

Housing Element and Fair Share Plan

Fourth Round

SPRINGFIELD TOWNSHIP, BURLINGTON COUNTY, NJ

JUNE 2025



Adopted by the Springfield Township Land Development Board on June 24, 2025 by Resolution 2025-06-01.

Endorsed by Springfield Township Council on June 25, 2025 .

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2025 Springfield Township Council

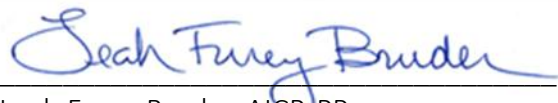
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Table of Contents

I. Introduction and Executive Summary	5
II. <i>Mount Laurel</i> Affordable Housing Background	6
A. Judicial Background	6
B. Legislative Background	7
C. Springfield Township Affordable Housing History	9
D. Springfield Township Context and Land Planning History.....	11
E. Timelines	11
F. Housing Element Requirements	12
G. Directive #14-24 Requirements.....	14
III. Housing Element Analysis.....	16
A. Demographic Characteristics	16
1. Population	16
2. Population Composition by Age.....	17
B. Housing Characteristics	17
C. Households	21
D. Income Characteristics	24
1. Household Income	24
2. Poverty Rates	25
3. Income Limits and Rents	25
E. Housing Affordability.....	28
1. For Sale Housing Units	28
2. For Rent Housing Units	28
F. Substandard Housing Capable of Being Rehabilitated	29
G. Employment Data.....	30
1. Labor Force Estimates.....	30
2. Class of Worker.....	31
3. Employment by Industry	31
4. Springfield Township Employment by Sector	32

H. Population and Housing Projections	34
I. Consideration of Lands Appropriate for Affordable Housing and Consistency with the State Development and Redevelopment Plan.....	38
J. Consistency with Recommendations of Multigenerational Family Housing Continuity Commission	40
IV. Fair Share Plan.....	41
A. Present Need/Rehabilitation Share	41
B. Look Back to Prior Rounds	42
1. Prior Round Obligation.....	43
2. Third Round Obligation	43
C. Fourth Round Prospective Need.....	45
1. Bonus Credits	46
2. 1245 Old York Road (Block 301 Lot 4.01).....	46
3. Jacksonville, Jobstown, Juliustown Inclusionary Hamlets	51
4. Accessory Dwelling Units.....	53
D. Affordable Housing Trust Fund	54
E. Cost Generation	55
F. Administration and Implementation	55
G. Monitoring.....	56

MAP 1 Sewer Service Area and State Planning Areas

MAP 2 Affordable Housing Sites

MAP 3 1245 Old York Road Affordable Housing Site

Appendices

- Appendix A** Planning Board Resolution Adopting Fourth Round Housing Element and Fair Share Plan
- Appendix B** Township Council Resolution Endorsing Fourth Round Housing Element and Fair Share Plan
- Appendix C** Third Round Settlement Agreement
- Appendix D** Group Home Documentation
- Appendix E** Accessory Apartments Documentation
- Appendix F** Single Family For Sale Units Documentation
- Appendix G** 1245 Old York Road Draft Zoning (to be added)
- Appendix H** Hamlet Inclusionary Residential (to be added)
- Appendix I** Accessory Dwelling Unit Amendments (to be added)

I. Introduction and Executive Summary

This Fourth Round Housing Element and Fair Share Plan (“HEFSP”) has been prepared for Springfield Township in accordance with the New Jersey Fair Housing Act (“FHA”) and the applicable rules of the New Jersey Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 et seq. There are four components of a municipality’s affordable housing obligation under the regulatory scheme that has evolved since the *Mount Laurel I* and *Mount Laurel II* decisions. Beginning with the First Round of affordable housing in 1987, municipalities wishing to proactively plan to accommodate opportunities for affordable housing may opt to participate in the fair share planning process. The four elements of the obligation are: the Fourth Round Present Need (Rehabilitation Share), the Prior Round Prospective Need (Cumulative First and Second Round), the Third Round Gap and prospective Need, and the Fourth Round Prospective Need. Since the 1980s Springfield Township has been working to simultaneously navigate and implement several critical, but sometimes competing land use planning objectives, including the provision of affordable housing and the protection of farmland, the industry of agriculture, and rural character. Finding the means to achieve the objectives simultaneously given the existing conditions, local and regional context, and regulatory and judicial framework has been a challenge. The Township’s compliance plan has been crafted to enable the satisfaction of the Township’s fair share obligation without significantly undermining other long standing local, county, State, and Federal goals and policies.

Fourth Round Present Need /Rehabilitation Obligation	2
Prior Round Prospective Need	54
Third Round Gap and Prospective Need	94
Fourth Round Prospective Need	40

The Township has fully satisfied the Prior Round Prospective Need (1987-1999) of 54 units with: 25 RCAs, 13 supportive and special needs credits (in 3 group homes), 3 family rental units in accessory apartments, and 13 rental bonus credits. The Prior Round compliance is detailed in Section IV.A(1).

The Third Round Gap/ Prospective Need (1999-2025) of 94 units is being satisfied with: 9 Regional Contribution Agreement (RCA) units carried over, 1 market to affordable unit, 7 new for sale units, 54 proposed 100% affordable rental units at Old York Road, and 23 bonus credits. The Township’s Third Round history, relevant factors, and approach are detailed in Sections II(C) III(I), and IV.

The Fourth Round Prospective Need (2025-2035) of 40 units will be satisfied with the development of 30 proposed 100% affordable rental units at Old York Road, opportunities for accessory dwelling units, and opportunities for small scale inclusionary development in the hamlets of Jacksonville, Jobstown, and Juliustown. Bonus credits are anticipated based on the funds expended and anticipated to be expended in support of the 100% affordable development on Old York Road. Any excess units created will be applied to the Fifth Round.

II. *Mount Laurel* Affordable Housing Background

A. Judicial Background

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

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

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

While the Supreme Court’s decision set forth a procedural path for municipalities to address their Third Round fair share obligations, it did not specifically assign those obligations. Instead, the fair share obligation was to be negotiated by the municipalities and Fair Share Housing Center and

determined by the trial courts. The Supreme Court directed that the method of determining municipal housing obligations would be “similar to” the methodologies used in the Prior Round calculations. Additionally, the Court provided that municipalities should rely on COAH’s Second Round rules (N.J.A.C. 5:93) and certain components of COAH’s 2008 regulations that were specifically upheld, as well as the Fair Housing Act to guide planning for affordable housing, preparation of fair share plans, and implementation.

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

In 2018 Judge Jacobson decided a Third Round methodology In the Matter of the Application of the Municipality of Princeton, L-1550-15. As a result of this decision, which only legally applied to Princeton and West Windsor, Econsult Solutions, Inc. extrapolated a calculation of Statewide, regional, and municipal Third Round prospective need obligations that have been referenced and utilized by municipalities and the Courts in cases where a Third Round Fair Share Settlement had not been entered prior to that decision.

B. Legislative Background

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

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

- It established a statewide 2.5% non-residential development fee payable to the municipal or State Affordable Housing Trust Fund instead of requiring non-residential developers to provide affordable housing. Payments to the Affordable Housing Trust Funds must be used in support of affordable housing.
- It eliminated new regional contribution agreements (“RCAs”) as a compliance technique available to municipalities. Prior to the change, a municipality could fund the transfer of up to 50% of its fair share to a so called “receiving” municipality where the money would be used to create or rehabilitate affordable housing.
- It added a requirement that 13% of all affordable housing units be restricted to very low-income households, which it defined as households earning 30% or less of median income.

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

- It added a requirement that municipalities had to commit to spend development fees within four years of the date of collection.

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

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

- Establishes new reporting and monitoring procedures and deadlines for both affordable units and affordable housing trust funds and assigns oversight for reporting and monitoring to DCA.

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

C. Springfield Township Affordable Housing History

The Fair Housing Act was adopted in 1985 and established the Council on Affordable Housing as an administrative alternative to the courts. In 1987 COAH published its first set of municipal fair share obligations. Springfield was allocated a 68-unit fair share obligation. During the First Round of affordable housing, Springfield proposed and adopted a Planned Residential District that would accommodate the prospective need obligation through inclusionary zoning on approximately 275 acres on the eastern side of town between N.J.S.H. Route 68 and the border with Wrightstown. COAH granted first round substantive certification to Springfield Township in 1992.

In 1994 COAH adopted its second set of substantive regulations and allocated municipal affordable housing obligations through 1999. The first round was recalculated, and the 1987 to 1999 period became cumulative. Springfield's cumulative calculated need was determined to be 68 units (15 indigenous/rehabilitation need and 53 prospective need). Springfield adopted its Second Round Housing Element and Fair Share Plan on September 1, 1998 and petitioned COAH for substantive certification of its second round housing element and fair share plan on October 6, 1998. After receiving reports from COAH requesting more information, the Township decided to modify its compliance approach. The Township adopted an amendment to its Second Round Housing Element and Fair Share Plan on December 7, 1999. On December 23, 1999 the Township re-petitioned COAH for substantive certification based on the amended fair share plan.

Objections to the Township's Fair Share compliance plan were filed by property owners that objected to the exclusion of their sites from the plan. Mediation was held and resulted in modifications to the Township's compliance plan (but did not result in the inclusion of the objectors' sites). On November 13, 2001 COAH's executive director instructed the Township to formally amend its fair share plan and to re-petition COAH by January 7, 2002. The second amendment to the Township's Second Round Housing Element and Fair Share Plan was adopted on December 19, 2001.

In addition to the amended Housing Element and Fair Share Plan, the Township had also adopted an amended Land Use Element of the Master Plan in 2001. Together the Land Use Element and the Housing Element reinforced Springfield's land use planning goals, objectives and policies and worked to ensure that they were internally aligned, and that they aligned with County and State planning policies for the region. The Township then adopted a zoning ordinance amendment that

rescinded the PRD inclusionary zoning district and replaced it with Agricultural zoning as recommended by the Land Use Plan and Housing Plan. Two landowners filed *Mount Laurel* complaints alleging that the Township's zoning was exclusionary. The Township's zoning was ultimately upheld by the Appellate division and the housing issues were returned to COAH's jurisdiction.

The Township's updated 2001 Housing Element and Fair Share Compliance Plan proposed compliance mechanisms that could be accommodated without significantly diminishing the town's agricultural resources and without undermining the vital agricultural industry. The Township aimed to satisfy the affordable housing obligation without enabling large scale development proposals that would require the installation of water and sewer infrastructure and that would fragment the agricultural land base. Two landowners again filed objections with COAH. Mediation was held in 2003, but did not result in the inclusion of the objectors' sites. In 2004 COAH granted second round substantive certification of the Township's Prior Round plan. Springfield's prior round obligation had been calculated at 68 units (15 present need/rehabilitation and 53 prospective need); and was subsequently adjusted to 54 units (prospective need). The Prior Round compliance plan is reviewed in section IV.

In 2008 the Township adopted a Third Round Housing Element and Fair Share Plan that had been prepared in accordance with the Third Round COAH rules in effect at the time, and petitioned COAH for substantive certification. Substantive certification was received on June 10, 2009. COAH's second iteration of the Third Round COAH rules were invalidated in 2010.

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

During the period when there were no valid COAH rules, and after the *Mount Laurel IV* decision in 2015, Springfield Township persisted in taking steps to enable and create realistic affordable housing opportunities in a manner that was suited to the character of the Township and within the Township's means. The Township has facilitated and contributed funds toward the rehabilitation of substandard housing units, the creation of accessory apartments, the development of supportive and special needs homes, the construction of affordable homes for families, and has funded RCAs.

In 2020 the Township undertook an effort to reexamine its master plan and to consider how best to comply with the Third Round affordable housing obligations that had been calculated, while staying true to the Township's essential character and values. The effort continued through 2021. The Township adopted a Master Plan Reexamination Report on August 3, 2021.

On April 18, 2022, before the Township adopted its updated Housing Element, D.R. Horton, Inc-New Jersey filed a builder's remedy lawsuit seeking to compel the Township to allow for the development of 622 residential homes on the Van Wagoner Farm (Docket No. BUR-L-000684-22).

In July of 2022 the Planning Board adopted a Housing Element to comply with Fair Housing Act and Municipal Land Use Law requirements, but since the Township was by this point embroiled in builders remedy litigation, and because the Township strongly objected to D.R. Horton's proposal, a Fair Share compliance plan was not included. Throughout 2022 and 2023 the Township worked to identify viable fair share compliance opportunities that would stay true to the Township's long held land use planning vision.

