **Present Need**

Per the amended FHA, "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-304.2). P.L.2024, c.2 further defines "deficient housing units" as "housing that: (1) is over fifty years old and overcrowded; (2) lacks complete plumbing; or (3) lacks complete kitchen facilities" (N.J.S.A. 52:27D-304).

In the Third Round, municipal present need calculations were based on the number of housing units lacking complete kitchen facilities, the number of units lacking complete plumbing facilities, and the number of overcrowded units. The present need calculations for the Fourth Round conducted by the DCA similarly use datasets measuring these three factors, but as explained in their report, "The US



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Department of Housing and Urban Development (HUD) and the US Census Bureau publish separate tables on housing age, lack of plumbing facilities, lack of kitchen facilities, and overcrowding. However, there is no data source that reports the number of units that meet any one of those three conditions. Therefore, this number must be estimated using data from existing tables, with measures taken to account for overlap and to narrow the scope to deficient housing units occupied by low- and moderate-income [[LMI]] households.” The DCA therefore used a combination of the latest data from HUD’s Comprehensive Housing Affordability Strategy (CHAS) LMI dataset corresponding to the latest Census Bureau American Community Survey (ACS) data (which was 2017-2021 5 Year Estimates at the time of the report’s release), data from the IPUMS Center for Data Integration, and the ACS Public Data Microdata Sample (PUMS) at the Public Use Microdata Area (PUMA) level to estimate the number of substandard/deficient low- and moderate-income occupied units (“present need”) for each municipality in New Jersey.

Per the methodology outlined above and described in further detail in the DCA report, the Fourth Round present need obligation for the Township of Mount Laurel was calculated as 46.

### **Prospective Need**

The statewide obligation for the Fourth Round has been calculated as 84,698. This obligation is distributed among the State’s municipalities, excluding Qualified Urban Aid municipalities.

As described in the FHA Amendments and summarized in the DCA report, a municipality’s Fourth Round prospective need obligation is calculated by multiplying its average allocation factor to the total prospective need of its corresponding Housing Region.

Per the FHA Amendments, the State is broken into six regions as follows:

Housing Region	Counties
1	Bergen, Hudson, Passaic, and Sussex
2	Essex, Morris, Union, and Warren
3	Hunterdon, Middlesex, and Somerset
4	Mercer, Monmouth, and Ocean
5	Burlington, Camden, and Gloucester
6	Atlantic, Cape May, Cumberland, and Salem

The average allocation factor is the average of three measures indicative of a municipality’s capacity/potential to address the regional prospective need: the equalized nonresidential valuation factor, the income capacity factor, and the land capacity factor.

The Fourth Round prospective need for each Housing Region is determined by calculating the change in the number of households within each Housing Region between the 2010 Census and 2020 Census. Per the FHA Amendments, “this household change, if positive, shall be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region and to determine the regional prospective need for a 10-year round of low- and moderate-income housing obligations. If household change is zero or negative, the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region and the regional prospective need shall be zero” (N.J.S.A. 52:27D-304.2).



The Township of Mount Laurel is in Housing Region 5, which consists of Burlington County, Camden County, and Gloucester County. The regional prospective need for Housing Region 5 was calculated as 9,134, and the Township's average allocation factor was calculated as 4.72%. The regional need of 9,134 multiplied by the Township's average allocation factor of 4.72% therefore resulted in a Fourth Round prospective need obligation calculation of 431 per the DCA report.

#### Equalized Nonresidential Valuation Factor

The equalized nonresidential valuation factor is one of the three components of the average allocation factor for each municipality. The equalized nonresidential valuation factor is representative of a municipality's share of the change in nonresidential property value within its Housing Region.

This factor was calculated as follows:

1. The valuations of commercial properties and industrial properties in each municipality in 2023, per data from the NJ Division of Local Government Services, were summed and then divided by the 2023 State Equalization Table Average Ratio corresponding with the municipality to obtain a total equalized nonresidential valuation for 2023.
2. The valuations of commercial properties and industrial properties in each municipality in 1999, per data from the NJ Division of Local Government Services, were summed and then divided by the 1999 State Equalization Table Average Ratio corresponding with the municipality to obtain a total equalized nonresidential valuation for 1999.
3. The difference in total equalized nonresidential valuation from 1999-2023 was calculated for each municipality.
4. The difference in total nonresidential valuation from 1999-2023 was summed for all municipalities (excluding Qualified Urban Aid municipalities) within each Housing Region.
5. The difference in total nonresidential valuation from 1999-2023 for each municipality was divided by the sum of differences in total nonresidential valuation from 1999-2023 for its corresponding Housing Region to compute the municipality's share of the regional nonresidential valuation change from 1999-2023.

The Township's equalized nonresidential valuation factor was calculated as 9.08% per the DCA report.

#### Income Capacity Factor

The second component of the average allocation factor for each municipality is the income capacity factor. The income capacity factor measures the degree to which a municipality's median household income differs from an income floor of \$100 below the lowest median household income in its Housing Region.

Per the FHA Amendments, a municipality's income capacity factor shall be "determined by calculating the average of the following measures:

- (a) The municipal share of the regional sum of the differences between the median municipal household income, according to the most recent American Community Survey Five-Year Estimates, and an income floor of \$100 below the lowest median household income in the region; and
- (b) The municipal share of the regional sum of the differences between the median municipal household incomes and an income floor of \$100 below the lowest median household income



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in the region, weighted by the number of the households in the municipality” (N.J.S.A. 52:27D-304.3).”

At the time of the release of the DCA report on October 18, 2024, the most recent American Community Survey Five-Year Estimates data for median household income and number of households were found in Table S1903 of the Census Bureau’s American Community Survey 2018-22 5-Year Estimates.

The Township’s income capacity factor was calculated as 3.13% per the DCA report.

#### Land Capacity Factor

The third component of the average allocation factor for each municipality is the land capacity factor. The land capacity factor indicates the percentage share of total “developable” land in a Housing Region accounted for by each municipality within that Region, excluding land area corresponding to Qualified Urban Aid municipalities. The DCA conducted a GIS analysis to identify the “developable” land within the state using several publicly-available datasets, including but not limited to 2020 land use/land cover (LULC) data, New Jersey State Plan Planning Areas weighted by area type, statewide parcel data, open space and preserved farmland, category 1 waterways and wetlands, steep slopes, and open waters.

The steps below provide a summary of the methodology used to identify the vacant land in the state, and consequently identify each municipality’s share of developable land within its corresponding Housing Region.

1. Weights were applied to all New Jersey State Plan Planning Areas as specified in the Fourth Round Law and summarized in the DCA report.
2. The layer of weighted Planning Areas was merged with land use/land cover (LULC) data for the entire state sourced from 2020 aerial imagery. 18 different types of LULC (the DCA report), such as cropland and pastureland, deciduous forest, and coniferous forest, were identified and extracted as “vacant, developable land” from this merged dataset.
3. Of these areas identified as “developable” from the merged dataset, areas without underlying parcel data and areas with MOD-IV Property Tax data with property class codes for residential, commercial, industrial, apartment, railroad, and school uses were removed to prevent rights-of-way, tree-covered rear yards on residential properties and buffer areas on non-residential development from being included in the “developable” land calculation.
4. Municipally-reported construction permit data to the DCA was used to remove properties otherwise identified as vacant through the LULC analysis.
5. Areas mapped as open space, preserved farmland, category 1 waterways and wetlands (and associated buffers based on special resource area restrictions) were removed from the “developable” land dataset.
6. Using 10 foot digital elevation LiDAR data, steep slope areas exceeding 15% and steep slope areas consisting of 5,000 square feet or less were removed from the “developable” land dataset.
7. DCA reviewed an unspecified 22,000 vacant parcels to further remove homeowner association common areas, detention basins, and road and utility rights of way.



8. After the removal of all the aforementioned layers from the “developable” land dataset, remaining “slivers” of land with an area of 2,500 square feet or less were also removed due to their inability to support any kind of development.
9. The remaining land was identified as “developable” land and was summed based on the limits of each Housing Region and its corresponding municipalities.
10. The municipality’s percentage of total identified “developable” land within its Housing Region constitutes its land capacity factor.

Through this analysis, the DCA reported 367.796 acres of developable land in the Township of Mount Laurel and 18,749.083 acres of developable land in Housing Region 5 (excluding Qualified Urban Aid municipalities), therefore computing a land capacity factor of 1.96% for the Township.

#### DCA Calculated Fourth Round Prospective Need Obligation

Given the calculations of the Township’s equalized nonresidential valuation factor as 9.08%, income capacity factor as 3.13%, and land capacity factor as 1.96%, the average allocation factor for the Township was computed as 4.722%. The average allocation factor of 4.722% multiplied by the Housing Region 5 regional prospective need of 9,134 totaled to a Fourth Round prospective need obligation of 43 for the Township per the DCA report.

#### **F. MUNICIPAL DETERMINATION OF FOURTH ROUND PRESENT NEED AND PROSPECTIVE NEED OBLIGATIONS**

As per N.J.S.A. 52:27D-304.1, “[e]ach municipality shall determine its municipal present and prospective obligations in accordance with the formulas established in [N.J.S.A. 52:27D-304.2 - 304.3] and may take into consideration the calculations in the report published by the department.” Furthermore, “For the fourth round of affordable housing obligations, this determination of present and prospective fair share obligation shall be made by binding resolution no later than January 31, 2025” (N.J.S.A. 52:27D-304.1). The Township reviewed and evaluated the DCA’s non-binding calculations of the Township’s Fourth Round present need and prospective need, and while the Township concurred with the DCA’s calculation of the Township’s Fourth Round present need obligation of 46, the Township calculated its Fourth Round prospective need obligation to be 380 rather than the DCA calculation of 431 due to adjustments to the Township’s income capacity factor calculation and land capacity factor calculation.

Per the FHA Amendments, the income capacity factor shall be calculated “according to the most recent American Community Survey Five-Year Estimates.” On December 12, 2024, the United States Census Bureau released American Community Survey 2019-23 5-Year Estimates data. The Township therefore calculated its income capacity factor calculation based on the most recent American Community Survey 2019-23 5-Year Estimates data for the municipalities in Housing Region 5 instead of the American Community Survey 2018- 22 5-Year Estimates used in the DCA report. Using updated data for the entirety of Housing Region 5, the Township’s income capacity factor was calculated as 3.13%, which is the same income capacity factor (3.13%) as calculated by the DCA using the American Community Survey 2018- 22 5-Year Estimates. While using the most recent American Community Survey Five-Year Estimates did not change the Township’s income capacity factor calculation, the Township clarified in its resolution that it accepted an income capacity factor calculation of 3.13% based on the American Community Survey 2019-23

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5-Year Estimates data for the purposes of most accurately complying with the methodology established in the FHA Amendments.

Additionally, the Township reviewed and evaluated the accuracy of the 367.796 acres of “developable” land identified in the Township used to calculate the Township’s land capacity factor of 1.96% in the DCA report. Under further analysis, the Township found that several areas identified as “developable” in the Township by the DCA’s geoprocessing model are in fact not “developable.” The Township removed +/- 318.356 acres of the 367.796 acres of “developable” land identified in the DCA report from the Township’s land capacity factor calculation, resulting in a recalculation of the land capacity factor based on +/- 50.592 total acres of “developable” land within the Township. The adjustment to the “developable” land within the Township consequently reduced the total “developable” land within Housing Region 5 from 18,749.083 acres to 18,431.879 acres. This adjustment to the Township’s developable land acreage therefore resulted in a calculation of the Township’s land capacity factor as 0.27% rather than 1.96% as identified in the DCA report.

The Township’s adjusted calculations for the income capacity factor and land capacity factor therefore computed an average allocation factor of 4.162% compared to 4.722% as calculated in the DCA report, which when applied to the regional prospective need of 9,134 generated a prospective need obligation of 380.

Based on these calculations, and in accordance with the requirements of the FHA Amendments, the Township Council adopted Resolution No. 25-R-67 on January 30, 2025, which committed the Township to “a Present Need obligation of 46 and a Prospective Need obligation of 380 as its Fourth Round (2025-2035) affordable housing obligation,” subject to all reservations of rights as outlined in the resolution (see *Appendix A*). An in-depth explanation of the calculations used to determine the Township’s Fourth Round present need obligation and prospective need obligation was provided in a planning report attached as an exhibit to the adopted January 30, 2025 resolution.

On January 31, 2025, pursuant to the Administrative Office of the Courts’ Directive No. 14-24, the Township filed a Declaratory Judgment Action in Superior Court, Docket No. BUR-L-247-25 (see *Appendix B*), requesting that the Program: (1) approve its Round 4 obligations set forth in its January 30, 2025 binding resolution; (2) approve its Round 4 HEFSP; and (3) continue the Township’s immunity from Mount Laurel related lawsuits, as granted by the Court in Round 3.

## **G. SETTLEMENT PROCESS AND ESTABLISHMENT OF FOURTH ROUND OBLIGATION**

Per N.J.S.A. 52:27D-304.1, “An interested party may file a challenge with the program, after adoption of the binding resolution and prior to March 1, 2025, alleging that the municipality’s determination of its present and prospective obligation does not comply with the requirements of [N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D-304.3].”

On February 26, 2025, New Jersey Builders Association (“NJBA”) filed an objection with the Court of the Township’s Fourth Round prospective need obligation adopted by Resolution No. 25-R-67, declaring that the Court establish the Township’s Fourth Round prospective need obligation as 431 as calculated by the Department of Community Affairs.



In response to the challenge filed to the Township's calculation of its Fourth Round prospective need obligation, pursuant to the Program, the Administrative Office of the Courts ("AOC") appointed and assigned the case to Program member, the Hon. Mary C. Jacobson, J.S.C. (Ret.) ("Program Member") to manage the proceedings, host settlement conferences, and make recommendations to the Court in accordance with the FHA and the AOC's Directive #14-24 ("Directive #14-24"), and that the Program Member appointed Mary Beth Lonergan, PP, an independent affordable housing expert, as special adjudicator ("Special Adjudicator") in this case to work with, make recommendations to and assist the Program.

On March 31, 2025, a settlement conference was conducted on notice to all parties with the participation of local officials, Township affordable housing planner, and attorneys for the Township and an attorney for the NJBA, in accordance with the statutory framework and Directive #14-24, and with the goal of reaching a resolution. As a result of the settlement conference, the Township and NJBA reached a settlement, which established a present need obligation of 46 and prospective need obligation of 410 for the Township of Scotch Plains for the Fourth Round. The settlement was placed on the record before the Program on March 31, 2025, and the Program Member provided a report, dated March 31, 2025, recommending that the Court accept the settlement. The Township Council adopted a resolution on April 7, 2025 (see *Appendix D*) accepting and confirming the settlement and authorizing the execution of a Mediation Agreement with NJBA. The Court memorialized the Township's Fourth Round present and prospective need obligations on behalf of the Program in an Order dated April 17, 2025 (see *Appendix E*). The Order set the Township's prospective need obligation at 410 and its present need obligation (also known as rehabilitation obligation) at 46 for the Fourth Round period.

## H. VACANT LAND ADJUSTMENT

Given municipal constraints on the amount of vacant land available for the development of affordable housing, the amended FHA, similarly to the Third Round, permits municipalities to adjust their prospective need obligations for the Fourth Round based on a lack of vacant land. The process for preparing a vacant land adjustment ("VLA") for the Fourth Round follows the methodology established in the Municipal Adjustments Subchapter of COAH's Prior Round Substantive Rules (N.J.A.C. 5:93-4.2), with some minor differences as specified in the Amended FHA. The application of the methodology for vacant land adjustments from COAH's Prior Round Substantive Rules in the Fourth Round is affirmed by language in N.J.S.A. 52:27D-311.m.: "All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing unless those regulations are contradicted by statute, including but not limited to P.L.2024, c.2 (C.52:27D-304.1 et al.), or binding court decisions."

Most notably, the FHA Amendments added an additional requirement to the vacant land adjustment process: "Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall, as part of the process of adopting and implementing its housing element and fair share plan, identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so" (N.J.S.A. 52:27D-310.1).

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In addressing its Third Round prospective need obligation, the Township did not conduct a VLA as part of its Court-approved Amended Third Round Housing Element and Fair Share Plan adopted via the JOR issued on December 30, 2022.

The Township has also elected not to conduct a VLA for the Fourth Round and will address its entire Fourth Round prospective need obligation of 410 as detailed in Section III of this Plan. However, the Township reserves the right to conduct a VLA as part of its Fourth Round compliance should any condition of this Plan as approved change.

## I. HOUSING, DEMOGRAPHIC AND EMPLOYMENT INFORMATION

The following housing, demographic, and employment background information regarding Mount Laurel helps to describe and create an inventory of characteristics in the Township that directly apply to current and future housing demand in the Township and region. This analysis will include population demographics, housing characteristics, regional comparison, and recent trends.

### 1. Analysis of Population and Demographics

The following tables look to analyze the population trends in Mt. Laurel from the Decennial Census and American Community Survey data. An analysis of population demographics in a target area can help a community to understand and plan for the range of people that live and work within its borders. Also, local population demographics understood in the context of and compared to the larger regional area provides a unique opportunity to understand larger geographic implications of present conditions and future local and regional opportunities. This demographic profile was broken down into functional areas including: analyses of community demographics, housing stock, and employment data.

#### *Population*

Table 1, which depicts the population change since 1930, shows that the Township has always experienced steady increases in population for almost the last 100 years.

Some of the more significant population booms occurred between 1950 and 1960 - with an 86% increase; from 1960 to 1970 - with a nearly 114% increase; and from 1980 to 1990 - with an almost 72% increase. Most recently from 1990 to 2020, the population has continued to increase; however, it has been significantly less rapid than previous decades, hovering around 5% increases each decade to present.

Table 1: Population 1930-2020 Township of Mt. Laurel		
Year	Total Population	% change
1930	1,929	--
1940	2,189	13.5%
1950	2,817	28.7%
1960	5,249	86.3%
1970	11,221	113.8%
1980	17,614	57.0%
1990	30,270	71.9%
2000	40,221	32.9%
2010	41,864	4.1%
2020	44,633	6.6%
Source: U.S. Census Bureau, 1930-2020 Decennial Censuses		



When compared to Burlington County as a whole (Table 2), the Township has experienced similarly modest and steady increases from 2000 through 2020.

