

Resolution No: 2025-06-02**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHERRY HILL ADOPTING A HOUSING ELEMENT AND FAIR SHARE PLAN FOR ROUND FOUR**

WHEREAS, the Township of Cherry Hill (hereinafter the “Township” or “Cherry Hill”) has a demonstrated history of voluntary compliance as evidenced by the entry of prior rounds Judgments of Repose, including the entry of a Judgment of Repose, dated June 27, 2016, approving the Township’s Housing Element and Fair Share Plan for Round 3; and

WHEREAS, in March of 2024, Governor Murphy signed amendments to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (hereinafter “FHA II”) and

WHEREAS, FHA II established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan; and

WHEREAS, that procedure contemplated that municipalities would adopt a resolution by January 31, 2025 committing to a fair share number and then file a declaratory relief action within 48 hours from adoption of said resolution. Thereafter, a Round 4 Housing Element and Fair Share Plan had to be filed by June 30, 2025 and that plan had to be filed within 48 hours with the Affordable Housing Dispute Resolution Program (the “Program”); and

WHEREAS, the Township adopted a resolution by January 31, 2025 committing to a fair share number and the Township also filed a declaratory relief action within 48 hours from adoption of the resolution; and

WHEREAS, the Township has requested the Cherry Hill Planning Board consider for adoption a Round 4 Housing Element and Fair Share Plan covering the period July 1, 2025 thru June 30, 2035 and then file the duly adopted Housing Element and Fair Share Plan with the Program within 48 hours; and

WHEREAS, accordingly, the Township’s affordable housing planning consultant, Robyn Welch P.P., A.I.C.P., of Burgis Associates, Inc. has prepared a Round 4 Housing Element and Fair Share Plan (hereinafter “HEFSP” or “Plan”) to address the Township’s affordable housing obligations under FHA II, which was entered into evidence as Exhibit PB-1; and

WHEREAS, in accordance with the provisions of N.J.S.A. 40:55D-13 of the MLUL, the Planning Board scheduled a public hearing on the HEFSP for June 16, 2025 at 7:30 p.m. which public hearing was held remotely as set forth in the Public Notice published May 25, 2025; and

WHEREAS, in accordance with the provisions of N.J.S.A. 40:55D-13 of the MLUL, the Planning Board published a notice of this public hearing in the Township’s official newspaper at least ten (10) days before the scheduled date for the public hearing and served a copy of this notice upon the Camden County Planning Board and upon the New Jersey Office of Planning Advocacy along with a copy of the Plan and also served a copy of the notice upon the Clerks of all municipalities adjoining the Township; and

WHEREAS, a copy of the HEFSP was placed on file with the Planning Board Secretary and was available for public review at least ten days before the scheduled date for the public hearing; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Housing Element and Fair Share Plan on June 16, 2025; and

WHEREAS, at the public hearing, Robyn Welch, PP, AICP, provided professional planning testimony regarding the HEFSP, which was marked into evidence as Exhibit PB-2, and the Board gave members of the public the opportunity to provide their questions and comments about the Plan; and

WHEREAS, the Planning Board after considering the testimony of all interested parties and considering the HEFSP, determined that the Housing Element and Fair Share Plan is consistent with the goals and objectives of the current Master Plan of Cherry Hill, and that adoption and implementation of the Plan is in the public interest, protects public health and safety, promotes the general welfare and is consistent with the provisions of the FHA-II.

NOW, THEREFORE, upon motion duly made and seconded, **BE IT RESOLVED** by the Planning Board of Cherry Hill, County of Camden, State of New Jersey, that the Planning Board hereby adopts the Housing Element and Fair Share Plan attached hereto by a vote of seven (7) in favor and none (0) opposed.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Planning Board of Cherry Hill, New Jersey that the Planning Board hereby directs the affordable housing attorney for Cherry Hill to file the duly adopted Housing Element and Fair Share Plan with the Program, an entity created by the amended FHA-II, within 48 hours of adoption and to present and recommend the duly adopted Housing Element and Fair Share Plan to Cherry Hill Council for endorsement.

BE IT FURTHER RESOLVED that Cherry Hill's affordable housing attorney is authorized to pursue approval of the Housing Element and Fair Share Plan as required and submit such additional documents as may be necessary or desirable in an effort to secure such approval.


DATED: June 16, 2025


 JACOB RICHMAN, PP, AICP
 Planning Board Secretary

CERTIFICATION

This Resolution of Memorialization being adopted by action of the Planning Board on this 16th day of June, 2025, is a true copy of the action taken by the Board at its meeting held on June 16, 2025.

DATED: June 16, 2025


 JACOB RICHMAN, PP, AICP
 Planning Board Secretary

2025 Housing Element + Fair Share Plan



Township of Cherry Hill
Camden County | New Jersey
June 4, 2025 | Adopted: June 16, 2025





Community Planning
Land Development and Design
Landscape Architecture

B U R G I S
A S S O C I A T E S , I N C .

Principals:

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Housing Element and Fair Share Plan

Township of Cherry Hill
Camden County, New Jersey

Prepared for the Township of Cherry Hill
Planning Board

BA# 4168.04

The original document was appropriately signed and sealed on June 4, 2025 in accordance with
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Contents

Executive Summary	1
Cumulative First, Second & Third Round Prospective Need Obligation.....	1
Fourth Round Obligation	3
Section 1: Introduction	6
1.1: What is Affordable Housing?	6
1.2: What is the History of Affordable Housing in New Jersey?	7
1.3: What is a Housing Element and Fair Share Plan?.....	9
Section 2: Housing Element.....	11
2.1: Community Overview.....	12
2.2: Demographic and Population Data	16
Population Changes	16
Age Characteristics	16
Household Tenure and Occupancy	17
Average Household Size.....	17
Household Income.....	18
2.3: Inventory of Housing Stock	19
Number of Dwelling Units	19
Units in Structure for Occupied Units.....	19
Purchase and Rental Value of Housing Units	20
Number of Units Affordable to Low- and Moderate-Income Households	21
Year Structure Built.....	22
Deficient Housing Units	22
2.4: Housing and Employment Projections.....	24
Recent Residential Development Activity	24
Recent Multifamily Development Approvals.....	24
Probable Residential Development of Lands	25
Historic Employment Trends	25
Recent Non-Residential Development Activity	26
Probable Non-Residential Development of Lands.....	27
Probable Future Employment Characteristics	27
Section 3: Fair Share Obligation.....	28

3.1: Summary of Fair Share Obligation	28
3.2: Realistic Development Potential	29
First, Second & Third Round RDP	29
Fourth Round RDP	30
Section 4: Fair Share Plan.....	34
4.1: Present Need (Rehabilitation).....	34
4.2: Cumulative First, Second & Third Round RDP	34
Garden State Park Site	39
<i>Garden State Park - Plaza Grande</i>	39
<i>Garden State Park - Park Lane Apartments and Park Place Condos</i>	40
<i>Garden State Park - The Michaels Organization</i>	41
Centura Site	42
Hampton Road Redevelopment Site	43
Victory Redevelopment (Enclave at Woodcrest Station) Site.....	44
Village at St. Mary's Extensions of Controls.....	45
4.3: Fourth Round RDP	46
Volunteers of America (VOA) Site	47
Habitat for Humanity Site	48
Affordable Rental Housing at Tavistock (ARHAT)	49
4.4: Unmet Need.....	51
Cumulative First, Second & Third Round Unmet Need.....	51
Fourth Round Unmet Need	54
4.5: Rejected Development Sites.....	57
4.6: Other Provisions	57
4.7: Consistency with State Planning Initiatives	57
Multigenerational Family Housing Continuity Commission.....	58
State Development and Redevelopment Plan	58
4.8: Crediting Documentation and Ongoing Compliance	59
Appendices.....	60

Executive Summary

The Supreme Court of New Jersey has established that every municipality has an obligation to provide for its fair share of affordable housing. A Housing Element & Fair Share Plan serves as the blueprint for how a municipality will address its fair share of affordable housing. It provides an overview of local demographics, housing, and employment conditions, identifies the municipal affordable housing obligation, and establishes the mechanisms that will allow opportunities for affordable housing within the community.

The following **2025 Housing Element and Fair Share Plan (HE&FSP)** has been prepared for the Township of Cherry Hill ("Township"). This plan is designed to outline the manner in which the Township will address its affordable housing obligations in accordance with recently enacted changes to the Fair Housing Act (known as FHA-2). As discussed in greater detail herein, the Township's obligations are derived from a variety of different sources, including the Council on Affordable Housing (COAH), prior Court-approved Judgments of Compliance and Repose and settlement agreements with Fair Share Housing Center (FSHC), and most recently from Fourth Round obligation calculations provided by the New Jersey Department of Community Affairs (DCA).

The Township's affordable housing obligations are summarized as follows:

Table 1: Affordable Housing Obligations Summary

Category	Obligation
Present Need (Rehabilitation)	378
Prospective Need (New Construction):	
First & Second Round Obligation (1987-1999)	1,829
Third Round Obligation (1999-2025)	1,000
Fourth Round Obligation (2025-2035)	571

Cumulative First, Second & Third Round Prospective Need Obligation

As noted above, the Township of Cherry Hill has a Cumulative First, Second and Third Round Prospective Need (new construction) obligation of 2,829 units for the period between 1987 to 2025. The Township has prepared a number of Housing Elements and Fair Share Plans over the years to address its affordable housing obligations, including most recently in March of 2016, which was prepared pursuant to a 2015 Settlement Agreement with FSHC.

In June of 2016, Cherry Hill received a Judgment of Compliance and Repose (JOR), which established a Realistic Development Potential (RDP) of 1,912 units and Unmet Need of 917 units. The RDP is the portion of the Prospective Need obligation that must be affirmatively addressed, as determined through a Vacant Land Adjustment (VLA) analysis, whereas the Unmet Need is the difference between the Prospective Need obligation and the RDP. The Unmet Need involves a lower standard, as the entire Unmet Need does not have to be fully satisfied. The Township proposed to address its 1,912-unit RDP obligation through a variety of mechanisms, inclusive of 1,639 actual units and 478 bonus credits, for

a total of 2,117 credits. These mechanisms are detailed in the Township's Cumulative First, Second and Third Round Prospective Need Compliance Chart approved as part of its 2016 JOR, which is included as Appendix A of this plan.

As shown thereon, the Township estimated it would have 205 excess credits to apply toward its Unmet Need (based on 2,117 credits minus the 1,912 RDP obligation). After applying these 205 excess credits against the 917-unit Unmet Need, the remaining Unmet Need was estimated to be 712 units. However, as will be discussed in more detail in the body of this plan, it was determined in the course of preparing this 2025 HE&FSP that 55 of these 205 excess credits are not affordable housing units eligible for credit. As such, the number of excess credits eligible to be applied toward the Township's Unmet Need of 917 units has been reduced from 205 to 150, as shown in the amended Cumulative First, Second and Third Round RDP Compliance Chart below.

Table 2: Cumulative First, Second & Third Round RDP Compliance Chart (Amended)

Development	For Sale	Rental	Special Needs/Supportive	Very Low	Senior	Units	Bonus Credits	Bonus Type	Total Credits
Prior Cycle Credits:									
Credits Without Controls	31	-	-	-	-	31			31
Alternate Living	-	4	4	4	-	4			4
Village at St. Mary's	-	-	45	-	104	149			149
Jewish Federation (Saltzman)	-	104	-	-	104	104			104
Gesher House (Dubin)	-	74	-	-	74	74			74
Sergi Farms	-	120	-	-	-	120	120	FR	240
Sergi Commons (MSAA Commons)	-	24	24	24	-	24	24	SN/S	48
Brunetti (Burrough's Mills)	-	36	-	-	-	36	36	FR	72
Legnola (Everlast/Quest Builders)	2	-	-	-	-	2			2
ARHAT	-	38	-	-	-	38	38	FR	76
Scattered Site Sales	23	-	-	-	-	23			23
Alternative Living	-	-	56	56	-	56	56	SN/S	112
Dwell At Cherry Hill	-	35	-	-	-	35	35	FR	70
Garden State Park - Complete & Planned	20	194	-	-	105	214	12	FR	226
Centura	32	-	-	-	-	32			32
Benedict's Place	-	74	-	-	74	74	18	AR/S	92
St. Thomas Apartments	-	6	-	-	6	6			6
The Grand	-	3	-	1	-	3	3	FR	6
Least Cost Housing	114	-	-	-	-	114			114
Regency Court (Twin Oaks)	-	7	7	7	-	7	6	SN/S	13
Spring Hills	-	15	15	15	15	15			15
Group Homes 2013	-	35	35	35	-	35			35
Group Homes 2015	-	17	-	17	-	17			17
Evans Francis Estates (EFE)	-	53	7	7	-	53	53	FR	106
Probuild (Evans Mills)	-	23	-	3	-	23			23
Hampton Road Redevelopment	-	45	-	6	-	45	45	FR	90
Park Boulevard Redevelopment	-	29	-	4	-	29	29	FR	58
Victory Redevelopment	-	56	-	7	-	56	3	FR	59
Coastline Assisted Living	-	6	-	6	6	6			6
Village at St. Mary's Extension of Controls	-	149	45	-	104	149			149
ARHAT	-	10	-	-	-	10			10
Total	222	1,157	238	192	592	1,584	478		2,062
Caps					707		478		
Cumulative Round 1, 2 & 3 RDP									1,912
Excess credits over RDP									150

Bonus Types: AR/S = Age-Restricted/Senior; FR = Family Rental; R = Rental; SN/S Special Needs Supportive Housing

The 150 excess credits over and above the Township's Cumulative First, Second and Third Round RDP obligation therefore reduce the 917-unit Unmet Need to 767. As set forth in the 2016 JOR, the mechanisms proposed to address this Unmet Need included 54 special needs and senior units that have since been constructed (JFED/Weinberg Commons), the creation of two new transit-oriented development overlay zones (Golden Triangle and PATCO) which together allow for the construction of up to 265 affordable units, and a Township-wide mandatory set-aside ordinance requiring affordable housing to be incorporated as part of any new multi-family development.

In addition to the plan components identified above, the June 2016 Order granting the Judgment of Compliance and Repose also required the Township to create an opportunity for 37 additional units of family affordable housing. This was later amended via a consent order dated March 25, 2022, which states that the Township shall be considered to have satisfied its obligation to "create an opportunity for affordable housing" if these 37 affordable units are incorporated into one or more strategies specifically identified therein, one of which was a proposed Redevelopment Plan or Overlay Zone approved by the Planning Board and recommended to the Township Council for the properties located at 2100-2110 Route 38 (Block 285.03 Lots 2 and 3).

On November 20, 2023, the Township Planning Board complied with the terms of the consent order and recommended to the Township Council that a proposed ordinance be adopted for a new Residential-Inclusionary Mixed Use (RIMU) Overlay Zone on Block 285.03 Lots 2 and 3 which allows for the creation of at least 37 family affordable units.

The Township's First, Second and Third Round Unmet Need is explored more broadly in Section 4 of this plan.

Fourth Round Obligation

Governor Murphy signed the A-40/S-50 Bill into law on March 20, 2024 after the Senate and Assembly adopted it. This legislation (hereinafter "FHA-2" or "Act") amended the Fair Housing Act (FHA) by abolishing COAH and created a new process that involved the creation of a new entity known as the Affordable Housing Dispute Resolution Program (hereinafter "the Program"), as well as the DCA and the Administrative Office of the Courts (AOC).

FHA-2 directed the DCA to calculate the Present Need (rehabilitation) and the Prospective Need (new construction) obligations for Round Four based upon the standards set forth in the Act. The DCA issued its report on October 18, 2024, and, in accordance with the Act, made clear that the obligations generated by the report were advisory only and non-binding. For Cherry Hill, the DCA Report identified a Present Need of 378 and a Prospective Round Four Need of 571.

Since the DCA report is non-binding, each municipality had the opportunity to study and define why its obligations should be different based on the standards in the Act. However, the Township ultimately adopted a binding resolution on January 27, 2025 which committed to the present and prospective need obligations identified by DCA.

The January 27, 2025 resolution further noted that the Township reserved the right to seek an adjustment of its Fourth Round Prospective Need number based upon a lack of vacant, developable and suitable land. Accordingly, the Township undertook a detailed analysis to determine if there were any changed circumstances since the 2016 JOR that would warrant a recalibration of Cherry Hill's RDP. At this time, the Township concludes that three properties represent a changed circumstance requiring a Fourth Round RDP obligation. Together, these three properties generate a total Fourth Round RDP obligation of 34 units.

The Township proposes to address its 34-unit Fourth Round RDP obligation with a combination of 26 actual units (including family rental units, age-restricted rental units, and special needs units), and 8 eligible bonus credits, as summarized in Table 3 below.

Table 3: Plan Components Satisfying Fourth Round RDP

Plan Component	Units	Bonus	Total	Status
VOA Age-Restricted (senior rentals)	6	0	6	Approved
VOA Non-Age Restricted Special Needs (rentals)	7	2*	9	Approved
Habitat for Humanity Site (family for-sale)	1	0	1	In Progress
ARHAT (family rentals)	7	6**	13	Completed
Additional ARHAT to be Acquired (family rentals)	5	0	5	Proposed
Total	26	8	34	

*: 1.0 bonus credit for each unit special needs/supportive housing unit, per FHA-2, up to the 25% bonus cap.