Following a trial, on March 7, 2024 the Court determined that the site proposed by the plaintiff (D.R. Horton) for development was not suitable for an inclusionary development due to a number of factors including, the lack of sewer and water infrastructure, the large public investment in the retention of farmland and the agricultural industry in the area around the site, the relatively remote location, the size of the proposed development relative to the number of existing homes in the community, and the overall predominance of agriculture in the municipality, which is located entirely in Planning Area 4 on the State Plan Policy Map. Judge Covert's decision upheld the Township's carefully considered and decades-long efforts to retain a viable agricultural industry and to keep large contiguous blocks of prime farmland in the hands of working farmers.

On March 20, 2024, Springfield filed a declaratory judgment action to formally submit itself to the Third Round judicial review process. On December 13, 2024, Springfield entered into a Third Round Settlement Agreement with Fair Share Housing Center, which set the Third Round prospective need obligation at 94 units and included an outline of the proposed compliance mechanisms. A fairness hearing was held on March 13, 2025, and Judge Cook issued an order finding that the Third Round Settlement is fair, reasonable, and constitutionally compliant.

Through the Fair Share agreement, the Township endeavors to satisfy its Third Round affordable housing obligation without significantly altering the rural farming character of the municipality. Through the declaratory judgment process, Springfield and FSHC agreed to the settlement and acknowledged that the terms of this agreement are influenced by the Township's being located entirely within Planning Area 4 and not being served by either water or sewer utilities.

The Township is continuing to pursue implementation of the Third Round Plan and has now prepared this Fourth Round Housing Element and Fair Share Plan to ensure realistic opportunities for the production of affordable housing consistent with the Third Round Settlement Agreement findings, and the Township, County, and State planning objectives.

D. Springfield Township Context and Land Planning History

E. Timelines

N.J.S.A. 52:27D-304.1 provides that following the expiration of the Third Round of affordable housing on July 1, 2025, a municipality shall have immunity from exclusionary zoning litigation if

the municipality complies with the deadlines established for both determining present and prospective obligations and for adopting a housing element and fair share plan to meet those obligations. The New Jersey Department of Community Affairs (DCA) prepared calculations of regional need and municipal present and prospective need obligations in accordance with the methodology and formulas established in 52:27D-304.2 and C.52:27D-304.3. These obligations are set forth in a report entitled “Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background”. The following is an overview of the timelines that are set forth in the amended Fair Housing Act for Fourth Round participation, and Springfield’s responses to the timeline.

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

Springfield Township adopted Resolution 2025-01-17 on January 29, 2025.

The Declaratory Judgement Action was filed with the program on January 30, 2025, Docket BUR-L-000236-25.

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

No challenges were filed.

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

On April 8, 2025, by Order of Judge Cook, the municipal fourth round present need was fixed at 2 units and the prospective need obligation was fixed at 40 units.

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

F. Housing Element Requirements

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

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission,

adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20);

- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

G. Directive #14-24 Requirements

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

1. Detailed site suitability analyses, based on the best available data, for each of the un-built inclusionary or 100 percent affordable housing sites in the plan as well as an identification of each of the sites that were proposed for such development and rejected, along with the reasons for such rejection.
2. The concept plan for the development of each of the selected sites should be overlaid on the most up to date environmental constraints map for that site as part of its analysis. When the detailed analyses are completed, the municipality can see what changes will be needed (either to the selected sites or to their zoning) to ensure that all of the units required by the settlement agreement will actually be produced. If it becomes apparent that one (or more) of the sites in the plan does not have the capacity to accommodate all of the development proposed for it, the burden will be on the municipality either to adjust its zoning regulations (height, setbacks, etc.) so that the site will be able to yield the

² The Directive references consistency with an executed “Settlement Agreement”. However the Round 4 process does not require a settlement agreement at this juncture.

number of units and affordable units anticipated by the settlement agreement or to find other mechanisms or other sites as needed to address the likelihood of a shortfall.

3. The final HEFSP must fully document the creditworthiness of all of the existing affordable housing units in its HEFSP and to demonstrate that it has followed all of the applicable requirements for extending expiring controls, including confirmation that all of the units on which the controls have been extended are code-compliant or have been rehabilitated to code-compliance, and that all extended controls cover a full 30-year period beginning with the end of the original control period. Documentation as to the start dates and lengths of affordability controls applicable to these units and applicable Affordable Housing Agreements and/or deed restrictions is also required. Additionally, the income and bedroom distributions and continued creditworthiness of all other existing affordable units in the HEFSP must be provided.
4. The HEFSP must include an analysis of how the HEFSP complies with or will comply with all of the terms of the executed settlement agreement.

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

III. Housing Element Analysis

A. Demographic Characteristics

1. Population

The changes in population in Springfield Township, Burlington County and the State of New Jersey from 1930 through 2024 are shown in Table 1. Springfield experienced relatively slow and steady population growth from 1940 through 2000, with ten-year population increases ranging from 263 (during the 1940s) and 447 (during the 1980s). During the post-World War II suburban housing boom, Burlington County overall grew at a much higher rate than Springfield Township. The 1950s through 1970s were a time of substantial residential development in suburbs in the path of expansion out from urban areas. Springfield grew during this time, but the growth rate was slower, as infrastructure and suburban support services were not readily available or extendable, and farming remained a viable and productive use of the land. As development pressure mounted and consumptive land development patterns crept closer, Springfield Township leaders worked to adjust land use policies to meet the moment and to prevent land consumptive and inefficient suburban sprawl from destroying the agricultural land base. The rate of population growth slowed after 1990, and since 2000 the population has increased by only 12 people.

Table 1 Population Trends									
Year	Springfield Township			Burlington County			New Jersey		
	Population	Change since last Census		Population	Change since last Census		Population	Change since last Census	
		Number	Percentage		Number	Percentage		Number	Percentage
1930	1,326	--	--	93,541	-	-	4,041,334	-	-
1940	1,299	-27	-2.1%	97,013	3,472	3.7%	4,160,165	118,831	2.9%
1950	1,562	263	20.2%	135,910	38,897	40.1%	4,835,329	675,164	16.2%
1960	1,956	394	25.2%	224,499	88,589	65.2%	6,066,782	1,231,453	25.5%
1970	2,244	288	14.7%	323,132	98,633	43.9%	7,168,164	1,101,382	18.2%
1980	2,691	447	19.9%	362,542	39,410	12.2%	7,364,823	196,659	2.7%
1990	3,028	337	12.5%	395,066	32,524	9.0%	7,730,188	365,365	5.0%
2000	3,227	199	6.6%	423,394	28,328	7.2%	8,414,350	684,162	8.9%
2010	3,414	187	5.8%	448,734	25,340	6.0%	8,791,894	377,544	4.5%
2020	3,245	-169	-5.2%	461,860	13,126	2.9%	9,288,994	497,100	5.7%
2024*	3,239	-6	-0.2%	475,515	13,655	3.0%	9,500,851	211,857	2.3%
Source: U.S. Census Bureau, Decennial Census and 2024 Population and Housing Unit Estimates * 2024 is an estimate									

2. Population Composition by Age

According to the 2023 American Community Survey 5-year estimates, the median age of the residents of Springfield in 2023 was 44.5 years. Analysis of age group characteristics provides insight into the demographic shifts and trends in a municipality. Changes in age group data reflect a number of demographic trends, which can be helpful in considering how the changes impact housing, community facilities and services needs for the municipality and the County overall. Between 2000 and 2020 the age composition of Springfield has fluctuated among each age cohort. While the population overall has remained steady the number of children under the age of 14 has decreased by 26.5%. The number of adults aged 35 to 44 years decreased by 44%, while number of adults over the age of 65 increased by 79%. This may be reflective of low housing turnover and people of retirement age staying in their homes. Over time, as the population continues to age, housing turnover will bring a new wave of younger families.

Table 2 Population by Age 2000 and 2020, Springfield Township						
Population	2000		2020		Change, 2000 to 2020	
	Number	Percentage	Number	Percentage	Number	Percentage
Total population	3,227	100%	3,245	100%	18	0.6%
Under 5 years	180	5.6%	160	4.9%	-20	-12.5%
5 to 14	492	15.2%	334	10.3%	-158	-47.3%
15 to 24	346	10.7%	418	12.9%	72	20.8%
25 to 34	334	10.4%	347	10.7%	13	3.9%
35 to 44	603	18.7%	333	10.3%	-270	-81.1%
45 to 54	563	17.4%	437	13.5%	-126	-28.8%
55 to 64	363	11.2%	596	18.4%	233	64.2%
65 and over	346	10.7%	620	19.1%	274	79.2%
Source: US Census Bureau, Decennial Census						

B. Housing Characteristics

There were 1,260 housing units in Springfield as of 2023. The Township's housing stock consists primarily of single-family houses (97.1%). The stock of single-family detached units makes up a greater portion of the Township's housing (97.1%) than that of Burlington County overall (64.4%). The Township's renter population occupies approximately 4.8% of the housing units.

Table3 Springfield Township Housing by Type of Structure and Tenure								
Number of Units in Structure	Owner-Occupied		Renter-Occupied		Vacant		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
1, Detached	1,129	89.6%	50	4.0%	45	3.6%	1,224	97.1%
1, Attached	4	0.3%	5	0.4%	15	1.2%	24	1.9%
2	0	0%	6	0.5%	0	0%	6	0.5%
3 or 4	0	0%	0	0%	0	0%	0	0%
5 to 9	0	0%	0	0%	0	0%	0	0%
10 or more	0	0%	0	0%	6	0.5%	6	0.5%
Other	0	0%	0	0%	0	0%	0	0%
Total	1,133	89.9%	61	4.8%	66	5.2%	1,260	100%
Source: US Census Bureau, 2019-2023 American Community Survey Five Year Estimates Table B25024, Table B25032								

The approximate age of Springfield Township's housing stock is shown in Table 4. The median year of construction of all housing units in the Township is 1983 which is slightly newer than that of Burlington County (1977) and the State overall (1969). The accuracy of this data is uncertain, as it does not align with population figures prior to 1950, when 1,562 people would have lived in 195 housing units. While household sizes were larger in earlier decades, 8 persons per household is inaccurate. There also may have been demolitions of older homes, but the difference seems too great. Further, the number of new units built since 2000 does not align with population figures or building permit data

Table 4 Springfield Township Housing by Year Built and Tenure								
Year Built	Owner-Occupied		Renter-Occupied		Vacant		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
2020 or later	20	1.6%	0	0%	0	0%	20	1.6%
2010 to 2019	131	10.4%	0	0%	0	0%	131	10.4%
2000 to 2009	134	10.6%	0	0%	0	0%	134	10.6%
1990 to 1999	187	14.8%	0	0%	6	0.5%	193	15.3%
1980 to 1989	191	15.2%	0	0%	0	0%	191	15.2%
1970 to 1979	174	13.8%	0	0%	3	0.2%	177	14.0%
1960 to 1969	102	8.1%	30	2.4%	0	0%	132	10.5%
1950 to 1959	52	4.1%	4	0.3%	28	2.2%	84	6.7%
1940 to 1949	44	3.5%	12	1.0%	0	0%	56	4.4%

1939 or earlier	98	7.8%	15	1.2%	29	2.3%	142	11.3%
Total	1,133	89.9%	61	4.8%	66	5.2%	1,260	100%
Median Year Built	1985		1959		(X)		1983	
Sources: Table B25034, Table B25036, and Table B25037 U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimates								

As shown in Table 5, 48.2% of all housing units in Springfield Township contain four (4) bedrooms or more. Homes in Springfield are larger relative to the County and State overall, where 33.3% and 25.6% of housing units have four or more bedrooms.

Table 5		
Springfield Township Housing by Number of Bedrooms		
Bedrooms per Unit	Units	Percent
Efficiency	6	0.5%
1 Bedroom	13	1.0%
2 Bedrooms	157	12.5%
3 Bedrooms	476	37.8%
4 Bedrooms	440	34.9%
5+ Bedrooms	168	13.3%
Total	1,260	100%
Source: Table DP04 U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimates		

Between 2013 and 2023, housing values for owner occupied units in Springfield increased by 20% (not accounting for inflation). The increase in residential real estate values is consistent with a substantial increase in demand for residential real estate outside of major metropolitan areas beginning during the covid pandemic. In 2013, 19% of all owner-occupied homes in the Township were valued at \$500,000 or more; by 2023, that had grown to 41%. Approximately 72.7% of homeowners in Springfield have a mortgage or other debt on their property, while approximately 27.3% have no mortgage or debt on their property. This is higher than the percentage of homeowners with mortgages across Burlington County (66.6% with mortgage and 33.4% without).