<b>Table 2: Population 1990-2020</b>				
<b>Township of Mt. Laurel and Burlington County</b>				
	<b>Mt. Laurel</b>	<b>% Change</b>	<b>Burlington County</b>	<b>% Change</b>
<b>2000</b>	40,221	--	423,394	--
<b>2010</b>	41,864	4.1%	448,734	6.0%
<b>2020</b>	44,633	6.6%	461,860	2.9%
<i>Source: U.S. Census Bureau, 1990-2020 Decennial Censuses</i>				

### Age Characteristics

Understanding the age make up of a community is important when planning for new housing, resources, and the future of the Township as a whole. Looking at a further breakdown of population data by age and sex, it shows that the Township's population is concentrated in specific age cohorts. The data in Table 3 provides that nearly 29% of the population is 40-64 years old, while another 23% is 0-19 years old. Age cohorts ranging from 20-39 years old make up 22% of the population, while those over 60 make up 26%. The Median age in Mount Laurel is 44.4 years. The general makeup of these age cohorts, along with the median age, suggest that the Township has a fairly even population distribution when it comes to age – however, there is a higher distribution of persons over 40 years of age with 55% percent versus 45% under the age of 40.

<b>Table 3: Population by Sex and Age 2020 ACS Estimates, Township of Mt. Laurel</b>			
	<b>All</b>	<b>Female</b>	<b>Male</b>
<b>Total Population</b>	41,443	22,353	19,090
<b>Under 5 years</b>	1,970	1,055	915
<b>5 to 9 years</b>	2,513	1,345	1,168
<b>10 to 14 years</b>	2,557	1,269	1,288
<b>15 to 19 years</b>	2,516	1,338	1,178
<b>20 to 24 years</b>	1,818	864	954
<b>25 to 29 years</b>	2,453	1,321	1,132
<b>30 to 34 years</b>	2,055	1,050	1,005
<b>35 to 39 years</b>	2,875	1,730	1,145
<b>40 to 44 years</b>	2,887	1,378	1,509
<b>45 to 49 years</b>	3,240	1,788	1,452
<b>50 to 54 years</b>	2,909	1,551	1,358
<b>55 to 59 years</b>	2,922	1,671	1,251
<b>60 to 64 years</b>	3,010	1,644	1,366
<b>65 to 69 years</b>	2,356	1,365	991
<b>70 to 74 years</b>	2,233	1,044	1,189
<b>75 to 79 years</b>	1,375	878	497
<b>80 to 84 years</b>	911	535	376
<b>85 years and over</b>	843	527	316
<b>Median age (years)</b>	43.3	41.7	42.4
<i>Source: U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates</i>			

Table 4 compares the age cohort makeup of Mt. Laurel to that of Burlington County as a whole, and shows how the population has changed since the 2010 Census. Compared to Burlington County, the age cohort makeup of Mt. Laurel is very similar, with only slight differences in some groups. The most significant differences are in the 18 to 24 cohort, where the County has a proportion of 1.5 percentage points more than the Township; the 25 to 34 cohort, where the County has a proportion of 1.6 percentage points higher than the Township; the 35 to 44 cohort, where the Township has a proportion of 1.5 percentage points more than the County; and the 65 and over cohort, where the Township has a proportion of 1.5 percentage points more than the County.

While many of the age cohorts have remained fairly stable over time, the data provides that both Burlington County and Mt. Laurel have seen a steady increase in the 18 to 24 age cohort and a



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significant increase in both the 55 to 64 and 65 and over cohorts, as well as a decline in the 35 to 44 and 45 to 54 age cohort. Additionally, the median age has jumped for both the County and the Township since the 2010 Census – the Township has increased from 42.6 to 43.3, and the County has increased from 39.6 to 41.6. Overall, the fluctuations between the age cohorts suggest that the age makeup of Mt. Laurel, and in Burlington County overall, has been shifting over time. The data suggests that with the more significant increases in the older population, that people are aging in place in both Mt. Laurel and the County as a whole.

Table 4: Population by Age 2010-2020, Township of Mt. Laurel and Burlington County								
Age	2010				2020			
	Mt. Laurel		Burlington County		Mt. Laurel		Burlington County	
	#	%	#	%	#	%	#	%
Under 5	1,844	4.4	25,976	5.8	1,970	4.8	22,967	5.1
5 to 17	7,337	17.5	80,167	17.9	6,580	15.8	70,074	15.7
18 to 24	2,850	6.8	36,724	8.2	2,824	6.8	37,209	8.3
25 to 34	4,737	11.3	51,504	11.5	4,508	10.9	55,866	12.5
35 to 44	6,330	15.1	66,731	14.9	5,762	13.9	55,306	12.4
45 to 54	7,001	16.7	73,449	16.4	6,149	14.8	63,712	14.3
55 to 64	4,988	11.9	52,847	11.8	5,932	14.4	65,246	14.6
65 & over	6,960	16.6	60,013	13.4	7,718	18.6	75,921	17.1
Total	41,924	100	447,861	100	41,443	100	446,301	100
Median Age	42.6		39.6		43.3		41.6	
Source: 2010 and 2020 American Community Survey 5-Year Estimates								

## Race

Table 5 shows the racial breakdown of the population according to responses from the 2020 Decennial Census. Over 89% of the population responded as “Not Hispanic or Latino - One Race,” with 67% responding as White. The next largest racial group in Mt. Laurel is Black or African American at 10.7%, followed by 10.7 percent responding as Asian, 6.6 percent responding as Hispanic or Latino and 4.3 percent responding as “Two or More Races.”

<b>Table 5: Population by Race, 2020 Township of Mt. Laurel</b>		
	<b>#</b>	<b>%</b>
<b>Hispanic or Latino</b>	<b>2,962</b>	<b>6.6</b>
<b>One Race</b>	<b>39,756</b>	<b>89.1</b>
<b>White</b>	29,901	67
<b>Black or African American</b>	4,791	10.7
<b>American Indian/Alaska Native</b>	53	0.12
<b>Asian</b>	4,754	10.7
<b>Native Hawaiian/Other Pacific Islander</b>	14	0.03
<b>Some Other Race</b>	243	0.5
<b>Two or More Races</b>	<b>1,915</b>	<b>4.3</b>
<b>Total population</b>	<b>44,633</b>	<b>100.0</b>
<i>Source: U.S. Census Bureau, 2020 Decennial Census</i>		



### Household Size and Characteristics

In addition to population demographics, household size in relation to the population helps to characterize the Township. Using Decennial Census data from 2000 to 2010 and ACS 5-year estimates data for 2020, Table 6 below shows that the average household size in Mount Laurel has steadily decreased over time, in conjunction with a steady increase in population and a similar increase in the number of occupied housing units. Burlington County as a whole saw similar trends of increased population and number of housing units, with an overall decrease in average household size.

<b>Table 6: Households and Population 2000 to 2020, Township of Mt. Laurel and Burlington County</b>									
	<b>2000</b>			<b>2010</b>			<b>2020</b>		
	<b>Population</b>	<b>Occupied Housing Units</b>	<b>Avg HH Size</b>	<b>Population</b>	<b>Occupied Housing Units</b>	<b>Avg HH Size</b>	<b>Population</b>	<b>Occupied Housing Units</b>	<b>Avg HH Size</b>
<b>Mt. Laurel</b>	40,221	16,570	2.41	41,864	17,015	2.38	44,633	17,494	2.36
<b>Burlington County</b>	423,394	154,371	2.65	448,734	165,284	2.62	461,860	168,195	2.58

Source: U.S. Decennial Census, 2000-2020; and 2020 American Community Survey 5-Year Estimates

<b>Table 7: Household Size, 2020 Township of Mt. Laurel</b>		
<b>Household Size</b>	<b>Number of Households</b>	<b>Percent</b>
<b>1 Person</b>	5,110	29.2
<b>2 Persons</b>	6,173	35.3
<b>3 Persons</b>	2,880	16.5
<b>4 or More Persons</b>	3,331	19
<b>Total Occupied Housing Units</b>	17,494	100

Source: 2020 American Community Survey 5-Year Estimates

Table 7 shows that household sizes in occupied housing units was highest for 2 persons in Mt. Laurel 35.3%, closely followed by 1 persons at 29.2%. This data corroborates with the lower average household size in the Township.

The American Community Survey was utilized to evaluate Mt. Laurel income characteristics compared to Burlington County and the State of New Jersey as a whole. Table 8 demonstrates that the per capita income and the median household income in Mt. Laurel, \$54,736 and 97,536, are both higher than the County per capita income and median household income, \$44,735 and \$108,248.

In addition to a higher per capita income, fewer Mt. Laurel residents are living below the poverty level. Based on the 2020 American Community Survey (Table 8), 3.6% of Mt. Laurel residents compared to 5.9% of Burlington County residents are living below the poverty level. Compared to the State of New Jersey as a whole, Mt. Laurel fares better economically.



<b>Table 8: Income Characteristics, 2020</b> <b>Township of Mt. Laurel and Burlington County</b>			
	<b>Township of Mt. Laurel</b>	<b>Burlington County</b>	<b>State of New Jersey</b>
<b>Median Household Income</b>	\$97,536	\$90,329	\$85,245
<b>Median Family Income</b>	\$116,369	\$108,248	\$104,804
<b>Per Capita Income</b>	\$54,736	\$44,735	\$44,153
<b>Percent of Persons Below Poverty Level</b>	3.6%	5.9%	9.7%
<i>Source: 2020 American Community Survey 5-Year Estimates</i>			

The regional income limits in Table 9 were produced by the Affordable Housing Professionals of New Jersey in 2025 in accordance with UHAC. The table shows the very low income, low income, and moderate-income thresholds for Burlington County for each household size. Specific rows are for calculating the pricing for one and three-bedroom sale and rental units per N.J.A.C. 5:80-26.4.

<b>Table 9: Affordable Housing Professionals of New Jersey</b> <b>2025, UHAC Affordable Housing Regional Income Limits</b> <b>Region 5 - Burlington County, New Jersey</b>			
<b>Household Size</b>	<b>Moderate Income</b>	<b>Low Income</b>	<b>Very Low Income</b>
<b>1 Person</b>	\$66,880	\$41,800	\$25,080
<b>1.5 Persons*</b>	\$71,680	\$44,800	\$26,880
<b>2 Persons</b>	\$76,480	\$47,800	\$28,680
<b>3 Persons</b>	\$86,000	\$53,750	\$32,250
<b>4 Persons</b>	\$95,520	\$59,700	\$35,820
<b>4.5 Persons*</b>	\$99,360	\$62,100	\$37,260
<b>5 Persons</b>	\$103,200	\$64,500	\$38,700
<b>6 Persons</b>	\$110,880	\$69,300	\$41,580
<b>7 Persons</b>	\$118,480	\$74,050	\$44,430
<b>8 Persons</b>	\$126,160	\$78,850	\$47,310
<i>Source: Affordable Housing Professionals of New Jersey</i>			
<i>* These are for calculating the pricing for one and three-bedroom sale and rental units per N.J.A.C. 5:80-26.4</i>			

## 2. Analysis of Housing Characteristics

### Age of Housing

Mt. Laurel is a substantially developed community. Population spikes from the 1960s to 1980s were caused by a large increase in the number of houses being built during this time. From 1960 to 1979, 4,188 houses were built, which was a stark increase from the 982 housing units existing prior to 1960 – over quadrupling the housing stock. From 1980 to 1999, the Township experienced the most notable shift in housing unit construction, with an additional 10,766 housing units produced – which over doubled the housing stock from 1979 to 1989 and then increased it by almost another third from 1990-1999. Construction of housing units slowed in the 2000s and has dropped off in the last decade for the most part.

Due to continued construction, the age of housing in Mt. Laurel is more evenly distributed than Burlington County as a whole. Whereas less than 3% of Mt. Laurel's housing was built before 1949,



almost 15% of Burlington County's housing is over 70 years old. Over 80% of Mt. Laurel's housing was built between 1960 and 1999, whereas comparatively, Burlington County has nearly 60% in the same period. Construction since 2000 has been comparatively close for Mt. Laurel and Burlington County, with 12.9% and 14.3%, respectively.

<b>Table 10: Age of Housing – 2020 ACS, Township of Mt. Laurel and Burlington County</b>				
<b>Year Housing Unit Built</b>	<b>Burlington County</b>		<b>Township of Mt. Laurel</b>	
	<b>Number of Units</b>	<b>Percent</b>	<b>Number of Units</b>	<b>Percent</b>
<b>2014 or later</b>	3,230	1.8%	352	1.9%
<b>2010 – 2013</b>	3,323	1.8%	296	1.6%
<b>2000 – 2009</b>	19,224	10.7%	1,721	9.4%
<b>1990 – 1999</b>	27,118	15.1%	5,066	27.7%
<b>1980 – 1989</b>	24,312	13.5%	5,700	31.1%
<b>1970 – 1979</b>	30,249	16.8%	2,915	15.9%
<b>1960 – 1969</b>	25,636	14.2%	1,273	7.0%
<b>1950 – 1959</b>	20,707	11.5%	525	2.8%
<b>1940 – 1949</b>	6,109	3.4%	150	0.8%
<b>1939 or earlier</b>	20,057	11.1%	307	1.7%
<b>Total</b>	179,995	100%	18,305	100%
<i>Note: Figures may not add due to rounding</i>				
<i>Source: 2020 American Community Survey 5-Year Estimates</i>				

Table 11 shows that the number of residential building permits from 2010 onward has fluctuated through the years, but has experienced a larger increase in the last 5 years due to the new construction of a number of multi-family projects. Building permits for 1 and 2 family homes has remained fairly steady throughout the years, with only significant decreases in 2014 and 2017. It is anticipated that the continued construction of multi-family housing as part of the Township's affordable housing obligation will contribute to additional spikes in upcoming years.

<b>Table 11: Residential Building Permits, 2010-2021 Township of Mt. Laurel</b>	
<b>Year</b>	<b>Residential Building Permits</b>
<b>2010</b>	17
<b>2011</b>	23
<b>2012</b>	38
<b>2013</b>	37
<b>2014</b>	11
<b>2015</b>	21
<b>2016</b>	63
<b>2017</b>	2
<b>2018</b>	310
<b>2019</b>	1,348
<b>2020</b>	42
<b>2021</b>	379
<b>2022</b>	153
<b>2023</b>	434
<b>Total</b>	2,878
<i>Source: New Jersey DCA Construction Reporter</i>	

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Table 12 shows the housing size by the number of rooms, and compares Mt. Laurel to Burlington County as a whole. In general, the proportion of number of housing units between the County and the Township are fairly similar. Comparatively, Burlington County marginally has a larger number of occupied housing with more rooms, with 68.2% of housing having 6 or more rooms compared to 65.5% in the Township. Additionally, the Township has a smaller proportion of smaller occupied housing units with 6.1% three rooms or less compared to 8.4% in the County. The housing size category with the largest difference in proportion between the Township and County is 4 to 5 rooms, with the Township having a 4.8% larger share.

<b>Table 12: Housing Size by Number of Rooms - 2020 ACS, Township of Mt. Laurel and Burlington County</b>				
<b>Number of Rooms</b>	<b>Burlington County</b>		<b>Township of Mt. Laurel</b>	
	<b>Number of Units</b>	<b>Percent</b>	<b>Number of Units</b>	<b>Percent</b>
<b>1 Room</b>	1,120	0.7%	125	0.7%
<b>2 or 3 Rooms</b>	12,787	7.6%	948	5.4%
<b>4 or 5 Rooms</b>	39,591	23.5%	4,958	28.3%
<b>6 or 7 Rooms</b>	53,483	31.8%	4,953	28.3%
<b>8 or more Rooms</b>	61,214	36.4%	6,510	37.2%
<b>Total</b>	168,195	100%	17,494	100%
<i>Source: 2020 American Community Survey 5-Year Estimates</i>				
<i>Note: Percentages May Not Add Due to Rounding</i>				

The vast majority of housing in Mt. Laurel is owner-occupied, with nearly 76% of all occupied housing as owner-occupied. Just under 25% of all occupied housing in Mt. Laurel is renter occupied.

The total vacancy rate in the Township is 4.4%, based on 2020 ACS data, which reported that 811 units were vacant out of 18,305 total units – meaning 17,494 units were occupied. The vacancy rate for owner occupied is 1.7, while the renter vacancy rate is 4.6.

Table 14 provides data on the value of owner-occupied housing reported by the 2020 ACS. Based on the data provided, the largest proportion of the housing in Mt. Laurel is valued between \$300,000 and \$499,999, with 31.1%. The next largest share is the \$200,000 to \$299,999

Table 13: Tenure and Housing Vacancy Rates, 2020 ACS Township of Mt. Laurel			
	Total <sup>(1)</sup>	Owner Occupied <sup>(2)</sup>	Renter Occupied <sup>(3)</sup>
Total Housing Units	18,305	13,243	4,251
Vacant Units	811	-	-
Vacancy Rate	4.4	1.7	4.6
Vacancy Status			
For rent	208		
Rented, not occupied	31		
For sale only	230		
Sold, not occupied	49		
For seasonal, recreational, or occasional use	52		
For migrant workers	0		
Other vacant	241		
Source: Occupancy Status, 2020 American Community Survey 5-Year Estimates			
(1) Includes all vacant units, including those rented or sold but not occupied, seasonal recreational and occasional use units, and "other" vacant units.			
(2) Includes units available for sale only			
(3) Includes units available for rent.			



with 29.2%. Similarly, the majority of housing located within Burlington County is valued in these same brackets. Housing values in the County are more evenly distributed in the lower values, with 6.2% of housing valued under \$199,999, whereas Mt. Laurel's housing stock is comprised of 2.76% for this bracket. The biggest differences occur in the \$150,000 to \$199,999 bracket – where the County has a larger share of 3.6% - and within the \$500,000 to \$999,999 bracket – where the Township has a 4% larger share.

<b>Table 14: Value of Owner Occupied Housing, 2020 ACS Township of Mt. Laurel and Burlington County</b>				
<b>Housing Value</b>	<b>Township of Mt. Laurel</b>		<b>Burlington County</b>	
	<b>Number of Units</b>	<b>Percent</b>	<b>Number of Units</b>	<b>Percent</b>
<b>Under \$50,000</b>	262	2.0%	3,306	2.6%
<b>\$50,000 to \$99,999</b>	192	1.4%	3,628	2.9%
<b>\$100,000 to \$149,999</b>	1,289	9.7%	11,579	9.2%
<b>\$150,000 to \$199,999</b>	1,808	13.7%	21,902	17.3%
<b>\$200,000 to \$299,999</b>	3,864	29.2%	37,333	29.5%
<b>\$300,000 to \$499,999</b>	4,125	31.1%	37,228	29.5%
<b>\$500,000 to \$999,999</b>	1,607	12.1%	10,171	8.1%
<b>\$1,000,000 or more</b>	96	0.7%	1,196	0.9%
<b>Total</b>	13,243	100%	126,343	100%

Source: Value of Owner-occupied housing units, 2020 American Community Survey 5-Year Estimates

Table 15 depicts that the majority of rent levels in Mt. Laurel were found to be between \$1,000 and \$1,499, with 38.1% reported falling in that range. The slightly higher bracket of \$1,500 to \$1,999 comprised close to the same proportion, with 37.8%. Finally, the rent level bracket of \$2,000 to \$2,499 accounted for 18.6%. Each of the other rent brackets do not make up a significant portion of the 4,188 rental units.