** : 1.0 bonus credit for each market-to-affordable unit, per FHA-2, up to the 25% bonus cap.

The Township's 34-unit Fourth Round RDP obligation results in a Fourth Round Unmet Need of 537 units. The Township proposes to address its 537-unit Fourth Round Unmet Need as identified in Table 4 below.

Table 4: Fourth Round Unmet Need Components

Plan Component	Units
Excess Units from VOA (senior/special needs rentals)	51
Excess Units from JFED (senior rentals)	104
Additional Group Home Bedrooms (special needs rentals)	73
ARHAT (family rentals)	TBD
Mandatory Set-Aside Ordinance	TBD
Development Fee Ordinance	TBD

Accordingly, the remainder of this 2025 HE&FSP is divided into the following sections:

❖ Section 1: Introduction

The first section of the 2025 HE&FSP provides an introduction to affordable housing. It summarizes what affordable housing is, offers an overview of the history of affordable housing in the State, and explains the role of a housing element and fair share plan.

❖ Section 2: Housing Element

Section 2 contains the Housing Element for the Township of Cherry Hill. It offers a community overview of the Township, as well as background information regarding its population, housing, and employment characteristics. It also provides projections of the Township's housing stock and employment.

❖ Section 3: Fair Share Obligation

Next, Section 3 provides an overview of the Township's fair share obligation. It includes a brief history of the methodologies utilized to calculate affordable housing obligations throughout the State.

❖ Section 4: Fair Share Plan

Finally, Section 4 details the manner in which the Township has addressed its Cumulative First, Second and Third Round Obligation, how it will address its Fourth Round Present Need and Prospective Need Obligations, and how same is consistent with the FHA, applicable COAH and UHAC regulations, and State planning initiatives.

Section 1: Introduction

The following section provides an introduction to affordable housing. It summarizes what affordable housing is, offers an overview of the history of affordable housing in the State, and explains the role of a housing element and fair share plan.

1.1: What is Affordable Housing?

Affordable housing is income-restricted housing that is available for sale or for rent. Typically, affordable housing is restricted to very-low, low-, and moderate-income households. These categories are derived from median regional income limits established for the State. New Jersey is delineated into six different affordable housing regions. Cherry Hill is located in Region 5 which includes Burlington, Camden and Gloucester counties.



Regional income limitations are updated every year, with different categories established for varying household sizes. Table 5 identifies the 2024 regional income limits by household size for Region 5. As shown, a three-person family with a total household income of no greater than \$82,584 could qualify for affordable housing in the Township's region.

Table 5: 2024 Affordable Housing Region 5 Income Limits by Household Size

Income Level	2 Person	3 Person	4 Person	5 Person
Median	\$91,760	\$103,230	\$114,700	\$123,876
Moderate	\$73,408	\$82,584	\$91,760	\$99,101
Low	\$45,880	\$51,615	\$57,350	\$61,938
Very-Low	\$27,528	\$30,969	\$34,410	\$37,163

One of the most common forms of affordable housing is inclusionary development, in which a certain percentage of units within a multifamily development are reserved for affordable housing. Affordable housing can be found in a variety of other forms, including but not limited to: 100% affordable housing developments, deed-restricted accessory apartments, alternative living arrangements such as special need/supportive housing or group homes, assisted living facilities, and age-restricted housing.

1.2: What is the History of Affordable Housing in New Jersey?



The history of affordable housing in New Jersey can be traced back to 1975, when the Supreme Court first decided in *So. Burlington Cty. NAACP v. Township of Mount Laurel* (known as Mount Laurel I) that every developing municipality throughout New Jersey had an affirmative obligation to provide for its fair share of affordable housing. In a subsequent Supreme Court decision in 1983 (known as Mount Laurel II), the Court acknowledged that the vast majority of municipalities had not addressed their constitutional obligation to provide affordable housing.

As such, the Court refined this obligation to establish that every municipality had an obligation, although those within the growth area of the State Development and Redevelopment Plan (SDRP) had a greater obligation. The Court also called for the State legislature to enact legislation that would save municipalities from the burden of having the courts determine their affordable housing needs. The result of this decision was the adoption of the Fair Housing Act in 1985, as well as the creation of the New Jersey Council on Affordable Housing (COAH), which became the State agency responsible for overseeing the manner in which New Jersey's municipalities address their low- and moderate-income housing needs.

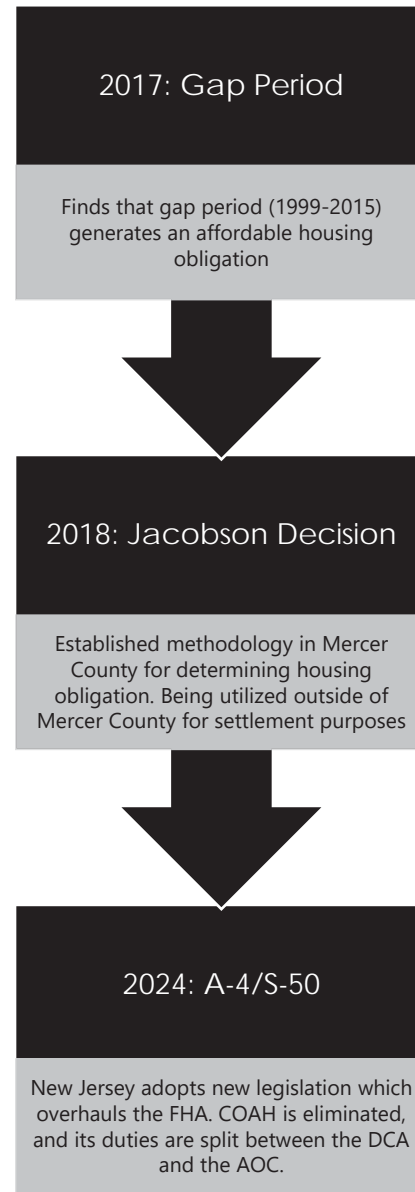
COAH proceeded to adopt regulations for the First Round obligation, which covered the years 1987 to 1993. It also established the Second Round housing-need numbers that cumulatively covered the years 1987 through 1999. Under both the First and Second Rounds, COAH utilized what is commonly referred to as the "fair share" methodology. COAH utilized a different methodology, known as "growth share," beginning with its efforts to prepare Third Round housing-need numbers. The Third Round substantive and procedural rules were first adopted in 2004.

These regulations were challenged and in January 2007, the Appellate Division invalidated various aspects of these rules and remanded considerable portions of the rules to COAH with the directive to adopt revised regulations.

In May 2008, COAH adopted revised Third Round regulations which were published and became effective on June 2, 2008. Coincident to this adoption, COAH proposed amendments to the rules they had just adopted, which subsequently went into effect in October 2008. These 2008 rules and regulations were subsequently challenged, and in an October 2010 decision, the Appellate Division invalidated the Growth Share methodology, and also indicated that COAH should adopt regulations pursuant to the Fair Share methodology utilized in Rounds One and Two. The Supreme Court affirmed this decision in September 2013, which invalidated much of the third iteration of the Third Round regulations and sustained the invalidation of growth share. As a result, the Court directed COAH to adopt new regulations pursuant to the methodology utilized in Rounds One and Two.

Deadlocked with a 3-3 vote, COAH failed to adopt newly revised Third Round regulations in October 2014. Fair Share Housing Center, who was a party in both the 2010 and 2013 cases, responded by filing a motion in aid of litigants' rights with the New Jersey Supreme Court. The Court heard the motion in January 2015 and issued its ruling on March 20, 2015. The Court ruled that COAH was effectively dysfunctional and, consequently, returned jurisdiction of affordable housing issues back to the trial courts where it had originally been prior to the creation of COAH in 1985.

This 2015 Court decision created a process in which municipalities may file a declaratory judgment action seeking a declaration that their HE&FSP is constitutionally compliant and receive temporary immunity from affordable housing builders' remedy lawsuits while preparing a new or revised HE&FSP to ensure their plan continues to affirmatively address their local housing need as may be adjusted by new housing-need numbers promulgated by the court or COAH.



Subsequently, the Supreme Court ruled on January 18, 2017 that municipalities are also responsible for obligations accruing during the so-called “gap period,” the period of time between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need, which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

On March 20, 2024, Governor Murphy signed the A-40/S-50 Bill into law, which amended the Fair Housing Act for the Fourth Round and beyond. This legislation (FHA-2) ultimately eliminated COAH and created a new entity to approve the plans known as the Affordable Housing Dispute Resolution Program (the Program), which consists of seven retired Mount Laurel Judges. FHA-2 also involved the Department of Community Affairs (DCA) and the Administrative Office of the Courts (AOC) in the process.

The DCA was designated by the legislation as the entity responsible for calculating the State’s regional needs as well as each municipality’s present and prospective fair share obligations pursuant to the Jacobson Decision. However, the legislation makes clear that these numbers are advisory and non-binding, and that each municipality must set its own obligation number utilizing the same methodology. The Program was tasked to handle any disputes regarding affordable housing obligations and plans, and to ultimately issue a Compliance Certification to approve a municipality’s HE&FSP, which would continue immunity from all exclusionary zoning lawsuits until July 30, 2035.

1.3: What is a Housing Element and Fair Share Plan?

A Housing Element and Fair Share Plan (HE&FSP) provides an overview of local population, housing, and employment characteristics, identifies the municipal affordable housing obligation, and serves as the blueprint for how a municipality will address its fair share of affordable housing. It is designed to help a community broaden the accessibility of affordable housing.

While technically a discretionary component of a municipal master plan, a HE&FSP is nevertheless an effectively obligatory plan element. As established by NJSA 40:55D-62.a of the Municipal Land Use Law (MLUL), a municipality must have an adopted HE&FSP in order to enact its zoning ordinance. Thus, from a public policy perspective, a HE&FSP is an essential community document. Moreover, without a HE&FSP, a municipality may be susceptible to a builder’s remedy lawsuit in which a developer could file suit to have a specific piece of property rezoned to permit housing at higher densities than a municipality would otherwise allow, provided a certain percentage of units are reserved as affordable.

The **Municipal Land Use Law (MLUL)** is the enabling legislation for municipal land use and development, planning, and zoning for the State of New Jersey.

The Fair Housing Act, as most recently amended pursuant to FHA-2, establishes the required components of a HE&FSP. These are summarized as follows:

1. 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;
2. 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;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. 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;
6. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and 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;
7. 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;
8. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, 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; and
9. 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.

Section 2: Housing Element

The following section provides the housing element for the Township of Cherry Hill. It offers a community overview of the Township, as well as background information regarding its population, housing, and employment characteristics. It also provides projections of the Township's housing stock and its employment.

Information Regarding Data Sources

The information contained in Section 2.2 entitled "Demographic and Population Data," Section 2.3 entitled "Inventory of Housing Stock," and Section 2.4 entitled "Housing and Employment Projections" was obtained from a variety of publicly available data sources. These are summarized below:

- | | |
|--|--|
| <p>1. United States Decennial Census</p> <p>The US Census is described in Article I, Section 2 of the Constitution of the United States, which calls for an enumeration of the people every ten years for the apportionment of seats in the House of Representatives. Since the time of the first Census conducted in 1790, it has become the leading source of data about the nation's people and economy. Please note that all incomes reported in the Census are adjusted for inflation.</p> | <p>4. New Jersey Department of Community Affairs (DCA)</p> <p>The New Jersey Department of Community Affairs is a governmental agency of the State of New Jersey. Its function is to provide administrative guidance, financial support, and technical assistance to local governments, community development organizations, businesses, and individuals to improve the quality of life in New Jersey.</p> |
| <p>2. American Community Survey (ACS)</p> <p>The American Community Survey is a nationwide ongoing survey conducted by the US Census Bureau. The ACS gathers information previously contained only in the long form version of the decennial census, such as age, ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. It relies upon random sampling to provide ongoing, monthly data collection. Please note that all incomes reported in the ACS are adjusted for inflation.</p> | <p>5. New Jersey Department of Labor and Workforce Development</p> <p>The New Jersey Department of Labor and Workforce Development is a governmental agency of the State of New Jersey. One of its roles is to collect labor market information regarding employment and wages throughout the State.</p> |
| <p>3. New Jersey Department of Health</p> <p>The New Jersey Department of Health is a governmental agency of the State of New Jersey. The department contains the Office of Vital Statistics and Registry, which gathers data regarding births, deaths, marriages, domestic partnerships, and civil unions.</p> | |

2.1: Community Overview

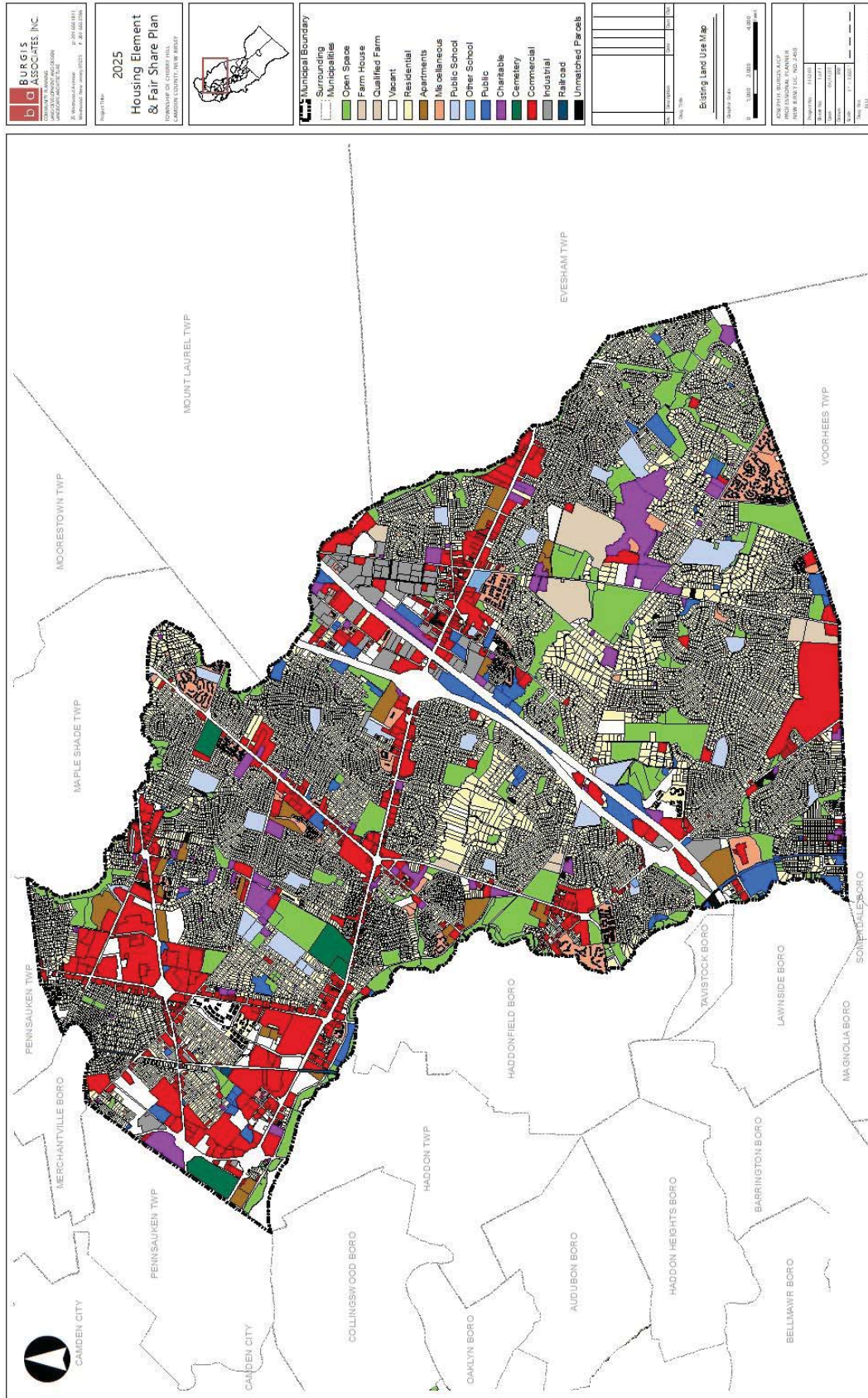
The Township of Cherry Hill is located in northern Camden County, along the border with Burlington County to the east. It is bounded by nine municipalities, including: Maple Shade, Mount Laurel and Evesham Townships to the east (in Burlington County); Voorhees Township to the south; Lawnside and Haddonfield Boroughs and Haddon Township to the west; and Pennsauken Township and Merchantville Borough to the north.

Cherry Hill has a total area of approximately 24.18 square miles (15,474 acres), making it the third largest municipality by land area in Camden County. Cherry Hill is essentially a fully developed community with very little vacant land remaining for development. The majority of the Township is primarily characterized by residential development, which accounts for approximately 53% of the Township's total land area (excluding public roads and rights-of-way). Commercial and industrial uses, which together account for approximately 17% of the Township's total land area, are primarily concentrated along Cherry Hill's three commercial corridors (Route 38, Route 70, and Haddonfield Road) and the I-295 Industrial Area. Preserved open space and qualified farmland account for approximately 13% and 4%, respectively, of the Township's total land area. The Township's existing land uses are illustrated on the accompanying Existing Land Use Map.