Table 6 Springfield Township Value of Owner Occupied Housing Units				
Housing Unit Value	2013		2023	
	Units	Percent	Units	Percent
Less than \$50,000	14	1.3%	9	0.8%
\$50,000 to \$99,999	6	0.5%	0	0%
\$100,000 to \$149,999	18	1.6%	17	1.5%
\$150,000 to \$199,999	51	4.6%	26	2.3%
\$200,000 to \$299,999	200	18.1%	147	13.0%
\$300,000 to \$499,999	604	54.8%	470	41.5%
\$500,000 to \$999,999	198	18.0%	436	38.5%
\$1,000,000 or more	11	1.0%	28	2.5%
Total	1,102	100%	1,133	100%
Median Value	\$376,800		\$454,800	
Sources: Table DP04, U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimates;				

Table 7 Mortgage Status Springfield Township and Burlington County, 2023 Estimates				
	Township		Burlington County	
	Number	Percentage	Number	Percentage
Housing units with a mortgage, contract to purchase, or similar debt:	824	72.7%	88,755	66.6%
With either a second mortgage or home equity loan, but not both:	106	9.4%	10,435	7.8%
Second mortgage only	29	2.6%	1,402	1.1%
Home equity loan only	77	6.8%	8,775	6.6%
Both second mortgage and home equity loan	0	0%	258	0.2%
No second mortgage and no home equity loan	673	59.4%	75,895	56.9%
Housing units without a mortgage	309	27.3%	44,570	33.4%
Source: U. S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table B25081				

The median rent in Springfield Township in 2023 was \$1,630 dollars, compared to \$1,465 across Burlington County. According to American Community Survey data there are only 37 rental units in Springfield where a contract rent is paid, and 24 where no contract rent is paid.

Table 8 Contract Gross Rent Springfield Township and Burlington County, 2023 Estimates				
	Springfield Township		Burlington County	
	Units	Percent	Units	Percent
Total Renter Occupied Units	61	100%	42,721	100%
Less than \$200	0	0%	290	0.7%
\$200 to \$399	0	0%	1,026	2.4%
\$400 to \$599	6	9.8%	580	1.4%
\$600 to \$799	0	0%	1,436	3.4%
\$800 to \$999	0	0%	3,529	8.3%
\$1,000 to \$1,499	6	9.8%	14,921	34.9%
\$1,500 to \$1,999	25	41.0%	11,522	27.0%
\$2,000 to \$2,499	0	0%	5,374	12.6%
\$2,500 to \$2,999	0	0%	1,810	4.2%
\$3,000 to \$3,499	0	0%	554	1.3%
\$3,500 or more	0	0%	399	0.9%
No cash rent	24	39.3%	1,280	3.0%
Median Contract Rent	\$1,630		\$1,465	
Source: American Community Survey 2019-2023, 5-year estimates, Table B25056, Table 25058				

C. Households

Households are defined as one or more people, related or not, living together as a housekeeping unit. In 2023 there were 1,194 total households living in Springfield Township. Two-person households make up the largest household size at 32% of all households, comparable to the County overall with 32.9% two-person households. The average household size in Springfield is 2.71 persons, which is slightly higher than Burlington County's average household size of 2.58. Only 17.4% of Springfield's households are one person households, compared to 27.7% for the County overall.

According to the U.S. Census, family households are defined as two or more persons living in the same household related by birth, marriage, or adoption. As shown in Table 10 a large majority of households in the Township were categorized as family households (81%). Households in Springfield consisting of a married couple with children under the age of 18 accounted for 24.1% of all households, compared with 20.2% for the County overall. Single parent households with children account for an additional 5.2% of all households in Springfield. One category of households that is not detailed in the American Community Survey data, is households with adult children living at home. This is a category that demonstrates the need for housing options and that may skew household income levels. This category may be worth evaluating further to get a better picture of household composition in Springfield Township.

Table 9 Household Size- Occupied Housing Units, 2023 Springfield Township and Burlington County				
	Springfield Township		County	
	Number	Percent	Number	Percent
Total Households	1,194	100%	176,046	100%
1-person household	208	17.4%	46,962	27.7%
2-person household	382	32.0%	57,994	32.9%
3-person household	249	20.9%	29,079	16.5%
4-person household	270	22.6%	25,903	14.7%
5-person household	64	5.4%	10,883	6.2%
6-person household	21	1.8%	3,609	2.0%
7-or-more-person household	0	0%	1,616	0.9%
Average Household Size	2.71		2.58	
Source: American Community Survey 2019-2023, 5-year estimates Table B25009 and S1101				

Table 10 Household Size and Type, 2020 Springfield Township		
	Total	Percent
Total Households	1,168	100%
Family households	946	81.0%
Married Couple Family	767	65.7%
With own children under 18 years	250	24.1%
No children under 18 years	517	44.3%
Other Family	179	15.3%
Male householder, no spouse present	71	6.1%
With own children under 18 years	27	2.3%
Female householder, no spouse present	108	9.2%
With own children under 18 years	34	2.9%
Nonfamily Households	58	5.0%
Male householder	26	2.2%
Female householder	32	2.7%
Average Family Size	3.02	
Source: US Census Bureau, Decennial Census 2020; American Community Survey 2019-2023, 5-year estimates Table S1101		

D. Income Characteristics

1. Household Income

As measured in by the American Community Survey 2023 5-year estimate, Springfield Township had a higher median household income than that of Burlington County and the State of New Jersey overall. In 2023, the median household income in Springfield Township was \$143,343, which is \$38,072 more than Burlington County overall and \$42,293 more than the State overall. However, per capita income in Springfield was \$58,972 compared to \$53,077 in Burlington County and \$53,118 for the State overall. This underscores the differences in household and family size. While Springfield’s household income is high relative to the County and State, the difference is significantly diminished when accounting for household size.

Table 11 Per Capita and Household Income		
	2023 Per Capita Income	2023 Median Household Income
Springfield Township	\$58,972	\$143,343
Burlington County	\$53,077	\$105,271
New Jersey	\$53,118	\$101,050
Source: 2023 American Community Survey 5-year Estimates, Tables 19013 and 19301		

The distribution of household income for Springfield Township is listed below. The highest percentage of households (24.6%) are in the \$100,000 to \$149,000 income bracket. This category was followed closely by households that earned \$200,000 or more (23.3%). In Springfield, 11.7% percent of households earned less than \$50,000, compared to 23.7 percent of the County’s households overall.

Table 12 Household Income Springfield Township and Burlington County, 2023				
	Springfield Township		Burlington County	
	Number	Percentage	Number	Percentage
Total Households	1,194	100%	176,046	100%
Less than \$10,000	39	3.3%	5,362	3.0%
\$10,000 to \$14,999	5	0.4%	1,969	1.1%
\$15,000 to \$24,999	34	2.8%	6,523	3.7%
\$25,000 to \$34,999	21	1.8%	8,027	4.6%
\$35,000 to \$49,999	41	3.4%	19,955	11.3%
\$50,000 to \$74,999	116	9.7%	22,911	13.0%
\$75,000 to \$99,999	121	10.1%	23,250	13.2%
\$100,000 to \$149,999	294	24.6%	35,553	20.2%
\$150,000 to \$199,999	245	20.5%	23,631	13.4%
\$200,000 or more	278	23.3%	33,865	19.2%
Median Household Income	\$143,343		\$105,271	
Source: 2019-2023 American Community Survey 5-year Estimates, Tables B19001 and B19013				

2. Poverty Rates

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

Table 13 Poverty Level		
	Families	Individuals
Springfield Township	5.3%	6.8%
Burlington County	4.9%	6.8%
Source: US Census Bureau, 2019-2023 American Community Survey 5 year estimates, Tables S1701 and S1702		

3. Income Limits and Rents

In order to be eligible for deed restricted affordable housing in New Jersey, a household's income must be below the income limit for the region in which the housing is located. Generally, housing is considered affordable for a household if no more than 30% of gross income is spent on housing costs. Restricted affordable housing is made affordable for households earning up to 80% of the

median income in the region. The Fair Housing Act and the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1) define very-low income households (those earning up to 30% of the median household income for the region), low-income households (those earning up to 50% of the median household income for the region) and moderate-income households (those earning from 50% to 80% of the median household income for the region). The maximum income figures are adjusted for household size and the municipality's geographic location within the State (there are six regions) and are updated yearly.

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

Springfield Township is located within region five, which includes Burlington, Camden and Gloucester Counties. Deed restricted affordable housing units must be made affordable to a mix of very low-income, low-income, or moderate-income households. The maximum income depends on the number of people in the household. The table below shows 2025 maximum income limits for households of different sizes in Region 5.

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

The table below shows illustrative affordable rents in region 5.

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

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

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

	Mod	65.00%	\$198,761
	Mod	70.00%	\$216,390
Source CGP&H, May 2025			

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

E. Housing Affordability

1. For Sale Housing Units

Based on CGP&H's 2024 illustrative sales price numbers, as many as 38 (3.4%) of for sale units may be affordable to low- and moderate-income households overall (depending on the number of bedrooms in the unit).

2. For Rent Housing Units

Based on CGP&H's 2025 illustrative rents, as many as 12 units, or 19.6% of rental units for which cash rent is paid, may be affordable to low- or moderate-income renters depending on the unit size.

Housing is generally considered to be affordable if the costs of rents, mortgages, and other essential costs consume 28% or less of an owner-household's income or 30% or less of a renter-household's income. Homeowner rates are lower to account for the additional home maintenance costs associated with ownership. In Springfield Township, 34.4% of all households in owner occupied units are expending more than 30% of their income on housing, and 35.8% of renter households are paying more than 30% of their income on housing. At higher income levels, the higher percentage spent on housing is easier to absorb than it is at lower income levels.

Table 17 Springfield Township Housing Affordability						
Monthly Housing Costs as % of Income	Owner Occupied		Renter Occupied		All	
	Units	Percent	Units	Percent	Units	Percent
Less than 20%	515	43.1%	10	0.8%	525	44.0%
20 to 29%	200	16.8%	11	0.9%	211	17.7%
30% or more	411	34.4%	16	1.3%	427	35.8%
Not Computed	7	0.6%	24	2.0%	31	2.6%
Total	1,133	94.9%	61	5.1%	1,194	100%
Remaining occupied units have zero income and/or no cash rent						
Source: 2019-2023 American Community Survey Table DP04						

F. Substandard Housing Capable of Being Rehabilitated

Approximately 23.5% of Springfield’s housing stock, roughly 296 housing units, was constructed before 1970. Overall housing in Springfield is well maintained. In some communities, older housing units are the most likely to be substandard or in need of rehabilitation. In Springfield many older farmhouses have been meticulously maintained and/or restored. In the crossroads hamlet areas of Jacksonville, Jobstown, and Juliustown, residential structures in need of investment are scattered among well-maintained homes.

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

According to the American Community Survey Five Year Estimates, in 2023, there were zero housing units in Springfield Township that were overcrowded (more than 1 person per room) and were in structures that were built before 1950. Zero units had incomplete kitchen facilities, and zero units had incomplete plumbing facilities. These conditions are used in New Jersey’s affordable housing methodology as indicators of housing deficiency. The DCA’s calculation indicates that there were 5 crowded older housing units and that 40% of them are occupied by low and moderate income households for a present need of two units. DCA utilized 2017 to 2021 ACS data, whereas the table below utilized 2019-2023 data.

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

G. Employment Data

1. Labor Force Estimates

Table 19 details changes in employment among Springfield Township residents from 2007 through 2024. The numbers are estimates from the New Jersey Department of Labor and Workforce Development. Employment among Springfield Township residents in the labor force has remained essentially stable since 2007, consistent with the stable population numbers. The unemployment rate in Springfield has generally been aligned with the unemployment rate in the County and the State and has been reflective of national and regional shifts in the economy. Unemployment in Springfield increased during the recession in 2009, peaked in 2010 (9.6%), and remained elevated through 2013, when the unemployment rate began to decline, and continues to decline (to 2.9% in 2019) until 2020 when unemployment jumped again during the global covid pandemic. Information about retired individuals would also be informative. If the Township can acquire information about the retired population, it will be added to this section in the future.