<b>Table 15: Rent Levels, 2020 ACS Township of Mt. Laurel</b>		
<b>Rent</b>	<b>Number of Units</b>	<b>Percent</b>
<b>Less than \$500</b>	0	0.0%
<b>\$500 to \$999</b>	124	3.0%
<b>\$1,000 to \$1,499</b>	1,594	38.1%
<b>\$1,500 to \$1,999</b>	1,582	37.8%
<b>\$2,000 to \$2,499</b>	779	18.6%
<b>\$2,500 to 2,999</b>	30	0.7%
<b>\$3,000 or more</b>	79	1.9%
<b>Total Occupied Units Paying Rent</b>	4,188	100%
<b>Median Rent</b>	\$1,619	

Source: Gross Rent for Renter-occupied housing units, 2020 American Community Survey 5-Year Estimates

### 3. Analysis of Employment Characteristics

Historical employment data and trends for the larger Camden labor area, of which Mt. Laurel is a part, are illustrated in Table 16, which shows covered employment by general sector for 2019.

According to the Census data from 2022 (<https://onthemap.ces.census.gov/>), the total number of jobs in the Township is 42,918. 22.2% percent of those jobs were in the “Finance and Insurance” NAICS classification, with the next highest proportion of jobs at 12.6% classified as “Waste Management and Remediation”. Of the total reported jobs, 41,372 accounted for private sector jobs.

<b>Table 16: Covered Employment Summary, Burlington County, 2024</b>		
<b>Sector</b>	<b>Annual Average</b>	
	<b>Number</b>	<b>Percent</b>
<b>Federal</b>	4,769	2.2
<b>State</b>	907	0.4
<b>Local</b>	19,939	9.3
<b>Private</b>	189,647	88.1
<b>Total</b>	215,262	100
<i>Source: New Jersey Department of Labor and Workforce Development</i>		

Covered employment, which is jobs in both the private and public sectors that are covered by unemployment insurance, is reported by the New Jersey Department of Labor and Workforce Development on a quarterly basis. Table 16 summarizes the distribution of covered employment in Burlington County as of the fourth quarter of 2024. These are jobs found within the Burlington County labor area and should not be confused with data for employed individuals residing in Mt. Laurel.

Based on the “Burlington County – Top Employer List 2024” prepared by the Burlington County Bridge Commission, there are a number of major employers in the County with 1,000 employees or more. These employers include Joint Base McGuire-Dix-Lakehurst (JB MDL), Holman Automotive Group Inc., Lockheed

Martin Corporation, Virtua Health, oaks Integrated Care, Walmart, New Lisbon Development Ctr, Wakefern Food Corp Inc – Shoprite, Lowthers Contracting, Viking Yacht Company, PHH Mortgage Corporation, CVS Distribution Center, J&J Snacks Food Corporation, Sea Box Incorporated, and Deborah Heart & Lung Center.

Table 17 below details the top employers in the Township of Mount Laurel in 2021 and is not reflective of all of the businesses and employers within the Township. According to the New Jersey Department of Labor and Workforce Development, there are 12,978 employment establishments in Burlington County as of 2024.

<b>Table 17: Top Employers, 2021 Township of Mount Laurel</b>		
<b>Employer</b>	<b>Nature of Business</b>	<b>Number of Employees</b>
TD Bank	Corporate Office	3,726
Freedom Mortgage	Mortgage Services	1,217
Automotive Resources International	Automotive Fleet Management	1,214
PHH Mortgage Corporation	Mortgage Services	1,200
Top Golf	Entertainment and Event Venue/Golf Games	372
Title Resource Group (TRG)	Supports Real Estate Transactions	300
Bancroft	Human and Health-Care Programs	290



Lifetime Fitness	Gym	270
Ravitz/ShopRite Markets	Supermarket	250
NFL Films	Headquarters/Production Facility	235
Source: Township of Mount Laurel		

Educational attainment data provides that over 50% of Mt. Laurel residents over the age of 25 have attained a Bachelor's degree or higher, including 21.5% having a graduate or professional degree.

Table 18: Educational Attainment, 2020 ACS Estimates Township of Mt. Laurel For population 25 years and over	
Less than High School Graduate	4.7%
High school or Equivalent	20.9%
Some College, no degree	14.7%
Associate's Degree	7.1%
Bachelor's Degree	31.2%
Graduate or Professional Degree	21.5%
Source: Educational Age by Educational Attainment, 2020 American Community Survey 5-Year Estimates	

Table 19 shows the Quarterly Census of Employment and Wages (QCEW) for Mount Laurel, which is a quarterly count of employment, establishments, and wages reported by employers covered under the New Jersey Unemployment Compensation law. The QCEW covers more than 95 percent of New Jersey jobs available at the state, county, and municipal level, by detailed industry.

Table 19: Annual Municipal Data by Sector, 2023 Quarterly Census of Employment and Wages Township of Mt. Laurel, Burlington County, New Jersey		
Description	NAICS Sector	Average
<b>FEDERAL GOVT TOTALS</b>	--	<b>166</b>
<b>STATE GOVT TOTALS</b>	--	<b>101</b>
<b>LOCAL GOVT TOTALS</b>	--	<b>1,174</b>
<b>LOCAL GOVT EDUCATION</b>	61	<b>671</b>
Agriculture	11	-
Utilities	22	-
Construction	23	727
Manufacturing	31	2,439
Wholesale Trade	42	1,283
Retail Trade	44	3,725
Transp/Warehousing	48	318
Information	51	1,090
Finance/Insurance	52	6,379
Real Estate	53	1,424
Professional/Technical	54	3,645
Management	55	153

<b>Admin/Waste Remediation</b>	56	4,077
<b>Education</b>	61	285
<b>Health/Social</b>	62	4,589
<b>Arts/Entertainment</b>	71	1,188
<b>Accommodations/Food</b>	72	2,413
<b>Other Services</b>	81	892
<b>Unclassifieds</b>	99	62
<b>PRIVATE SECTOR TOTALS</b>		<b>34,698</b>
<i>Source: New Jersey Department of Labor and Workforce Development</i>		

Table 20 provides commuting characteristics of Mount Laurel Residents based on the 2020 American Community Survey. About 58% of Mt. Laurel residents worked in Burlington County, while 15.5% of residents commuted out of state for work. An additional 27.1% worked outside of their County, but within New Jersey. The mean travel time to work for Mt. Laurel workers was 28 minutes – with majority of people utilizing a vehicle to drive alone at 82.7%.

<b>Table 20: Commuting Characteristics Township of Mt. Laurel</b>	
<b>Place of Work</b>	<b>Estimates</b>
<i>Worked in State</i>	84.5
<i>Worked in County of residence</i>	57.4
<i>Worked outside County of residence</i>	27.1
<i>Worked outside State of residence</i>	15.5
<b>Travel Time to Work</b>	
<i>Less than 10 minutes</i>	9.3
<i>10 to 14 minutes</i>	14.1
<i>15 to 19 minutes</i>	17.4
<i>20 to 24 minutes</i>	15.0
<i>25 to 29 minutes</i>	4.3
<i>30 to 34 minutes</i>	9.9
<i>35 to 44 minutes</i>	9.9
<i>45 to 59 minutes</i>	10.4
<i>60 or more minutes</i>	9.7
<b>Mean travel time to work</b>	28 minutes
<b>Means of Travel</b>	
<i>Car, truck, or van -- drove alone</i>	82.7
<i>Car, truck, or van -- carpooled</i>	4.1
<i>Public transportation (excluding taxicab)</i>	2.6
<i>Walked</i>	0.6
<i>Other Means</i>	0.8
<i>Worked from Home</i>	9.1%
<i>Source: Commuting to Work, 2020 American Community Survey-5 Year Estimates</i>	

According to Delaware Valley Regional Planning Commission's ("DVRPC") report, "Municipal and County-Level Population and Employment Forecasts, 2015–2050", as of 2020, there was a



population of 44,633 in the Township of Mount Laurel. By 2050, the DVRPC projects the population will grow to 46,931, or 5.15% over a 30-year period.

<b>Table 21: 2020-2050 Population Projection, Township of Mt. Laurel</b>			
<b>Year</b>	<b>Population</b>	<b>Change (#)</b>	<b>Percent Change</b>
<b>2020</b>	44,633	-	-
<b>2050</b>	46,931	2,298	5.15%
Source: DVRPC, "Municipal and County-Level Population and Employment Forecasts, 2015–2050", June 2022			

Similar data retrieved from the DVRPC report provided that in 2020 there were 47,275 jobs in the Township of Mt. Laurel. By 2050, the Township is expected to have 48,852 jobs. This reflects a 1,577 job increase or 3.34% increase over current conditions. This is an increase of roughly 53 jobs per year.

<b>Table 22: 2020-2045 Employment Projection, Township of Mt. Laurel</b>			
<b>Year</b>	<b>Employment Estimate</b>	<b>Change (#)</b>	<b>Percent Change</b>
<b>2020</b>	47,275	-	-
<b>2050</b>	48,852	1,577	3.34%
Source: DVRPC, "Municipal and County-Level Population and Employment Forecasts, 2015–2050", June 2022			

#### 4. Projection of Township Housing Stock

As per MLUL, specifically, N.J.S.A. 52:27D-310.b, a housing element must contain a projection of the municipality's housing stock, including a projection of future construction of low- and moderate-income housing for the next ten years, taking into account, but not limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

The Department of Community Affairs' Division of Codes and Standards website provides data on Certificates of Occupancy and demolition permits for both residential and non-residential development. Within the Division of Codes and Standards website is the New Jersey Construction Reporter, which contains building permit, certificate of occupancy and demolition data that is submitted by the municipal construction officials within the State each month. The New Jersey Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends.

As shown in Table 23, 1,534 new housing units were issued Certificates of Occupancy (CO) from 2010 to 2023. During the 14-year period, 70 housing units were demolished. This yields a net gain of 1,464 housing units over the past 14 years, or an average of about 105 units per year. More recent years clearly show an uptick in COs, which the data shows to be derived from the production of multi-family units. Anecdotally, it is known that many of these units are part of the projects included within this Plan.



<b>Table 23: Historic Trend of Certificates of Occupancy and Demolition Permits, Township of Mount Laurel</b>															
Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
<b>CO</b>	44	16	29	70	65	184	13	11	62	289	140	372	56	183	1,534
<b>Demo</b>	3	1	20	7	1	2	0	1	7	7	13	2	4	2	70
<b>Net</b>	41	15	9	63	64	182	13	10	55	282	127	370	52	181	1,464
<i>Source: NJDCA Housing Units Certified and Demolition Permits Issued</i>															

Projecting into the future, the Township anticipates a large number of units that are part of this plan and projected to be constructed during the Fourth Round period.

Table 24 below projects 10 years out for residential development between the present and 2035. The projected development includes an extrapolation of the historic trend of residential certificates of occupancy, which is based on an average of 105 housing units constructed in the Township per year over the last 14 years, and anticipated development through the projects in this Plan. Based on the data below, the Township anticipates 1,876 new residential units between now and the end of 2035. Table 24 provides a loose approximation of the timing of residential development based upon this Plan intended to depict that units will be constructed over time in the next 10 years and is no way an exact prediction.

<b>Table 24: 10-Year Projection of Residential Development Township of Mount Laurel</b>												
Type	July 1, 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	June 30, 2035	Total
<b>1. Projected Historic Trends</b>	<b>52</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>53</b>	<b>1,050</b>
<b>2. Other Projected Development</b>	--	--	--	--	--	--	<b>826</b>	--	--	--	--	<b>826</b>
Red Roof Inn Mt. Laurel Redevelopment	--	--	--	--	--	--	90	--	--	--	--	90
Rodeway Inn Mt. Laurel Redevelopment	--	--	--	--	--	--	86	--	--	--	--	86
Econo Lodge Redevelopment							26					26
Clarion Hotel & Suites – Wyndham Redevelopment							210					210
Grand Resort Hotel – Hotel ML Redevelopment							234					234
La Quinta Inn & Suites Redevelopment							25					25
Hyatt House Redevelopment							70					70
Track & Turf Motel Redevelopment							47					47
Knights Inn Redevelopment							38					38
<b>Total Projected Residential Development</b>	<b>52</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>931</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>53</b>	<b>1,876</b>



Of the 1,876 projected new residences in the Township between 2025 and 2035, 380 (or 16.4%) of the units are anticipated to be reserved for low- and moderate-income households (see Table 25).

**Table 25: Projection of Affordable Units  
Township of Mount Laurel**

Type	July 1, 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	June 30, 2035	Total
<b>1. Approved New Residential Development Permits Issued</b>	--	--	--	--	--	--	--	--	--	--	--	--
<b>2. Other Projected Development</b>	--	--	--	--	--	--	308	--	--	--	--	308
Red Roof Inn Mt. Laurel Redevelopment	--	--	--	--	--	--	90	--	--	--	--	90
Rodeway Inn Mt. Laurel Redevelopment	--	--	--	--	--	--	86	--	--	--	--	86
Econo Lodge Redevelopment	--	--	--	--	--	--	6	--	--	--	--	6
Clarion Hotel & Suites – Wyndham Redevelopment	--	--	--	--	--	--	42	--	--	--	--	42
Grand Resort Hotel – Hotel ML Redevelopment	--	--	--	--	--	--	47	--	--	--	--	47
La Quinta Inn & Suites Redevelopment	--	--	--	--	--	--	5	--	--	--	--	5
Hyatt House Redevelopment	--	--	--	--	--	--	14	--	--	--	--	14
Track & Turf Motel Redevelopment	--	--	--	--	--	--	10	--	--	--	--	10
Knights Inn Redevelopment	--	--	--	--	--	--	8	--	--	--	--	8
<b>Total Projected Development</b>	--	--	--	--	--	--	308	--	--	--	--	308

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## **5. A Consideration of Lands of Developers Who Have Expressed a Commitment to Provide Affordable Housing**

Pursuant to the Fair Housing Act (N.J.S.A.52:27D-310 (f)) and the Municipal Land Use Law C.40:55D-28b(3), a Housing Element must include “a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.” Thus, it is the Township’s responsibility to consider sites offered for affordable housing. However, the Township does not have an obligation to include every parcel a developer has proposed. In this case, all developers who expressed interest in the provision of affordable housing in the Township for the Fourth Round have been included in the Plan.

## **6. Consistency with State Plan and Redevelopment Plan**

Pursuant to N.J.S.A. 52:27D-310.i and N.J.S.A. 40:55D-28b(3), a Housing Element must include “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.” Per the existing State Development and Redevelopment Plan (“SDRP”), which was adopted in 2001, the Township of Mount Laurel is located in both the Metropolitan Planning Area (PA1) and Suburban Planning Area (PA2). As stated in the 2001 SDRP, the State Plan’s intention in PA1 is to “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.” The SDRP further elaborates that “these goals will be met by strategies to upgrade or replace aging infrastructure; retain and expand employment opportunities; upgrade and expand housing to attract a balanced residential population; restore or stabilize a threatened environmental base through brownfields redevelopment and metropolitan park and greenway enhancement; and manage traffic effectively and create greater opportunities for public transportation connections within the Metropolitan Planning Area and between the Metropolitan Planning Area, suburban employment centers, and the Philadelphia and New York areas.” Per the 2001 SDRP, the goals of the PA2 are to “accommodate growth in Centers; protect the Environs primarily as open lands; revitalize cities and towns; protect the character of existing stable communities; protect natural resources; provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas; and confine programmed sewers and public water services to Centers.” The SDRP further elaborates on implementation strategies for achieving consistency with the State Plan goals for PA2, which include but are not limited to the following: “Identify on a regional basis a number of Centers sufficient to absorb a significant share of the area’s growth; perform a community build-out analysis to determine opportunities for and impacts of future development under existing zoning; zone those Centers for the densities needed to absorb growth; protect the Environs through open space/farmland preservation and sewer service restrictions; use phasing to coordinate supply and demand for infrastructure and services; expedite appropriately designed development in Centers; support needed improvements for downtown business communities by establishing programs such as ‘Special Improvement Districts’ in Centers; capitalize on the opportunities for redevelopment in Centers afforded by redevelopment laws and brownfields redevelopment programs; establish and maintain a publicly accessible inventory of sites recommended for redevelopment; prepare and maintain Environmental Resource Inventories (ERIs) and incorporate ERI information into master plans; and map and protect Critical Environmental Sites and Historic and Cultural Sites.”



On December 4, 2024, the State Planning Commission approved the updated Preliminary State Development and Redevelopment Plan. Per the Preliminary SDRP, the Township of Mount Laurel remains in both the Metropolitan Planning Area (PA1) and Suburban Planning Area (PA2). The Preliminary SDRP provides that the intent of the PA1 is to "provide for much of the state's future growth in compact development and redevelopment; revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods; address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems; prevent displacement and gentrification; promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms; rebalance urbanization with natural systems; promote increased biodiversity and habitat restoration; stabilize and enhance older inner ring suburbs; redesign and revitalize auto oriented areas; protect and enhance the character of existing stable communities." The Preliminary SDRP also states that the intent of the PA2 is to "provide for a portion of the state's future growth in compact development and redevelopment in Centers and other appropriate areas; promote walkability and multi-modal transportation options; protect and enhance the character of existing stable communities; protect and enhance natural resources and promote increased biodiversity, reforestation and habitat restoration; redesign auto-oriented areas and promote traffic calming and other forms of pedestrian counter measures; reverse any further sprawl development, including warehouse sprawl; and revitalize and enhance towns and other traditional settlements." Given that the final updated SDRP is not expected to be adopted until late Fall 2025, the consistency of the Township's Fourth Round Housing Element with the State Development and Redevelopment Plan is evaluated based on the 2001 SDRP.