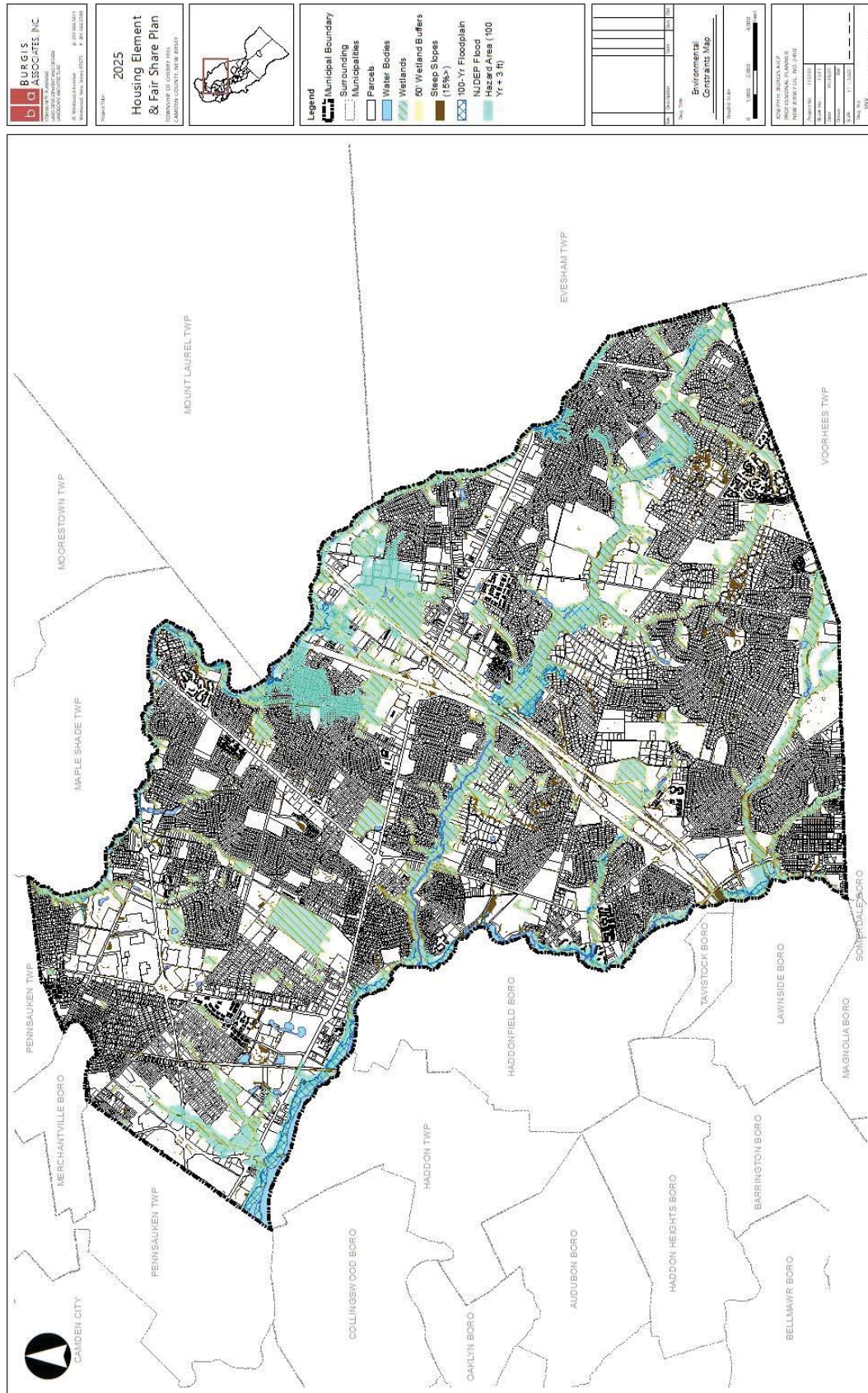
Environmentally constrained areas within the Township are identified on the accompanying Environmental Constraints Map. As shown, Cherry Hill has extensive areas of waterbodies, wetlands and wetland transition area buffers, floodplains and flood hazard areas, as well as steep slopes (defined as slopes greater than 15%).

The accompanying Sewer Service Area Map illustrates the areas within Cherry Hill Township that are within the Sewer Service Area. As shown, the majority of the Township outside of areas of preserved open space and/or environmental constraints are within the Sewer Service Area.

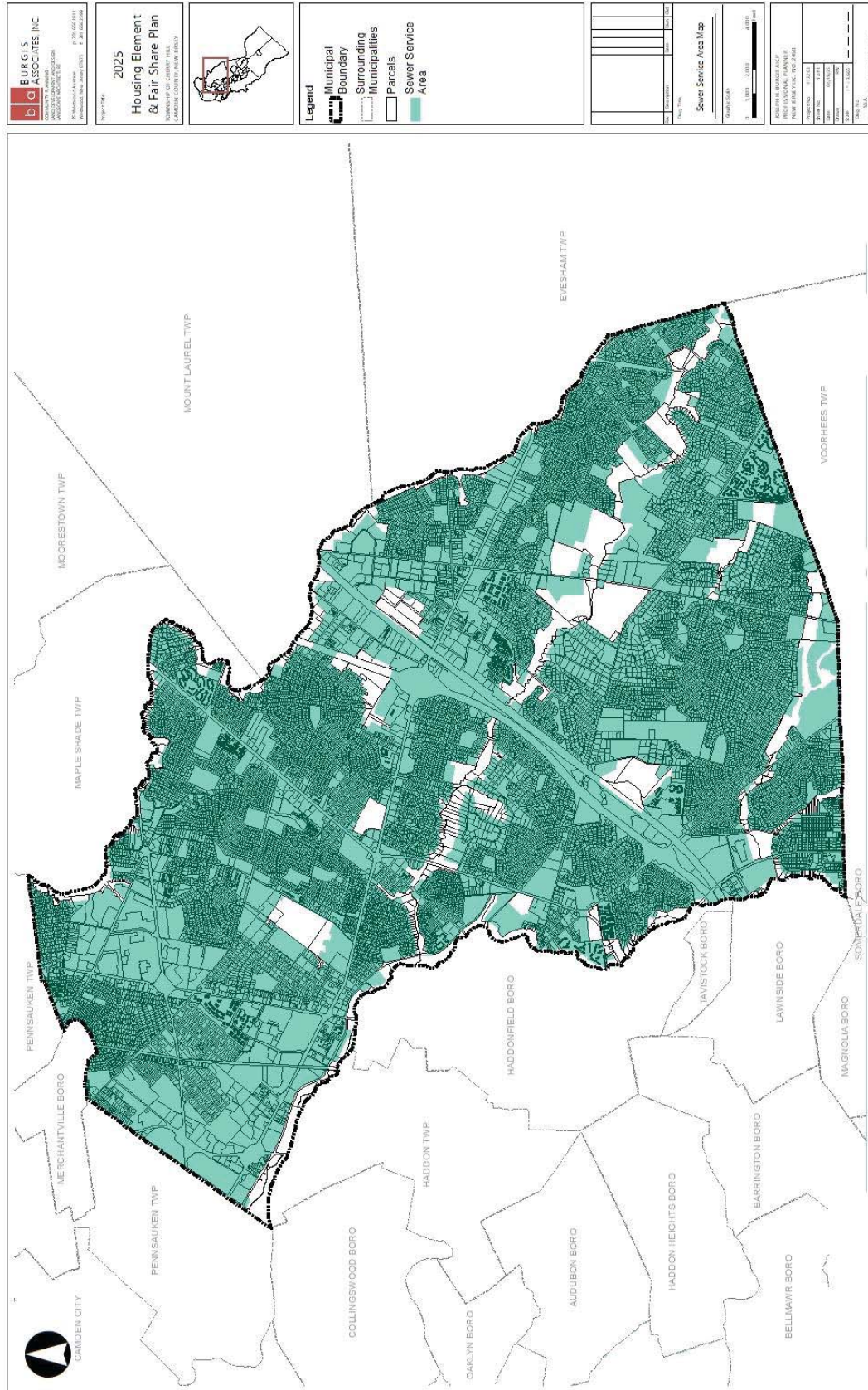
Map 1: Existing Land Use



Map 2: Environmental Constraints



Map 3: Sewer Service Area



2.2: Demographic and Population Data

Analyzing demographic and population data is a necessary and integral step in planning for the future needs and demands of a community. As such, the following section outlines the demographic changes experienced by the Township of Cherry Hill over the past several decades.

Population Changes

The Township experienced a consistent level of growth between 1940 to 1970, during which time the population increased more than elevenfold. Between 1950 and 1960 alone, Cherry Hill's population increased by more than 200%. The pace of growth slowed substantially during the 1970s, wherein the population increased by only 7%. Since 1980, Cherry Hill has continued to experience steady population growth, but the increases have fluctuated between 1% to 5% per decade. It is anticipated that the Township will continue to experience a similar rate of growth over the next decade.

Table 6: Population Growth, 1930-2023

Year	Population	Change	Percent Change
1930	5,734	-	-
1940	5,811	77	1%
1950	10,358	4547	78%
1960	31,522	21164	204%
1970	64,395	32873	104%
1980	68,785	4390	7%
1990	69,348	563	1%
2000	69,965	617	1%
2010	71,045	1080	2%
2020	74,553	3508	5%
2023	75,641	1088	1%

Source: US Census Bureau; 2023 American Community Survey Five-Year Estimate

Age Characteristics

The percentage of the Township's population aged 19 and under has decreased slightly since 2010. In 2010, an estimated 14.4% of the Township's population was aged 19 and under. By 2023, this percentage decreased slightly to an estimated 12.5%. Meanwhile, the percentage of those aged 65 and over has increased over the same time period. In 2010, an estimated 18.9% of the Township's population was aged 65 and over. By 2023, this percentage increased to an estimated 23.5%. Overall, the total number of residents in this age cohort increased by approximately 26% during that same time period. Overall, however, the Township's median age held steady at 43.2 years from 2010 to 2023.

Table 7: Age Characteristics, 2010-2023

Age	2010		2023	
	Number	Percent	Number	Percent
Under 5	4,178	7.0%	4,489	5.9%
5 to 19	4,659	7.4%	4,972	6.6%
20 to 24	4,937	6.4%	3,922	5.2%
25 to 34	4,293	4.7%	3,623	4.8%
35 to 44	3,107	10.2%	4,077	5.4%
45 to 54	6,790	14.5%	8,428	11.1%
55 to 64	9,655	17.5%	9,954	13.2%
55 to 59	11,693	7.7%	10,081	13.3%
60 to 64	5,123	5.9%	6,354	8.4%
65 to 74	3,907	8.2%	5,063	6.7%
75 to 84	5,497	7.0%	8,092	10.7%
85 and over	4,672	3.7%	4,578	6.1%
Total	65,785		75,641	
Median Age	43.2		43.2	

Source: 2010 and 2023 American Community Survey 5-Year Estimates.

Household Tenure and Occupancy

Although the total number of owner-occupied housing units in the Township increased by approximately 500 units between 2010 and 2023, owner-occupied housing units as a percentage of all housing units in Cherry Hill decreased during this same period from 78.7% to 73.6%. Meanwhile, both the total number and overall percentage of renter-occupied housing units increased during this time. The 2023 ACS further estimates that the percentage of vacant units in the Township decreased only slightly between 2010 and 2023, from 4.7% to 4.6% of all units.

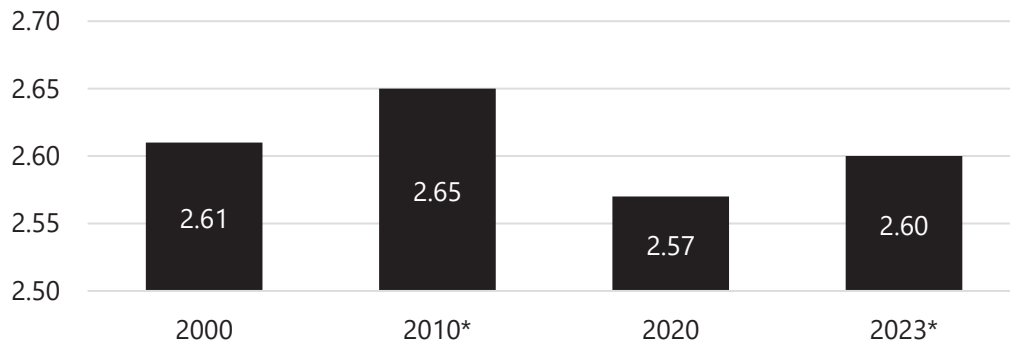
Table 8: Owner-Occupied and Renter-Occupied Units, 2010-2023

Category	2010		2023	
	# of Units	%	# of Units	%
Owner Occupied	21,631	78.7%	22,168	73.6%
Renter Occupied	4,546	16.5%	6,569	21.8%
Vacant Units	1296	4.7%	1387	4.6%
Total	27,473	100.0%	30,124	100.0%

Source: 2010 and 2023 American Community Survey 5-Year Estimates.

Average Household Size

The Township's average household size has generally fluctuated since 2000. As per the 2023 ACS, it is estimated that the average household size in the Township was 2.6 people per unit. This represents a slight increase since 2020, but a decrease from 2000 and 2010.

Figure 9: Household Sizes, 2000-2023

Source: US Census Bureau; *American Community Survey Five-Year Estimate

Household Income

Income is one measure of evaluating residents' standard of living. Household incomes have increased throughout the Township since 2010. This is particularly evident in households reporting an income level of \$200,000 or more. In 2010, an estimated 11% of the Township's households reported an income of \$200,000 or more, whereas by 2023, this percentage increased to 25.4% of households. Overall, the Township's median income has increased approximately 39% since 2010, from \$88,183 per household in 2010 to \$122,485 per household in 2023. Cherry Hill's median household income is 42% higher than the County's median household income of \$86,384 and 23% higher than the State of New Jersey's median household income of \$99,781.

Table 10: Household Incomes, 2010-2023

	2010		2023	
Income Level	Households	Percent	Households	Percent
Less than \$10,000	999	4%	992	3.5%
\$10,000 to \$14,999	697	3%	459	1.6%
\$15,000 to \$24,999	1525	6%	1,232	4.3%
\$25,000 to \$34,999	1644	6%	1,257	4.4%
\$35,000 to \$49,999	2284	9%	1,602	5.6%
\$50,000 to \$74,999	3928	15%	3,122	10.9%
\$75,000 to \$99,999	3767	14%	2,694	9.4%
\$100,000 to \$149,999	5604	21%	5,842	20.3%
\$150,000 to \$199,999	2821	11%	4,234	14.7%
\$200,000 or more	2,908	11%	7,303	25.4%
Total	26,177	100%	28,737	100.0%
Median Income	\$88,183		\$122,485	

Source: 2010 and 2023 American Community Survey 5-Year Estimates.

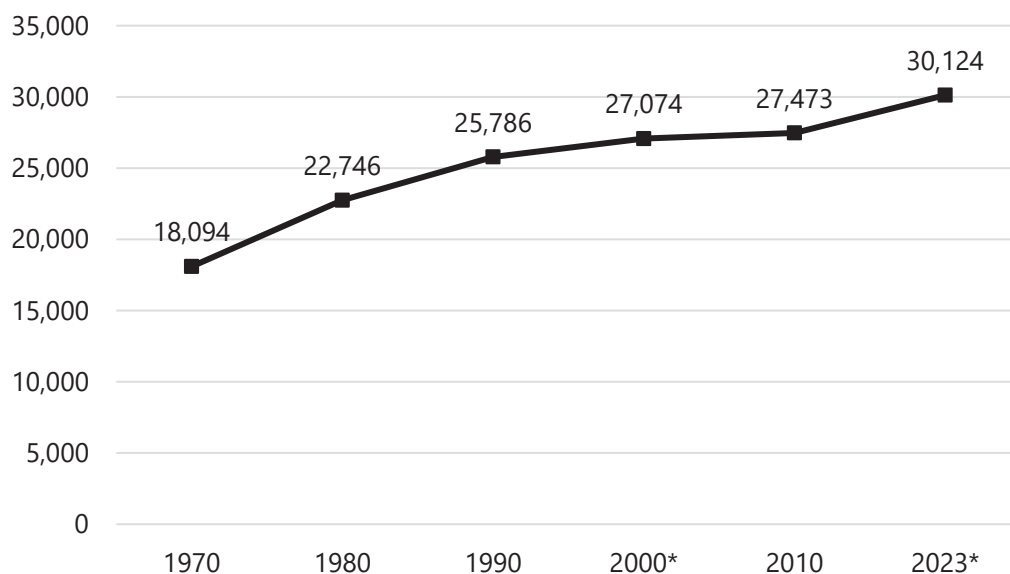
2.3: Inventory of Housing Stock

The following section provides an inventory of the Township's housing stock, as required per the Municipal Land Use Law. This inventory details a number of housing characteristics such as age, condition, purchase/rental value, and occupancy. It also details the number of affordable units available to low- and moderate-income households and the number of substandard housing units capable of being rehabilitated.