Table 19 Employment and Resident Labor Force—Springfield Township				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
2007	1,907	1,837	70	3.7%
2008	1,925	1,834	91	4.7%
2009	1,943	1,785	158	8.1%
2010	1,862	1,683	179	9.6%
2011	1,774	1,638	135	7.6%
2012	1,867	1,723	144	7.7%
2013	1,853	1,715	138	7.4%
2014	1,828	1,718	110	6.0%
2015	1,838	1,741	97	5.3%
2016	1,837	1,770	67	3.6%
2017	1,835	1,775	60	3.3%
2018	1,828	1,761	67	3.7%
2019	1,843	1,789	54	2.9%
2020	1,817	1,684	133	7.3%
2021	1,815	1,734	81	4.5%
2022	1,872	1,813	59	3.2%
2023	1,905	1,842	63	3.3%
2024	1,910	1,849	61	3.2%
Source: New Jersey Department of Labor and Workforce Development Labor Force Estimates				

2. Class of Worker

According to the American Community Survey data, most workers (74.9%) living in Springfield Township in 2023 were part of the private wage and salary worker group. This group includes people who work for wages, salary, commission, and tips for a private for-profit employer or a private not-for-profit, tax-exempt or charitable organization. The second largest category was government workers (21.4%), followed by those who were self-employed (3.7%).

Table 20 Class of Worker Springfield Township, 2023 Estimates		
	Number	Percentage
Employed Civilian population 16 years and over	1,844	100.0%
Private Wage and Salary Worker	1,381	74.9%
Government Worker	394	21.4%
Self-Employed Worker	69	3.7%
Unpaid Family Worker	0	0%
Source: 2023 American Community Survey 5-Year Estimates, Table DP01		

3. Employment by Industry

The table below indicates the industries that Springfield Township residents work in. According to the 2023 American Community Survey 5 year estimates, there were 1,844 employed Springfield Township residents in 2023.

Table 21 Resident Employment by Industry 2023		
Private Sector Category	Number of Jobs	Percent
Agriculture, forestry, fishing and hunting, and mining	4	0.2%
Construction	286	15.5%
Manufacturing	123	6.7%
Wholesale trade	92	5.0%
Retail trade	79	4.3%
Transportation and warehousing, and utilities	77	4.2%
Information	15	0.8%
Finance and insurance, and real estate and rental and leasing	84	4.6%
Professional, scientific, and management, and administrative and waste management services	208	11.3%
Educational services, and health care and social assistance	469	25.4%
Arts, entertainment, and recreation, and accommodation and food services	90	4.9%
Other services, except public administration	91	4.9%
Public administration	226	12.3%
Total Covered Employment	1,844	100%
Source: Source: 2023 American Community Survey 5-Year Estimates, Table DP03		

4. Springfield Township Employment by Sector

There is limited information available about actual jobs and employers within individual municipalities. The New Jersey Department of Labor collects quarterly information on covered employment, which is employment and wage data for employees covered by unemployment insurance. This data excludes small businesses, self-employed people, part-time workers, and some agricultural work that is not covered by unemployment. The U.S. Census Bureau's Center for Economic Studies also tracks "covered employment" for various geographic areas. Covered employment data includes only those jobs for which unemployment compensation is paid. The reliability of this data is uncertain because of the various place names used in Springfield and

surrounding towns, and the various zip codes in the Township that overlap with adjacent municipalities.

The number of permanent full-time jobs in Springfield is relatively small compared to the geographic area of the Township and even compared to the relatively small resident population. There are several facts about the local economy that must be regarded to get a true picture of the local economy. First, of the 19,232 acres making up Springfield Township, there are 13,163 acres that are farmland assessed. Many of the jobs in agriculture within the Township are seasonal and temporary. There are also many farm units that span across municipal boundaries, which makes it difficult to pinpoint where jobs are geographically located, and difficult to attribute the production of a particular crop or product to a particular piece of land. The income and employment that is partially generated in Springfield may be attributed to another farm in another town, and vice versa. For example, a farm in Springfield with a significant land area may have its base of operations in another town such as Chesterfield, Mansfield, North Hanover, Pemberton or Southampton.

Another variable in the agricultural economy is the labor intensity for different crops. Grain farms for example (soy, hay, feed corn) do not require many workers. Grain farmers often have a home farm that serves as the base of operations, where equipment is stored, and additional farmland is leased from other local landowners that own farms but themselves are not farmers. Grain farmers in New Jersey are typically sole proprietors and may help one another and/or rely on unpaid assistance from family members during the season. More intensive operations such as vegetables, fruit, vineyards, and greenhouses require more labor on a smaller land area.

The seasonal and temporary nature of farm work makes it difficult to employ American workers who are looking for consistency and job stability. As a result, farmers often sponsor foreign guest workers to meet the needs of their farm operations. These seasonal workers have a special visa (H2A) that requires farmers to provide housing on the farm and requires the workers to return to their home country when the season is over. Farms that engage in direct marketing and agritourism activities often hire young workers such as high school and college students for the season. Foreign guest workers and local students do not generate a need for permanent housing.

Table 22 Average Number of Springfield Township Establishments and Employees by Industry			
Industry ID and Description		Avg Units	Avg Employment
	Federal Govt	2	2
	State Govt	1	10
	Local Govt	2	66
61	Local Govt- Education	1	47
11	Agriculture	5	53
23	Construction	8	31
31	Manufacturing	-	
42	Wholesale Trade	4	8
44	Retail Trade	-	-
48	Transportation/Warehousing	-	-
51	Information	-	-
52	Finance/Insurance	-	-
53	Real Estate	-	-
54	Professional/Technical	-	-
55	Management	-	-
56	Admin/Waste Remediation	-	-
62	Health/Social	-	-
71	Arts/Entertainment	-	-
72	Accommodation/Food	-	-
81	Other Services	-	-
99	Unclassifieds	-	-
	Private Sector Totals	38	234
Source: NJ Department of Labor & Workforce Development, Quarterly Census of Employment and Wages by sector, 2023.			

H. Population and Housing Projections

The Delaware Valley Regional Planning Commission (“DVRPC”) is the Metropolitan Planning Organization (“MPO”) for all of Region 5, including Burlington County, and publishes population and employment projections. The DVRPC projects that Springfield’s population will decrease by .7% and that employment will increase by 25% (428 jobs), from 2020 to 2050. As Table 23, Population, and Employment Projections, 2020 to 2050 shows, both growth in Springfield is anticipated to be less than that of Burlington County overall, and employment growth is expected to be greater than that of Burlington County overall.

The DVRPC’s employment projections may be partially informed by employment growth in surrounding municipalities. While the Township is aware of commercial growth pressures, particularly from warehouse and distribution facility developers, Springfield is not interested in accommodating such development at the expense of agriculture.

As also explained in other sections of this Plan, during the 1980s it became apparent that economic cycles, the demand for low density suburban housing in the region, and the relatively low cost of land on the periphery of the metropolitan planning area were creating a land consumptive development pattern that was incompatible with sustainable agriculture in New Jersey.³ Springfield Township, along with County, regional, and State officials and policy makers sought to expand the array of tools available to support and implement smart growth land planning goals and objectives and to protect the agricultural land base. Farmland preservation efforts including funding for direct purchase and farmland preservation easements were one side of the equation. The other side of the equation was land use and zoning policies.

In addition to modifying residential zoning aimed at stemming the land consumptive residential development pattern, the Township acknowledged that there is a minimal amount of commercial development needed to support the farming community, and commercial zoning above and beyond what is needed to serve the community would act as a signal that the Township was inviting additional non-agricultural development. Rather than chase nonresidential ratables, in 2001 the Township's took additional steps to solidify Springfield's position as a community that supports farming and farmland preservation and to make the land use plan consistent with the New Jersey State Plan. Since that time, the Township has maintained this approach to commercial development pressure. The Township is interested in and supportive of agribusinesses that support production, processing, and distribution of local agricultural products. But the Township is not interested in accommodating opportunistic warehouse development simply to increase property tax revenue.

The Columbus Farmers market, located at the north end of the Township, on the west side of Route 206, has been developed and operating as a farmer's market for over 80 years. This site constitutes the most significant area of non-farm commercial activity in the Township and is a unique enterprise that provides opportunities for small businesses within a rural environment. The site includes a variety of interrelated uses including two produce vendors, a tractor dealer, a landscape supplier, an indoor mall with approximately sixty shops that are open four days a week, and an outdoor flea market that is open three days a week. Vendors may participate in the flea market on a daily or monthly basis. Overall, the site is a hub of rural and farm-oriented commercial activity. There may be some growth at this site over the next 30 years.

Township has one identified two redevelopment areas, at Chambers Corner and Tilghman's corner. Both were designated as non-condemnation areas in need of redevelopment in 2018 and both areas evolved over many decades as small commercial nodes with a concentration of individual commercial establishments, and had been identified as developed, but with haphazard arrangements of buildings and improvements and site designs that are obsolete and disjointed.

³ A large lot, land consumptive development pattern, being implemented in growth areas was also one of the driving forces behind the *Mount Laurel* exclusionary housing cases. It is critical to distinguish the difference between areas with different circumstances and characteristics. The *Mount Laurel* decisions intend to enable a more equitable and more efficient means of providing a variety of housing types at a variety of densities in areas with access to transportation and utility infrastructure, where services can be delivered efficiently, and close to employment opportunities, etc while also protecting valuable environmental resources and preserving the agricultural land base in non-growth areas.

The two redevelopment areas hold opportunities for future improvements and investments that may improve existing businesses or create opportunities for new community-scale businesses. Because these two areas are already developed with a combination of small shops and businesses, such as a liquor store, ice cream shop, pizza shop, a diner, a recycling facility, automobile repair, along with remaining residences; they are areas where existing businesses may wish to remain, but also where lot consolidation and coordination may create redevelopment opportunities for commercial uses to serve the community, without undermining the Township's overall land use objectives. There may be some growth in these areas over the next 30 years.

The Township believes that the DVRPC's employment projection for Springfield is overblown. As explained above, there may be some employment growth in existing businesses or small scale redevelopment that creates additional jobs, but Springfield's land use plan does not anticipate significant nonresidential development. While some surrounding towns have accommodated warehouse development, Springfield has not. This perspective will be submitted to DVRPC for consideration.

Table 23						
Population, and Employment Projections, 2020 to 2050						
	Springfield Township			Burlington County		
	2020	2050	% Change	2020	2050	% Change
Population	3,245	3,223	-0.7%	461,860	481,500	4.3%
Employment	1,709	2,137	25.0%	272,361	304,810	11.9%
Source: DVRPC County and Municipal Population and Employment Forecasts 2020-2050						

The Fair Housing Act requires that the Housing Element include a projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

Though the DCA's Construction Reporter data indicates negative net housing construction in Springfield over the ten-year period between 2013 and 2023, the negative residential unit trend is not expected to continue. Changes proposed as part of the Fourth Round Fair Share Plan will increase development potential with zoning to permit the 100% affordable housing development on Old York Road, zoning to permit small scale inclusionary development in the hamlets, and zoning to modify the accessory dwelling unit standards.

Table 24 Springfield Township Residential COs and Demolition Permits Issued			
Year	Certificates of Occupancy	Demolitions	Net New Dwellings
2013	0	1	-1
2014	0	2	-2
2015	2	7	-5
2016	2	5	-3
2017	0	2	-2
2018	0	2	-2
2019	0	0	0
2020	0	1	-1
2021	0	0	0
2022	0	1	-1
2023	0	2	-2
Total	4	23	-19
Annual Average	0.4	2.3	-1.9
Ten Year Projection			
Source: NJDCA Construction Reporter, Yearly Summary Data			

Table 25 Springfield Township Anticipated Residential Development 2023-2035				
Development Name	Unit Type	Status	# of Units	Projected Completion
1245 Old York Road	Multi-family rental	Concept	84	2028
Jacksonville, Jobstown, Juliustown Hamlets	Single family detached Single family attached	Concept	20 Scattered	TBD
Accessory Dwelling Units	ADUs	Concept	6 Scattered	TBD
Total Projected Housing Units through 2035			110	
Percent of total units affordable			83%	

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

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

Springfield Township is rural by New Jersey standards. The Township's population has grown by only 12 people over the last 24 years. The total number of acres in agricultural use has remained steady since 1984. Given the geographic location of Springfield, retention of the agricultural land that is critical to New Jersey's overall health and quality of life can only be achieved through deliberate, multipronged, coordinated land planning and implementation. Springfield and its farm belt neighbors to the north and south have an important role to play in ensuring the long-term viability of the agricultural industry and the retention of farmland in the State. It is only through sustained public and private effort and investment that the continued success of farmers and farmland has been and will continue to be assured.

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

Springfield Township is located entirely within PA-4, the Rural Planning Area, on the New Jersey State Plan Policy Map.⁴ The State planning areas for Springfield Township are shown on MAP 1. According to the State Plan, Planning Area 4 is intended to maintain the environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in centers; promote a viable agricultural industry; protect the character of existing stable communities; and confine programmed sewers and public water services to centers. The State Plan notes that the open lands of the Rural Planning Area include most of New Jersey's prime farmland, which has the greatest potential of sustaining continued agricultural activities in the future, and wooded tracts. These Rural Planning Areas along with the Environmentally Sensitive Planning Area serve as the greensward for the larger region and are not intended to be urban or suburban in nature.