Redevelopment has been used as a primary tool for housing development in Mount Laurel over the last decade, which is reflected in the inclusionary projects completed and/or approved during the Third Round and is a core objective of the existing SDRP and Preliminary SDRP for PA1 and PA2. Over 2,100 residential units have been constructed since 2015, with many of these projects having been developed through the redevelopment process in accordance with the Local Redevelopment and Housing Law (such as the ARI Site - "Haddon Point" and Volunteers of America 100% Affordable Site – "Centerton Village") which were stimulated by the Township's Third Round HEFSP. These redevelopment efforts have brought an influx of residential development to the Township's developed areas and improved walkability and infrastructure, which is consistent with providing "future growth in compact development and redevelopment" as envisioned by the SDRP. The Township is continuing to promote redevelopment as a tool for the provision of affordable housing units as part of its compliance with its Fourth Round affordable housing obligations, as all of the sites used towards satisfaction of the Township's Fourth Round prospective need are existing hotel/motel properties that are envisioned to be redeveloped as inclusionary or 100% affordable projects. The Township evaluates the viability of all planned and prospective affordable housing sites with respect to utility access, environmental impacts, and traffic/circulation. The projects contemplated for compliance towards the Township's Fourth Round affordable housing obligation are further evaluated in this Housing Element and Fair Share Plan.

## **7. Preserving Multigenerational Continuity**

As required by N.J.S.A 52:27D-310, a municipality's housing element shall contain 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)." The Multigenerational Family

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Housing Commission was established in 2021 and is responsible for preparing and adopting "recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas." The Commission also must "report annually to the Governor and to each house of the Legislature pursuant to section 2 of P.L.1991, c.164 (C.52:14-19.1), its activities, as well as its findings and recommendations, if any, for State and local government."

The Township will consider additional mechanisms to advance the goal of preserving multigenerational family continuity and will evaluate any report issued by the Commission when released.

### III. TOWNSHIP OF MOUNT LAUREL FOURTH ROUND FAIR SHARE PLAN

#### A. SATISFACTION OF COMPLIANCE MECHANISMS PRIOR TO THE FOURTH ROUND

##### Compliance with Fourth Round Deadlines

The amended FHA establishes several deadlines prior to the commencement of the Fourth Round on July 1, 2025, as well as deadlines after the plan is filed with the Program for approval. This section details the Township's compliance with the deadlines mandated by the amended FHA leading up to the preparation of this Housing Element and Fair Share Plan.

- **June 18, 2024:** Deadline for the municipality to submit to the DCA a detailed accounting of all nonresidential development fees collected and expended since it was authorized to collect such fees. This deadline was retroactively moved to coincide with the September 16, 2024 unit and program monitoring report deadline. The Township formally submitted an affordable housing trust fund report inclusive of all residential and non-residential fees through December 31, 2023 to DCA Commissioner Jacquelyn A. Suarez prior to September 16, 2024 (see *Appendix U*).
- **September 16, 2024:** Deadline for the municipality to submit to the DCA a detailed accounting of all residential development fees collected and expended since it was authorized to collect such fees. Starting in September 2024, the DCA released a new Affordable Housing Monitoring System (AHMS) as required by A4/S50 for all municipalities to record and report all affordable housing trust fund and unit monitoring activity. The Township formally submitted all affordable housing trust fund activity per the June 18, 2024 report on the new online Affordable Housing Monitoring System (AHMS) prior to September 16, 2024 (see *Appendix U*).
- **September 16, 2024:** Deadline for the municipality to submit a unit and program monitoring report to the DCA. The Township formally submitted all affordable housing project and unit monitoring data through December 31, 2023 on the new online Affordable Housing Monitoring System (AHMS) prior to September 16, 2024 (see *Appendix V*).



- October 20, 2024:** Deadline for DCA to prepare and submit a report on the calculation of regional need and municipal obligations for each region. The DCA released a report titled "Affordable Housing Obligations for 2023-20235 (Fourth Round) Methodology and Background" on October 18, 2024.
- January 31, 2025:** Deadline for a municipality to adopt its fair share obligation numbers via binding resolution, which will either accept the DCA numbers, or describe why the numbers should be adjusted and what those adjusted numbers should be. The Township adopted a binding resolution on January 30, 2025, along with an attached expert report, that accepted the DCA's Fourth Round Present Need number of 46, but lowered the Fourth Round Prospective Need number to 380 (see *Appendix A*).
- 48 hours following adoption of the resolution:** Deadline for a municipality to file an action with the Program regarding the adopted resolution and committing to its fair share numbers. The resolution must be published on the municipal website. The Township filed a Fourth Round Declaratory Judgment Complaint on January 31, 2025 (see *Appendix B*) and the resolution was published on the Township's website.
- February 15, 2025:** Deadline for the municipality to submit to the DCA a detailed accounting of all nonresidential and residential development fees collected and expended from the previous year and a municipal status report of unit and program monitoring data from the previous year. The Township formally submitted and confirmed all affordable housing trust fund activity through December 31, 2024 on the AHMS on February 10, 2025, and the Township formally submitted and confirmed all affordable housing project and unit monitoring data through December 31, 2024 on the AHMS on February 6, 2025 (see *Appendix W*).
- February 28, 2025:** Deadline for an interested party to challenge a municipality's adopted numbers. On February 26, 2025, New Jersey Builders Association filed an objection with the Court of the Township's Fourth Round prospective need obligation adopted by Resolution No. 25-R-67, declaring that the Court establish the Township's Fourth Round prospective need obligation as 431 as calculated by the Department of Community Affairs.
- March 1, 2025:** If no challenges, the Township's numbers are established by default and immunity from exclusionary zoning litigation remains in effect.
- March 31, 2025:** Deadline for the Program to settle challenges to a municipality's fair share obligation numbers. The Program must issue a decision on any challenges to the municipality's fair share obligation by (i) making a finding that the municipality's determination of its present and prospective need obligation did not facially comply with the law and revoking the municipality's immunity, (ii) making an adjustment to the municipality's determination to comply with the law without revoking immunity or (iii) rejecting the challenge and affirming the municipality's determination of its fair share obligation. The Township and NJBA reached a settlement establishing a Fourth Round Present Need Obligation of 46 and a Fourth Round Prospective Need Obligation of 410 for the Township of Mount Laurel for the Fourth Round. The settlement was placed on the record before the Program on March 31, 2025, and the Program Member provided a report, dated March 31, 2025, recommending that the Court accept the settlement. The

Township Council adopted a resolution on April 7, 2025 (see *Appendix D*) accepting and confirming the settlement and authorizing the execution of a Mediation Agreement with NJBA. The Court memorialized the Township's Fourth Round present and prospective need obligations on behalf of the Program in an Order dated April 17, 2025 (see *Appendix E*). The Order set the Township's prospective need obligation at 410 and its present need obligation (also known as rehabilitation obligation) at 46 for the Fourth Round period.

- **June 30, 2025:** Deadline to adopt and endorse a Housing Element and Fair Share Plan and propose drafts of the appropriate zoning and other ordinances and resolutions implementing the municipality's present and prospective obligation. This Fourth Round Housing Element and Fair Share Plan, inclusive of all ensuing attachments and appendices, has been prepared for review and adoption by the Township Planning Board, endorsement by the Township Council, and submission to the Program and the Court for review and approval prior to the June 30, 2025 deadline.
- **June 30, 2025 or 48 hours following the Plan's adoption (whichever is sooner):** Deadline for the municipality to file the Housing Element and Fair Share Plan and drafts of resolutions and ordinances to implement its present and prospective obligation with the Program. The Plan and appropriate resolutions and ordinances must be posted on the municipal website. This Plan will be filed with the Program and the Court by June 30, 2025.

#### **Fair Share Obligations Prior to the Fourth Round**

The Township reached a Settlement with Fair Share Housing Center on January 19, 2017, which was then amended on December 20, 2021 (see *Appendix F*). The amended Settlement Agreement was approved by the Court and reaffirmed the Township's fair share obligations as follows:

<b>Table B: Mount Laurel's Fair Share Obligations Prior to the Fourth Round</b>	
Rehabilitation Obligation	86
Prior Round Obligation (1987-1999)	815
Third Round (1999-2025) Prospective Need (per Kinsey Report, as adjusted through the January 19, 2017 Settlement Agreement)	1074
Portion of (1999-2025) Prospective Need deferred until 2025-2035 compliance period	492
<b>Total Obligation:</b>	<b>2,467</b>

#### **Satisfaction of Third Round Rehabilitation Obligation**

The Township had an 86-unit rehabilitation obligation for the Third Round. In the past, the Township has participated in the Burlington County Home Improvement Loan Program for housing rehabilitation – with a total of 2 units rehabilitated through the program that qualify under the





COAH regulation requirements (see *Appendix L.2*). The program uses Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funding (see *Appendix L.1*).

To satisfy the remaining 84 units of the Township's Third Round rehabilitation obligation, pursuant to the Settlement Agreement with FSHC, the Township worked with the Special Master during the Third Round to evaluate whether a rental rehabilitation program must be administered by the Township. Based on the percentage of renter-occupied housing (calculated as a proportion of total housing via Census data), the Township set aside affordable housing trust funds within its Court-approved Third Round Spending Plan for 20 units, at an average of \$25,000 per unit. A private company, Community Grants, Planning & Housing ("CGP&H"), administers a rental rehabilitation program for participating municipalities in Burlington County that the Township will participate in and will provide these funds for the units, until the minimum rental units prescribed have been completed. An Agreement with CGP&H for administration of the rental rehabilitation program was executed and adopted prior to the September 6, 2022 combined fairness and compliance hearing (see *Appendix L.3*). As of the preparation of this Plan, CGP&H has been retained as a consultant to administer the Township's rental rehabilitation program. The Township will continue to participate in the Burlington County Community Development Home Improvement Loan Program until the remaining 64 owner-occupied rehabilitation obligation has been fully satisfied for the Third Round.

### **Satisfaction of Prior Round Obligation**

It is well established that the Township has had a history of compliance, and in particular has satisfied its Prior Round obligation. The Township's satisfaction of its Prior Round obligation was approved via the JOR granted by the Court on December 20, 2021. The following sections provide a detailed overview of Prior Round crediting.

#### **1. Prior Round Rental Obligation**

The prior round rental obligation is 25% of 815, or 204 units. The Township has applied twenty (20) units from the Stonegate family rentals; nine (9) from the Union Mill (Stone Mill Estates) family rentals; one-hundred and fifty (153) units from the Ethel Lawrence family rental project phases; eleven (11) from the Laurel Creek family rentals; five (5) from Weiland/Courts at Brookfield family rentals; one (1) from Wellington family rentals; five (5) from the Catholic Charities alternative living rental units; and one-hundred and twenty-four (124) from the Fair Share Housing Development 100% Affordable Senior Project age-restricted rentals. The Township therefore satisfies and exceeds the obligation with three-hundred and twenty-eight (328) rental units in the Prior Round.

#### **2. Prior Round Age-Restricted Cap**

COAH's Round 2 regulations permit a total of 25 percent of the new construction obligation (with certain caveats that are not applicable to Mt. Laurel) to be satisfied with age-restricted housing. Based upon this, the Township is eligible for 25% of 815 units, or a total of 203 age-restricted housing units are permitted to be credited against the Prior Round obligation. Overall, the Township has applied one-hundred and fifty-two (152) age-restricted units towards the Prior Round, including the following: one-hundred and twenty-four (124) from the Fair Share Housing Development 100% Affordable Senior Project age-restricted rentals; nineteen (19) for-sale units from the Renaissance development; nine (9) units from the Sunrise Assisted Living facility. The Township is below its age-restricted cap for the Prior Round.



**3. Prior Round Rental Bonus Credits**

In accordance with N.J.A.C. 5:93-5.15(d) applicable to the Prior Round, the Township is entitled to rental bonus credits generated by projects described below, up to the maximum of 204 rental bonuses for which it is eligible based on 25% of its 815-unit Prior Round obligation. The Township is claiming a total of 204 bonus credits, including: one-hundred and fifty-three (153) units from the Ethel Lawrence family rental project phases; eleven (11) from the Laurel Creek family rentals; five (5) from Weiland/Courts at Brookfield family rentals; twenty (20) from Stonegate family rentals; nine (9) from Union Mill (Stone Mill Estates) family rentals; one (1) from Wellington family rentals; and five (5) from the Catholic Charities alternative living rental units.

**4. Satisfaction of Prior Round Obligation**

The Township entered the Third Round having satisfied the entirety of its 815-unit Prior Round obligation, which has been satisfied as follows:

<b>Table C: Prior Round Affordable Housing Fulfillment Township of Mt. Laurel, Burlington County, NJ</b>						
<b>1987-1999 Prior Round Obligation</b>	<b>815</b>					
	<b>Set-Aside</b>	<b>VL</b>	<b>Low</b>	<b>Mod</b>	<b>Bonus Credits</b>	<b>Total Credits</b>
<b><i>Inclusionary Rental Projects</i></b>	<b>199</b>	-	111	88	<b>199</b>	<b>398</b>
<b>Stonegate</b> <i>(Block 909, Lots 1 and 4)</i>	20	-	20	-	20	<b>40 (FR)</b>
<b>Union Mill (Stone Mill Estates)</b> <i>(Block 906.02, Various Lots)</i>	9	-	9	-	9	<b>18 (FR)</b>
<b>Ethel Lawrence 100% Affordable Phases I and II</b> <i>(Block 601, Lot 35.01)</i>	140	-	70	70	140	<b>280 (FR)</b>
<b>Laurel Creek</b> <i>(Block 310.07, Lots 4 and 22, and Block 311.01, Lot 1)</i>	11	-	-	11	11	<b>22 (FR)</b>
<b>Weiland (Courts at Brookfield)</b> <i>(Block 910.03, Lots 69-73)</i>	5	-	5	-	5	<b>10 (FR)</b>
<b>Wellington, 343 Hartford Road</b> <i>(Block 405, Lot 9.22)</i>	1	-	-	1	1	<b>2 (FR)</b>
<b>Ethel Lawrence/Connell Tract 100% Affordable Family Project</b> (13 of 60 total units towards Prior Round) <i>(Block 701, Lot 3 &amp; Block 601, Lots 23, 23.03, and 23.04)</i>	13	-	7	6	13	<b>26 (FR)</b>
<b><i>Inclusionary For-Sale Projects</i></b>	<b>170</b>	-	77	93	-	<b>170</b>
<b>Stonegate</b> <i>(Block 909, Lot 1)</i>	9	-	9	-		<b>9 (S)</b>



<b>Union Mill (Stone Mill Estates)</b> (Block 906.1-906.2, Various Lots)	9	-	-	9		9 (S)
<b>Laurel Creek</b> (Block 311.01, Lot 1)	8	-	-	8		8 (S)
<b>Weiland (Courts at Brookfield)</b> (7 of 8 total units for Prior Round) (Block 910.03- 910.04, Various Lots)	7	-	-	7		7 (S)
<b>Tricia Meadows</b> (Block 802, Lot 10)	85	-	42	43		85 (S)
<b>Rancocas Pointe</b> (Blocks 111.02, 100.06, 100.09, and 100.10, Various Lots)	52	-	26	26		52 (S)
<b>Group Homes and Supportive Needs</b>	14	5	4	5	5	19
<b>Catholic Charities</b> (Block 606, Lot 18)	5	5	-	-	5	10 (AL)
<b>Sunrise Assisted Living</b> (Block 510.01, Lots 6.02-6.04)	9	-	4	5		9 (M)
	<b>Set-Aside</b>	<b>VL</b>	<b>Low</b>	<b>Mod</b>	<b>Bonus Credits</b>	<b>Total Credits</b>
<b>Age-Restricted</b>	143	-	62	81	-	143
<b>Renaissance</b> (Block 301.19, Lot 1)	19	-	-	19		19 (ARS)
<b>Fair Share Housing Development 100% Affordable Senior Project</b> (124 of 184 total units for Prior Round) (Block 302.15, Lot 2)	124	-	62	62		124 (ARR)
<b>Other Mechanisms</b>	85	-	42	43		85
<b>Regional Contribution Agreements</b>	85	-	42	43		85 (RCA)
<b>TOTAL PRIOR ROUND CREDITS</b>	<b>611</b>	<b>5</b>	<b>296</b>	<b>310</b>	<b>204</b>	<b>815</b>
(FR) = Family rental (GH) = Group Home (S) = For-Sale (AL) = Alternative Living (RCA) = Regional Contribution Agreement (ARR) = Age-Restricted Rental (SNR) = Special Needs Rental (ARS) = Age-Restricted Sale (M) = Medicaid Certificate						

## 5. Detailed Description of Prior Round Sites

### a. Existing Inclusionary Rental and For-Sale Projects

#### i. Stonegate

(Block 909, Lots 1 and 4)

**Stonegate** is an existing development consisting of a family for-sale and a family rental component – with 20 rental units and 9 for-sale units. The project has been constructed and received Certificates of Occupancy from 1995-1999. The Administrative Agent for the project is Orleans; however, the Township Administrative Agent handles the calculating of the rents and rent increases for

rental units, as well as provides the maximum resale prices for for-sale units and the list of qualified applicants and paperwork for closings. The controls for the rental units are 20 years and for for-sale units are 30 years. The bedroom and income distribution for the project has been deed restricted as follows:

<b>Tabel D: Stonegate Affordable Unit Distribution</b>			
<b>Income Distribution</b>	<b>Bedroom Distribution</b>		
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
<i>Rental Units</i>			
Low Income	-	20	-
Moderate Income	-	-	-
<i>For-Sale Units</i>			
Low Income	-	9	-
Moderate Income	-	-	-

**ii. Union Mill (Stone Mill Estates)**  
(Block 906.1-906.2, Various Lots)

**Union Mill (Stone Mill Estates)** is an existing development consisting of a family for-sale and a family rental component – with 9 for-sale units and 9 rental units. The project has been constructed and received Certificates of Occupancy from 1997-1999. The Administrative Agent for the project is Orleans; however, the Township Administrative Agent handles the calculating of the rents and rent increases for rental units, as well as provides the maximum resale prices for for-sale units and the list of qualified applicants and paperwork for closings. The controls for the rental units are 20 years and 30 years for for-sale units. The bedroom and income distribution for the project has been deed restricted as follows:

<b>Table E: Union Mill (Stone Mill Estates) Affordable Unit Distribution</b>			
<b>Income Distribution</b>	<b>Bedroom Distribution</b>		
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
<i>Rental Units</i>			
Low Income	-	-	9
Moderate Income	-	-	-
<i>For-Sale Units</i>			
Low Income	-	-	-
Moderate Income	-	-	9

**iii. Ethel Lawrence Phases I and II 100% Affordable**  
(Block 601, Lot 35.01)

Ethel Lawrence Phases I and II is an existing 100% Affordable development consisting of 140 family rental units. FSHD proposed this 100% affordable development with a combination of tax credits and subsidies. The project has been constructed and received Certificate of Occupancy in 2000 for Phase I



and in 2004 for Phase II, and is administered by FSHD. The bedroom and income distribution for the project has been deed restricted as follows:

<b>Table F: Ethel Lawrence Phases I and II Affordable Unit Distribution</b>			
<b>Income Distribution</b>	<b>Bedroom Distribution</b>		
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
Low Income	-	70	-
Moderate Income	-	70	-

**iv. Laurel Creek**  
(Block 311.01, Lot 1)

Laurel Creek is an existing development consisting of a for-sale and a rental component – with 8 for-sale units and 11 rental units. The project has been constructed and received Certificates of Occupancy from 1990-1992. The Administrative Agent for the project is Orleans; however, the Township Administrative Agent handles the calculating of the rents and rent increases for rental units, as well as provides the maximum resale prices for for-sale units and the list of qualified applicants and paperwork for closings. The controls for the rental units are 20 years and for for-sale units are 30 years. The bedroom and income distribution for the project has been deed restricted as follows:

<b>Table G: Laurel Creek Affordable Unit Distribution</b>			
<b>Income Distribution</b>	<b>Bedroom Distribution</b>		
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
<i>Rental Units</i>			
Low Income	-	-	-
Moderate Income	-	9	2
<i>For-Sale Units</i>			
Low Income	-	-	-
Moderate Income	-	7	1

**v. Weiland (Courts at Brookfield)**  
(Block 910.3 and 910.4, Various Lots)

The Courts at Brookfield is an existing development consisting of a family for-sale and a family rental component – with 8 for-sale, moderate income three-bedroom townhomes located at Chapel Hill Road and Glen Forest Road and 5 low-income rental units. 7 of the 8 for-sale units are credited towards the Prior Round, and 1 out of the 8 moderate income three-bedroom units is credited towards the Third Round. The project has been constructed and received Certificates of Occupancy in 2000 and 2001. The Administrative Agent for the project is Orleans; however, the Township Administrative Agent handles the calculating of the rents and rent increases for rental units, as well as provides the maximum resale prices for for-sale units and the list of qualified applicants and paperwork for closings. The controls for the rental units are 20 years and

for for-sale units are 30 years. The bedroom and income distribution for the project has been deed restricted as follows:

<b>Table H: Weiland (Courts at Brookfield) Total Project Affordable Unit Distribution</b>			
<b>Income Distribution</b>	<b>Bedroom Distribution</b>		
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
<i>Rental Units</i>			
Low Income	-	-	5
Moderate Income	-	-	-
<i>For-Sale Units</i>			
Low Income	-	-	-
Moderate Income	-	-	8*
* 1 Moderate-Income, 3 BR Unit Credited towards the Third Round			

**vi. Wellington, 343 Hartford Road**  
(Block 405, Lot 9.22)

343 Hartford Road is an existing development consisting of 1 family rental unit. The project has been constructed and received Certificate of Occupancy in 1996, and the Administrative Agent for the project is the Township Administrative Agent. The bedroom and income distribution for the unit has been deed restricted as follows:

<b>Table I: Wellington Affordable Unit Distribution</b>			
<b>Income Distribution</b>	<b>Bedroom Distribution</b>		
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
Low Income	-	-	-
Moderate Income	-	1	-

**vii. Ethel Lawrence Phase III/Connell Tract ("Robinson Estates") 100% Affordable**  
(Block 701, Lot 3 and Block 601, Lots 23, 23.03, and 23.04)

The Connell Tract and the Ethel R. Lawrence Tract are completed adjacent projects. The Connell tract is a 9.88-acre parcel with 24 single-family affordable homes, known as Robinson Estates, and the adjacent portion is the 36-unit third phase of the Ethel R. Lawrence Homes community (ERLH III) added in 2018, for a total of 60 units. 13 of the 60 units are credited towards the Prior Round and 47 of the 60 units are credited towards the Third Round. FSHD proposed this 100% affordable development with a combination of tax credits and subsidies. The project has been constructed and received Certificate of Occupancy in 2018. The project is administered by FSHD. The bedroom and income distribution for the total project has been deed restricted as follows, with indication in the table of the split of units between the Prior and Third Rounds:



<b>Table J:</b>			
<b>Ethel Lawrence Phase III Total Project Affordable Unit Distribution</b>			
<b>Income Distribution</b>	<b>Bedroom Distribution</b>		
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
Very Low Income	4	6	1
Low Income	2*	13*	4
Moderate Income	2	1	3
<b>Connell Tract (Robinson Estates) Total Project Affordable Unit Distribution</b>			
<b>Income Distribution</b>	<b>Bedroom Distribution</b>		
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
Very Low Income	-	-	-
Low Income	-	-	-
Moderate Income	-	14*	10
* Credited towards the Prior Round: 2 Low-Income 1 BR, 2 Low-Income 2 BR, and 9 Mod-Income 2 BR			

**viii. Tricia Meadows**  
(Block 802, Lot 10)

Tricia Meadows is an existing development consisting of 85 family for-sale units, with 42 low income units and 43 moderate income units. The project has been constructed and received Certificate of Occupancy from 1988 to 1992. The Administrative Agent for the project is Davis Enterprises, and there are 20 year controls to be confirmed by deed restriction. The bedroom and income distribution for the project has been deed restricted as follows:

<b>Table K: Tricia Meadows Affordable Unit Distribution</b>			
<b>Income Distribution</b>	<b>Bedroom Distribution</b>		
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
Low Income	-	42	-
Moderate Income	-	43	-

**ix. Rancocas Pointe**  
(Blocks 111.02, 100.06, 100.09, and 100.10, Various Lots)

Rancocas Pointe is an existing development consisting of 52 family for-sale units, with 26 low income units and 26 moderate income units. The project has been constructed and received Certificate of Occupancy from 2004 to 2006. The Township Administrative Agent handles the resale of all units within the project, and there are 30 year controls. The bedroom and income distribution for the project has been deed restricted as follows:

Table L : Rancocas Pointe Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	-	2	24
Moderate Income	-	4	22

**b. Existing Group Homes / Supportive Needs**

**i. Catholic Charities**

*(Block 606, Lot 18)*

This is an existing group home that was administered by Catholic Charities, which included 5 very-low income beds. The CO was first approved in 1997 and the controls expired in 2017.

**ii. Sunrise Assisted Living**

*(Block 510.01, Lot 6.02)*

This is an existing assisted living facility, which was sold and is now known as Brightview. The facility received a Certificate of Occupancy in 1997. The first phase of this project was 90 beds and 72 units, with the courts approving 9 beds for affordable credits – with 4 low-income beds in companion suites and 5 moderate-income beds in companion suites.

**c. Age-Restricted Projects**

**i. Renaissance**

*(Block 301.19, Lot 1)*

Renaissance is an existing development consisting of 20 age-restricted, moderate income, for-sale units. The project has been constructed and received Certificate of Occupancy in 1987 and 1988. The Township Administrative Agent handles the resale of all units within the project, and the controls are 30 years. There was one additional for-sale unit (Block 301, Lot 19, C0563) that was foreclosed upon in 1998 – and controls ended after 10 years – of which the Township is not seeking credit for. The bedroom and income distribution for the project has been deed restricted as follows:

Table M: Renaissance Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	-	-	-
Moderate Income	16	4	-





**ii. Fair Share Housing Development 100% Affordable (ML Senior/"The Roosevelt")**  
(Block 302.15, Lot 2)

The 184-unit 100% affordable, age-restricted project is proposed by FSHD to be developed with the assistance of low-income tax credit funding, as well as Township contribution from the Affordable Housing Trust Fund. The project is being completed in phases and includes 4 living units for on-site staff in addition to the 184 affordable units. Phase 1 (71 units – 70 units and 1 staff unit) has been approved by Planning Board R-2017-05 approving Minor Subdivision Approval with waiver, dated April 13, 2017 and Planning Board Resolution R-2017-06 providing for Preliminary Phase 1 Major Site Plan Approval dated April 13, 2017. Additionally, Phase I was approved for LITHC in 2020 for 70 units. Phase 2 received LITHC in 2021 for 58 units and received final development approvals from the Township. Phase 3, which is located on Lot 3.02, accounts for the remaining 56 affordable units and 3 staff units – which has not received any tax credits and is still seeking development approvals from the Township. 124 out of the 184 total affordable units are being credited towards the Prior Round, and 60 out of the 184 total affordable units are being attributed to the Third Round. It is anticipated that there will be 164 one-bedroom units and 20 two-bedroom units within all 3 phases of the project. Phases I and 2 were fully constructed in 2024 and are currently accepting applications. The bedroom and income distribution will be updated once a deed restriction is recorded.

**6. Prior Round Family Units Income and Bedroom Distribution**

The table below demonstrates Prior Round compliance with the required bedroom and income distributions for family units. With a total of 369 family units attributed towards the Prior Round, the income distribution of the units is required to split 50% for each low- and moderate-income, and bedroom distribution is required to provide no more than 20% 1-bedroom units, at least 20% 2-bedroom units, and at least 20% 3-bedroom units.

<b>Table N: Prior Round Bedroom and Income Distribution for Family Units</b>				
<b>Income Distribution</b>	<b>Bedroom Distribution</b>			<b>Totals</b>
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	
Low Income	2	145	38	185 (50%)
Moderate Income	-	143	41	184 (50%)
<b>Totals</b>	2 (0.5%)	288 (78%)	79 (22%)	369

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L**Satisfaction of Third Round Prospective Need Obligation**

The Township has a Third Round prospective need obligation of 1,074, with an additional 425 units deferred to the next round obligation. The Township has fully satisfied its Third Round prospective need obligation, which was confirmed via the JOR issued by the Court on December 30, 2022. The Township's satisfaction of its Third Round Prospective need obligation is detailed below.

**1. Third Round Rental Obligation**

COAH's Second Round regulations (at N.J.A.C. 5:93-1, et seq.) provide that at least twenty five percent (25%) of the new construction component (i.e. excluding the present need or rehabilitation share) must be satisfied with rental units. Based upon the prospective need of 1,074, at least two-hundred and sixty-nine (269) rental units are required. The Township proposes to meet and exceed the obligation through the following projects: seventy (70) from the FSHD-Stanley family rental project; sixty (60) from the Laurel Green Family rental project; forty-seven (47) from the Connell Tract (Robinson Estates) and Ethel Lawrence III 100% affordable project; twenty-two (22) from the Mitchell Davis (The Neil) Family rental project; ninety-five (95) from various existing Group Home units; one-hundred and two (102) from the VOA (Centerton Village) project; one-hundred and twenty (120) from the ARI (Haddon Point) Site; and ninety-eight (98) from the Chase Tract (The Jefferson) Family rental project.

**2. Third-Round Age-Restricted Housing**

COAH's Second Round regulations permit a total of no more than 25 percent of the new construction obligation to be satisfied with age-restricted housing. Based upon the actual units to be constructed to satisfy the prospective need, up to two hundred and sixty-eight (268) age-restricted housing units are permitted at this time. The Township proposes to seek credit for a total of two-hundred and nineteen (219) units from age-restricted mechanisms, including the following: two hundred and nine (149) completed units comprised of eleven (11) from the Capital Seniors Assisted Living (Arbor Terrace) project; nine (9) from the Brightview Assisted Living project; one-hundred and twenty (120) from the ARI (Haddon Point) project; and nine (9) age-restricted units from the Extension of Controls program; as well as sixty (60) units from the FSHD Seniors – 100% Affordable project, which completed construction for Phases 1 & 2 in 2024 and is pending recorded deed restrictions; and ten (10) units from the proposed Allegro Assisted Living project that is yet to be constructed. The Township is below its age-restricted cap; however, it shall not exceed the cap or seek credits for age-restricted units in excess of the cap.

**3. Third Round Very Low-Income Housing Obligation**

As a result of the July 2008, amendments to the Fair Housing Act known as the "Roberts Bill", all municipalities now have an obligation to provide at least thirteen percent (13%) of the new affordable units built to satisfy the Third Round obligation to be reserved for very low income households: defined as households earning thirty percent (30%) or less of median income). The Fair Housing Act states that the thirteen percent (13%) threshold only has to be maintained Township wide. Accordingly, COAH regulations do not require that 13 percent of each housing project be devoted to very low income households.

To ensure that enough very low income units are produced, the Township will require that within any inclusionary or one hundred percent (100%) affordable housing development, at least thirteen



percent (13%) of the low and moderate income units built shall be affordable to very low income households. The Township's Affordable Housing Ordinance, which was revised during the Third Round and adopted via Ordinance No. 2022-11 on June 13, 2022 (see Appendix O), required this in all rental or for-sale projects.

As shown in the table below, the Township will comply with providing the VLI units, and has secured seventy-one (71) VLI units from the following projects thus far since 2008: eleven (11) units from the Ethel Lawrence III family rental project; sixteen (16) units from the ARI (Haddon Point) age-restricted rental project; thirteen (13) units from the Chase tract (The Jefferson) family rental project; thirteen (13) units from the Marne Highway (The Gables) family rental project; two (2) units from the Mitchell Davis (The Neil) family rental project; ten (10) units from the VOA (Centerton Village) family rental project; and six (6) units from the Laurel Green family rental project. There are also forty-six (46) VLI units produced the existing Group Home units, for a total of one-hundred and seventeen (117) total existing VLI credits. The Township also anticipates an additional thirty-three (33) VLI units, with nine (9) units from the FSHD Stanley tract and twenty-four (24) units from the FSHD ML Senior project after all Phases have been constructed (applications currently being accepted for Phases 1 & 2, which were built in 2024).

<b>Table O: Very-Low Income Requirement Mount Laurel Township, Burlington County, New Jersey</b>					
<b>Project Name</b>	<b>Status</b>	<b>Type</b>	<b>Affordable Units</b>	<b>13% Required VLI Units</b>	<b>VLI Units Provided</b>
Ethel Lawrence III	Existing	Family	36	5	11
Marne Highway - The Gables (Block 215, Lot 15)	Existing	Family	100	13	13
Chase Tract – Jefferson (Block 304, Lots 3 & 3.01)	Existing	Family	98	13	13
FSHD 100% Affordable Family Project (Block 302.15, Lot 3)	Proposed	Family	70	9	9
Laurel Green (Block 306, Lot 15)	Existing	Family	60	8	6
Mitchell Davis – The Neil (Block 1202, Lot 2)	Existing	Family	22	3	2
Volunteers of America - Centerton Village (Block 503.03, Lot 3)	Existing	Family	102	13	9
<b>Subtotal Family</b>			<b>506</b>	<b>55</b>	<b>63</b>
ARI Senior Site – Haddon Point (Block 30215, Lot 10)	Existing	Age-Restricted	120	16	16
Volunteers of America - Centerton Village (Block 503.03, Lot 3)	Existing	Special Needs	102	See above	2
FSHD 100% Affordable Senior Project (Block 302.15, Lots 2, 3.01 and 3.02)	Phases 1 and 2 completed in 2024; Phase 3	Age-Restricted	184	24	24

	not complete				
Group Homes	Existing	Special Needs	46	46	46
<b>Subtotal Non-family</b>			332	86	88
<b>Totals</b>			838	141	151
<b>Percentage VLI</b>					18.1%

Additionally, 50% of the very low income units shall be available to families. Currently, the following existing and proposed projects contribute sixty-four (64) units towards VLI family units: eleven (11) units from the Ethel Lawrence III family rental project; thirteen (13) units from the Chase tract (The Jefferson) family rental project; thirteen (13) units from the Marne Highway (The Gables) family rental project; two (2) units from the Mitchell Davis (The Neil) family rental project; nine (9) family VLI units from the VOA (Centerton Village) family rental project; six (6) units from the Laurel Green family rental project; and nine (9) units from the FSHD Stanley tract after all Phases have been constructed. This represents 42% of all VLI units in the Township; and when not including VLI Group Homes, represents 61.2% of all non-Group Home VLI units.

#### 4. Third Round Rental Bonus Credits

In accordance with N.J.A.C. 5:93-5.15(d), the Township is eligible to seek rental bonuses up to twenty five percent (25%) of the 1,074 allocated prospective need, or up to two hundred and sixty-nine (269) credits. The Township proposes to utilize all 269 bonus credits from the following projects: sixty (60) from the Marne Highway (The Gables) Family Rental project; ninety-eight (98) from the Chase Tract (The Jefferson) Family rental project; nine (9) from the Laurel Green family rental project; and one-hundred and two (102) from the VOA (Centerton Village) family rental project.

#### 5. Third Round Family Rental and Total Family Units

While not a specific requirement outlined under N.J.A.C. 5:93, the minimum number of Family Rental Units has rather become a typical component included within Settlement Agreements. This minimum has typically been 50%, which represents 50% of the Third Round rental obligation. Therefore, the Township would require a minimum of 50% of the total required Third Round rental units, or two hundred and sixty-nine (269) rental units. The Township proposes to meet and exceed this obligation with four-hundred and ninety (490) credits, or 72.2% of all rental units as family rental units, from the following family rental projects: seventy (70) from the FSHD-Stanley Family project; sixty (60) from the Laurel Green family rental project; forty-seven (47) from the Connell Tract (Robinson Estates) and Ethel Lawrence III 100% affordable family rental project; twenty-two (22) from the Mitchell Davis (The Neil) family rental project; ninety-three (93) from the VOA (Centerton Village) project; ninety-eight (98) from the Chase Tract (Jefferson) family rental project.

Additionally, 50% of the 832 total units being credited towards the Third Round, or 416 units, shall be available to families. Five-hundred and sixteen (516) of the total units, or 62%, are proposed to meet and exceed this requirement.



## 6. Third Round Credits to Address Third Round Obligation

The following table outlines the credits applied to the Township's Third Round obligation.