Number of Dwelling Units

Between 1970 and 2023, the number of dwelling units in the Township is estimated to have increased approximately 66.5%, from 18,094 units in 1970 to 30,124 units in 2023. The largest percentage increase in the Township's housing stock took place between 1970 and 1980, wherein the number of units increased by 25.7%. Subsequently, the housing stock has continued to grow each decade, but at a slower rate. Between 2010 and 2023, it is estimated that the Township's housing stock increased by approximately 10%.

Figure 11: Housing Units, 1970-2023



Source: U.S. Census, *American Community Survey 5-Year Estimates, 1990 Census of Population and Housing

Units in Structure for Occupied Units

Information regarding the number of dwelling units in housing structures provides insights into the types of housing which exist throughout the Township. Cherry Hill's housing stock reflects its post-World War II development pattern. It consists primarily of single-family dwellings, which account for an estimated 67.3% of the Township's housing stock, down slightly from 69.7% in 2010. Large apartment complexes containing 20 or more dwelling units represent the second largest housing category at 16.0%, followed by single-family attached dwellings, which account for an estimated 8.7% of the Township's housing stock.

Table 12: Units in Structure, 2010-2023

	2010		2023	
Units in Structure	Number	Percent	Number	Percent
Single Family, Detached	19,147	69.7%	20,261	67.3%
Single Family, Attached	1,948	7.1%	2,623	8.7%
2 Units	369	1.3%	161	0.5%
3 to 4 Units	594	2.2%	692	2.3%
5 to 9 Units	768	2.8%	1,088	3.6%
10 to 19 Units	639	2.3%	313	1.0%
20 or More	3,893	14.2%	4,827	16.0%
Other	103	0.4%	159	0.5%
Total	27,473	100.0%	30,124	100.0%

Source: 2010 and 2023 American Community Survey Five-Year Estimates.

Purchase and Rental Value of Housing Units

Housing values play an important role in the economic and social well-being of a community. They also provide a window into the ability of low and moderate-income residents to be able to afford to live in the community. The following two tables identify purchase values and rental values for the specified owner-occupied and renter-occupied units in Cherry Hill.

As shown, the overall median value of the Township's owner-occupied housing increased approximately 19.4% between 2010 and 2023, from \$297,900 to \$355,700. Likewise, the overall value of contract rents in the Township has increased since 2010, but by a wider margin. As of 2023, the ACS estimates that the median monthly rent asked in Cherry Hill is approximately \$1,852, which represents a 67.6% increase since 2010. These median purchase and rental values are higher than Camden County's estimated median purchase and rental values.

Table 13: Value of Owner-Occupied Units, 2010-2023

	2010		2023	
Value Range	Number	Percent	Number	Percent
Less than \$50,000	320	1.5%	330	1.5%
\$50,000 to \$99,999	331	1.5%	390	1.8%
\$100,000 to \$149,999	661	3.1%	368	1.7%
\$150,000 to \$199,999	1,813	8.4%	1,135	5.1%
\$200,000 to \$299,999	7,864	36.4%	5,520	24.9%
\$300,000 to \$499,999	8,845	40.9%	10,940	49.4%
\$500,000 to \$999,999	1,626	7.5%	3,207	14.5%
\$1,000,000 or More	171	0.8%	278	1.3%
Total	21,631	100.0%	22,168	100.0%
Township Median Value	\$297,900		\$355,700	

Source: 2010 and 2023 American Community Survey Five-Year Estimates.

Table 14: Specified Renter-Occupied Housing Units by Rent, 2010-2023

Rent Range	2010		2023	
	Number	Percent	Number	Percent
Less than \$500	568	13.2%	327	5.2%
\$500 to \$999	1,182	27.6%	375	6.0%
\$1,000 to \$1,499	1,380	32.2%	1,410	22.4%
\$1,500 to \$1,999	1,159	27.0%	1,464	23.3%
\$2,000 to \$2,499			1,510	24.0%
\$2,500 to \$2,999			657	10.5%
\$3,000 or more			543	8.6%
No Rent paid	257	X	283	X
Total	4,289	100.0%	6,286	100.0%
Median Rent	\$1,105		\$1,852	

Source: 2010 and 2023 American Community Survey Five-Year Estimates.

Note: 2010 ACS provided different rental categories than 2023 ACS

Number of Units Affordable to Low- and Moderate-Income Households

Monthly housing costs as a percentage of household income provide information on the cost of monthly housing expenses for owners and renters. The information offers a measure of housing affordability and excessive shelter costs.

Based on the Affordable Housing Professionals of New Jersey 2024 regional income limits, the median household income for a three-person household in COAH Region 5, Cherry Hill's housing region comprised of Burlington, Camden and Gloucester Counties, is \$103,230. A three-person moderate-income household, established at no more than 80% of the median income, would have an income not exceeding \$82,584. A three-person low-income household, established at no more than 50% of the median income, would have an income not exceeding \$51,615.

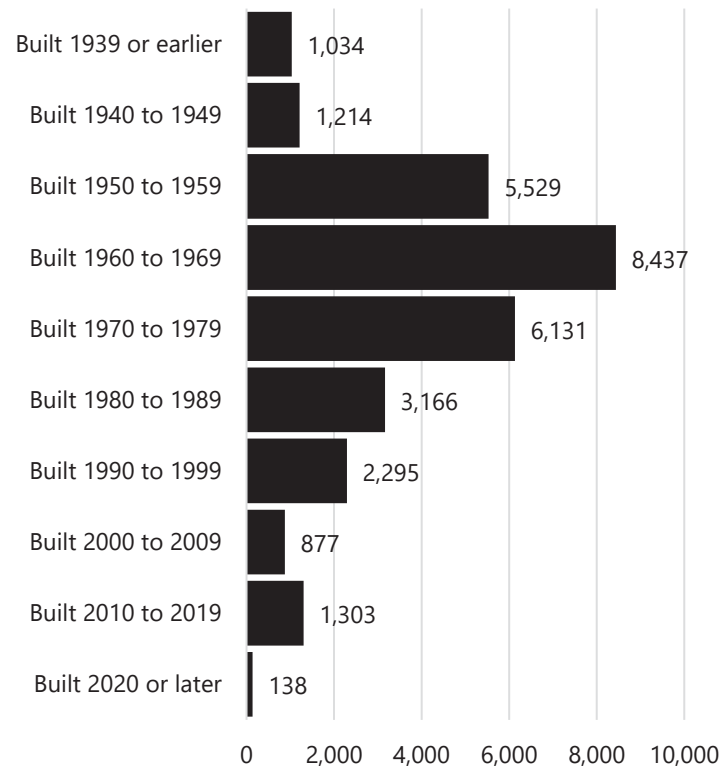
An affordable sales price for a three-person moderate-income household earning 80% of the median income is estimated at approximately \$225,000. An affordable sales price for a three-person low-income household earning 50% of the median income is estimated at approximately \$136,000. These estimates are based on the UHAC affordability controls outlined in N.J.A.C. 5:80-26.1 et seq. Approximately 10% of the Township's housing units are valued at less than \$200,000, and approximately 5% are valued at less than \$150,000, according to the 2023 American Community Survey.

For renter-occupied housing, an affordable monthly rent for a three-person moderate-income household is estimated at approximately \$2,065. An affordable monthly rent for a three-person low-income household is estimated at approximately \$1,290. According to the 2023 American Community Survey, approximately 57% of the Township's rental units had a gross rent less than \$2,000, and approximately 11% of the rental units had a gross rent less than \$1,000.

Year Structure Built

The following figure identifies the years in which the Township's structures were built. The Township has a relatively newer housing stock, as roughly only a quarter (25.8%) of all structures are estimated as being built before 1960. Approximately 7.7% of the Township's structures are estimated to have been constructed after 2000.

Figure 15: Year Structure Built



Source: 2023 American Community Survey Five-Year Estimates.

Deficient Housing Units

Neither the Census nor the ACS classify housing units as deficient. However, the Fair Housing Act defines a "deficient housing unit" as housing which is over fifty years old and overcrowded; lacks complete plumbing; or lacks complete kitchen facilities.

A unit is considered to have complete kitchen facilities when it has all three of the following facilities: (a) a sink with a faucet, (b) a stove or range, and (c) a refrigerator. All kitchen facilities must be located in the dwelling unit, but they need not be in the same room. A housing unit having only a microwave or portable heating equipment, such as a hot plate or camping stove, would not be considered to have complete kitchen facilities.

Accordingly, the following tables are intended to provide insights into the extent to which the Township has deficient housing units in need of rehabilitation. Table 16 examines the extent to which there is overcrowding in the Township's housing stock. Overcrowding is

typically associated with housing units with more than one occupant per room. As shown, 1.7% of occupied housing units are considered to be overcrowded. This is lower than the percentage of occupied housing units considered to be overcrowded in the County (2.7%) and State as a whole (3.7%).

Table 16: Occupants Per Room, 2010-2023

Occupants per Room	2010		2023	
	Number	Percent	Number	Percent
1.00 or less	25,880	98.9%	28,259	98.3%
1.01 to 1.50	208	0.8%	249	0.9%
1.51 or more	89	0.3%	229	0.8%
Total	26,177	100%	28,737	100.0%

Source: 2010 and 2023 American Community Survey Five-Year Estimates.

Table 17 identifies housing units with complete plumbing and kitchen facilities as well as the varying types of heating equipment within the Township. As shown, over 99% of all occupied units in the Township are identified as having complete kitchen and plumbing facilities as well as standard heating equipment. Notably, however, the percentage of occupied units lacking complete kitchen facilities in Cherry Hill (0.9%) is slightly higher than the percentage of occupied units lacking complete kitchen facilities in the County (0.6%) and State as a whole (0.8%).

Table 17: Plumbing / Kitchen Facilities and Heating Equipment, 2010-2023

	2010		2023	
	Number	Percent	Number	Percent
<i>Kitchen:</i>				
With Complete Facilities	25,803	98.6%	28,472	99.1%
Lacking Complete Facilities	374	1.4%	265	0.9%
<i>Plumbing:</i>				
With Complete Facilities	26,100	99.7%	28,668	99.8%
Lacking Complete Facilities	77	0.3%	69	0.2%
<i>Heating Equipment:</i>				
Standard Heating Facilities	26,059	100%	28,539	99.3%
Other Fuel	54	0%	80	0.3%
No Fuel Used	64	0.2%	118	0.4%
Total Occupied Units	26,177	100.0%	28,737	100.0%

Source: 2010 and 2023 American Community Survey Five-Year Estimates.

2.4: Housing and Employment Projections

The following section identifies the extent to which housing and economic development has occurred in the community, which can assist in the determination of future residential and employment projections.

Recent Residential Development Activity

One way of examining the stability of a community's housing stock is by comparing the number of residential building permits and demolition permits issued every year. Since 2010, the Township has issued an average of 172 residential building permits per year (inclusive of 14 single- and two-family permits per year and 158 multi-family permits per year) and has issued an average of 9 residential demolition permits per year. This results in an average net positive of 163 residential permits annually.

Table 18: Residential Building Permits and Demolition Permits, 2010-2023

Year	Building Permits				Demos	Net
	1 & 2 Family	Multifamily	Mixed Use	Total		
2010	7	31	0	38	8	30
2011	12	117	0	129	16	113
2012	15	352	0	367	13	354
2013	19	81	0	100	5	95
2014	18	0	0	18	6	12
2015	23	15	0	38	3	35
2016	7	32	0	39	13	26
2017	45	128	0	173	11	162
2018	10	158	0	168	11	157
2019	4	288	0	292	10	282
2020	10	241	0	251	5	246
2021	11	168	0	179	11	168
2022	9	434	0	443	4	439
2023	7	160	0	167	5	162
Total	197	2,205	0	2,402	121	2,281

Source: Department of Community Affairs

Recent Multifamily Development Approvals

In addition, the Township has approved the following multi-family developments which are not reflected in Table 18 above:

- ❖ Garden State Park: Portions of the Plaza Grande and Park Lane Apartments developments at Garden State Park did not have building permits as of 2023. These developments are discussed in more detail in Section 4 of this plan. In addition, the Garden State Park - Michaels Organization site, which received site plan approval in 2022 for the construction of 76 affordable age-restricted units and is currently under construction, also did not have building permits as of 2023.

- ❖ Hampton Road Redevelopment Site: The Planning Board granted site plan approval in 2019 for the construction of 252 units, including 45 affordable units at 614 Hampton Road (Block 111.02 Lot 7, Block 112.01 Lot 11, and Block 596.04 Lot 5). This site, which is currently under construction and is discussed in more detail in Section 4 of this plan, did not have building permits as of 2023.
- ❖ 76 Berlin: 76 Berlin Rd, LLC received bifurcated d(1) use variance and preliminary and final major site plan approval in 2023 for the construction of four units, including one affordable unit, at 76 Haddonfield-Berlin Road (Block 429 Lot 9). No building permits have yet been issued for this development.
- ❖ Town Square: Town Square Real Estate Holdings, LLC received bifurcated d(1) use variance approval in 2024 for the construction of eight units, including two affordable units, at 1905 and 1907 Pointview Road (Block 478.01 Lots 3 and 4). No building permits have yet been issued for this development.
- ❖ Fortitude/VOA (Lilley's Place): Fortitude Realty, LLC received use variances and preliminary major site plan approval in 2019 for a 100% affordable senior and supportive needs development consisting of 64 units at 1991 Route 70 East (Block 471.01 Lot 7). Subsequently, Fortitude transferred its rights and approvals to Volunteers of America (VOA). Final site plan approvals were granted to VOA on May 1, 2025. No building permits have yet been issued for this development.

Probable Residential Development of Lands

Cherry Hill Township is a significantly built-out community. Considering the rate of residential growth experienced in Cherry Hill over the past decade, recent multi-family residential approvals, and the fact that building permits are still being issued for projects proposed as part of the Township's Third Round HE&FSP (as discussed in more detail in Section 4 of this plan), it is anticipated that Cherry Hill will experience rates of residential growth over the next decade similar to the past 10 years, which equates to roughly 1,000 to 1,500 additional units, primarily through redevelopment. This estimate includes approximately 275 affordable units that have been approved but not yet constructed.

Historic Employment Trends

Table 19 below provides data on the Township's average covered employment trends between 2012 and 2023, as reported by the New Jersey Department of Labor and Workforce Development. "Covered employment" refers to any employment covered under the Unemployment and Temporary Disability Benefits Law. Generally, nearly all employment in the State is considered to be "covered employment." Table X suggests the Township experienced fluctuations in employment between 2012 and 2023, with the most growth experienced between 2012 and 2013 (during which time, employment increased by 5.1%) and – unsurprisingly – the most contraction experienced between 2019 and 2020 (during which time, employment decreased by 14.8%). Since 2020, however,

employment has generally increased each year. As of 2023, the Township's reported covered employment was 48,338 individuals.

Table 19: Average Covered Employment, 2012 to 2023

Year	Number of Jobs	Change in Number of Jobs	Percent Change
2012	51,509	--	--
2013	54,253	2,744	5.1%
2014	54,501	248	0.5%
2015	52,707	-1,794	-3.4%
2016	54,311	1,604	3.0%
2017	54,453	142	0.3%
2018	54,888	435	0.8%
2019	53,904	-984	-1.8%
2020	46,954	-6,950	-14.8%
2021	48,236	1,282	2.7%
2022	49,463	1,227	2.5%
2023	48,338	102	0.2%

Source: Department of Labor and Workforce Development

Recent Non-Residential Development Activity

The table below provides data concerning the amount of non-residential square footage authorized by building permits over the past decade. During this period, building permits were issued for nearly 1.8 million square feet of non-residential space. More than one-third of this space (38%) was for storage. Institutional (19%), retail (20%), and office (14%) comprised the majority of the other non-residential building permits issued during this period. Overall, the Township issued permits for approximately 179,000 square feet of non-residential space per year, on average, during the past decade.

Table 20: Non-Residential Space Authorized by Building Permits (sq. ft.), 2014-2023

Year	Office	Retail	A-2	A-3	A-5	Hotel/ Motel	Education	Indus- trial	Hazard	Institu- tional	Storage	Total
2014	0	5,655	4,685	0	0	0	0	0	813	195	4,912	16,260
2015	40,874	0	4,448	17,873	0	0	0	0	0	27,000	39,668	129,863
2016	115,300	33,829	6,225	4,570	0	0	625	0	0	0	272,214	432,763
2017	735	14,752	5,427	9,893	645	288	12,069	240	0	48,971	0	93,020
2018	15,743	14,419	6,187	8,539	0	0	0	0	0	0	10,144	55,032
2019	10,510	91,014	3,844	14,551	0	0	800	0	0	261,990	15,600	398,309
2020	38,671	167,867	2,615	2,181	0	0	0	0	0	0	2,460	213,794
2021	4,033	29,831	4,951	0	0	0	0	0	0	0	5,050	43,865
2022	21,283	5,841	13,696	0	0	0	0	0	0	0	162,310	203,130
2023	8,093	0	15,939	6,607	0	0	0	1,050	0	10,000	162,310	203,999
Total	255,242	363,208	68,017	64,214	645	288	13,494	1,290	813	348,156	674,668	1,790,035

Source: Department of Community Affairs

Probable Non-Residential Development of Lands

The Township experienced an average of approximately 179,000 square feet of new non-residential space per year over the past decade. It is anticipated that a similar pace of non-residential growth will occur over the next ten-year period. Notably, as shown in Table 20 above, the trend in new non-residential building permits over the last decade has been toward new warehouse and storage space, which trend is expected to continue over the next decade.