⁴ The exception is the 287 acres of land that is part of Joint Base McGuire-Dix-Lakehurst; which is a federal military installation and is within the Pinelands area.

The Township has evaluated several areas as it has considered how to meet its fair share obligations. The designated redevelopment areas at Chambers Corner and Tilghman's Corner were specifically evaluated. The redevelopment areas were determined to be inadequate to meet the obligations. There are existing commercial (and a few residential) uses in the areas and there are numerous lots. Even if sites were aggregated, which would be unlikely given existing land uses, the land area, if developed with inclusionary housing would not be adequate to meet the entire fair share obligation. The sites are also not viable for 100% affordable development because the cost to extend infrastructure would be impractical and would have the effect of bringing utilities to an area not intended to grow beyond fair share compliance.

Consistent with long standing Township, County, and State planning policies, the Township would like to provide for its affordable housing obligation with the smallest possible development footprint, and in an area of the Township that is reasonably proximate to other developed areas, infrastructure, employment, and shopping opportunities. In support of this goal, the Township has purchased a tract of land on the western side of the Township, in close proximity to developed areas in adjacent municipalities within planning area 1 and planning area 2, where water and sewer service are available. The Township does not wish to invite additional land consumptive residential development and therefore was hesitant to support a sewer service area amendment for the 1245 Old York Road 100% affordable site. However, the Township finds that this will be the most efficient means to achieve adequate opportunities to meet the full fair share obligation without undermining other important and sometimes competing policy objectives. To achieve the proposed development, consisting of two phases, the Township will apply to the NJDEP for a site specific sewer service area amendment, will work with an experienced affordable housing developer to obtain entitlements and development site, will provide financial support for the land acquisition and infrastructure improvements, and will support applications for project financing.

Developers with Interest in Developing Affordable Housing

1. **Columbus Farmers Market LLC.** Block 801 Lots 2.01, 2.04, 9.02.

The Owner of this site (Travis Pratt) communicated with the Township about his interest in developing inclusionary apartments on the southern portion of the site. The overall tract includes the Columbus Farmers Market, a cell tower, a self-storage facility, and 4 flex buildings that contain businesses including axe throwing, shed sales, pallet sales, and tractor sales. The applicant currently has four (4) flex office/warehouse buildings on the southern portion of the site and has approval for a second phase to construct up to eight (8) additional flex buildings. The applicant indicates that the market for these buildings has not been strong and proposed developing the area with 200 apartments, of which 20% would be affordable. The site does not have access to sewer or water and would require a sewer service area amendment.

The Township considered this proposal and has decided not to pursue it at this time.

2. **Brian Gordaychik, Oswego Properties.** Block 502 Lot 21. 1775 Burlington Jacksonville Road. The owner of this lot communicated with the Township about his interest in subdividing the property to create three lots: one containing the existing dwelling unit, and two for new dwelling units. The owner suggested making a payment to the affordable housing trust fund (6% equalized assessed value) or making one of the units affordable. The site is 1.33 acres and is in the Jacksonville Hamlet Area (see MAP 2). This is a small site that is not appropriate for site specific zoning, however the subject site is located within an area (Jacksonville Hamlet) in which zoning amendments to enable small scale inclusionary development is recommended by this plan. While the Fair Share Plan does not identify or recommend any specific proposal or design for this site, the owner will have the benefit of the revised Jacksonville Hamlet zoning. See Section IV(C)(3).

J. Consistency with Recommendations of Multigenerational Family Housing Continuity Commission

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

IV. Fair Share Plan

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

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

Springfield Township Fair Share Obligation	
Fourth Round Present Need /Rehabilitation Obligation	2
Prior Round Prospective Need	54
Third Round Gap and Prospective Need	94
Fourth Round Prospective Need	40

The Affordable Housing sites are shown on Map 2.

A. Present Need/Rehabilitation Share

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

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

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

According to the DCA's evaluation of HUD's Comprehensive Housing Affordability Strategy dataset there are zero households in Springfield living in units lacking complete plumbing and/or kitchen facilities and five units that are old and overcrowded, and that 40% of these are occupied by low- and moderate-income households. The Township's present need (rehabilitation) obligation is therefore 2 units.

The Township participates in the Burlington County Home Improvement Loan Program, which provides 0% interest loans of up to \$25,000 to income qualified residents of the County to correct substandard housing conditions and to eliminate health and safety hazards. The Township will continue participating in the County program and will provide information about the County program on the Township website. The County program will be adequate to satisfy the two unit rehabilitation obligation.

B. Look Back to Prior Rounds

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

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

1. Prior Round Obligation

The Prior Round obligation is the cumulative prospective need obligation for the First and Second Rounds of affordable housing (1987 to 1999). Springfield Township's **Prior Round Need of 54** units was calculated by COAH in accordance with N.J.A.C. 5:93, and the Second Round Fair Share Plan was approved by COAH. COAH's Second Round rules, contained at N.J.A.C. 5:93, provide the parameters that permit affordable housing credits and bonuses to be applied toward affordable housing obligations for the Prior Round.

A summary of Springfield's Prior Round compliance plan is provided on the table below.

Springfield Township Prior Round Obligation: 54						
Block	Lot	Compliance Mechanism	Type	Status	Units	Bonuses
N/A	N/A	RCA- Springfield to Beverly City ⁵	RCA	Complete	25	0
404.03	1	Oaks Integrated Care	SSN	Complete	4	4
402	3.02	Occupational Training Services ⁶	SSN	Complete	5	5
601	3.05	SERV	SSN	Complete	4	4
1102	3.01	Accessory Apartment	Family Rent	Complete	1	0
404.03	5	Accessory Apartment	Family Rent	Complete	1	0
802	6.02	Accessory Apartment	Family Rent	Complete	1	0
TOTAL					41	13
					54	

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

1. Minimum number of rental units (25% of obligation): 14
2. Maximum number of age restricted units (25% of obligation minus RCAs): 7
3. Bonus credits (max 25% of obligation): 14

Documentation for the group homes is included as Appendix D. Documentation for the accessory apartments is included as Appendix E.

2. Third Round Obligation

Springfield Township entered into a Third Round Settlement Agreement on December 27, 2024 (Agreement dated December 13, 2024) that set the Township's Third Round prospective need at

⁵ The RCA with Beverly City Consisted of 34 total units. 25 are applied to the prior round obligation and 9 are applied to the third round obligation

94 units. The Third Round compliance plan is subject to parameters set forth in COAH's rules, as well as the Settlement Agreement, and has been reviewed by Special Master John Maczuga, PP, AICP. A summary of Springfield's Third Round compliance plan is provided in the table below.

Springfield Township Third Round Prospective Need: 94								
Block	Lot	Name & Location	Unit Type	Sale/Rent	VL/Low/Mod	Status	#Units	#Bonus
NA	NA	RCA-Beverley	RCA	-	-	Complete	9	0
2201	10	2721 Monmouth Rd	Family Market -Aff	Sale		Complete	1	0
402	3.03	1572 Burl Jacks Rd	Family Single Unit	Sale		Complete	1	0
1003	8.01	190 Columbus Jobstown Rd	Family Single Unit	Sale		Complete	1	0
1003	8.02	192 Columbus Jobstown Rd	Family Single Unit	Sale		Complete	1	0
1003	8.03	194 Columbus Jobstown Rd	Family Single Unit	Sale		Complete	1	0
1004	9.01	191 Columbus Jobstown Rd	Family Single Unit	Sale		Complete	1	0
1004	9.02	193 Columbus Jobstown Rd	Family Single Unit	Sale		Complete	1	0
1004	9.03	2189 Jacksonville Jobstown Rd	Family Single Unit	Sale		Complete	1	0
301	4.01	100% Affordable 1245 Old York Road	Family	Rent	9/ VL/18L/ 27 M	Proposed	54 ⁷	23
							71	23
Total							94	

The Third Round is subject to the following crediting parameters. The calculations below are based on the 94 credits outlined above.

1. Maximum Rental Bonuses (25% of obligation) = **24**
2. Minimum Third Round Total Family Units (50% of obligation- bonuses)= 36
3. Maximum Third Round Age-Restricted Units (25% of obligation) = 24
4. Minimum Third Round Rental Units (25% of obligation) = 24
5. Minimum Third Round Family Rental Units (50% of required rental)= 12
6. Minimum Third Round Very Low-Income Units (13% of units approved/created after 7/17/2008) = **9**

⁷ The 100% Affordable Development at 1245 Old York Road will consist of 84 units in 2 phases. 54 units will be applied to the Third Round obligation, and 30 units will be applied to the fourth round obligation.

7. Minimum Third Round Very Low-Income Family Units (50% of required very low income units) = 5

The Third Round Settlement Agreement is included as Appendix C. Documentation for the eight single units included as part of the third round compliance plan is included as Appendix F. The proposed 100% affordable rental development at 1245 Old York Road, which will satisfy third and fourth round obligations, is described in the fourth round section below.

C. Fourth Round Prospective Need

The amended Fair Housing Act defines prospective need as a “projection of housing needs based on development and growth which is reasonably likely to occur in a region or municipality, as the case may be, as a result of actual determination of public and private entities.” The methodology for calculating the prospective need is set forth at N.J.S.A. 52:27D-304.3(c). The prospective need is calculated based on three factors: the nonresidential valuation factor, the income capacity factor, and the land capacity factor. The three factors are averaged to yield the municipality’s average allocation factor for distributing the regional prospective need to the municipality. NJDCA calculated Springfield Township’s Fourth Round number to be 40.

On April 8, 2025, by Order of Judge Cook, the municipal fourth round prospective need obligation was fixed at 40. The following table summarizes Springfield Township’s Fourth Round compliance plan. The locations of the affordable housing sites are included on Map 2.

Springfield Township Round 4 Prospective Need: 40								
Block	Lot	Name & Location	Unit Type	Sale/Rent	VL/Low/Mod	Status	#Units	#Bonus
301	4.01	100% Affordable 1245 Old York Road	Family	Rent	4 VL/9L/ 13 M	Proposed	30 ⁸	10
Various		Accessory Dwelling Units	Family	Rent	TBD	Proposed	3 ⁹	0
Various		Hamlet Inclusionary	Family	Rent/Sale	TBD	Proposed	4	
							37	10
Total								47¹⁰

⁸ The 100% Affordable Development at 1245 Old York Road will consist of 84 units in 2 phases. 54 units will be applied to the Third Round obligation, and 30 units will be applied to the fourth round obligation.

⁹ The accessory dwelling unit provisions in the Township code will be modified to encourage additional participation and to offer additional incentive to participate without the need for municipal funding. If the units are not realized, there are adequate credits anticipated from the 1245 Old York Road site.

¹⁰ If credits above 40 are achieved the additional credits will accrue to the Fifth Round.

1. Bonus Credits

N.J.S.A. 52:27D-311(k) provides that a municipality is permitted to satisfy up to 25% of its prospective need obligation through the use of bonus credits. For Springfield's Round 4 obligation (40 units) this is 10 Bonus Credits. The following types of bonus credits may be available as part of Springfield's Fourth Round fair share plan.

- N.J.S.A. 311(k)(1) provides that for low- and moderate- income housing for individuals with special needs or permanent supportive housing, municipalities may claim 1 bonus credit per unit.
- N.J.S.A. 311(k)(5) provides that for each unit of low- or moderate-income family housing with at least three bedrooms above the minimum number required by the bedroom distribution (pursuant to the Uniform Housing Affordability Controls) the municipality may claim .5 bonus credit per unit.
- **N.J.S.A. 311(k)(8)** provides that for low- and moderate- income housing in a 100% affordable housing project for which the municipality contributes toward the costs of the project (land and/or AHTF money) consisting of at least 3% of the project cost the municipality may claim 1 bonus credit per unit.

2. 1245 Old York Road (Block 301 Lot 4.01)

84 Family Affordable (54 for Third Round, 30 for Fourth Round)

Springfield Township acquired the +/- 18 acre site at 1245 Old York Road on March 29, 2023 for the purpose of providing affordable housing. The site is shown on MAP 2 and on MAP 3. The Township delineated the wetlands (LOI from NJDEP dated April 20, 2023) and prepared a concept plan to determine the number of units that may fit on the site using reasonable and appropriate site design and bulk standards. The Township has been in communication with several affordable housing developers and intends to enter into an agreement with Project Freedom for the development of affordable housing in two phases. The Township proposes that the development will be family rental units with veteran's preference as permitted by N.J.S.A. 52:27D-311j.