Table P: Units Addressing the Third Round Obligation Township of Mt. Laurel, Burlington County, NJ						
Obligation	1,074					
	Affordable Units	VLI	Low	Mod	Bonus Credits	Total Credits
<b>Existing Inclusionary Projects</b>	<b>401</b>	<b>50</b>	<b>153</b>	<b>198</b>	<b>167</b>	<b>568</b>
Marne Highway- "The Gables" (20% Set-aside) (Block 215, Lot 15)	100	13	37	50	60	160 (FR)
Chase Tract – "Jefferson Apts" (20% Set-aside) (Block 304, Lots 3 & 3.01)	98	13	37	48	98	196 (FR)
Laurel Green (20% Set-aside) (Block 306, Lot 15)	60	6	25	29	9	69 (FR)
Mitchell Davis – "The Neil" (15% Set-aside) (Block 1202, Lot 2)	22	2	10	10	-	22 (FR)
Weiland – "Courts at Brookfield" (1 of 8 total units towards Third Round) (Block 910.3 and 910.4, Various Lots)	1	-	-	1	-	1 (S)
ARI Site – "Haddon Point" (20% Set-aside) (Block 302.15, Lot 10)	120	16	44	60	-	120 (ARR)
<b>Existing 100% Affordable Projects</b>	<b>149</b>	<b>22</b>	<b>67</b>	<b>60</b>	<b>102</b>	<b>251</b>
Volunteers of America – "Centerton Village" 100% Affordable (Block 503.03, Lot 3)	102	11	52	39	102	200 (FR) 4 (SN)
Ethel Lawrence Phase III/ Connell Tract ("Robinson Estates") 100% Affordable (47 of 60 total units towards Third Round) (Block 701, Lot 3 and Block 601, Lots 23, 23.03, and 23.04)	47	11	15	21	-	47 (FR)
<b>Existing Group Homes / Supportive Needs</b>	<b>119</b>	<b>46</b>	<b>62</b>	<b>11</b>	<b>-</b>	<b>119</b>
Group Homes (See Full Chart Below)	93	46	47	-	-	93 (GH)
Capitol Seniors Assisted Living – "Arbor Terrace" (Block 203, Lot 1.02)	11	-	5	6	-	11 (M)
Brightview Assisted Living (Block 510.01, Lot 6.02)	9	-	4	5	-	9 (M)
Mount Laurel Manor Group Homes (Blocks 311.01, 1102.07 & Lots 1 (C2903) & 26)	6	-	6	-	-	6 (GH)
<b>Other Mechanisms</b>	<b>23</b>	<b>-</b>	<b>3</b>	<b>20</b>	<b>-</b>	<b>23</b>
Extensions of Expiring Controls (9 completed, 11 proposed – at least 7 of 11 will be family units)	20	-	-	20	-	9 (AR) 7 (F) 4 additional
Market to Affordable Program	3	-	3	-	-	2 (S),

						<b>1 (R)</b>
<b>Other Proposed Projects</b>	<b>140</b>	<b>33</b>	<b>37</b>	<b>70</b>	<b>-</b>	<b>140</b>
<b>Allegro Assisted Living</b> (Block 1003, Lots 51-54)	<b>10</b>	<b>-</b>	<b>5</b>	<b>5</b>	<b>-</b>	<b>10 (M)</b>
<b>Fair Share Housing Development 100% Affordable Family (Stanley)*</b> (Block 302.15, Lots 3.01 and 3.02)	<b>70</b>	<b>9</b>	<b>26</b>	<b>35</b>	<b>-</b>	<b>70 (FR)</b>
<b>Fair Share Housing Development 100% Affordable (ML Senior)*</b> (60 of 184 total units for Third Round) (Block 302.15, Lot 2)	<b>60</b>	<b>24</b>	<b>6</b>	<b>30</b>	<b>-</b>	<b>60 (ARR)</b>
<b>TOTAL CREDITS</b>	<b>832</b>	<b>151</b>	<b>322</b>	<b>359</b>	<b>269</b>	<b>1,101</b>
(FR) = Family rental                      (GH) = Group Home                      (BC) = Bonus Credit (S) = For-Sale                              (SNR) = Special Needs Rental                      (M) = Medicaid Certificate/Assisted Living (ARR) = Age-Restricted Rental						
*Project included as "proposed" until all Phases are constructed. Phase 1 and Phase 2 were fully constructed in 2024.						

## 7. Detailed Table of Group Homes Contributing Towards the Third Round

Table Q below provides details related to the Third Round Group Home and Supportive Needs housing units.

<b>Table Q. Group Home Units Contributing Towards the Third Round Obligation Township of Mt. Laurel, Burlington County, NJ</b>					
<b>Group Home Address</b>	<b>Owner/Sponsor</b>	<b>Block, Lot</b>	<b>Income Level</b>	<b>BRs/Units</b>	<b>CO/Control Date and Length of Controls</b>
37A Sumac Ct.	Allies, Inc.	1408, 113	VLI	2	6/13/2002 20 Years
5 W. Azalea Ln.	Allies, Inc.	1400, 5	VLI	3	7/3/2002 20 Years
906 Union Mill Rd.	Allies, Inc.	1000.03, 23.02	VLI	4	6/13/2002 20 Years
109 Bentley Drive	Bancroft Neurohealth	601.02, 3	VLI	4	12/9/2013 20 Years
761 Grant Rd.	Bancroft Neurohealth/ Stadium Homes	1003.01, 29	L	4	4/29/2015 20 Years
205A Harwood Ct.	Community Options	406.01, 1	VLI	2	11/6/1997 20 Years
2905A Heatherstone Ct.	Community Options	307.01, 1	VLI	2	9/20/1997 20 Years
50 Stratford Ln.	Community Options	201.01, 25	L	3	1/5/2009 20 Years
6407A Normandy Dr.	Community Options	312.01, 1	L	3	12/21/1993 20 Years
6607A Normandy Dr.	Community Options	312.01, 1	L	2	8/18/1994 20 Years
6801A Normandy Dr.	Community Options	312.01, 1	L	2	1/31/1995 20 Years

## MT. LAUREL HOUSING ELEMENT AND FAIR SHARE HOUSING PLAN



113A W. Bluebell Ln.	Dakota Properties	1405, 121	VLI	2	3/21/2014 20 Years
147 Martin's Way	Dakota Properties	403.01, 125	L	2	10/4/2011 20 Years
18B W. Bluebell Ln.	Dakota Properties	1405, 121	VLI	2	4/16/2014 20 Years
24A E. Daisy Ln.	Dakota Properties	1402, 39	VLI	2	3/21/2014 20 Years
26A E. Daisy Ln.	Dakota Properties	1402, 39	VLI	2	3/21/2014 20 Years
2718A Sussex Ct.	Dakota Properties	305.02, 201	VLI	2	7/25/2011 20 Years
30B E. Daisy Ln.	Dakota Properties	1402, 39	VLI	2	3/28/2014 20 Years
36B E. Daisy Ln.	Dakota Properties	1402, 39	VLI	2	3/28/2014 20 Years
37 W. Azalea Ln.	Dakota Properties	1400, 37	VLI	2	2/26/2013 20 Years
56B W. Bluebell Ln.	Dakota Properties	1405, 121	VLI	2	4/16/2014 20 Years
83A W. Bluebell Ln.	Dakota Properties	1405, 121	VLI	2	3/30/2014 20 Years
95A Sumac Ct.	Dakota Properties	1408, 113	VLI	2	3/19/2015 20 Years
97A W. Bluebell Ln.	Dakota Properties	1405, 121	VLI	2	3/24/2014 20 Years
4508 Church Rd.	Family Service of Burlington Cty.	1100.01, 1	L	5	5/15/1997 20 Years
107A Kelly Cove	Family Service of Burlington Cty.	1102.05, 21.02	VLI	2	9/10/2010 20 Years
1305A Ralston Dr.	Family Service of Burlington Cty.	407.09, 9	VLI	2	2/26/2013 20 Years
2014B Ralston Dr.	Family Service of Burlington Cty.	407.09, 9	L	2	12/20/2009 20 Years
2606A Auburn Ct.	Family Service of Burlington Cty.	305.02, 201	VLI	2	2/26/2013 20 Years
394A Delancey Pl.	Family Service of Burlington Cty.	305.01, 209	L	2	5/15/2009 20 Years
3A E. Daisy Ln.	Family Service of Burlington Cty.	1402, 39	L	1	5/15/2009 20 Years
4806A Aberdeen Dr.	Family Service of Burlington Cty.	308.01, 1	L	2	8/19/2008 20 Years
820 E. Union Mill Rd.	Family Service of Burlington Cty.	606, 22.03	L	4	7/10/2000 20 Years
4210 Church Rd.	Independence II	1100, 4.01	L	3	9/28/2005 20 Years
110 Laurel Ln.	Phoenix	502.01, 5	L	5	1/27/1997 20 Years
62 Boothby Dr.	Phoenix	201.03, 56	L	5	8/26/1996 20 Years
105A Kelly Cove	Oaks Integrated Care	1102.05, 21.02	L	1	6/20/2016 20 Years
<b>Total Existing Group Homes:</b>				<b>93</b>	



8. Detailed Description of Third Round Sites

a. Existing Inclusionary Projects

i. Marne Highway – “The Gables”  
(Block 215, Lot 15)

The Marne Highway site, now known as “The Gables”, is approximately 64.7-acres in size, and was rezoned via Ordinance 2017-11, which adopted the Marne Highway Multifamily District (MH-MF) to permit 500 residential units with a 20% set-aside, or 100 family rental units. The site was approved by Planning Board Resolutions R-2018-13 and R-2019-15 for Final Major Subdivision and Final Major Site Plan. The project was fully constructed in 2023 and CGP&H is the Administrative Agent for the project. The bedroom and income distribution according to the Administrative Agent is as follows, and while it differs from the Settlement Agreement, it is in compliance with UHAC and FHA:

Table R: Marne Highway (The Gables) Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very Low Income	2	9	2
Low Income	7	20	10
Moderate Income	9	29	12

ii. Chase Tract – “Jefferson Apartments”  
(Block 304, Lots 3 & 3.01)

The Chase Tract site, now known as Jefferson Apartments, was subject to a court-approved settlement, of which Township entered into a Settlement Agreement which required the site to be developed as inclusionary family rental development. The site was rezoned via Ordinance No. 2016-2, which adopted the Briggs Road Multifamily (BR-MF) District to permit up to 660 units with 15% set-aside, or 99 affordable units. Planning Board Resolution R-2016-27 dated November 10, 2016 approved 648 rental units with a total of 158 fee simple townhomes and 490 rental apartments, with 98 set-aside as affordable units. The project has been constructed, received Certificate of Occupancy in 2019 and 2020, and the Administrative Agent for the project is CGP&H. The bedroom and income distribution for the project has been deed restricted as follows:

Table S: Chase Tract (The Jefferson) Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very Low Income	4	6	3
Low Income	6	24	7
Moderate Income	9	29	10



### iii. Laurel Green

(Block 306, Lot 15)

The Laurel Green site was approved by Zoning Board of Adjustment for Preliminary and Final Site Plan with Bulk Variances via Application No. 03-D34A on October 3, 2012 with a total of 300 units with a 20% set-aside or 60 affordable, family-rental units. The project was originally intended to be age-restricted units and was converted to a family rental project, as was permissible at the time – as a result, however, the project was constructed without any 3-bedroom units. The Township has set aside additional funding in its Spending Plan for the creation of 3-bedroom units within the FSHD Family project to account for this shortfall. The project has been constructed, received Certificate of Occupancy in 2014, is administered by the Township Administrative Agent. The bedroom and income distribution for the project has been deed restricted as follows:

Table T: Laurel Green Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very Low Income	3	3	-
Low Income	13	12	-
Moderate Income	14	15	-

### iv. Mitchell Davis – “The Neil”

(Block 1202, Lot 2)

The Mitchell Davis site, now known as The Neil, was approved by Zoning Board of Adjustment via Resolution ZB 15-D-14 granting Use Variance Approval on March 8, 2016, and subsequently by Zoning Board Resolution R-2019-ZBD dated January 9, 2019, granting Amended Preliminary and Final Major Site Plan Approval with Bulk Variance for 145 rental apartments with a set-aside of 15%, or 22 affordable, family rental units. The project was approved and constructed without any 3-bedroom units. The Township has set aside additional funding in its Spending Plan for the creation of 3-bedroom units within the FSHD Family project to account for this shortfall. The project has been constructed, received Certificate of Occupancy in 2020 and 2021, and the Administrative Agent for the project is Davis Enterprises. The bedroom and income distribution for the project has been deed restricted as follows:

Table U: Mitchell Davis Site (The Neil) Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very Low Income	1	1	-
Low Income	2	8	-
Moderate Income	1	9	-

**v. Weiland (Courts at Brookfield)**  
(Block 910.3 and 910.4, Various Lots)

The Courts at Brookfield is an existing development consisting of 8 for-sale townhomes within Chapel Hill Road and Glen Forest Road. 1 out of the 8 moderate income, 3 bedroom units is being credited towards the Third Round. See the Prior Round site descriptions for the full project details.

**vi. ARI Site – “Haddon Point”**  
(Block 302.15, Lot 10)

The ARI site is approximately 67.9-acres in size, and was rezoned via Ordinance 2017-14 and amended by Ordinance 2018-18, which adopted the Fostertown Road Mixed-Use (FR-MX) District to permit 600 units with a 20% set-aside, or 120 affordable, family rental units and a mixed-use component on a portion of the site. The site was later included in the Route 38, Ark Road, and Fostertown Road Redevelopment Area, which was subject to a Redevelopment Plan adopted via Ordinance 2019-7. Subsequently, an amendment to the Redevelopment Plan was adopted by Ordinance 8-2020 to specifically allow the 120 units to be provided as age-restricted, affordable rental units. The project as a whole include 273 multi-family apartments, 207 multi-family townhouses, and 120 age-restricted, affordable rental apartments.

The project was fully constructed in 2024, and the bedroom and income distribution will be updated once the deed restriction is recorded. The project includes a mix of 1 and 2 bedroom age-restricted rentals, including 16 units restricted to very-low income residents. Pursuant to UHAC requirements, the following income and bedroom distribution shall be required at a minimum - 16 very low-income units, 44 low-income units, and 60 moderate-income units. The Administrative Agent for the project will be updated once identified.

**b. Existing 100% Affordable Projects**

**i. Volunteers of America 100% Affordable – “Centerton Village”**  
(Block 503.03, Lot 3)

The Volunteers of America site, now known as Centerton Village, was declared an Area in Need of Redevelopment, and a Redevelopment Plan was adopted on July 13, 2015 by Ordinance No. 2015-8, which created the Centerton Road Rehabilitation Area Redevelopment Plan. The Plan included 102 affordable, rental units to be developed as a 100% affordable tax credit development – including 100 family rental units and 2 very-low income, supportive needs housing units. The project has been constructed, and the Administrative Agent for the project will be updated once identified. The bedroom and income distribution for the family units within the project has been deed restricted as follows:



<b>Table V: Volunteers of America 100% Affordable (Centeron Village)</b>			
<b>Affordable Unit Distribution</b>			
<b>Income Distribution</b>	<b>Bedroom Distribution</b>		
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
Very Low Income	2	-	-
Low Income	8	30	14
Moderate Income	5	20	14
<i>Supportive Needs Units</i>			
Very Low Income	5	4	-

- ii. **Ethel Lawrence Phase III/Connell Tract (“Robinson Estates”) 100% Affordable**  
*(Block 701, Lot 3 and Block 601, Lots 23, 23.03, and 23.04)*

The Connell Tract and the Ethel R. Lawrence Tract are completed adjacent projects. 13 of the 60 units are being credited towards the Prior Round and 47 of the 60 units are being credited towards the Third Round. See the Prior Round site descriptions for the full project details.

c. **Existing Group Homes / Supportive Needs**

- i. **Group Homes (See Table Q)**

- ii. **Capitol Seniors Assisted Living – “Arbor Terrace”**  
*(Block 203, Lot 1.02)*

The Capitol Seniors Assisted Living project, also known as Arbor Terrace Mt. Laurel, received Use Variance Approval and Preliminary and Final Major Site Plan Approval with Bulk Variance by Resolution ZB#16-D-02 on June 1, 2016. The project was approved for 88 residential suites for memory care and assisted living, including a total of 101 beds in 56 private units, 26 memory care units and 6 Medicaid units. In total, 11 beds set-aside as affordable – with 6 moderate income and 5 low income. The project has been constructed, received Certificate of Occupancy in 2019, and is administered by the Arbor Company.

- iii. **Brightview Assisted Living**  
*(Block 510.01, Lot 6.02)*

This is an existing assisted living facility, previously known as Sunrise, and received a Certificate of Occupancy in 1997. The first phase of this was 90 beds and 72 units, with the courts approving 9 beds for affordable – with 4 low income beds in a companion suites and 5 moderate income beds in a companion suites. The second phase on the third floor is 40 beds, with 4 beds reserved for Medicaid waivers.

**iv. 123 Creek Road/ Mount Laurel Manor Group Homes***(Block 311.01, Lot 1 (C2903) and 1102.07, Lot 26)*

The Mount Laurel Manor development was approved via Zoning Board application ZB #18-D-09, which included an off-site set-aside of 6 affordable units. An Affordable Housing Agreement between Mt. Laurel Manor and Allies, Inc. dated July 24, 2019 established 2 off-site single-family homes with 3 bedrooms each to be administered as Group Homes for persons with special needs. The addresses of the deed restricted units group homes are 2903 Yarmouth Lane (Block 311.01, Lot 1) which has a CO date of June 17, 2019 and 201B Cypress Point Circle (Block 1102.07, Lot 26), which has a CO date of July 24, 2020. The units are existing and are administered by Allies, Inc.

**d. Other Mechanisms****i. Extensions of Expiring Controls (9 completed, 11 proposed – at least 7 of 11 will be family units)**

The Township has successfully extended controls on 9 age-restricted, for-sale, moderate income units, by Resolution 19-161. The Township has agreed to continue the program until the controls on 11 additional units have been extended. Of the 11 units, at least 7 will be from existing family units.

**ii. Market to Affordable Program**

The Township completed three Market to Affordable Units in 2020 with 30 year deed restrictions, which included one (1) 3-bedroom, low-income sale unit; one (1) 2-bedroom, low-income sale unit; and one (1) 3-bedroom, low-income rental unit.

**e. Other Proposed Mechanisms****i. Allegro Assisted Living***(Block 1003, Lots 51-54)*

The Allegro Assisted Living development was approved by Zoning Board of Adjustment application ZB #19-D-12, granting Preliminary and Final Major Site Plan Approval with Use Variance on September 16, 2020, for an assisted living and memory care facility made up of 170 units – including 95 independent living units, 55 assisted living units, and 20 memory care units. The facility would include the set-aside of at least 10 Medicaid beds. The project is not yet constructed.

The development plans were amended, necessitating amended Board approvals, which were denied in April 2022. The Township is continuing to monitor the status of the application, and will remove the site from the Plan if the project is not developed and replace the units with another project.