Probable Future Employment Characteristics

As detailed in Table 19 above, covered employment in Cherry Hill has been on the rise since 2020, but only at levels of approximately 1.8% per year, on average, and still below the number of jobs that were in the Township prior to the pandemic. This trend suggests that future covered employment within the Township may continue to rise over the next ten years, but that such employment will not increase appreciably over this period. This is consistent with the trend toward new warehouse and storage development, which tend to employ fewer people than office and retail developments.

Section 3: Fair Share Obligation

The following section provides an overview of the Township's fair share obligation. It includes a brief overview of the methodology utilized to calculate affordable housing obligations throughout the State.

3.1: Summary of Fair Share Obligation

On March 20, 2024, Governor Murphy signed the A-40/S-50 Bill into law, which amended the Fair Housing Act for the Fourth Round and beyond (FHA-2).

FHA-2 now designates the Department of Community Affairs (DCA) as the entity responsible for calculating the State's regional needs. Specifically, NJSA 52:27D-304.2 establishes the methodology to be utilized by the DCA to determine the State's regional prospective needs of low- and moderate-income housing for the ten-year period spanning from July 1, 2025 to June 30, 2035. In summary, the projected household change for this period is estimated by establishing the household change experienced in each region between the most recent federal decennial census and the second-most recent decennial census. This household change, if positive, is then to be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region for the next ten years. According to the DCA, this methodology resulted in a Statewide prospective need of 84,698 low- and moderate-income units.

Furthermore, the DCA is also the entity responsible for calculating each municipality's present (rehabilitation) and prospective (new construction) fair share obligations. FHA-2 makes clear, however, that these calculations are advisory and non-binding, and that each municipality may set its own obligation number utilizing the same methodology.

On January 27, 2025, the Township of Cherry Hill adopted Resolution #2025-1-39, which established its affordable housing obligations for the Fourth Round. A copy of this resolution is located in Appendix B of this plan. As noted in that resolution, while the Township accepted DCA's Present Need calculation of 378 units, it reserved the right to adjust the Township's Present Need Obligation based upon a Structural Conditions Survey prepared in accordance with NJAC 5:93-5.2(a). Nevertheless, the Township has elected not to seek an adjustment of its Present Need Obligation at this time.

Furthermore, Resolution #2025-1-39 accepted the DCA's Prospective Need calculation of 571 units. However, that same resolution also noted that the Township reserves the right to conduct a Vacant Land Adjustment (VLA) analysis to determine its realistic development potential (RDP). This is discussed in greater detail herein below.

Table 21: Summary of Fair Share Obligation

Affordable Obligation	Units
Present Need (Rehabilitation)	378
Prospective Need (New Construction)	571

3.2: Realistic Development Potential

Realistic development potential (RDP) refers to the portion of the Prospective Need (new construction) obligation that can realistically be addressed, as determined through a vacant land adjustment (VLA) prepared pursuant to NJAC 5:93-4.2. The difference between a municipality's Prospective Need obligation and its RDP is what is known as Unmet Need.

A VLA analysis requires an identification of vacant sites and underutilized sites in a municipality. Municipalities are required to consider all privately- and municipally-owned vacant parcels, as well as underutilized sites such as driving ranges, farms in State Development and Redevelopment (SDRP) Planning Areas 1 and 2, nurseries, golf courses not owned by their members, and non-conforming uses.

However, municipalities are also permitted to eliminate a site or a portion of a site based on a variety of factors, including: lands dedicated for public uses other than housing since 1997; park lands or open space; vacant contiguous parcels in private ownership of a size which would accommodate fewer than five housing units; historic and architecturally important sites listed on the State Register of Historic Places or the National Register of Historic Places; preserved architectural lands; sites designated for active recreation; and environmentally sensitive lands.

The Township of Cherry Hill is a fully developed community and is therefore entitled to adjust its Prospective Need obligation through a VLA, as was proven and accepted by FSHC and the Superior Court during the previous Rounds 1, 2 and 3.

First, Second & Third Round RDP

As noted, land has been a scarce resource in Cherry Hill for quite some time. In 1993, as part of its Round 1 settlement, the Township conducted a VLA and the Court determined that Cherry Hill had sufficient vacant land to address an RDP of 706 units. Subsequently, as part of its 2009 HE&FSP, the Township determined that emerging housing opportunities over the years (such as, by way of example, the 222-acre Garden State Park Racetrack site) increased Cherry Hill's RDP by an additional 437 units, for a total Cumulative First and Second Round RDP of 1,143 units. Copies of these RDP analyses are located in Appendix C of this plan.

Additional emerging housing opportunities during the Third Round subsequently increased the Township's RDP even further, as follows:

- *2014 Amendment to the 2011 HE&FSP:* The 2014 Amended HE&FSP determined that four additional sites contributed to Cherry Hill's RDP, inclusive of Woodcrest Country Club – Block 528.01 Lot 11 (155-unit RDP), Buckingham Partners (a.k.a. Evans Mills) – Block 407.01 Lot 9 (30.4-unit RDP), St. Thomas Seniors – Block 163.01 Lot 16 (7.4-unit RDP) and the Grand – Block 463.09 Lot 2 (4-unit RDP). The addition of these 197 units to Cherry Hill's RDP resulted in a total RDP of 1,340 units (1,143 + 197).

- *2015 HE&FSP*: The 2015 HE&FSP determined that Cherry Hill's RDP should increase by 125 units, from 1,340 to 1,465. This is due to the assignment of 61 additional units of RDP to the Woodcrest Country Club – Block 528.01 Lot 11 (thereby increasing the RDP for this site from 155 units to 216 units) and the assignment of 64 units of RDP to the Croft Farm property – Block 407.01 Lot 1.
- *2016 HE&FSP*: The 2016 HE&FSP then added an additional 447 units to the Township's RDP on the following sites: Springdale Farms – Block 438.01 Lots 2 & 8 (86-unit RDP), Apostolic Church – Block 510.01 Lot 4 and Block 510.02 Lot 3 (127-unit RDP), Merchantville Country Club – Block 114.01 Lots 1 & 1.02 and Block 193.01 Lot 1 (66-unit RDP), the Hampton Road Redevelopment site – Block 112.01 Lot 11 (60-unit RDP), the Park Boulevard Redevelopment site – Block 1.01 Lot 3 and Block 3.01 Lot 1 (39-unit RDP), Coastline – Block 404.43 Lot 3 (13-unit RDP), and Victory/Enclave at Woodcrest Station – Block 431.18 Lot 8 (56-unit RDP). These additions further revised the Township's RDP from 1,465 units to 1,912 units.

Therefore, the Township has successfully demonstrated that it lacks developable vacant land and has established a Cumulative First, Second and Third Round RDP obligation of 1,912 units for the period from 1987-2025. Cherry Hill's RDP was ultimately affirmed and accepted by the Superior Court as part of its 2016 Judgment of Compliance and Repose.

Fourth Round RDP

Cherry Hill continues to lack vacant, developable land and is entitled to rely on its previous Vacant Land Adjustments which established its RDP. This is determined by COAH's rules regarding same at N.J.A.C. 5:97-5.1(c) and (d), the Township's 2015 Settlement Agreement with FSHC, and its 2016 Judgment of Compliance and Repose entered by the Court.

Specifically, N.J.A.C. 5:97-5.1(c) and (d) state that:

A vacant land adjustment that was granted as part of a (previous) round certification or judgment of compliance shall continue to be valid provided the municipality has implemented all of the terms of the substantive certification or judgment of compliance. If the municipality failed to implement the terms of the substantive certification or judgment of compliance, the Council may reevaluate the vacant land adjustment.

Further, both the Township's 2015 Settlement Agreement with FSHC, as well as its 2016 Judgment of Compliance and Repose, state that the Township's RDP is fixed and shall not be revisited absent any "changed circumstances". FSHC vs Twp. of Cherry Hill, 173 NJ 303 (2002) is the leading case that required a possible recalibration of an RDP based upon "changed circumstances."

As such, we undertook a detailed analysis of potential changed circumstances in the Township in order to evaluate whether any such changed circumstance would warrant a recalibration of the RDP. This analysis included a review of all development applications in Cherry Hill since 2015 and a review of all vacant lots in private and public ownership (Class 1 and Class 15), as well as all farm qualified (Class 3B) properties in the Township.

At this time, we have determined that three sites represent a changed circumstance requiring an RDP for Round 4. These three sites are as follows:

1. *Volunteers of America (VOA).*



The Volunteers of America (VOA) site at Block 471.01 Lot 7 is proposed to be developed with a 64-unit 100% affordable development known as Lilley's Place. This project is the subject of a September 23, 2024 Settlement Agreement between the Township, VOA and FSHC, within which the parties agreed to assign the site a Fourth Round RDP of 12.8 units (based on 20% of the 64 total units in the project).

2. *840 Evesham Road.*



In 2022, the Cherry Hill Township Planning Board approved a subdivision application of Block 519.11 Lot 2, on which is located the Yeshiva Shaar Hatalmud religious use. The subdivision maintained the Yeshiva on Parent Lot 2 and created a new Lot 2.01, which bears an address of 840 Evesham Road. Lot 2.01, which is a vacant Class 1 property, has an area of 3.81 acres and owned by Cherry Hill Care Group, LLC. For the purposes of determining RDP, the Township has assigned a presumptive density of 8 units per acre and a 20% set-aside to this property, resulting in a Fourth Round RDP of 6.096 units.

3. *2200 Route 70 West.*



The vacant 10-acre parcel identified by Township tax records as Block 55.01 Lot 1 (2200 Route 70 West) is located at the former Garden State Racetrack. In 2001, after the racetrack ceased operating, this parcel was subdivided off of the main parcel and was intended to be used as an off-track betting facility. It was not part of the General Development Plan (GDP) approved for the larger racetrack parcel. In 2007, the Cherry Hill Planning Board approved a preliminary and final site plan for the property to construct said off-track betting facility, which approvals and requested extensions remained in place until they expired in 2018. Then, in 2021, the Planning Board approved a new site plan for an off-track betting facility, which approvals remained in place until April 2024. The owners never finalized the plans nor started construction and the parcel has remained undeveloped with the exception of the creation of a large stormwater basin on a portion of the site. In 2024, the owners of the property entered into a contract to sell the property to a company which intended to build a commercial recreational facility. In January 2025, the developer applied to the Cherry Hill Zoning Board of Adjustment for preliminary and final site plan approval for the commercial recreational facility. However, the application was then withdrawn on March 20, 2025 after the public hearing.

Because this vacant site no longer has valid approvals, the Township now considers this a changed circumstance requiring an RDP for Round 4. Due to the large stormwater basin created on a portion of the site, as well as the presence of NJDEP and NJDOT easements along the westerly property line and Route 70 frontage, the 10-acre site has a developable area of only 6 acres. For the purposes of determining RDP, the Township has assigned a presumptive density of 12 units per acre and a 20% set-aside to this property, resulting in a Fourth Round RDP of 14.4 units.

Based on the above changed circumstances, which generate 12.8 units, 6.096 units, and 14.4 units, respectively, for the purposes of calculating Fourth Round RDP, we find that Cherry Hill has a total Fourth Round RDP obligation of 34 units (33.3 units rounded up). The Township's 34-unit RDP for Round 4 combined with its Cumulative First, Second and Third Round RDP of 1,912 results in a total Cumulative RDP of 1,946 units for Rounds 1, 2, 3 and 4.

Although we have determined Cherry Hill's Fourth Round RDP to be 34 units based on changed circumstances at the VOA site, 840 Evesham Road, and 2200 Route 70 West, it is noted that two additional multifamily residential projects have received approvals but have not developed. These projects consist of the following:

- The 76 Berlin Rd, LLC development at Block 429 Lot 9, which has received bifurcated d(1) use variance and preliminary and final major site plan approval for the construction of four units, including one affordable unit; and
- The Town Square Real Estate Holdings, LLC development at Block 478.01 Lots 3 and 4, which has received bifurcated d(1) use variance approval for the construction of eight units, including two affordable units.

If these projects move forward, the Township will accept an RDP obligation for these sites. However, any RDP obligation generated by these projects will be satisfied by the affordable units already approved to be created therein due to the Township's Mandatory Set-Aside Ordinance (which is discussed in more detail in the following section of this plan).

Section 4: Fair Share Plan

The following Fair Share Plan outlines the components and mechanisms the Township will utilize to address its affordable housing obligations. These obligations are summarized as follows:

Table 22: Affordable Housing Obligation Summary

Category	Obligation	RDP	Unmet Need
Present Need (Rehabilitation)	378	--	--
Prospective Need (New Construction):			
First & Second Round Obligation (1987-1999)	1,829	1,912	917
Third Round Obligation (1999-2025)	1,000		
Fourth Round Obligation (2025-2035)	571	34	537

4.1: Present Need (Rehabilitation)

Cherry Hill has a Present Need (Rehabilitation) Obligation for the Fourth Round of 378 units. The Township participates in the Camden County Home Improvement Program, which typically rehabilitates approximately 3 housing units per year for Cherry Hill Township. As such, it is anticipated that the County will rehabilitate 30 dwelling units over the next 10 years. In order to address the remaining 348-unit obligation, the Township will establish and administer a municipal Home Improvement Program, which will be available to both owners and renters. The Township is already under contract with Community Grants, Planning & Housing (CGP&H) as its Administrative Agent, which proposal includes initiation and administration of a rehabilitation program. The Township will utilize funds from its Affordable Housing Trust Fund account to be made available to income-qualified households to participate in the municipal Home Improvement Program. A copy of the Township's Fourth Round Spending Plan is located in Appendix D of this plan.

4.2: Cumulative First, Second & Third Round RDP

As discussed in Section 3 of this plan, Cherry Hill's Cumulative First, Second and Third Round RDP obligation is 1,912 units. Pursuant to a 2015 Settlement Agreement with FSHC, and as established in the Township's June 2016 Judgment of Compliance and Repose (JOR), the Township agreed to satisfy the entirety of its 1,912-unit RDP with the plan components identified on Map 4 and Table 23 on the following pages. As shown, these plan components comprised a total of 2,117 credits toward the RDP obligation, leaving 205 excess credits to be applied toward the Township's Unmet Need.