As has been described throughout this Housing Element and Fair Share Plan, there are a number of significant challenges to the development of contextually appropriate affordable housing in Springfield Township. The Township has coordinated a number of agencies and stakeholders as it has endeavored to bring a 100% affordable housing development to fruition. The Township has achieved a Third Round Fair Share Settlement (in December 2024) that includes this site. In addition to the land purchase, the Township has committed to bond for up to \$1,000,000 to support the development. The Township has met with NJDCA, NJHMFA, and Fair Share Housing Center, and has spoken with three experienced affordable housing developers about potential financing for the site and the conditions needed to achieve

financing. The Township has met with neighboring Burlington Township about the potential to extend water and sewer infrastructure from Burlington Township to serve the site. The Township has also met with the USDA's Rural Development program about infrastructure financing options.

Despite the challenges associated with constructing a 100% affordable housing development in Springfield, the Township believes that the effort and expense associated with 100% affordable development will yield the best possible result in terms of balancing multiple short- and long-term land planning objectives. The 100% affordable development will be less land consumptive, less disruptive to agriculture, and more efficient than an inclusionary development would be.

Site Suitability

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

The site suitability of 1245 Old York Road was extensively reviewed and considered as part of the Third Round Fair Share settlement discussions. There are no sites in Springfield Township that are ideally suited to inclusionary or 100% affordable housing. The land capacity factor included in the amended Fair Housing Act's fair share allocation methodology corroborates this conclusion. Land in Planning Area 4 without access to water and sewer infrastructure (all of Springfield) is not included in the vacant land evaluation. However, considering that the Township still has a fair share obligation (based primarily on the income capacity factor), it is incumbent upon the Township to identify a site (or sites) that is most suitable given the local conditions, local, county, and State planning policies. Block 301 Lot 4.01 is suitable given the local context.

Available Site

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

- Block 301 Lot 4.01 is owned by Springfield Township. The Township has a title report. The property has clear title and is free of encumbrance.

Suitable Site

A suitable site means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

The site is shown on MAP 3. It has access from Old York Road (county route 660), which provides access to Burlington Township to the west and Florence Township to the east. The property is on the north side of Old York Road. The northern property line is formed by the Assiscunk Creek and the border with Bulington Township. The Burlington Township border is also located approximately 1,300 feet to the west. The neighborhoods to the north and west in Burlington Township are located within Planning Area 1 (the Metropolitan Planning Area) on the State Plan Policy map and within a sewer service area. NJ Transit Bus Service is available in Florence Township and Burlington City. Once developed, the affordable housing developer and Township will work to provide link service to the nearest transit stops and centers. The delineated wetland and buffer lines are shown on MAP 3. While the northern portion of the site is constrained, there are adequate upland areas to accommodate the development.

Developable Site

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

The site is not presently within a designated sewer service area in the Tri-County Water Quality Management Plan. The Township has determined that the extension of water and sewer infrastructure to this site will have the least possible impact on the agricultural resources in the Township, will not fragment the agricultural land base, and will have the least chance of becoming a “slippery slope” that leads to leap frogging development patterns and excessive land consumption. The Township is pursuing a site-specific amendment to the Tri-County Water Quality Management Plan to enable sewer infrastructure to be extended to the site. If approved, the site would connect to Burlington Township’s sewer collection system in one of two ways: 1) running sewer lines along Old York Road to connect to Burlington Township’s system approximately 1,500 feet to the west, or 2) connect to Burlington Township’s system through the NJDOT’s truck stop to the south on Block 303, Lot 8.02. Both options send wastewater through Burlington Township to the Central Avenue Wastewater Treatment Plant in Burlington City.

Approvable Site

An approvable site means a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing.

Zoning to permit the proposed development is being prepared and will be adopted and added as Appendix G to this plan. The zoning will permit up to 96 multi-family rental units at the site along with parking, amenities, stormwater facilities and other related improvements. The zoning will be adopted by October 31, 2025.

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

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

The municipality shall demonstrate that it has site control or has the ability to control the site. Control may be in the form of outright ownership or an option on the property. Springfield Township purchased the property in March of 2023.

Administrative Agent

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

The Township has not yet formally selected a developer, but anticipates that Project Freedom, an experienced affordable housing developer, will be the owner and operator, and to serve as the long-term administrative agent for the proposed 100% affordable development. Project Freedom is already operating in nearby Florence Township and will operate the Springfield site in a similar manner. Project Freedom has experienced professional administrative agents on staff and will oversee all aspects of the development ensuring adherence with DCA's and HMFA's requirements and the applicable UHAC requirements (affirmative marketing, income distribution, minimum 13% very low-income, ensuring the filing of 45-year affordability controls, affirmative marketing, income qualifying tenants and overseeing the long-term management of the development).

Funding

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

Springfield Township has purchased the property at its own expense and has committed to contribute up to \$1,000,000 to support the effective development of the 100% affordable housing community. The designated developer (anticipated Project Freedom) will pursue funding from available sources. The Township has evaluated a number of potential funding sources including the Affordable Housing Production Fund , DCA's Affordable Housing Trust Fund, and the Low Income Housing Tax Credit financing administered by NJHMFA.

Funds from Affordable Housing Production (AHP) fund have been fully committed (funded through the American Rescue Plan). The Township supports replenishment of the fund. Without the AHP, Springfield Township is in a catch 22 situation when it comes to funding for affordable housing. The DCA's Affordable Housing Trust Fund (funding generated from a portion of the realty transfer fee) is intended for smaller projects. The investment needed to bring utilities to the site demands that the site yield more than 25 units (and more than 50 if there were 2 phases). Revisions to the program guidelines could enable the project to apply

for funding from the DCA AHF. The highly competitive Low Income Housing Tax Credit (LIHTC) program is intended for projects in "smart growth areas".¹¹

The Township has evaluated the NJ HMFA rules and has identified potential modifications to the Low Income Housing Tax Credit Qualified Allocation Plan (QAP) that could give towns such as Springfield a fair shot at meeting their fair share affordable housing obligations without undermining other important and interconnected land use policy goals (such as support for the industry of agriculture, the preservation of valuable farmland, and the efficient use of land and resources).

The QAP (N.J.A.C. 5:80-33.1) outlines the "scoring" criteria for 100% affordable project applications. These rules are intended to channel competitive tax credit funding to projects and locations that advance State policy objectives. These policy objectives aim to direct investment to "smart growth areas" that have existing transportation and utility infrastructure, employment, shopping, good schools, community facilities, etc. These objectives make sense but seem to have the unintended effect of leaving truly rural municipalities without a viable means to satisfy their affordable housing obligations in a manner that is consistent with State, county, and local planning goals.

The Township would like to provide for its affordable housing obligation with the smallest possible development footprint, and in an area of the Township that is reasonably proximate to other developed areas, infrastructure, employment, and shopping opportunities. To achieve this, the Township is working with an experienced affordable housing developer, which will apply for project funding. The Township has met with three such developers, all of which expressed interest in working with the Township provided there is a reasonable degree of certainty that the project would win funding within a few application cycles.

There are specific ranking criteria in the QAP scoring that consistently put potential 100% affordable housing developments in Springfield Township (and presumably other similarly situated municipalities) at a significant disadvantage. The scoring and ranking are explained at N.J.A.C. 5:80-33.14. The Point system for the Family Cycle is set forth at N.J.A.C. 5:80-3.15.

For example, in accordance with N.J.A.C. 5:80-3.15(a)(7) and (14), projects within a "Ready to Grow Area" shall be awarded 2 points and projects that are a "Redevelopment Project" shall be awarded 1 point (definitions at 5:80-33.2). Projects in close proximity to public transportation may also achieve additional points. These criteria have the effect of limiting the competitiveness of a project in Springfield Township as a contender for 9% LIHTC financing. Springfield proposes that the criteria be modified to acknowledge that a 100% affordable housing development on a well-chosen site in a rural municipality represents a better means to satisfy the affordable housing obligation than opening the door to sprawling development that is inconsistent with numerous State, county, and local policies. There could,

¹¹ The 4% Tax Credit Program is available but is a supplementary funding source (not primary).

for example, be a flow chart in the QAP, whereby if the municipality meets certain criteria, the QAP applies as written, but if the municipality meets certain other criteria (such as entirely within State Planning Area 4 and with a certain percentage of farm qualified land), then alternative QAP scoring would apply for some factors (such as the "ready to grow area" and "redevelopment project" requirements). Reconsideration of the specific proximity to "positive land uses" based on rural standards (N.J.A.C. 5:80-3.15(a)(11)) would also be helpful. This could be crafted to ensure that the site is well situated given the local circumstances (such as within .5 mile of the existing infrastructure or within .5 mile of the municipal boundary with a municipality in PA-1 or PA-2), but would make it feasible to score well without inappropriately manipulating the redevelopment law or encouraging infrastructure extension to areas that should be reserved for agricultural production, habitat preservation, and rural character.

Construction Schedule

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

The Township is working to lay foundations for the project. The construction schedule will be updated when the sewer service area amendment is approved. The Township intends to advocate for and support efforts to enable project funding within the next two years.

Bedroom and Income Distribution

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

Springfield Township 1245 Old York Site				
	Very Low	Low	Moderate	
One Bedroom	2	6	8	16
Two Bedroom	7	18	25	50
Three Bedroom	2	7	9	18
Total	11	31	42	84

3. Jacksonville, Jobstown, Juliustown Inclusionary Hamlets

Inclusionary Zoning

Estimated Number of Units: 4 affordable

The Township's three crossroads hamlets of Jacksonville, Jobstown, and Juliustown are areas of compact settlement and include a variety of architectural styles, with buildings that were primarily constructed in the late 19th and early 20th centuries. Currently the HMR-3 zoning

district standards apply to the three hamlet areas as shown on the Township's Zoning Map. The zoning permits detached single family homes on lots a minimum of 3 acres. There is also a neighborhood commercial zoning district applicable to a portion of Jobstown (the NC zone will become an overlay). The purpose of the proposed revisions to the Hamlet districts is to reduce the minimum required residential lot size to reduce the need for variances for improvements and infill in the hamlets and encourage investment, to enable attached inclusionary housing, to produce additional housing including deed restricted affordable units, and to maintain and improve the character of the areas.

The HMR-3 residential district (Article XXVII, sections 215-141 through 146) will be amended to allow inclusionary infill development. Because existing lots within the area are relatively small, the development of residential units will be permitted to be non-contiguous within the hamlet districts. The locations of the proposed modified hamlet districts are shown on MAP 2. The modified hamlet zoning will require creative planning and coordination between landowners and the Township. There is diverse ownership within the hamlet areas and many existing homes, so the proposal is not expected to yield large numbers of new housing units, but will provide some opportunities for investment, streetscape improvements, and the production of housing in the hamlets.

Article XXVII of the Township code will be modified to permit inclusionary infill development in accordance with the following general parameters.

- Allow single family dwelling units on lots a minimum of 20,000 square feet in area, with appropriate bulk standards. This standard will apply to existing lots and buildings.
- Allow single family dwelling units on lots a minimum of 10,000 square feet when at least one dwelling unit is a deed restricted affordable unit. A minimum of 20% of housing units (including existing units on remainder lots) shall be affordable to low- and moderate-income households, but the required affordable housing may be a larger percentage if the developer opts to construct fewer than 5 total units. The total number of housing units created may be non-contiguous for the purpose of evaluating the affordable housing obligation.

For example, if a landowner has a 40,000 square foot lot containing one existing dwelling, and due to the shape of the lot proposes to subdivide the property to create a total of 3 lots ranging from 10,000 square feet to 15,000 square feet (one for the existing dwelling and two for new homes), then one of the units must be designated as a low or moderate income (at the discretion of the Township) affordable unit. However, the applicant may also construct 2 additional units on other land within the Hamlets to further offset the affordable housing obligation. Five total housing units would be created (1 remainder lot and 4 new houses) and 1 (20% set aside) is required to be affordable.

- The inclusionary hamlet zoning will allow detached dwellings on lots a minimum of 10,000 square feet and vertically attached (duplex or townhouse) dwelling units on lots

a minimum of 6,000 square feet each (or 12,000 square feet if two housing units are on one lot), when at least one dwelling unit is a deed restricted affordable unit. A minimum of 20% of housing units shall be affordable to low- and moderate-income households, but the required affordable housing may be a larger percentage if the developer opts to construct fewer than 5 total units. See the example above.