**ii. Fair Share Housing Development 100% Affordable Family (Stanley)**  
(Block 302.15, Lots 3.01 and 3.02)

The 70-unit 100% affordable, family rental project is proposed by FSHD to be developed with the assistance of low-income tax credit funding, as well as Township contribution from the Affordable Housing Trust Fund. The site is located on a 6-acre parcel adjoined to the FSHD Seniors property. The Township's Spending Plan included expenditures towards the FSHD Family 100% Affordable Rental Project for the creation of new 3-bedroom units through Affordability Assistance Spending, which is anticipated to increase the 3-bedroom proportion above the 20% per the UHAC requirements in order to make up the shortfall from the Laurel Green and Mitchell Davis projects lack of required 3-bedroom units. The Township has not yet rezoned the site to permit the development and the project is not yet constructed.

Pursuant to UHAC and FHA requirements, the following income and bedroom distribution shall be required at a minimum - 9 very low-income units, 26 low-income units, and 35 moderate-income units; with a maximum of 14 one-bedroom units, minimum of 21 two-bedroom units, and a minimum of 14 three-bedroom units. The bedroom and income distribution will be updated once a deed restriction is recorded.

**v. Fair Share Housing Development 100% Affordable (ML Senior)**  
(Block 302.15, Lot 2)

The 184-unit 100% affordable, age-restricted project is proposed by FSHD to be developed with the assistance of low-income tax credit funding, as well as Township contribution from the Affordable Housing Trust Fund. The project is being completed in phases and includes 4 living units for on-site staff in addition to the 184 affordable units. Phase 1 (71 units – 70 units and 1 staff unit) has been approved by Planning Board R-2017-05 approving Minor Subdivision Approval with waiver, dated April 13, 2017 and Planning Board Resolution R-2017-06 providing for Preliminary Phase 1 Major Site Plan Approval dated April 13, 2017. Additionally, Phase I was approved for LITHC in 2020 for 70 units. Phase 2 received LITHC in 2021 for 58 units and received final development approvals from the Township. Phase 3, which is located on Lot 3.02, accounts for the remaining 56 affordable units and 3 staff units – which has not received any tax credits and is still seeking development approvals from the Township. 60 out of the 184 total affordable units are being attributed to the Third Round. It is anticipated that there will be 164 one-bedroom units and 20 two-bedroom units within all 3 phases of the project. Phases I and 2 were fully constructed in 2024 and are currently accepting applications. The bedroom and income distribution will be updated once a deed restriction is recorded.

Pursuant to UHAC and FHA requirements, the following income distribution shall be required at a minimum, the project will require 24 very low-income units, 68 low-income units, and 92 moderate-income units.

## 9. Third Round Family Units Income and Bedroom Distribution

Table W below demonstrates Third Round compliance with the required bedroom and income distributions for family units. With a total of 498 family units attributed towards the Third Round (not including extension of controls or market to affordable units), the income distribution of the units is required to split 50% for low-income – inclusive of 13% very low-income – and 50% moderate-income, and bedroom distribution is required to provide no more than 20% 1-bedroom units, at least 20% 2-bedroom units, and at least 20% 3-bedroom units. The below table includes the 70 units to be provided by the FSHC Family 100% Affordable project once all phases have been constructed at the required UHAC minimums and maximums, with any excess units provided as 2-bedroom units, and does not provide any additional 3-bedroom units as discussed above.

The table provides that the Township presently exceeds the maximum 1-bedroom requirement of 20% by 9 units, but is compliant with the other bedroom distribution minimums for 2- and 3-bedroom units. The Township is projected to exceed the same category in the scenario that the FSHD Family project utilizes the bedroom distribution as proposed. However, as discussed above, the Township is working with FSHD to provide additional 3-bedroom units above the UHAC requirements for the project and has agreed in its Spending Plan to distribute funds accordingly to incentivize the additional 3-bedroom units, which should effectively balance the bedroom distribution.

<b>Table W. Third Round Bedroom and Income Distribution for Family Units</b>				
<b>Bedroom Distribution</b>	<b>Income Distribution</b>			<b>Totals</b>
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	
Very Low Income	19	29	6	54 (12.6%)
Low Income	36	105	35	176 (41.1%)
Moderate Income	40	110	48	198 (46.2%)
<b>Subtotals</b>	<b>95 (22.1%)</b>	<b>244 (57%)</b>	<b>89 (20.7%)</b>	<b>428</b>
FSHD Project UHAC Standards	14	42	14	
<b>Totals (Inclusive of Unbuilt FSHD Project)</b>	<b>109 (21.8%)</b>	<b>286 (67%)</b>	<b>103 (20.6%)</b>	<b>498</b>

## B. FOURTH ROUND PLAN COMPLIANCE MECHANISMS

### Fourth Round Present Need (Rehabilitation) Obligation

As explained in detail in Section II of this Fourth Round Housing Element and Fair Share Plan, the Township's Fourth Round Present Need (Rehabilitation) obligation is 46. The Township will continue to participate in the Burlington County Home Improvement Loan Program until the rehabilitation obligation has been fully satisfied, and the Township shall amend the Spending Plan to fund the balance of its present need if the County program is ever abandoned or loses its funding. If the





County program sufficiently addresses the Township's rehabilitation obligation for owner-occupied units, the Township reserves the right to amend the Spending Plan to allocate funds to other affordable housing activities.

#### **Fourth Round Prospective Need Obligation**

The Township has a Fourth Round prospective need obligation of 410, which was established as part of a mediation agreement, was authorized by binding resolution by Township Council on April 7, 2025, and was fixed via a Court Order dated April 17, 2025. The sections below detail the compliance mechanisms used to meet the Township's Fourth Round obligation.

#### **1. Vacant Land Adjustment**

As discussed in Section II.H of this HEFSP, The Township has also elected not to conduct a VLA for the Fourth Round and will address its entire Fourth Round prospective need obligation of 410 as detailed below. However, the Township reserves the right to conduct a VLA as part of its Fourth Round compliance should any condition of this Plan as approved change.

#### **2. Percentage Requirements**

- Minimum Rental: Per N.J.S.A. 52:27D-311, "A municipality shall satisfy a minimum of 25 percent of the actual affordable housing units, exclusive of any bonus credits, to address its prospective need affordable housing obligation, through rental housing, including at least half of that number available to families with children."
- Minimum Family Housing: Per N.J.S.A. 52:27D-311, "A municipality shall satisfy a minimum of 50 percent of the actual affordable housing units, exclusive of any bonus credits, created to address its prospective need affordable housing obligation through the creation of housing available to families with children and otherwise in compliance with the requirements and controls established pursuant to section 21 of P.L.1985, c.222 (C.52:27D-321)."
- Age-Restricted Cap: Per N.J.S.A. 52:27D-311, "A municipality may not satisfy more than 30 percent of the affordable housing units, exclusive of any bonus credits, to address its prospective need affordable housing obligation through the creation of age-restricted housing."
- Minimum Very-Low Income: Per N.J.S.A. 52:27D-329.1, "Housing elements and fair share plans adopted pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1) shall ensure that at least 13 percent of the housing units made available for occupancy by low-income and moderate-income households to address a municipality's prospective need obligation will be reserved for occupancy by very low income households, as that term is defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), with at least half of such units made available for families with children. The 13 percent shall count towards the minimum 50 percent of the housing units required to be made available for occupancy by low-income households to address a municipality's prospective need obligation."
- Bonus Credit Cap: Per N.J.S.A. 52:27D-311, "A municipality shall not receive more than one type of bonus credit for any unit and a municipality shall not be permitted to satisfy more than 25 percent of its prospective need obligation in the fourth round or any subsequent round through the use of bonus credits."

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Given that the sites proposed to satisfy the Township's Fourth Round prospective need obligation have not yet advanced to a concept plan stage, the type of residential development (age-restricted or family; rental or for-sale), income distribution, and bedroom distribution are undetermined at this time. As these sites are built out over the Fourth Round period, the Township will ensure compliance with all of the percentage requirements per the amended FHA listed above, as well as any other additional requirements of the amended FHA and UHAC.

### 3. Satisfaction of Fourth Round Prospective Need

The Township's Fourth Round prospective need obligation of 410 units shall be satisfied as follows:

<b>Table X: Proposed Projects Addressing the Fourth Round Prospective Need Township of Mount Laurel, Burlington County, NJ</b>						
FOURTH ROUND PROSPECTIVE NEED	<b>410</b>					
	<b>Completed Units</b>	<b>Proposed Units</b>	<b>L</b>	<b>M</b>	<b>VL</b>	<b>Total</b>
<b>100% Affordable Developments</b>	-	<b>176</b>	TBD	TBD	TBD	<b>176</b>
<b>Red Roof Inn Mt. Laurel</b> 603 Fellowship Rd Block 1310, Lot 12.01	-	90	TBD	TBD	TBD	<b>90</b>
<b>Rodeway Inn Mt. Laurel</b> 1132 Rt 73 Block 1306.01, Lot 7.02	-	86	TBD	TBD	TBD	<b>86</b>
<b>Inclusionary Developments</b>	-	<b>132</b>	TBD	TBD	TBD	<b>132</b>
<b>Econo Lodge</b> 611 Fellowship Rd Block 1310, Lot 10.01	-	6	TBD	TBD	TBD	<b>6</b>
<b>Clarion Hotel &amp; Suites – Wyndham</b> 1111 Rt 73 Block 1104, Lot 1	-	42	TBD	TBD	TBD	<b>42</b>
<b>Grand Resort Hotel – Hotel ML</b> 915 Rt 73 Block 1202, Lot 4	-	47	TBD	TBD	TBD	<b>47</b>
<b>La Quinta Inn &amp; Suites</b> 5000 Clover Rd Block 1301, Lot 1.06	-	5	TBD	TBD	TBD	<b>5</b>
<b>Hyatt House</b> 3000 Crawford Pl Block 1300.02, Lot 4	-	14	TBD	TBD	TBD	<b>14</b>
<b>Track &amp; Turf Motel</b> 809 Rt 73 and 530 Lenola Rd Block 1201, Lots 1, 3 & 6	-	10	TBD	TBD	TBD	<b>10</b>
<b>Knights Inn</b> 1104 Rt 73 Block 1301, Lot 1.03	-	8	TBD	TBD	TBD	<b>8</b>
<b>TOTAL UNITS</b>	-	<b>180</b>	TBD	TBD	TBD	<b>180</b>



<b>Bonus Credits (max 25% of 410-unit Fourth Round Prospective Need)</b>		<b>102</b>
<b>TOTAL CREDITS AND UNITS</b>	<b>410</b>	

#### 4. Detailed Summary of Fourth Round Prospective Need Satisfaction

##### a. 176 units from the following proposed 100% affordable developments:

- i. **90 affordable units from the Red Roof Inn Mt. Laurel site located at 603 Fellowship Road (Block 1310, Lot 12.01).** The property is currently developed with two (2) two-story motel buildings, inclusive of 108 motel rooms, and associated surface parking. The property has an area of approximately 3.057 acres, and no environmental constraints are present on the property. The property is proposed to be redeveloped with a 90-unit, 100% affordable residential development. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, construction schedule and funding mechanisms for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.
- ii. **86 affordable units from the Rodeway Inn Mt. Laurel site located at 1132 Route 73 (Block 1306.01, Lot 7.02).** The property is currently developed with a two-story motel building, inclusive of 90 motel rooms, and associated surface parking. The property has an area of approximately 2.422 acres, and no environmental constraints are present on the property. The property is proposed to be redeveloped with a 86-unit, 100% affordable residential development. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, construction schedule and funding mechanisms for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.

##### b. 132 units from the following proposed inclusionary developments:

- i. **6 affordable units from the Econo Lodge site located at 611 Fellowship Road (Block 1310, Lot 10.01).** The property is currently developed with a two-story motel building, inclusive of 65 motel rooms, and associated surface parking. The property has an area of approximately 1.317 acres, of which approximately 0.08 acres are constrained by wetlands. The site therefore has approximately 1.317 acres of unconstrained land. The property is proposed to

be redeveloped at a maximum density of 20 du/ac, therefore yielding 26 residential units, inclusive of 6 affordable units based on a minimum 20% affordable housing set-aside. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, and construction schedule for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.

- ii. **42 affordable units from the Clarion Hotel & Suites – Wyndham site located at 1111 Route 73 (Block 1104, Lot 1).** The property is currently developed with an eight-story hotel building, inclusive of 236 hotel rooms, and associated surface parking. The property has an area of approximately 18.39 acres, of which approximately 7.86 acres are constrained by wetlands. The site therefore has approximately 10.53 acres of unconstrained land. The property is proposed to be redeveloped at a maximum density of 20 du/ac, therefore yielding 210 residential units, inclusive of 42 affordable units based on a minimum 20% affordable housing set-aside. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, and construction schedule for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.
- iii. **47 affordable units from the Grand Resort Hotel – Hotel ML site located at 915 Route 73 (Block 1202, Lot 4).** The property is currently developed with a water resort and nine-story hotel building, inclusive of 279 hotel rooms, and associated surface parking. The property has an area of approximately 14.21 acres, of which approximately 2.5 acres are constrained by wetlands. The site therefore has approximately 11.71 acres of unconstrained land. The property is proposed to be redeveloped at a maximum density of 20 du/ac, therefore yielding 234 residential units, inclusive of 47 affordable units based on a minimum 20% affordable housing set-aside. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, and construction schedule for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.
- iv. **5 affordable units from the La Quinta Inn & Suites site located at 5000 Clover Road (Block 1301, Lot 1.06).** The property is currently developed with a three-story hotel building, inclusive of 63 hotel rooms, and associated surface parking. The property has an area of approximately 1.27 acres, and no



environmental constraints are present on the property. The property is proposed to be redeveloped at a maximum density of 20 du/ac, therefore yielding 25 residential units, inclusive of 5 affordable units based on a minimum 20% affordable housing set-aside. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, and construction schedule for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.

- v. **14 affordable units from the Hyatt House site located at 3000 Crawford Place (Block 1300.02, Lot 4).** The property is currently developed with a three-story hotel building, inclusive of 116 hotel rooms, outdoor pool and associated surface parking. The property has an area of approximately 3.53 acres, and no environmental constraints are present on the property. The property is proposed to be redeveloped at a maximum density of 20 du/ac, therefore yielding 70 residential units, inclusive of 14 affordable units based on a minimum 20% affordable housing set-aside. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, and construction schedule for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.
- vi. **10 affordable units from the Track & Turf Motel site located at 809 Route 73 and 520 Lenola Road (Block 1201, Lots 1, 3 & 6).** The site is currently developed with a vacant single family home (Block 1201, Lot 6), a vacant parcel (Block 1201, Lot 1), and a two-story motel building (Block 1201, Lot 3), inclusive of 30 motel rooms, and associated surface parking. All of the properties are owned by TNT Motel, LLC. The property has an area of approximately 2.38 acres, and no environmental constraints are present on the property. The property is proposed to be redeveloped at a maximum density of 20 du/ac, therefore yielding 47 residential units, inclusive of 10 affordable units based on a minimum 20% affordable housing set-aside. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, and construction schedule for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.
- vii. **8 affordable units from the Knights Inn site located at 1104 Route 73 (Block 1301, Lot 1.03).** The site is currently developed with a two-story motel

building, inclusive of 71 motel rooms, and associated surface parking. The property has an area of approximately 1.9 acres, and no environmental constraints are present on the property. The property is proposed to be redeveloped at a maximum density of 20 du/ac, therefore yielding 19 residential units, inclusive of 4 affordable units based on a minimum 20% affordable housing set-aside. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, and construction schedule for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.

- c. **102 bonus credits.** Upon full build out of the projects used the towards the Township's satisfaction of its Fourth Round prospective need, the Township will satisfy a maximum of 25% of the 410-unit Fourth Round prospective need (or 102 credits) via bonus credits from completed affordable units.

## 5. Other Mechanisms

- a. **Extension of Expiring Controls.** The Township may receive credits by extending controls on affordability that are scheduled to expire during the period of repose (July 1, 2025 through June 30, 2035). The extended controls must be consistent with the applicable State and UHAC regulations. To obtain this credit, the municipality must obtain a certified statement from its building inspector stating that the affordable unit complies with all code standards. The Township will evaluate the expiring controls of the affordable units within the Fourth Round and may use available affordable housing trust fund dollars to update and secure extension of controls of existing affordable housing units in the Fourth Round provided the units are creditworthy.
- b. **Mandatory Set-Aside Ordinance.** The Township will amend its existing Mandatory Set Aside Ordinance ("MSO"), which was adopted as part of its Third Round compliance via Ordinance No. 2022-11 (see *Appendix O*), to provide that all developments will provide a 20% set aside for both rental and for-sale developments. A draft of the amended MSO is provided in *Appendix X*.

## C. SITES FOR INCLUSIONARY/100% AFFORDABLE DEVELOPMENT

As required by the FHA, several proposals for inclusionary and/or 100% affordable residential development have been considered during the preparation of this Housing Element and Fair Share Plan and were ultimately included in this Plan. These sites are outlined below. These sites also comply with N.J.A.C. 5:93-1.1, 5.3 and 5.6, which require all new construction sites to be available, approvable, developable and suitable.





## 100% Affordable Sites

### 1. Red Roof Inn Mt. Laurel Site located at 603 Fellowship Road (Block 1310, Lot 12.01)



Figure A – Aerial Map of Red Roof Inn Mt. Laurel Site

#### a. Site Description and Project History

- i. The property is currently developed with two (2) two-story motel buildings, inclusive of 108 motel rooms, and associated surface parking. The property has an area of approximately 3.057 acres. The site has approximately 381 feet of frontage along Fellowship Road.
- ii. The property is proposed to be redeveloped with a 90-unit, 100% affordable residential development. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, construction schedule and funding mechanisms for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.
- iii. Site Control. The property is owned by 603 Fellowship LLC.



- iv. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

**b. Site Suitability**

The project complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. The site has access to appropriate streets and is adjacent to compatible land uses. The lot is zoned B-Business, and surrounding the property are other hotels and retail uses.
- ii. The site has access to water infrastructure and is located in a sewer service area.
- iii. It is anticipated the site can be developed consistent with the parking standards to be established in the Redevelopment Plan.
- iv. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Coastal Area Facilities Review Act ("CAFRA") planning areas.
- v. Per mapping of 2020 land use/land cover data via NJDEP, there are no freshwater wetlands located on any portion of the site.
- vi. Per FEMA floodplain mapping, the site is not located within a flood hazard area.
- vii. There are no steep slopes on the site.
- viii. Per NJDEP mapping, the site is not covered by critical habitat.
- ix. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- x. Per NJDEP, the site is not a Known Contaminated Site.