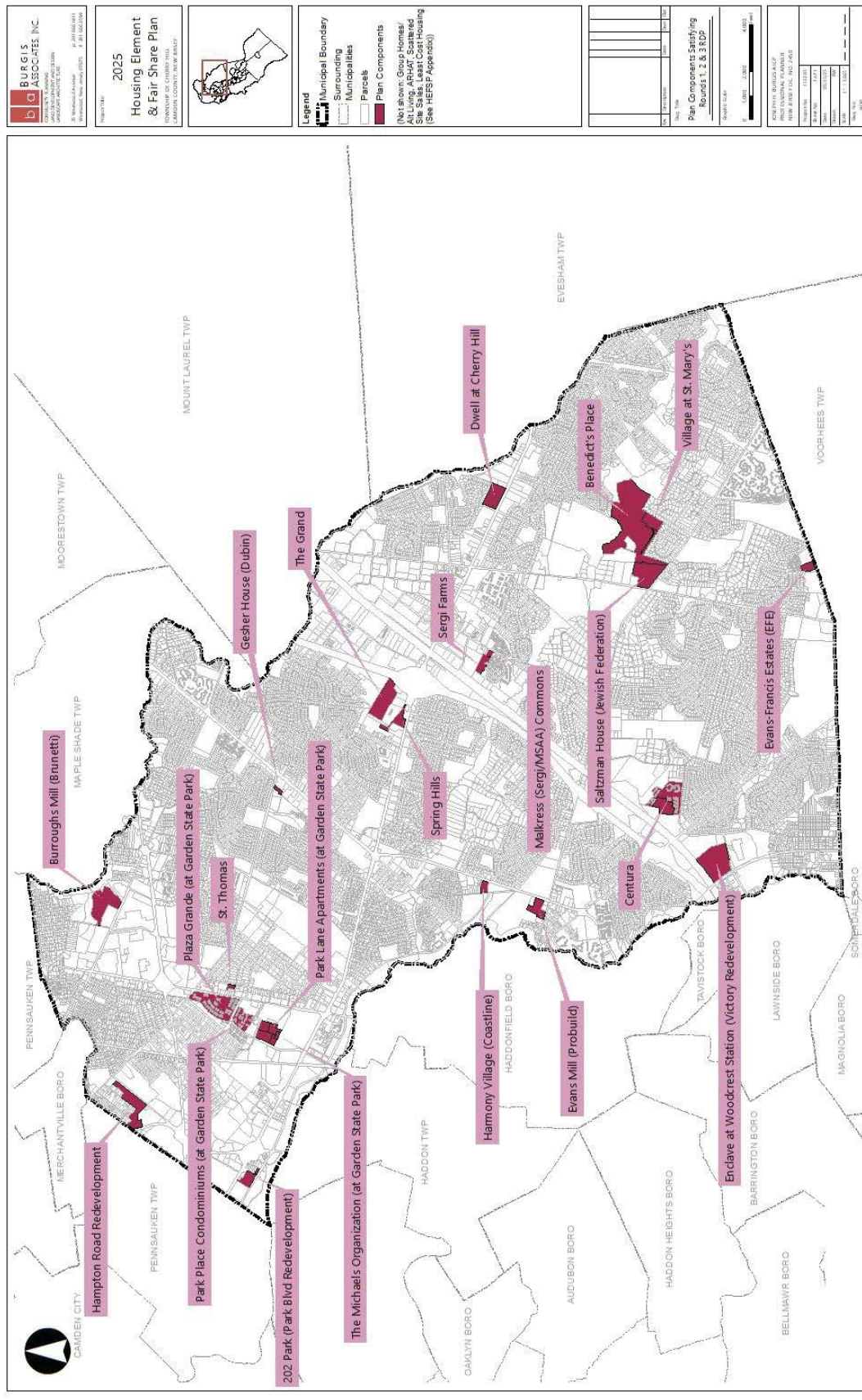
Map 4: Cumulative First, Second & Third Round RDP Plan Components

Table 23: Plan to Satisfy Cumulative First, Second & Third Round RDP (per 2016 JOR)

Development	For Sale	Rental	Special Needs/Supportive	Very Low	Senior	Units	Bonus Credits	Bonus Type	Total Credits
Prior Cycle Credits:									
Credits Without Controls	31	-	-	-	-	31			31
Alternate Living	-	4	4	4	-	4			4
Village at St. Mary's	-	-	-	-	150	150			150
Jewish Federation (Saltzman)	-	104	-	-	104	104			104
Gesher House (Dubin)	-	75	-	-	75	75			75
Sergi Farms	-	120	-	-	-	120	120	FR	240
Sergi Commons (MSAA Commons)	-	26	26	26	-	26	26	SN/S	52
Brunetti (Burrough's Mills)	-	36	-	-	-	36	36	FR	72
Legnola (Everlast/Quest Builders)	2	-	-	-	-	2			2
ARHAT	-	38	-	-	-	38	38	FR	76
Scattered Site Sales	70	-	-	-	-	70			70
Alternative Living	-	-	56	56	-	56	56	SN/S	112
Dwell At Cherry Hill	-	35	-	-	-	35	35	FR	70
Garden State Park - Constructed	14	12	-	-	-	26	12	FR	38
Garden State Park - Planned/Approved	53	161	-	-	105	188			188
Centura	32	-	-	-	-	32			32
Benedict's Place	-	74	-	-	74	74	18	AR/S	92
St. Thomas Apartments	-	6	-	-	6	6			6
The Grand	-	3	-	1	-	3	3	FR	6
Least Cost Housing	116	-	-	-	-	116			116
Regency Court (Twin Oaks)	-	7	7	7	-	7	6	SN/S	13
Spring Hills	-	15	15	15	15	15			15
Group Homes 2013	-	35	35	35	-	35			35
Group Homes 2015	-	17	-	17	-	17			17
Evans Francis Estates (EFE)	-	54	7	7	-	54	54	FR	108
Probuild (Evans Mills)	-	23	-	3	-	23			23
Hampton Road Redevelopment	-	45	-	6	-	45	45	FR	90
Park Boulevard Redevelopment	-	29	-	4	-	29	29	FR	58
Victory Redevelopment	-	56	-	7	-	56			56
Coastline Assisted Living	-	6	-	6	6	6			6
Village at St. Mary's Extension of Controls	-	150	-	-	150	150			150
ARHAT	-	10	-	-	-	10			10
Total	318	1,141	150	194	685	1,639	478		2,117
Caps					707		478		
Cumulative Round RDP									1,912
Excess credits over RDP									205

Bonus Types: AR/S = Age-Restricted/Senior; FR = Family Rental; R = Rental; SN/S Special Needs Supportive Housing

As stated earlier, during the course of preparing this 2025 HE&FSP, however, it was determined that 55 of these 205 excess credits are not affordable housing units eligible for credit. Specifically, the following issues were discovered:

1. *Village at St. Mary's Prior Cycle Credits, Gesher House (Dubin), Evans Francis Estates (EFE), and Village at St. Mary's Extension of Controls:* The totals for each of these projects, as identified in the 2016 JOR, erroneously included a custodian/superintendent's unit, which does not qualify for affordable housing credit. The total unit count of each of these plan mechanisms, therefore, should be reduced by 1 unit.

2. *Sergi/MSAA (Malkress) Commons*: The 26 total units for this project, as identified in the 2016 JOR, erroneously includes a custodian/superintendent's unit, which does not qualify for affordable housing credit, as well as an additional unit that does not exist. As such, the total unit count for this project should be reduced by 2 units.
3. *Scattered Site Sales*: Although the 2016 JOR identifies 70 scattered site sales units, there appear to be, however, only 23 scattered site sales units eligible for affordable housing credit. Whereas the Township's 1993 Stipulation of Settlement, 2001 JOR, and 2003 JOR all awarded the Township credit for 29 owner-occupied units in existing multi-family developments, Cherry Hill's 2009 HE&FSP erroneously identified the number of scattered site sales units as 70, which error then got perpetuated through subsequent plans. In addition, it appears that 6 of the original 29 scattered site sales units either lost affordability controls over time or were double-counted in the plan. Therefore, the total number of scattered site sales units should be reduced from 70 units to 23 units. A list identifying these 23 scattered site sales units is included in Appendix E of this plan.
4. *Least Cost Housing*: Two (2) of the 116 Least Cost Housing units identified in the 2016 JOR were discovered not to have 30-year deed restrictions and, therefore, are ineligible for affordable housing credit. As such, the total number of least cost housing units should be reduced from 116 units to 114 units. A list identifying these 114 Least Cost Housing units is included in Appendix E of this plan.

In addition, it is noted that 3 rental bonus credits identified in the 2016 JOR have been eliminated due to the loss of units noted above (i.e., 1 rental bonus credit associated with Evans Francis Estates (EFE) and 2 rental bonus credits associated with Sergi/MSAA (Malkress) Commons). However, these 3 rental bonus credits can simply be redistributed to other projects identified in the 2016 JOR that would have qualified for such credits were it not for the 25% bonus credit cap (such as the Victory Redevelopment (aka Enclave at Woodcrest Station)).

In light of the above, the number of excess/surplus credits over and above the Township's 1,912-unit RDP for the Cumulative First, Second and Third Rounds is reduced from 205 to 150.

The amended components¹ to address the Township's Cumulative First, Second and Third Round RDP are identified in Table 24 on the following page.

¹ In addition to those amendments set forth above, the Township also discovered during the course of preparing this 2025 HE&FSP that 45 of the 149 units at Village at St. Mary's are not, in fact, senior units, but rather are non-age-restricted units for individuals with disabilities. This change is also reflected in Table 24 on the following page.

Table 24: Plan to Satisfy Cumulative First, Second & Third Round RDP (Amended)

Development	For Sale	Rental	Special Needs/Supportive	Very Low	Senior	Units	Bonus Credits	Bonus Type	Total Credits
Prior Cycle Credits:									
Credits Without Controls	31	-	-	-	-	31			31
Alternate Living	-	4	4	4	-	4			4
Village at St. Mary's	-	-	45	-	104	149			149
Jewish Federation (Saltzman)	-	104	-	-	104	104			104
Gesher House (Dubin)	-	74	-	-	74	74			74
Sergi Farms	-	120	-	-	-	120	120	FR	240
Sergi Commons (MSAA Commons)	-	24	24	24	-	24	24	SN/S	48
Brunetti (Burrough's Mills)	-	36	-	-	-	36	36	FR	72
Legnola (Everlast/Quest Builders)	2	-	-	-	-	2			2
ARHAT	-	38	-	-	-	38	38	FR	76
Scattered Site Sales	23	-	-	-	-	23			23
Alternative Living	-	-	56	56	-	56	56	SN/S	112
Dwell At Cherry Hill	-	35	-	-	-	35	35	FR	70
Garden State Park - Complete & Planned	20	194	-	-	105	214	12	FR	226
Centura	32	-	-	-	-	32			32
Benedict's Place	-	74	-	-	74	74	18	AR/S	92
St. Thomas Apartments	-	6	-	-	6	6			6
The Grand	-	3	-	1	-	3	3	FR	6
Least Cost Housing	114	-	-	-	-	114			114
Regency Court (Twin Oaks)	-	7	7	7	-	7	6	SN/S	13
Spring Hills	-	15	15	15	15	15			15
Group Homes 2013	-	35	35	35	-	35			35
Group Homes 2015	-	17	-	17	-	17			17
Evans Francis Estates (EFE)	-	53	7	7	-	53	53	FR	106
Probuild (Evans Mills)	-	23	-	3	-	23			23
Hampton Road Redevelopment	-	45	-	6	-	45	45	FR	90
Park Boulevard Redevelopment	-	29	-	4	-	29	29	FR	58
Victory Redevelopment	-	56	-	7	-	56	3	FR	59
Coastline Assisted Living	-	6	-	6	6	6			6
Village at St. Mary's Extension of Controls	-	149	45	-	104	149			149
ARHAT	-	10	-	-	-	10			10
Total	222	1,157	238	192	592	1,584	478		2,062
Caps					707		478		
Cumulative Round 1, 2 & 3 RDP									1,912
Excess credits over RDP									150

Bonus Types: AR/S = Age-Restricted/Senior; FR = Family Rental; R = Rental; SN/S Special Needs Supportive Housing

FHA-2 requires that, 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.”

Accordingly, the following incomplete components addressing the Township’s Cumulative First, Second and Third Round RDP are discussed on the following pages. As demonstrated below, although the completion of these plan components has taken longer than anticipated at the time of the Third Round JOR – whether due to the COVID-19 global pandemic and related supply chain and labor disruptions, the economy, private enterprise, and/or State permitting agencies – they continue to provide a realistic opportunity for the production of affordable housing.

Garden State Park Site

The Garden State Park site is located at Haddonfield Road and Garden Park Boulevard, at the former Garden State Park Racetrack site. It consists of three separate inclusionary developments: Garden State Park - Plaza Grande, Garden State Park - Park Lane Apartments and Park Place Condos, and Garden State Park - The Michaels Organization. Together, these developments will produce a total of 214 affordable units, inclusive of 105 affordable age-restricted units and 109 affordable family units. Each development is discussed in turn below.

Garden State Park - Plaza Grande



The Garden State Park - Plaza Grande development is located at Grande Avenue and Citation Lane. It is identified by municipal tax records as Block 54.01 Lot 8. The development is an inclusionary age-restricted rental development to contain a total of 29 affordable units. To date, 22 of the 29 affordable units have been completed and occupied. The remaining 7 affordable units are currently under construction.

Garden State Park - Park Lane Apartments and Park Place Condos



The Garden State Park - Park Lane Apartments and Park Place Condominiums are located on Garden Park Boulevard. The Park Lane Apartment complex is identified by municipal tax records as Block 54.02 Lots 2, 6, 7 and 7.01, and the Park Place Condominium complex is identified by municipal tax records as Block 54.02 Lot 5. The 24 affordable units at Park Place Condominiums (which consist of 20 affordable family for-sale units and 4 affordable family rental units) are all constructed and occupied. The 85 affordable family rental units at Park Lane Apartments are partially completed; whereas 33 of the 85 units have been constructed and occupied to date, the remaining 52 units have not yet been constructed².

Although this component has not yet been constructed, the site continues to present a realistic opportunity for the production of affordable housing. Specifically, the site remains:

1. Approvable. Site plan approval has already been granted for this site.
2. Available. There are no known title issues or encumbrances which would prohibit the development of this site.
3. Developable. The site has access to appropriate water and sewer infrastructure.
4. Suitable. The site is adjacent to compatible land uses, has access to appropriate streets and is free of environmental constraints.

² The table attached to the 2016 JOR identifying Cumulative First, Second & Third Round Plan Components envisioned the construction of 56 affordable family rental units and 53 affordable family for-sale units at the Garden State Park site. As such, Table 24 above (which sets forth the amended plan components satisfying the Cumulative First, Second & Third Round RDP) has been amended to correctly identify this site as instead producing 89 affordable family rental units and 20 affordable family for-sale units.

Garden State Park - The Michaels Organization



The Garden State Park - The Michaels Organization site is located at Garden Park Boulevard and Del Mar Drive. It is identified by municipal tax records as Block 54.02 Lot 8. The Michaels Organization received site plan approval on July 5, 2022 for a 100% affordable residential development to include 76 affordable age-restricted rental units. On June 8, 2023, the Township issued a zoning permit to begin site work. Since that time, the developer has secured funding and is moving forward with site work.

Although this component has not yet been constructed, the site continues to present a realistic opportunity for the production of affordable housing. Specifically, the site remains:

5. Approvable. Site plan approval has already been granted for this site.
6. Available. There are no known title issues or encumbrances which would prohibit the development of this site.
7. Developable. The site has access to appropriate water and sewer infrastructure.
8. Suitable. The site is adjacent to compatible land uses, has access to appropriate streets and is free of environmental constraints.

Centura Site



The Centura site is located at Browning Lane and Canterbury Way. It is identified by municipal tax records as Block 433.20 Lots 1 and 15.01. The site currently contains 155 family for-sale units, including 3 affordable units (1 of which is credited as a Scattered Site Sales unit and 2 of which are credited as ARHAT units). In 2019, the Planning Board granted Preliminary Major Site Plan approval in order to construct 159 additional townhouse units, including 32 new affordable family for-sale units. Although the owner/developer reapplied to the Board for Amended Preliminary and Final Site Plan approval in late 2022, that application is still pending.

While this 32-unit component has not yet been constructed, the site continues to present a realistic opportunity for the production of affordable housing. Specifically, the site remains:

1. Approvable. The Township has zoned the site for inclusionary development with a required set-aside for affordable housing, and amended preliminary site plan approval has been granted. The Township will continue to work with the developer toward amended final site plan approval.
2. Available. There are no known title issues or encumbrances which would prohibit the development of this site.
3. Developable. The site has access to appropriate water and sewer infrastructure.
4. Suitable. The site is adjacent to compatible land uses, has access to appropriate streets and, despite having some areas of steep slopes, can still accommodate the level of development proposed on the site.

Hampton Road Redevelopment Site



The Hampton Road Redevelopment site is located at 614 Hampton Road. It is identified by municipal tax records as Block 111.02 Lot 7, Block 112.01 Lot 11, and Block 596.04 Lot 5. In 2017, the Township adopted a Hampton Road Redevelopment Plan to allow the site to be developed for 252 residential units, including 45 affordable family rental units. Site plan approval was granted by the Planning Board on December 16, 2019. Since that time, the Construction Office has issued building permits for some of the buildings and site work has begun. Construction broke ground in late 2024.

While this component has not yet been constructed, the site continues to present a realistic opportunity for the production of affordable housing. Specifically, the site remains:

1. Approvable. Site plan approval has already been granted for this site.
2. Available. There are no known title issues or encumbrances which would prohibit the development of this site.
3. Developable. The site has access to appropriate water and sewer infrastructure.
4. Suitable. The site is adjacent to compatible land uses and has access to appropriate streets. Although a small portion of the site at its northeast corner has environmental constraints, the site can accommodate the level of development contemplated thereon.

Victory Redevelopment (Enclave at Woodcrest Station) Site



The Victory Redevelopment (also known as Enclave at Woodcrest Station) site is located on Woodcrest Road and is identified by municipal tax records as Block 431.18 Lot 8. The development is an inclusionary family rental development consisting of 370 total units, 56 of which are affordable units. To date, 48 of the 56 affordable units have been completed and occupied. The remaining 8 affordable units are currently in the marketing and leasing process.

Village at St. Mary's Extensions of Controls



The Village at St. Mary's development is located at Lourdes Court and Village Drive. It is identified by municipal tax records as Block 523.12 Lot 13. This 100% affordable senior and supportive housing development is owned and operated by the Diocese of Camden County. It contains 149 units (plus one custodian/ superintendent's unit) and was constructed in 1982. The Township received Prior Cycle Credits for this development in its prior round settlements and judgments of compliance. Additionally, the Township received credit towards its Third Round RDP obligation for the extension of affordability controls on these 149 affordable units for an additional 30 years. Although these extensions have not yet been completed, the Township is actively working with the Diocese to finalize these extensions and expect them to be completed later this Spring or Summer.