- All proposed residential units must be served by adequate onsite wastewater treatment (with all required permitting) and potable water. Larger than permitted lots may be required to enable the provision of required services. Applicants shall submit engineering studies to demonstrate the viability of the proposed wastewater treatment; which will be reviewed by the Township engineer.
- Design and architectural standards for hamlet residential dwellings will be included in the zoning (garages set back from front of building, front porches, building style).
- Sidewalks, street trees, and other streetscape improvements will be required.
- Accessory dwelling units will only be permitted on lots of a minimum of 20,000 square feet, and will be subject to the accessory dwelling unit standards.

4. Accessory Dwelling Units

An accessory apartment program was proposed as part of the Township's Prior Round certification (in 2004) and Third Round certification (in 2008). The program provided that accessory apartments are permitted as a conditional use in the Agricultural and Neighborhood Commercial districts (as well as HMR-3). Three units were created through the program. The accessory dwelling units had affordability controls and were administered by the Township's administrative agent. Residents are often interested in creating an accessory dwelling unit on a large lot, however they are deterred by the affordability requirements and the affirmative marketing requirements. Often homeowners desire to create an accessory unit for a family member or a friend. They do not want to market the unit to the region and have to rent to a stranger based on a lottery. Springfield proposes to add some flexibility to enable owners of large lots to create up to two accessory units, with one being a deed restricted affordable unit, and on properties over 10 acres in area, up to three accessory units could be provided with one unit being affordable. The Township will evaluate potential subsidies for landowners that provide affordable accessory dwelling units. However, the revised requirements are intended to incentivize the development of ADUs without the need to municipal subsidies

Currently section 215-14J (conditional uses in the AR zone) provides as follows:

Accessory apartments as conditional uses under N.J.S.A. 40:55D-67; see § **215-132** for standards. Accessory apartments and residential flats are included in the Township's fair share housing plan. Accessory apartments and residential flats are permitted as conditional uses to

implement that plan. Upon the grant of approval by the Land Development Board to the last accessory apartment or residential flat required to implement that plan, this subsection shall be repealed and of no further force or effect.

The standards for “Accessory Apartments” are provided at section 215-132 D. The Fair Share Plan proposes to modify the accessory dwelling unit requirements as follows:

- Change the term “Accessory Apartment” to “Accessory Dwelling Unit” or “ADU”.
- Increase the maximum permitted floor area per ADU from 1,000 square feet to 1,500 square feet.
- Provide that if only one ADU is proposed, it must be affordable to low- and moderate-income household, deed restricted and administered in accordance with the Township’s affordable housing ordinance, the Fair Housing Act, and UHAC.
- Modify the affordable housing requirement to provide that a lot that is 6 acres in area or more may have a maximum of 2 ADUs and that one of them must be affordable to low and moderate income households, deed restricted, and administered as required by the Township’s affordable housing ordinance the Fair Housing Act, and UHAC.
- The design of the accessory dwelling units shall be consistent with the architectural character of the primary dwelling. Architectural plans shall be provided for review.
- The Township code sections related to accessory dwelling should be updated to reflect current requirements for length of deed restriction (40 years) and the appropriate State agencies with oversight (NJ HMFA rather than COAH).
- Require applicants to demonstrate that all residential units will be served by adequate onsite wastewater treatment (with all required permitting) and potable water. Older septic systems may need to be improved or replaced. Applicants shall submit engineering studies to demonstrate the viability of the proposed wastewater treatment; which will be reviewed by the Township engineer.
- Require that the primary dwelling on the lot be owner occupied.
- Adopt updated lot, siting, yard, setback, and parking requirements for ADUs.

D. Affordable Housing Trust Fund

The Fair Housing Act (N.J.S.A. 52:27D-329.2) provides that a municipality in the process of seeking compliance certification or that has obtained compliance certification, and which has adopted a municipal development fee ordinance shall be authorized to impose and collect development fees from developers of residential properties in accordance with rules promulgated by the department (DCA). Springfield Township initially adopted a Development Fee Ordinance on March 12, 2003, which was approved by COAH. The Affordable Housing Development Fee requirements (Township Code Chapter 35 Article II) were updated by Ordinance 2008-6 on November 12, 2008 and approved by COAH. Springfield prepared a

Spending Plan in 2008 and has expended Trust Fund monies in support of the affordable housing units now in the affordable housing inventory.

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

An updated Affordable Housing Development ordinance and a new Spending Plan are being prepared and will be added to this Housing Element and Fair Share Plan upon their completion and adoption by October 31, 2025.¹² As of December 31, 2024 there was \$40,470.86 in Springfield's Affordable Housing Trust Fund. The collected development fee revenues have been minimal in recent years, as the majority of development in Springfield over the last 20 years has been by public and not for profit entities. Development fees are only permitted to be expended in accordance with an approved spending plan.

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

E. Cost Generation

Springfield Township has and will continue to work with developers of planned projects to ensure the viability of the affordable units within projects. The Township has seen very little market rate housing development over the last 25 years but has financially supported the affordability of two group homes, three accessory apartments, and 7 standalone affordable units as well as zoning and administrative support for the other affordable units in its inventory. The Township has and will continue to ensure the removal of unnecessary cost-generating requirements. Once DCA and HMFA finalize their proposed rules, the Township will consider revisions to the Land Development Code that may be necessary to address new requirements related to cost generation.

F. Administration and Implementation

The Township's affordable housing legislation located at Chapter 35 of the Township Code will be amended in its entirety to comply with the Amended Fair Housing Act, the Township's Fair

¹² N.J.S.A .52:27D-32.2(a) requires that a spending plan for current and projected funds through the current round are to be included in the housing element and fair share plan.

Share Plan, and updated UHAC regulations. The amended ordinance(s) will be added as appendices to this plan.

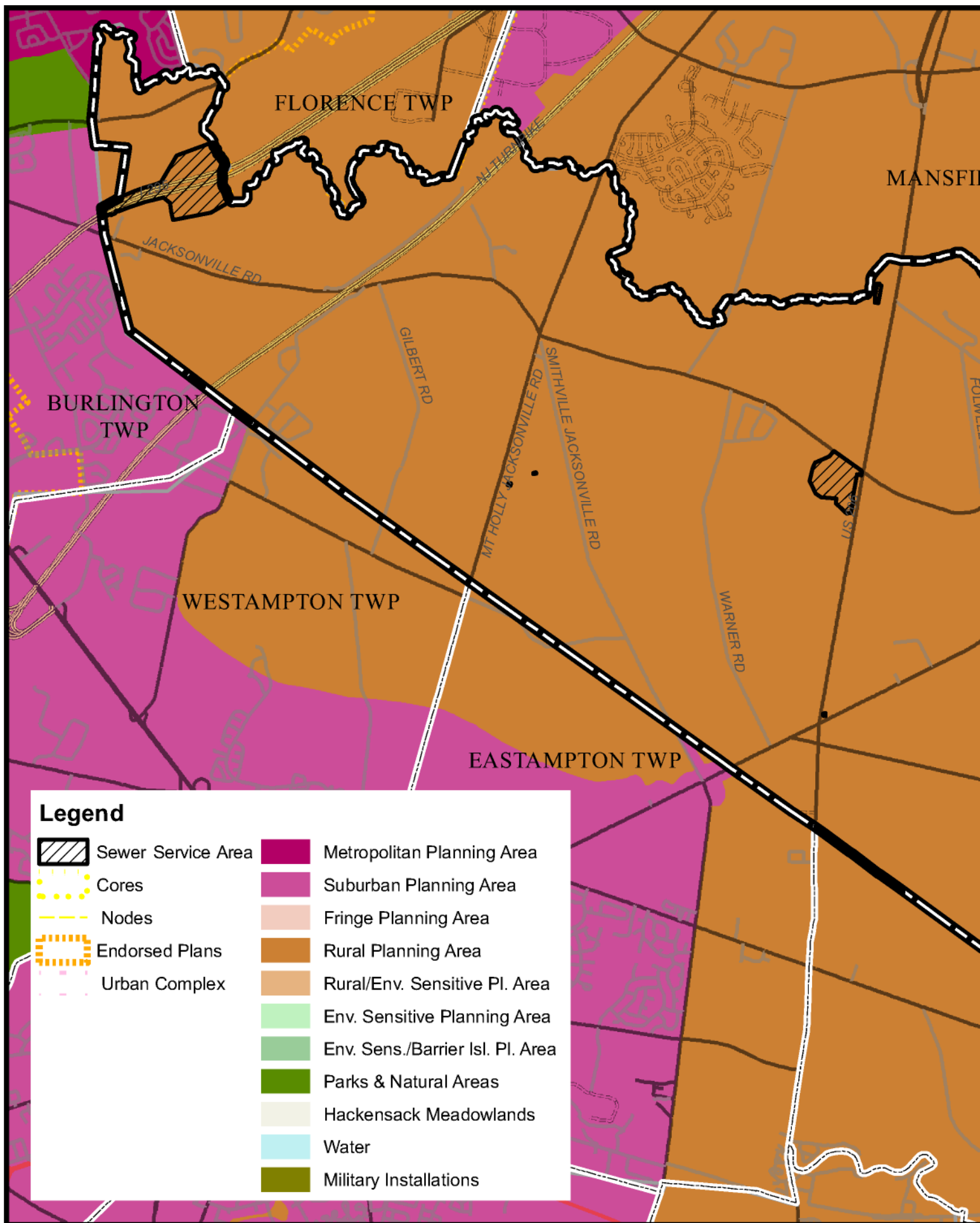
Affordable housing units are required to be administered by a certified administrative agent that will oversee all aspects of the affordable units to ensure adherence to DCA's and HMFA's requirements and the applicable UHAC requirements (affirmative marketing, income distribution, minimum 13% very low-income,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

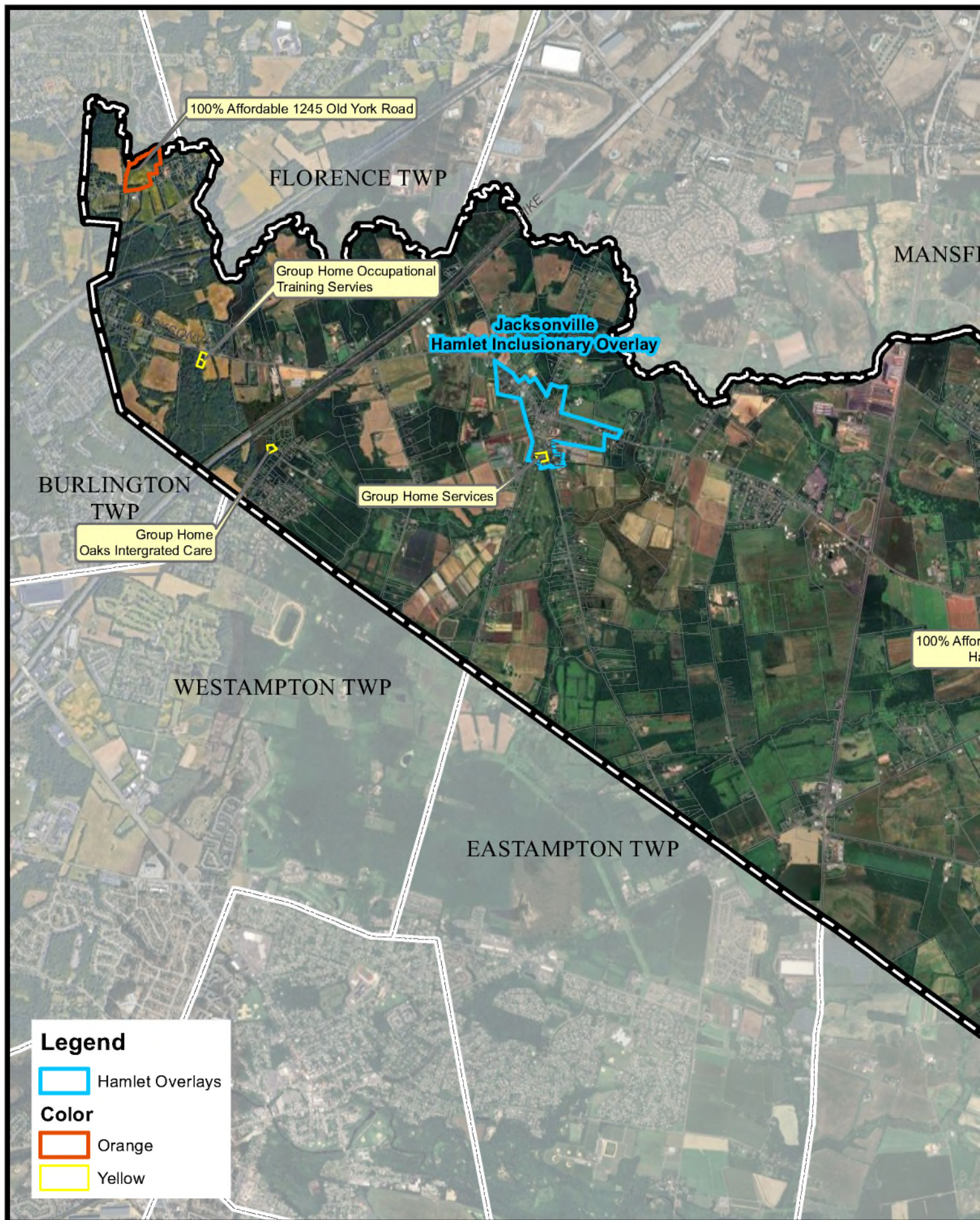
Springfield Township's administrative agent is Community Grants, Planning & Housing. CGP&H is working with the Township to administer existing affordable units, update deed restrictions and other compliance documents as needed and will administer new units that are created in the Township. The administrative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