## 2. Rodeway Inn Site located at 1132 Route 73 (Block 1306.01, Lot 7.02)



Figure B – Aerial Map of Rodeway Inn Site

### a. Site Description and Project History

- i. The property is currently developed with a two-story motel building, inclusive of 90 motel rooms, and associated surface parking. The site has an area of approximately 2.422 acres. The site has approximately 247 feet of frontage along Church Road.
- ii. The property is proposed to be redeveloped with a 86-unit, 100% affordable residential development. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, construction schedule and funding mechanisms for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.
- iii. Site Control. The property is owned by RMD Hospitality, INC.
- iv. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are

properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

**b. Site Suitability**

The project complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be “suitable, approvable, available and developable.” This consistency is demonstrated as follows:

- i. The site has access to appropriate streets and is adjacent to compatible land uses. The lot is zoned B-Business, and surrounding the property are other hotels and retail/commercial uses.
- ii. The site has access to water infrastructure and is located in a sewer service area.
- iii. It is anticipated the site can be developed consistent with the parking standards to be established in the Redevelopment Plan.
- iv. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Costal Area Facilities Review Act (“CAFRA”) planning areas.
- v. Per mapping of 2020 land use/land cover data via NJDEP, there are no freshwater wetlands located on any portion of the site.
- vi. Per FEMA floodplain mapping, the site is not located within a flood hazard area.
- vii. There are no steep slopes on the site.
- viii. Per NJDEP mapping, the site is not covered by critical habitat.
- ix. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- x. Per NJDEP, the site is not a Known Contaminated Site.



### Inclusionary Sites

#### 3. Econo Lodge Site located at 611 Fellowship Road (Block 1310, Lot 10.01)



Figure C – Aerial Map of Econo Lodge Site

#### a. Site Description and Project History

- i. The property is currently developed with a two-story motel building, inclusive of 65 motel rooms, and associated surface parking. The property has an area of approximately 1.317 acres. The site has approximately 148 feet of frontage along Fellowship Road.
- ii. The property is proposed to be redeveloped at a maximum density of 20 du/ac, therefore yielding 26 residential units, inclusive of 6 affordable units based on a minimum 20% affordable housing set-aside. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, and construction schedule for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.



- iii. Site Control. The property is owned by Bansri Hospitality, LLC.
- iv. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

#### **b. Site Suitability**

The project complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. The site has access to appropriate streets and is adjacent to compatible land uses. The lot is zoned B-Business, and surrounding the property are other hotels and retail/commercial uses.
- ii. The site has access to water infrastructure and is located in a sewer service area.
- iii. It is anticipated the site can be developed consistent with the parking standards to be established in the Redevelopment Plan.
- iv. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Costal Area Facilities Review Act ("CAFRA") planning areas.
- v. Per mapping of 2020 land use/land cover data via NJDEP, approximately 0.08 acres of the property is constrained by wetlands. The site therefore has approximately 1.317 acres of unconstrained land.
- vi. Per FEMA floodplain mapping, the site is not located within a flood hazard area.
- vii. There are no steep slopes on the site.
- viii. Per NJDEP mapping, the site is not covered by critical habitat.
- ix. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- x. Per NJDEP, the site is not a Known Contaminated Site.



#### 4. Clarion Hotel & Suites – Wyndham Site located at 1111 Route 73 (Block 1104, Lot 1)



Figure D – Aerial Map of Clarion Hotel & Suites – Wyndham Site

##### a. Site Description and Project History

- i. The property is currently developed with an eight-story hotel building, inclusive of 236 hotel rooms, and associated surface parking. The property has an area of approximately 18.39 acres. The site has approximately 504 feet of frontage along Route 73.
- ii. The property is proposed to be redeveloped at a maximum density of 20 du/ac, therefore yielding 210 residential units, inclusive of 42 affordable units based on a minimum 20% affordable housing set-aside. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, and construction schedule for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.
- iii. Site Control. The property is owned by Raas Investment, LLC.

- iv. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

**b. Site Suitability**

The project complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. The site has access to appropriate streets and is adjacent to compatible land uses. The lot is zoned SRI-Specially Restricted Industry, and surrounding the property are other hotels, offices, and retail/commercial uses.
- ii. The site has access to water infrastructure and is located in a sewer service area.
- iii. It is anticipated the site can be developed consistent with the parking standards to be established in the Redevelopment Plan.
- iv. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Costal Area Facilities Review Act ("CAFRA") planning areas.
- v. Per mapping of 2020 land use/land cover data via NJDEP, approximately 7.86 acres of the property is constrained by wetlands. The site therefore has approximately 10.53 acres of unconstrained land.
- vi. Per FEMA floodplain mapping, the site is not located within a floodway. A portion at the rear of the site is located in the 0.1% annual chance flood hazard zone.
- vii. There are no steep slopes on the site.
- viii. Per NJDEP mapping, the site is not covered by critical habitat.
- ix. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- x. Per NJDEP, the site is not a Known Contaminated Site.





## 5. Grand Resort Hotel – Hotel ML Site located at 915 Route 73 (Block 1202, Lot 4).



Figure E – Aerial Map of Grand Resort Hotel – Hotel ML Site

### a. Site Description and Project History

- i. The property is currently developed with a water resort and nine-story hotel building, inclusive of 279 hotel rooms, and associated surface parking. The property has an area of approximately 14.21 acres. The site has approximately 400 feet of frontage along Route 73. The remaining frontage on the site is along a merging lane to Interstate 295.
- ii. The property is proposed to be redeveloped at a maximum density of 20 du/ac, therefore yielding 234 residential units, inclusive of 47 affordable units based on a minimum 20% affordable housing set-aside. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, and construction schedule for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.
- iii. Site Control. The property is owned by JM Investment, LP.

- iv. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

**b. Site Suitability**

The project complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. The site has access to appropriate streets and is adjacent to compatible land uses. The lot is zoned B-Business, and surrounding the property are other hotels and retail/commercial uses.
- ii. The site has access to water infrastructure and is located in a sewer service area.
- iii. It is anticipated the site can be developed consistent with the parking standards to be established in the Redevelopment Plan.
- iv. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Coastal Area Facilities Review Act ("CAFRA") planning areas.
- v. Per mapping of 2020 land use/land cover data via NJDEP, approximately 2.5 acres are constrained by wetlands. The site therefore has approximately 11.71 acres of unconstrained land.
- vi. Per FEMA floodplain mapping, the site is not located within a floodway or flood hazard zone.
- vii. There are no steep slopes on the site.
- viii. Per NJDEP mapping, the site is not covered by critical habitat.
- ix. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- x. Per NJDEP, the site is not a Known Contaminated Site.



## 6. La Quinta Inn & Suites Site located at 5000 Clover Road (Block 1301, Lot 1.06)

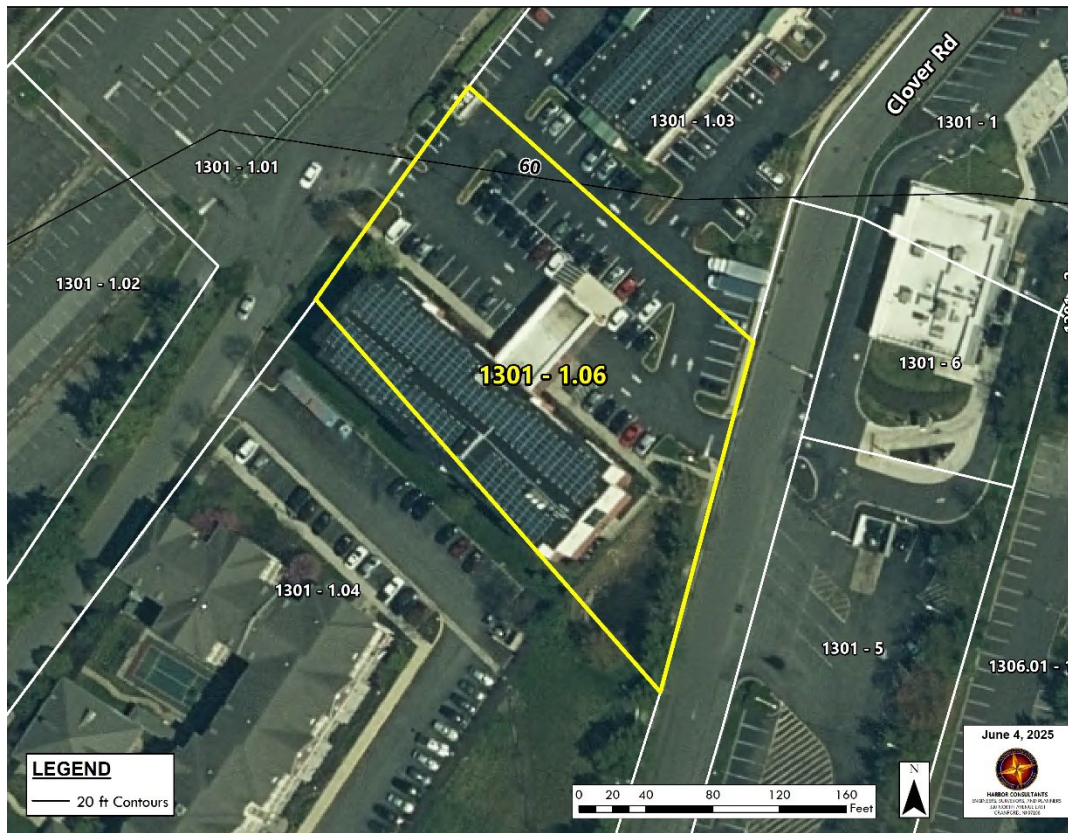


Figure F – Aerial Map of La Quinta Inn & Suites Site

### a. Site Description and Project History

- i. The property is currently developed with a three-story hotel building, inclusive of 63 hotel rooms, and associated surface parking. The property has an area of approximately 1.27 acres. The site has approximately 217 feet of frontage along Clover Road.
- ii. The property is proposed to be redeveloped at a maximum density of 20 du/ac, therefore yielding 25 residential units, inclusive of 5 affordable units based on a minimum 20% affordable housing set-aside. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, and construction schedule for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.
- iii. Site Control. The property is owned by Rushi Hospitality, LLC.



- iv. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

**b. Site Suitability**

The project complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. The site has access to appropriate streets and is adjacent to compatible land uses. The lot is zoned B-Business, and surrounding the property are other hotels and retail/commercial uses.
- ii. The site has access to water infrastructure and is located in a sewer service area.
- iii. It is anticipated the site can be developed consistent with the parking standards to be established in the Redevelopment Plan.
- iv. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Coastal Area Facilities Review Act ("CAFRA") planning areas.
- xi. Per mapping of 2020 land use/land cover data via NJDEP, there are no freshwater wetlands located on any portion of the site.
- v. Per FEMA floodplain mapping, the site is not located within a floodway or flood hazard zone.
- vi. There are no steep slopes on the site.
- vii. Per NJDEP mapping, the site is not covered by critical habitat.
- viii. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- ix. Per NJDEP, the site is not a Known Contaminated Site.



## 7. Hyatt House Site located at 3000 Crawford Place (Block 1300.02, Lot 4)



Figure G – Aerial Map of La Hyatt House Site

### a. Site Description and Project History

- i. The property is currently developed with a three-story hotel building, inclusive of 116 hotel rooms, outdoor pool and associated surface parking. The property has an area of approximately 3.53 acres. The site has approximately 455 feet of frontage along Crawford Place and approximately 341 feet of frontage along Diemer Drive.
- ii. The property is proposed to be redeveloped at a maximum density of 20 du/ac, therefore yielding 70 residential units, inclusive of 14 affordable units based on a minimum 20% affordable housing set-aside. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, and construction schedule for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.
- iii. Site Control. The property is owned by Grand Prix Mt Laurel, c/o JLL.

- iv. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

**b. Site Suitability**

The project complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. The lot is zoned I-Industrial, and surrounding the property are other hotels and retail/commercial uses.
- ii. The site has access to water infrastructure and is located in a sewer service area.
- iii. It is anticipated the site can be developed consistent with the parking standards to be established in the Redevelopment Plan.
- iv. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Coastal Area Facilities Review Act ("CAFRA") planning areas.
- xii. Per mapping of 2020 land use/land cover data via NJDEP, there are no freshwater wetlands located on any portion of the site.
- v. Per FEMA floodplain mapping, the site is not located within a floodway or flood hazard zone.
- vi. There are no steep slopes on the site.
- vii. Per NJDEP mapping, the site is not covered by critical habitat.
- viii. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- ix. Per NJDEP, the site is not a Known Contaminated Site.



**8. Track & Turf Motel Site located at 809 Route 73 and 520 Lenola Road (Block 1201, Lots 1, 3 & 6).**



Figure H – Aerial Map of Track & Turf Motel Site

**a. Site Description and Project History**

- i. The site is currently developed with a vacant single family home (Block 1201, Lot 6), a vacant parcel (Block 1201, Lot 1), and a two-story motel building (Block 1201, Lot 3), inclusive of 30 motel rooms, and associated surface parking. The site has approximately 320 feet of frontage along Route 73 and approximately 245 feet of frontage along South Lenola Road.
- ii. The property is proposed to be redeveloped at a maximum density of 20 du/ac, therefore yielding 47 residential units, inclusive of 10 affordable units based on a minimum 20% affordable housing set-aside. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, and construction schedule for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.



- iii. Site Control. All of the lots on the site are owned by TNT Motel, LLC.
- iv. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

#### **b. Site Suitability**

The project complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. The site has access to appropriate streets and is adjacent to compatible land uses. The site is split between the B-Business Zone and the I-Industrial Zone, and surrounding the property are other hotels, retail/commercial uses, and residential uses.
- ii. The site has access to water infrastructure and is located in a sewer service area.
- iii. It is anticipated the site can be developed consistent with the parking standards to be established in the Redevelopment Plan.
- iv. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Coastal Area Facilities Review Act ("CAFRA") planning areas.
- xiii. Per mapping of 2020 land use/land cover data via NJDEP, there are no freshwater wetlands located on any portion of the site.
- v. Per FEMA floodplain mapping, the site is not located within a floodway or flood hazard zone.
- vi. There are no steep slopes on the site.
- vii. Per NJDEP mapping, the site is not covered by critical habitat.
- viii. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- ix. Per NJDEP, the site is an active remediation site for groundwater contamination per an oversight report issued on December 9, 2010. The Developer will work



with NJDEP and the Township to obtain any necessary permits and complete remediation.

#### 9. Knights Inn site located at 1104 Route 73 (Block 1301, Lot 1.03)



Figure I – Aerial Map of Knights Inn Site

##### a. Site Description and Project History

- i. The site is currently developed with a two-story motel building, inclusive of 71 motel rooms, and associated surface parking. The property has an area of approximately 1.9 acres. The site has approximately 194 feet of frontage along Route 73 and approximately 409 feet of frontage along Clover Road.
- ii. The property is proposed to be redeveloped at a maximum density of 20 du/ac, therefore yielding 19 residential units, inclusive of 4 affordable units based on a minimum 20% affordable housing set-aside. Development of this site will be executed in accordance with the redevelopment process as provided in the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1). The Township will prepare and adopt a Redevelopment Study and Redevelopment Plan for the site, which will establish the permitted principal use(s), residential density, affordable housing set-aside, relevant design and bulk standards, and construction schedule for the site in consistency with the unit yield and development type provided in this Housing Element and Fair Share Plan.

- iii. Site Control. The property is owned by Jai Ambe Hospitality, INC.
- iv. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

**b. Site Suitability**

The project complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. The site has access to appropriate streets and is adjacent to compatible land uses. The site is located in the B-Business Zone, and surrounding the property are other hotels, retail/commercial uses, and residential uses.
- ii. The site has access to water infrastructure and is located in a sewer service area.
- iii. It is anticipated the site can be developed consistent with the parking standards to be established in the Redevelopment Plan.
- iv. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Coastal Area Facilities Review Act ("CAFRA") planning areas.
- xiv. Per mapping of 2020 land use/land cover data via NJDEP, there are no freshwater wetlands located on any portion of the site.
- v. Per FEMA floodplain mapping, the site is not located within a floodway or flood hazard zone.
- vi. There are no steep slopes on the site.
- vii. Per NJDEP mapping, the site is not covered by critical habitat.
- viii. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- x. Per NJDEP, the site is not a Known Contaminated Site.



#### **D. AFFORDABLE HOUSING ORDINANCE AND AFFIRMATIVE MARKETING PLAN**

The Township adopted an initial Affordable Housing Ordinance in 2017, and which was last revised in 2022, applicable to all new and existing affordable housing units created within Mount Laurel during the Third Round (see *Appendix N* and *Appendix O*). The Township will update the Affordable Housing Ordinance once final new UHAC regulations have been adopted, and will also amend its Affirmative Marketing Plan (see *Appendix P*) as necessary to reflect the projects included in the Township's compliance with its Fourth Round Prospective Need Obligation.

The Township has utilized the Township Housing Officer as a qualified affordable housing administrator to act as the Administrative Agent to manage the affordability controls and the Affirmative Marketing Plan. The Township will adopt a Resolution for the formal appointment of this position as part of *Appendix R*. The Township has selected a Municipal Housing Liaison to be responsible for oversight and/or administration of affordable units created within the Township. A Resolution for the appointment of this position has been provided as *Appendix S* to the HEFSP.

#### **E. DEVELOPMENT FEE ORDINANCE AND SPENDING PLAN**

On May 5, 1997, the Township of Mount Laurel adopted a Development Fee Ordinance via Ordinance No. 1997-12, thereby establishing the Township's affordable housing trust fund and creating a dedicated revenue source for affordable housing. The Township's Development Fee Ordinance was approved by the Department of Community Affairs on December 31, 1997. Amendments to the Development Fee Ordinance were adopted in 2004 and 2009; however, as part of repealing and replacing the existing Affordable Housing Ordinance during the Third Round, the Development Fee Ordinance was replaced in its entirety and adopted via Ordinance No. 2022-11 on June 13, 2022 (see *Appendix O*). The Township will revise the Development Fee Ordinance if necessary to comply with statutory changes in the Fourth Round.

The Township has prepared a draft Spending Plan for the Fourth Round period for adoption by the Township Council, which is attached hereto as *Appendix T*. The Spending Plan outlines the anticipated collection and distribution of mandatory development fees and in lieu contributions and the Township's proposals for spending the money that comes into the affordable housing trust fund. The Township understands that no funds may be expended without the Court's approval of the Spending Plan. Additionally, the Township's Administrative Agent will prepare an updated Affordability Assistance Manual to reflect the adopted Spending Plan and Fourth Round projects (see *Appendix Q*).

#### **F. CONCLUSION**

In summary, the following map provides a visual depiction of all affordable mechanisms that are existing or proposed within the Township of Mount Laurel as part of its compliance with its Fourth Round affordable housing obligations.