4.3: Fourth Round RDP

As established in Section 3 of this plan, the Township has a Fourth Round RDP obligation of 34 units. The Township will satisfy the entirety of this 34-unit Fourth Round RDP obligation with a combination of family rental units, age-restricted rental units, special needs units, and eligible bonus credits, as set forth in Table 25 below:

Table 25: Plan to Satisfy Fourth Round RDP

Plan Component	Units	Bonus	Total	Status
VOA Age-Restricted (senior rentals)	6	0	6	Approved
VOA Non-Age Restricted Special Needs (rentals)	7	2*	9	Approved
Habitat for Humanity Site (family for-sale)	1	0	1	In Progress
ARHAT (family rentals)	7	6**	13	Completed
Additional ARHAT to be Acquired (family rentals)	5	0	5	Proposed
Total	26	8	34	

*: 1.0 bonus credit for each unit special needs/supportive housing unit, per FHA-2, up to the 25% bonus cap.

**:. 1.0 bonus credit for each market-to-affordable unit, per FHA-2, up to the 25% bonus cap.

As demonstrated in Table 26 below, all of the plan components proposed to satisfy the Fourth Round RDP obligation fully satisfy the Fourth Round minimum and maximum requirements identified in FHA-2.

Table 26: Satisfaction of Fourth Round Minimums and Maximums

Plan Component	Required	Proposed
Max. Rental Bonus Credits (25% of RDP)	8	8
Max. Age-Restricted Units (30% of RDP less bonuses)	7	6
Min. Rental Units (25% of RDP less bonuses)	7	25
Min. Rental Units Available to Families (50% of rental min.)	4	12
Min. Total Units Available to Families (50% of RDP less bonuses)	13	13
Min. Realistic Zoning/Redevelopment (25% of RDP)	9	13

The following pages provide more detail on each of the plan components proposed to satisfy the Fourth Round RDP:

Volunteers of America (VOA) Site



In August 2019, the Cherry Hill Zoning Board of Adjustment approved an application by Fortitude Realty, LLC for preliminary site plan approval, use variances, bulk variances & waivers to permit the premises located at 1991 Route 70 East (Block 471.01 Lot 7) to be redeveloped with a 100% affordable multi-family project consisting of 64 one-bedroom units, including 52 age-restricted units and 12 non-age restricted special needs units. A resolution memorializing the approval was adopted by the Board in September 2019. Ultimately, Fortitude was unable to secure the tax credit funding necessary to construct the project and conveyed the project, including its rights and approvals, to VOA.

In November 2023, the Cherry Hill Zoning Board of Adjustment granted VOA an extension of the preliminary site plan approvals previously granted to Fortitude. Said approvals were then extended to December 1, 2025.

In September 2024, the Township entered into a Settlement Agreement with VOA and FSHC in order to provide a realistic opportunity for the development of affordable housing at the VOA site. As set forth in the agreement, VOA intends to construct the 64-unit 100% affordable project consistent with the Cherry Hill Zoning Board approvals granted to Fortitude in 2019. Accordingly, the Zoning Board of Adjustment granted Final Site Plan approval to VOA on May 1, 2025. In order to effectuate the development of the site, VOA has applied for New Jersey State funding available through NJHMFA programs established for this type of development, including the 4% LIHTC, New Jersey Housing Production and New Jersey Healthy Homes Program funding.

The 4.74-acre site is bound on both sides by places of worship/religious institutions and is bound to the rear by single-family dwellings. To the north, across Route 70, lies a mix of commercial uses and the Dwell at Cherry Hill inclusionary rental development. The site is devoid of environmental constraints and is located entirely within State Planning Area – 1 (Metropolitan) and the Sewer Service Area.

The property meets site suitability criteria as follows:

1. Approvable. VOA intends to construct the 64-unit 100% affordable project (to be known as Lilley's Place) consistent with the Cherry Hill Zoning Board preliminary site plan approvals granted to Fortitude in 2019. VOA was granted final site plan approvals on May 1, 2025, which approvals were memorialized on May 15, 2025.
2. Available. There are no known title issues or encumbrances which would prohibit the development of this site.
3. Developable. The site has access to appropriate water and sewer infrastructure.
4. Suitable. The site is adjacent to compatible land uses, has access to appropriate streets and is free of environmental constraints.

As detailed in Table 25 above, the Township assigns credit for 13 of the 64 affordable units to be generated from this development, as well as 2 special needs bonus credits, toward Cherry Hill's Fourth Round RDP obligation. Special needs units are specifically eligible for one bonus credit for each special needs or supportive housing unit pursuant to FHA-2 up to the 25% bonus cap.

The VOA units which are assigned to the Fourth Round RDP also satisfy the requirement in FHA-2 that 25% of the Fourth Round RDP obligation be satisfied with redevelopment through realistic zoning. The 34-unit RDP obligation multiplied by 25% is 9 units. As such, the requirement to satisfy 25% of the RDP with redevelopment through realistic zoning will be satisfied with the 13 VOA units assigned to the Fourth Round RDP, representing 38% of the RDP obligation.

Habitat for Humanity Site



In July of 2023, the Township utilized funds from its Affordable Housing Trust Fund to assist Habitat for Humanity with the purchase of a parcel developed with a single-family market-rate dwelling unit located at 117 Chapel Avenue, which is identified as Block 110.01 Lot 8, and an adjoining vacant lot located at 110 Williams Street, which is identified as Block 110.01 Lot 10. Habitat for Humanity intends to consolidate these lots and renovate and construct an addition to the dwelling on Lot 8 in order to create a viable three-bedroom affordable family for-sale unit and to construct a driveway for use by the dwelling on Lot 10. A 30-year UHAC deed restriction has been placed on the property, which is in the process of being recorded with the County Clerk's office.

As detailed in Table 25 above, the Township assigns 1 credit for this family for-sale unit toward Cherry Hill's Fourth Round RDP obligation. Although this unit would be eligible for one-half bonus credit pursuant to FHA-2 since it was created in partnership with a non-profit housing developer, the Township's 25% bonus cap is being met with other projects. As such, no bonuses are assigned to this development.

Affordable Rental Housing at Tavistock (ARHAT)

In the mid-1980s, Cherry Hill Township assisted with the purchase/assemblage of a portfolio of condominium units in response to an expressed need for more affordable housing within the Township's limits. The Township aided in the organization and creation of a non-profit housing entity, known as the Affordable Housing Rental Association at Tavistock (ARHAT) to own and administer these units. The Township of Cherry Hill has provided financial assistance, through the Township's Community Development Block Grant (CDBG) program and Affordable Housing Trust Funds, for the acquisition and rehabilitation of market rate units in order to convert them to high-quality, affordable family rental units.

At the time of the 2016 HE&FSP and JOR, the Township had a portfolio of 38 ARHAT units and anticipated that 10 more ARHAT units would be acquired by the Township before the end of the Third Round. All 48 of these existing and prospective units were credited toward the Township's Third Round RDP obligation. What transpired, however, is that the Township has acquired 17 – not 10 – additional ARHAT units during the course of the Third Round, leaving 7 surplus ARHAT units to be applied to the Fourth Round.

These 7 ARHAT units, which are to be credited toward the Township's Fourth Round RDP obligation, are identified in Table 27 below:

Table 27: Existing ARHAT Units Satisfying Fourth Round RDP

Unit	# of Bedrooms	Purchase Date
610 Kings Croft	2	1/17/2022
1861 Woods II	2	8/18/2022
508 Barclay Walk	3	4/13/2023
301 Barclay Walk	2	8/2/2023
300 Barclay Walk	3	11/4/2024
105 Burnt Mill Road	4	4/25/2025
617 Franklin Avenue	3	6/9/2025*

*: Expected closing date.

These 7 ARHAT units are also eligible for bonus credits, up to the 25% bonus cap, per FHA-2. Specifically, FHA-2 allows for one bonus credit for each unit created by transforming an existing rental or ownership unit from a market rate unit to an affordable housing unit. Therefore, as identified in Table 25 above, the Township claims 6 bonus credits for the 7 completed ARHAT units assigned to the Fourth Round RDP.

In addition, the Township anticipates that additional market for-sale units will be converted to affordable rental units during the course of the Fourth Round, based on the ARHAT program's successful track-record during the Third Round of acquiring and converting approximately 2 to 3 units, on average, per year. As such, the Township assigns 5 of these anticipated ARHAT units/credits toward the Fourth Round RDP obligation, and assigns any additional new ARHAT units that may be created during the Fourth Round to Cherry Hill's Fourth Round Unmet Need. This is discussed in more detail in Section 4.4 below.

4.4: Unmet Need

The difference between the Township's Prospective Need obligations and its RDP obligations is what is known as Unmet Need. Whereas the RDP obligations must be affirmatively addressed by the Township (as outlined in Sections 4.2 and 4.3 above), addressing Unmet Need involves a lower standard, as the entire Unmet Need obligation does not have to be fully satisfied by 2035. Cherry Hill has an Unmet Need of 917 for Cumulative Rounds 1, 2 and 3 and an Unmet Need of 537 for Round 4, for a total combined Unmet Need of 1,454 units. The Township will address Unmet Need as set forth below and as illustrated on the Map of Unmet Need Sites included at the end of this subsection.

Cumulative First, Second & Third Round Unmet Need

The Township will continue to implement the plan components designed to address its 917-unit Unmet Need for Rounds 1, 2 and 3, as set forth in the Township's 2016 JOR and subsequent orders, in full force until such time as the Township has provided for the entire Unmet Need. These components and their status are as follows:

1. *Excess Cumulative First, Second & Third Round RDP Credits*: The 2016 JOR assigned 205 units of excess credits over and above Cherry Hill's 1,912-unit RDP for Rounds 1, 2 and 3 toward its Unmet Need. Although, as detailed in Section 4.2 above, the Township has determined that 55 of these excess credits are not, in fact, eligible for affordable housing credits, the Township still has 150 excess RDP credits that it can apply toward Unmet Need. Doing so reduces the Township's 917-unit Unmet Need for Rounds 1, 2 and 3 to 767 units.
2. *Weinberg Commons (JFED)*: The Township created the Senior & Supportive Housing (SSH) Overlay Zone to allow for the development of up to 158 low-income rental units for seniors and individuals with disabilities (i.e., 160 units less two superintendents' units) on Block 510.01 Lot 1, 1.01 and 1.02 (1711-1721 Springdale Road). The 2016 JOR assigned credit for 32 non-age restricted special needs units and 22 age-restricted units (up to the 25% senior cap) from this site toward the Township's Unmet Need. This 100% affordable development (known as Weinberg Commons (JFED)) was completed and occupied in 2020. Therefore, the Township's remaining Unmet Need for Rounds 1, 2 and 3 is 713 units.
3. *Golden Triangle Overlay*: The Township created the Golden Triangle Transit-Oriented Development (GTTOD) Overlay Zone to allow for inclusionary development with up to 137 affordable units on Block 55.02 Lots 1, 1.01 and 1.02 (2230-2240 Route 70 W). The GTTOD zoning established by the Township allows for densities of 12 units per acre and minimum set-asides of 15% (if units are for rent) or 20% (if units are for sale)³. Although no dwellings have yet been created

³ These set-asides appear to be inconsistent with the 2016 HE&FSP and FSHC Settlement, which call for a minimum 20% set-aside, whether for sale or rent. As such, the Township will make this correction to the ordinance, as set forth in Appendix F of this plan.

at this site, the Township will continue to maintain the GTTOD zoning in order to capture future affordable housing opportunities.

4. *PATCO Overlay*: The Township created the PATCO Transit-Oriented Development (PTOD) Overlay Zone to allow for inclusionary development with up to 128 affordable units on Block 583.01 Lot 2 (200 Tindale Avenue). The PTOD zoning established by the Township allows for densities of 18 units per acre and minimum set-asides of 15% (if units are for rent) or 20% (if units are for sale)⁴. Although no dwellings have yet been created at this site, the Township will continue to maintain the PTOD zoning in order to capture future affordable housing opportunities.
5. *Plaza at Cherry Hill (RIMU) Overlay*: The June 2016 Order granting the Township's Third Round Judgment of Compliance and Repose included an exhibit (Exhibit A) which required the Township to create an opportunity for 37 additional units of family affordable housing to be credited toward Cherry Hill's Unmet Need. This exhibit was later amended via a consent order dated March 25, 2022, which states that the Township shall be considered to have satisfied its obligation to "create an opportunity for affordable housing" if these 37 affordable units are incorporated into one or more strategies specifically identified therein, one of which was a proposed Redevelopment Plan or Overlay Zone "approved by the Planning Board and recommended to the Township Council" for the properties located at Block 285.03 Lots 2 and 3 (2100-2110 Route 38).

On November 20, 2023, the Township Planning Board complied with the terms of the consent order and recommended to the Township Council that a proposed ordinance be adopted for a new Residential-Inclusionary Mixed Use (RIMU) Overlay Zone on Block 285.03 Lots 2 and 3. The proposed RIMU Overlay Zone ordinance allows for inclusionary development in a mixed-use setting with up to 220 residential units, including at least 37 family affordable units, as required.

6. *Mandatory Set-Aside Ordinance*: In addition, Cherry Hill created a Township-wide Mandatory Set-Aside Ordinance in order to ensure that any new multi-family residential development in Cherry Hill will provide its fair share of affordable units and assist with the Township's continuous efforts to address its affordable housing obligation. This ordinance, which is set forth at Section 1005.A.1. and 2. of the Zoning Code, requires that every multi-family development created in the Township include affordable housing at minimum set-asides of 15% (if units are for rent) or 20% (if units are for sale). Although the Township will continue to implement its Mandatory Set-Aside Ordinance through the Fourth Round, it proposes certain amendments going forward, as follows:

⁴ These set-asides appear to be inconsistent with the 2016 HE&FSP and FSHC Settlement, which call for a minimum 20% set-aside, whether for sale or rent. As such, the Township will make this correction to the ordinance, as set forth in Appendix F of this plan.

- ❖ Whereas the Mandatory Set-Aside Ordinance currently requires an affordable housing set-aside on all multi-family developments, which the Cherry Hill Zoning Code defines as any residential development other than one- or two-family detached dwellings, the Township proposes to amend its ordinance to only require a set-aside on multi-family developments of five or more new dwellings. This amendment is necessary in order to relieve the financial burden on smaller developments that will not have the economies of scale to make an inclusionary project viable, and is consistent with other Court-approved mandatory set-aside ordinances across the State.
- ❖ In addition, the Township proposes to amend its Mandatory Set-Aside Ordinance to require that a minimum 20% affordable housing set-aside be imposed on all applicable projects, whether renter-occupied or owner-occupied. This amendment will further ensure that new multi-family developments provide for their fair share of affordable housing and will increase the yield of affordable housing units to be generated by future projects.

These proposed ordinance amendments are included in Appendix G of this plan.

7. *Development Fee Ordinance:* Lastly, the Township agreed to maintain its Development Fee Ordinance, set forth at Section 902 of the Zoning Code, as a component to address Unmet Need, but increased residential development fees to 1.5% of equalized assessed value and increased non-residential development fees to 2.5%, consistent with the Statewide Non-Residential Development Fee Act. Although the Township will continue to implement its Development Fee Ordinance through the Fourth Round, it proposes certain amendments going forward, as follows:

- ❖ The Township proposes to amend its Development Fee Ordinance to eliminate the requirement that 50% of the development fee be collected at the time of issuance of the building permit, and instead require that 100% of the development fee be collected at the issuance of the certificate of occupancy. This change is intended to streamline the process for the Township's Department of Community Development.
- ❖ In addition, the Township proposes to amend its Development Fee Ordinance to correct a typographical error in the current ordinance related to residential development fees imposed on projects that are granted a 'd'(5) density variance pursuant to N.J.S.A. 40:55D-70d(5). Whereas the ordinance is supposed to state that developers granted a 'd'(5) density variance may be required to pay a development fee of 6% of the equalized assessed value for each additional unit that may be realized, the current ordinance states that such developers may be

required to pay a development fee of only 1.5% of the equalized assessed value for each additional unit that may be realized.

These proposed ordinance amendments are included in Appendix H of this plan.