G. Monitoring

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





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

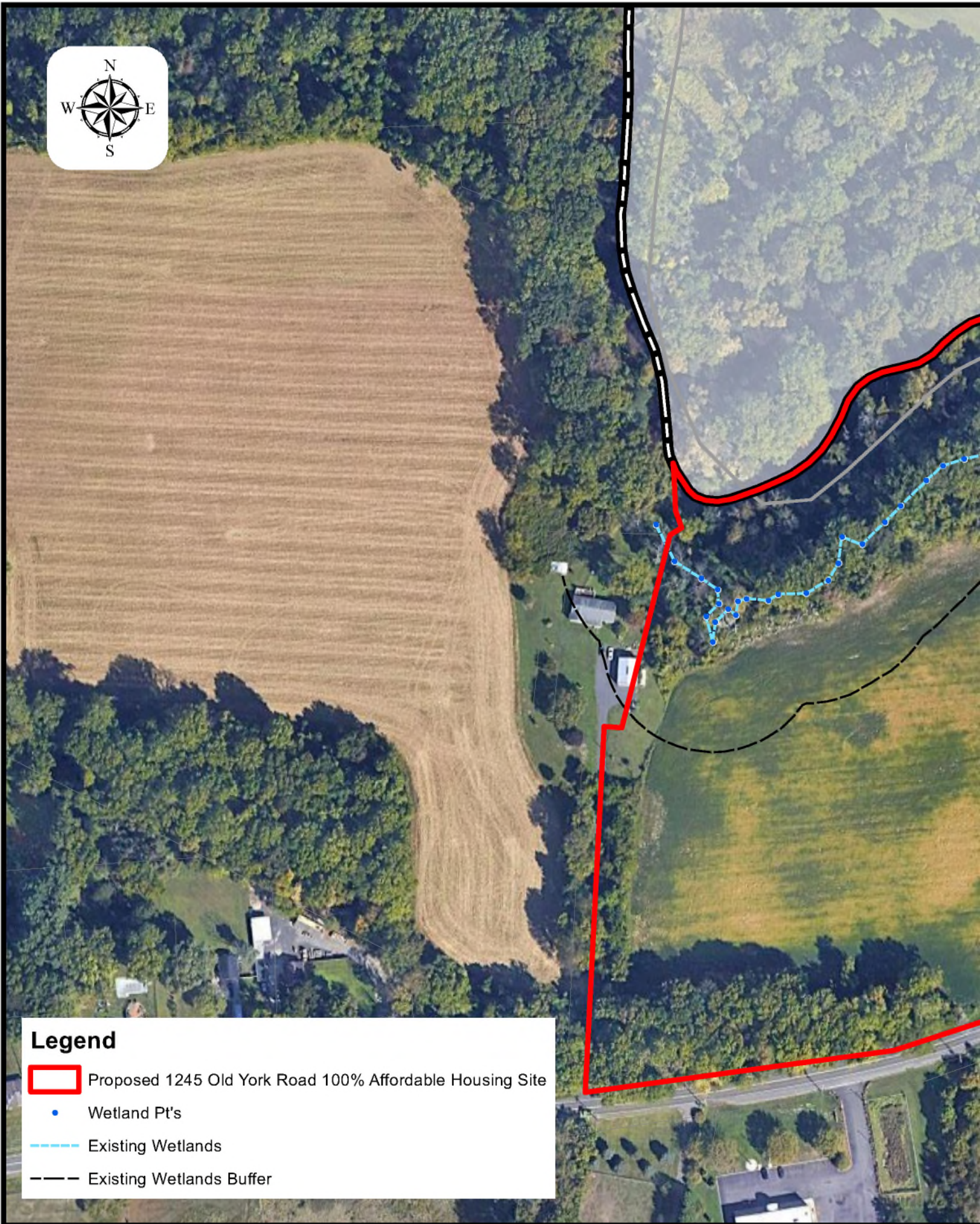






Legend

-  Proposed 1245 Old York Road 100% Affordable Housing Site
-  Wetland Pt's
-  Existing Wetlands
-  Existing Wetlands Buffer



SPRINGFIELD LAND DEVELOPMENT BOARD

RESOLUTION NO. 2025-06-01LDB

**RESOLUTION ADOPTING A FOURTH ROUND
HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, by Court Order following a builder's remedy suit and declaratory judgment action under Burlington County Superior Court Docket No. BUR-L-561-24, the Township of Springfield enjoys a Third Round Judgment of Compliance and Repose ("JOR"), most recently extended by Order dated March 13, 2025, which provides the Township Third Round immunity from builder remedy lawsuits until further Order of the Court; and

WHEREAS, on March 20, 2024, P.L. 2024, c.2, was signed into law which amended the FHA at N.J.S.A. 52:27D-301 *et seq.*, ("Amended FHA"); and

WHEREAS, in addition to the Amended FHA, the Acting Administrative Director of the Administrative Office of the Courts issued Directive #14-24, dated December 13, 2024 ("Administrative Directive #14-24"); and

WHEREAS, in response to the Amended FHA and the Administrative Directive #14-24, the Township of Springfield adopted a binding resolution on January 29, 2025 committing to address the DCA Fourth Round Present Need or Rehabilitation Obligation of two (2) units and the Fourth Round Prospective Need Obligation of forty (40) units; and

WHEREAS, pursuant to the requirements of the amended FHA and Administrative Directive #14-24, on January 30, 2025, the Township of Springfield filed a Fourth Round DJ action (which included its January 29, 2025 adopted binding resolution) with the Superior Court/Affordable Housing Dispute Resolution Program ("Program") under Docket No. BUR-L-236-25, asking the Court to declare Springfield Township's Fourth Round HEFSP constitutionally compliant, and seeking protection and repose against exclusionary zoning litigation for a ten (10) year period (July 1, 2025 to June 30, 2035); and

WHEREAS, no objections were filed challenging the Township's calculations provided for in the Township's adopted January 29, 2025 binding resolution; and

WHEREAS, pursuant to Administrative Directive #14-24, "After the entry of an order determining present and prospective fair share obligations, the municipality must file with the Program its adopted housing element and fair share plan ... within 48 hours after adoption or by June 30, 2025, whichever is sooner."; and

WHEREAS, a Court Order, dated April 8, 2025, was issued which accepted and determined the Township's Fourth Round Present Need or Rehabilitation Obligation of two (2) units and the Township's Fourth Round Prospective Need Obligation of forty (40) units; and

WHEREAS, the Amended FHA provides that “All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions” (N.J.S.A. 52:27D-311(m)); and

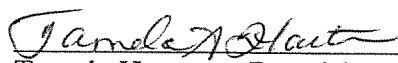
WHEREAS, the Township’s and Land Development Board’s Planner, Leah Furey Bruder, PP, AICP, has prepared a Fourth Round HEFSP, dated June __, 2025, that addresses the Township’s Fourth Round affordable housing obligations; and

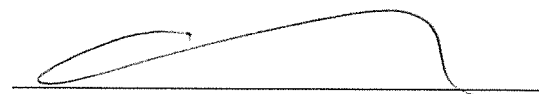
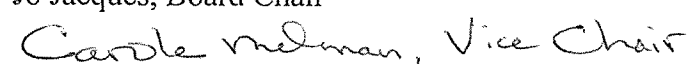
WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Land Development Board held a public hearing on the Fourth Round HEFSP on June 24, 2025; and

WHEREAS, the Land Development Board has determined that the Fourth Round HEFSP is consistent with the goals and objectives of the Township of Springfield’s Master Plan and Master Plan Re-examination Report, and that the adoption and implementation of the Fourth Round HEFSP is in the public interest, protects public health and safety and promotes the general welfare.

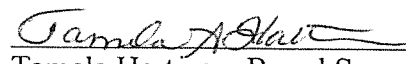
NOW THEREFORE, BE IT RESOLVED by the Land Development Board of the Township of Springfield, Burlington County, State of New Jersey, that the Land Development Board hereby adopts the Fourth Round Housing Element and Fair Share Plan on this 24th day of June, 2025.

BE IT FURTHER RESOLVED the Land Development Board of the Township of Springfield hereby directs its Land Development Board Attorney and Land Development Board Secretary to assist the Township Attorney of the Township of Springfield to file this adopted resolution and this adopted Fourth Round HEFSP as part of the Township’s Fourth Round Declaratory Judgment action under Docket No. BUR-L-236-25, in Burlington County Superior Court and with the Program within 48 hours after adoption of this Fourth Round HEFSP via ECourts per Directive #14-24.


Tamela Hartman, Board Secretary


Jo-Jaques, Board Chair

Carole Melman, Vice Chair

I hereby certify that this is a true copy of the resolution adopting the Fourth Round Housing Element and Fair Share Plan of the Township of Springfield, Burlington County, on June 24, 2025.


Tamela Hartman, Board Secretary

**TOWNSHIP OF SPRINGFIELD
COUNTY OF BURLINGTON
RESOLUTION 2025-06-10**

**RESOLUTION ENDORSING THE FOURTH ROUND
HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (“Amended FHA”); and

WHEREAS, pursuant to the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24 (“Directive 14-24”), the Township of Springfield (“Township”) Council adopted a “binding resolution” on January 29, 2025, as required by the Amended FHA, accepting the DCA-calculated Present Need and Prospective Need obligation, establishing its Fourth Round Present Need of two (2) units and Prospective Need of forty (40) units; and

WHEREAS, the Township filed a timely Fourth Round Declaratory Judgment action (“DJ Action”) with the Affordable Housing Dispute Resolution Program (“Program”) under Docket No. BUR-L-236-25, along with its binding resolution, on January 30, 2025; and

WHEREAS, the filing of the DJ Action gave the Township automatic, continued immunity from all exclusionary zoning lawsuits, including builder’s remedy lawsuits, which is still in full force and effect; and

WHEREAS, the Township did not receive any objections to its Present and Prospective Need numbers by February 28, 2025, resulting in the statutory automatic acceptance of the Township’s Fourth Round obligations on March 1, 2025; and

WHEREAS, on April 8, 2025, the court prepared an order fixing the Township’s obligation and authorizing the Township to proceed with preparing and adopting its Housing Element and Fair Share Plan for the Fourth Round (“Court Order”); and

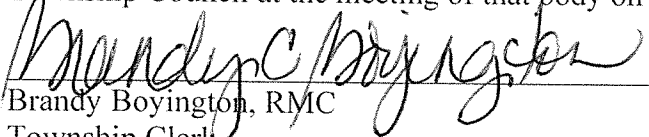
WHEREAS, the Township's Affordable Housing Planner, Leah Furey Bruder, PP, AICP, the Township's Affordable Housing Planner ("Planner") has prepared a Fourth Round Housing Element and Fair Share Plan ("Fourth Round HEFSP"); and

WHEREAS, the Township of Springfield Land Development Board, acting in its capacity as a Planning Board ("Board"), at a duly noticed meeting held on June 24, 2025, reviewed the Fourth Round HEFSP and determined that it was consistent with the Master Plan and that implementation of the Fourth Round HEFSP is in the public interest and would promote the general welfare and, by Resolution No. 2025-06-01LDB, dated June 24, 2025, adopted the Fourth Round HEFSP.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Springfield, County of Burlington, State of New Jersey, on this 25th day of June 2025, that:

1. The Township Council hereby endorses the Fourth Round HEFSP as adopted by the Board as an amendment to the Township's Master Plan and agrees to implement the Fourth Round HEFSP by adopting applicable ordinances.
2. The Mayor, Township Manager, and Township Clerk, together with all other officers, professionals and employees of the Township are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution.
3. This Resolution shall take effect immediately.

I, Brandy Boyington, hereby certify that the foregoing resolution was adopted by the Springfield Township Council at the meeting of that body on June 25, 2025.



Brandy Boyington, RMC
Township Clerk