Fourth Round Unmet Need

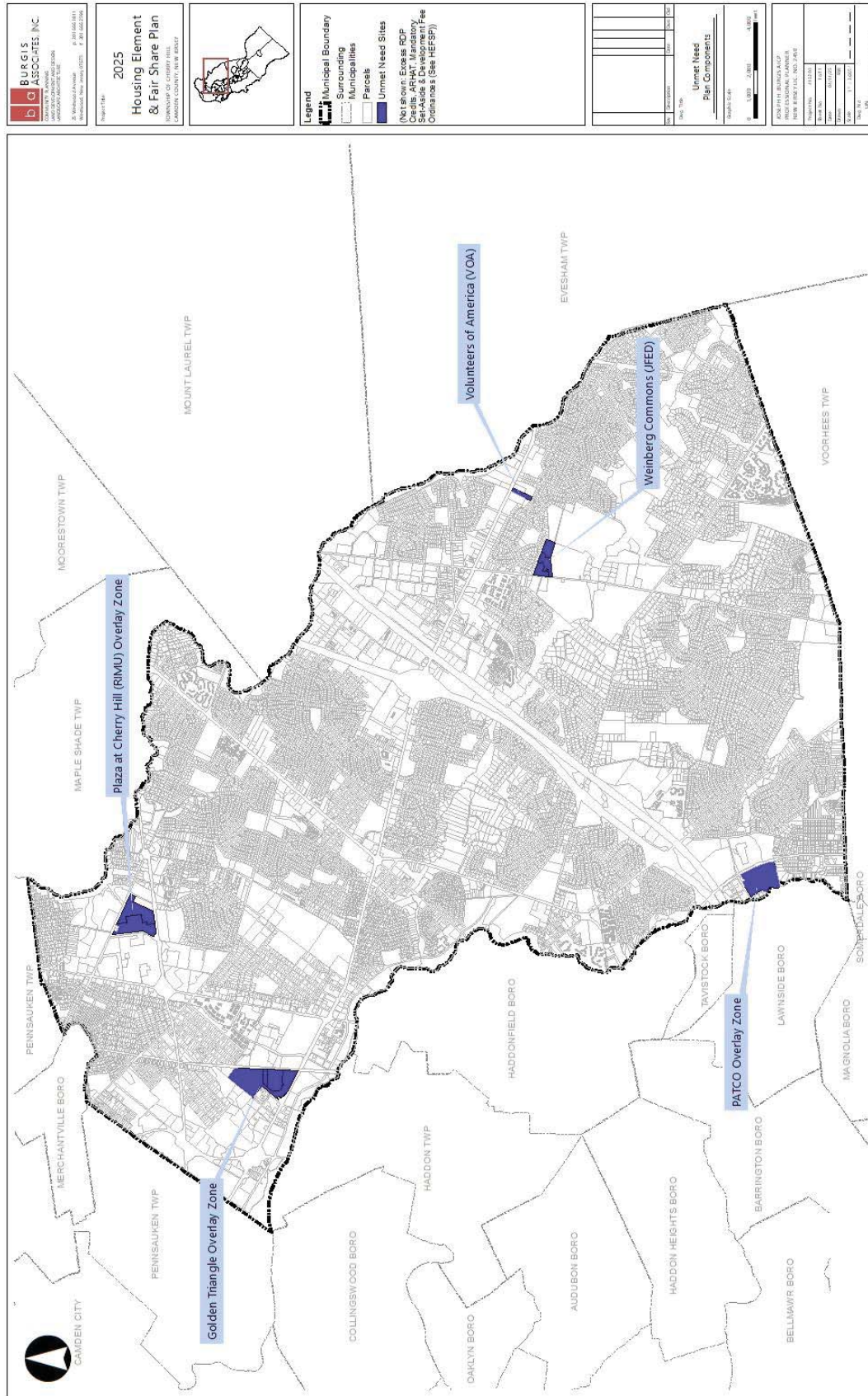
Due to the Township's long-recognized lack of vacant, developable land, Cherry Hill's Unmet Need of 917 for Cumulative Rounds 1, 2 and 3 is further compounded by an Unmet Need of 537 for Round 4, despite any additional available land to accommodate same in a manner consistent with sound planning. Nevertheless, because of Cherry Hill's proactive efforts to secure affordable housing for the Fourth Round, the Township already has 228 existing and approved affordable units that it can apply toward its Fourth Round Unmet Need, with additional units anticipated to be created over the next decade. The plan components proposed to address the Township's Fourth Round Unmet Need of 537 units are as follows:

1. *Excess Units from VOA (Lilley's Place)*: As detailed in Section 4.3 of this plan, the Township assigns credit for 13 of the 64 affordable units to be generated from the VOA project toward Cherry Hill's Fourth Round RDP obligation, including 6 age-restricted units and 7 non-age restricted special needs units. As such, the Township has 51 affordable units, including 46 age-restricted units and 5 non-age restricted special needs units, that can be applied from the VOA project toward the Fourth Round Unmet Need. Therefore, the Township's remaining Fourth Round Unmet Need is 486 units.
2. *Excess Units from Weinberg Commons (JFED)*: As noted above, 2016 JOR assigned credit for 32 non-age restricted special needs units and 22 age-restricted units (up to the 25% senior cap) from the Weinberg Common (JFED) site toward the Township's Cumulative First, Second and Third Round Unmet Need. As such, there are 104 additional age-restricted affordable units at this development that have never received affordable housing credit in a prior round. The Township, therefore, assigns credit for these 104 age-restricted units toward the Township's Fourth Round Unmet Need. Doing so further reduces the Township's Fourth Round Unmet Need to 382 units.

It is noted that these 104 age-restricted units, plus the 52 age-restricted units proposed at the VOA site, equate to a total of 156 age-restricted units addressing Cherry Hill's Fourth Round Prospective Need obligation. FHA-2 allows a municipality to satisfy up to 30% of its Fourth Round Prospective Need obligation, exclusive of any bonus credits, with age-restricted units; for Cherry Hill, this equates to a maximum of 168 age-restricted units ($571 \text{ less } 8 \text{ bonus credits} \times 30\% = 168$). Because 156 is less than 168, the Township is in compliance with FHA-2.

3. *Additional Group Homes:* The Township has 18 existing group homes, containing a total of 73 special needs bedrooms, that have not been previously credited in a prior round. The credits for these 73 group home bedrooms, all of which are listed in Appendix E of this plan, are assigned toward the Township's Fourth Round Unmet Need.
4. *Additional ARHAT Units:* As described in Section 4.3 of this plan, the ARHAT program successfully converted approximately 2 to 3 market for-sale units to affordable rental units, on average, per year during the Third Round and adequate funding is projected to be available to acquire and convert at least 5 additional units during the Fourth Round. These 5 additional ARHAT units are to be credited toward the Township's Fourth Round RDP obligation. However, if sufficient funding becomes available to acquire and convert additional units through the ARHAT program during the Fourth Round, the credits for said additional ARHAT units will be assigned to the Fourth Round Unmet Need.
5. *Mandatory Set-Aside & Development Fee Ordinances:* Cherry Hill will continue to implement the Township-wide Mandatory Set-Aside and Development Fee ordinances, as modified, in order to capture additional affordable housing opportunities as they become available during the Fourth Round.

Map 5: Unmet Need Plan Components



4.5: Rejected Development Sites

There are no sites for which inclusionary development was considered that were rejected and not included in this plan.

4.6: Other Provisions

The following additional requirements are noted:

1. Fourth Round Bonuses. Fourth Round bonuses will be applied in accordance with N.J.A.C. 52:27d-311.k.
2. Very-Low Income and Low-Income Units. At least 50% of the units addressing the Fourth Round Prospective Need obligation shall be affordable to very low-income and low-income households with the remainder affordable to moderate-income households. A minimum of 13% of the affordable units will be made available to very low-income households, defined as households earning 30% or less of the regional median income by household size.
3. Rental Component. At least 25% of the Fourth Round Prospective Need obligation shall be met through rental units, including at least half in rental units available to families.
4. Families. At least half of the actual units created to address the Fourth Round Prospective Need obligation must be available to families.
5. Age-Restricted Cap. No more than 30% of all units developed or planned to meet the Fourth Round Prospective Need obligation shall be met with age-restricted units.

4.7: Consistency with State Planning Initiatives

As noted in Section 1 of this plan, a HE&FSP must also include:

- ❖ 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; and
- ❖ An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

Accordingly, the following subsection analyzes the consistency of this HE&FSP to the above referenced State planning initiatives.

Multigenerational Family Housing Continuity Commission

The Multigenerational Family Housing Continuity Commission was established by the State of New Jersey in 2021. As noted in NJSA 52:27D-329.20, one of the primary duties of the Commission is to “prepare and adopt recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas.”

As of the date of this HE&FSP, the Multigenerational Family Housing Continuity Commission has not yet adopted any recommendations.

State Development and Redevelopment Plan

As established by NJSA 52:18A-200(f), the purpose of the State Development and Redevelopment Plan (SDRP) is to “coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.”

As such, the SDRP establishes a number of goals and strategies related to a number of different topics, including economic redevelopment. One such goal is to revitalize existing urban centers by directing growth and development to those areas. Specifically, the SDRP seeks to revitalize the State’s cities and towns by protecting, preserving, and developing the valuable human and economic assets in cities, town, and other urban areas.

As indicated by the SDRP’s Policy Map, the entirety of Cherry Hill Township is located in the PA-1 Metropolitan Planning Area, wherein development and redevelopment is intended to be directed. The intent of this Planning Area is to:

- ❖ Provide for much of the State’s future redevelopment;
- ❖ Revitalize cities and towns;
- ❖ Promote growth in compact forms;
- ❖ Stabilize older suburbs;
- ❖ Redesign areas of sprawl; and;
- ❖ Protect the character of existing stable communities.

Accordingly, this HE&FSP is consistent with the intents of the PA-1. Specifically, it is designed to encourage redevelopment and growth in a compact form, while also protecting the character of the existing community.

4.8: Crediting Documentation and Ongoing Compliance

The Township of Cherry Hill is following the applicable requirements regarding unit monitoring and reporting. Specifically, the Township completed the statutorily required updates to its housing project status report by the DCA deadline of February 15, 2025. These updates are included in the State's new Affordable Housing Monitoring System and should be considered to fulfill the Township's obligation to specify the creditworthiness of all existing affordable units. Further, all crediting documentation submitted to and approved by the Court as part of the Township's Third Round Housing Element and Fair Share Plan remains on file with and accessible from the Court. All other crediting documentation, for plan components that were not part of the Township's Third Round HE&FSP, is included in the appendices of this plan.

Appendices

List of Appendices

- A Cumulative First, Second & Third Round Prospective Need Compliance Chart (from 2016 JOR)
 - B Resolution #2025-1-39
 - C First & Second Round Vacant Land Adjustment Tables
 - D 2025 Affordable Housing Trust Fund Spending Plan
 - E Existing ARHAT, Scattered Site Sales, Least Cost Housing & Group Home Units
 - F Draft Ordinance Amending GTTOD and PATCO Overlay Zone Requirements
 - G Draft Ordinance Amending Township-Wide Mandatory Set-Aside Ordinance
 - H Draft Ordinance Amending Development Fee Ordinance
 - I Existing/Adopted Zoning Ordinance Sections 426 & 427 (GTTOD & PATCO)
 - J Existing/Adopted Zoning Ordinance Sections 902 (Development Fees)
 - K Existing/Adopted Zoning Ordinance Article X (Affordable Housing)
 - L Project & Unit Monitoring in AHMS (as of 2/18/2025)
 - M Victory (Enclave) Supportive Documents
 - N Volunteers of America (VOA) Supportive Documents
 - O Habitat for Humanity Supportive Documents
 - P Administrative Agent Manual and Affirmative Marketing Plan
 - Q Affordability Assistance Manual
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Appendix A:

Cumulative First, Second & Third Round Prospective Need Compliance Chart (from 2016 JOR)

CUMULATIVE ROUND PROSPECTIVE NEED COMPLIANCE CHART

Development	For Sale	Rental	Special Needs/Supportive	Very Low	Senior	Units	Bonus Credits	Bonus Type	Total Credits
Credits Without Controls	31	-	-	-	-	31			31
Alternate Living	-	4	4	4	-	4			4
Village at St. Mary's	-	-	-	-	150	150			150
Jewish Federation (Saltzman)	-	104	-	-	104	104			104
Gesher House (Dubin)	-	75	-	-	75	75			75
Sergi Farms	-	120	-	-	-	120	120	FR	240
Sergi Commons (aka MSAA Commons)	-	26	26	26	-	26	26	SN/S	52
Brunetti	-	36	-	-	-	36	36	FR	72
Legnola	2	-	-	-	-	2			2
ARHAT	-	38	-	-	-	38	38	FR	76
Scattered Site Sales	70	-	-	-	-	70			70
Alternative Living	-	-	56	56	-	56	56	SN/S	112
Dwell At Cherry Hill	-	35	-	-	-	35	35	FR	70
Garden State Park - Constructed	14	12	-	-	-	26	12	FR	38
Garden State Park - Planned/Approved	53	161	-	-	105	188			188
Centura	32	-	-	-	-	32			32
Benedict's Place	-	74	-	-	74	74	18	AR/S	92
St. Thomas	-	6	-	-	6	6			6
The Grand	-	3	-	1	-	3	3	FR	6
Least Cost Housing	116	-	-	-	-	116			116
Regency Court	-	7	7	7	-	7	6	SN/S	13
Spring Hills	-	15	15	15	15	15			15
Group Homes 2013	-	35	35	35	-	35			35
Group Homes 2015	-	17	-	17	-	17			17
EFE	-	54	7	7	-	54	54	FR	108
Probuild	-	23	-	3	-	23			23
Hampton Road Redevelopment	-	45	-	6	-	45	45	FR	90
Park Boulevard Redevelopment	-	29	-	4	-	29	29	FR	58
Victory Redevelopment	-	56	-	7	-	56			56
Coastline Assisted Living	-	6	-	6	6	6			6
Village at St. Mary's Extension of Controls	-	150	-	-	150	150			150
ARHAT	-	10	-	-	-	10			10
Subtotal	318	1,141	150	194	685	1,639	478		2,117
Caps					707		478		
Golden Triangle	-	-	-	-	-	137			137
PATCO	-	-	-	-	-	128			128
JFED	-	-	32	-	22	54			54
Subtotal						319			319
Cumulative Round Total Credits & Overlays									2,436
Fair Share Ordinance & Development Fee Ordinance									393
Total									2,829
Cumulative Round RDP									1,912
Excess credits over RDP									205
Cumulative Round Obligation									2,829
Cumulative Round Unmet Need									712

AR/S	Age-Restricted/Senior
FR	Family Rental
R	Rental
SN/S	Special Needs/Supportive Housing
	Prior Cycle Credits
	Built
	Unmet Need Sites

Appendix B:

Resolution #2025-1-39

RESOLUTION 2025-1-39

**BINDING RESOLUTION OF THE TOWNSHIP OF CHERRY HILL, COUNTY OF CAMDEN,
STATE OF NEW JERSEY COMMITTING TO PRESENT NEED AND ROUND 4 PROSPECTIVE NEED
AFFORDABLE HOUSING OBLIGATIONS IN ACCORDANCE WITH THE AMENDED
NEW JERSEY FAIR HOUSING ACT**

WHEREAS, the Township of Cherry Hill, County of Camden, State of New Jersey, (hereinafter, "Township" or "Cherry Hill") has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations; and

WHEREAS, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA requires the New Jersey Department of Community Affairs ("DCA") to provide an estimate of the present need, also referred to as the rehabilitation obligation, and the Round 4 prospective need of all municipalities by October 20, 2024, based upon the criteria in the Amended FHA; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the present need and the Round 4 prospective need obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates Cherry Hill's Round 4 Present Need (Rehabilitation) Obligation to be 378 and its Prospective Need (New Construction) Obligation to be 571; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support revised calculations of Round 4 fair share affordable housing obligations; and

WHEREAS, the Amended FHA gives municipalities the opportunity to propose a different fair share affordable housing obligation from those reported by the DCA on October 18, 2024, based upon the standards in Sections 6 and 7 of the Amended FHA; and

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing ("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, COAH regulations authorize municipalities to secure an adjustment to their rehabilitation obligation through a windshield survey, and also empower municipalities to secure vacant land adjustments, durational adjustments, and other adjustments to its prospective need obligation; and

WHEREAS, the Township reserves its rights to pursue a reduction of its rehabilitation obligation through the windshield study as authorized by COAH's rules; and

WHEREAS, the Township has exercised its right to demonstrate that the data, when correctly applied, supports a lower Round 4 Prospective Need obligation than that reported by the DCA on October 18, 2024; and

WHEREAS, the Township takes the position that the DCA has indeed overstated the allocation factors, however it will nevertheless accept the DCA's number of 571 subject to the Township's right to put forth all its arguments and seek all adjustments based upon the allocation factors in the event any objection is filed by any party other than the Township to the DCA's 571 number; and

WHEREAS, the Amended FHA provides that "the municipality's determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7" of the Amended FHA; and

WHEREAS, the DCA's calculation, which the Township accepts, is entitled to a "presumption of validity" because it complies with Sections 6 and 7 of the Amended FHA; and

WHEREAS, in addition to setting forth its Round 4 fair share affordable housing obligations for the reasons summarized above, substantial activity has occurred and is ongoing that warrants the reservation of certain rights to avoid any claim that it has waived them; and

WHEREAS, for example, there is proposed legislation (hereinafter "Legislation"), which would reduce Cherry Hill's Round 4 Prospective Need to 148 and would give the Township "90 days from receipt of revised fair share obligations from the [DCA] to provide an amended Housing Element and Fair Share Plan addressing the new number;" and

WHEREAS, similarly, a number of municipalities, led by the Borough of Montvale, have filed suit (MER-L-1778-24) (hereinafter "Montvale Litigation") challenging the Amended FHA and the outcome of this litigation is uncertain; and

WHEREAS, the process established by the Amended FHA creates an opportunity to object by interested parties opposing the obligations to which a municipality commits, thereby creating the potential for litigation over the obligations of the municipality; and

WHEREAS, on June 27, 2016, Honorable Nan S. Famular, J.S.C. entered a final Judgment of Compliance and Repose for Round 3 in which she approved the Township's application and determined that the Township's realistic development potential is 1,912; and

WHEREAS, since the Township lacked sufficient land to meet its fair share quota for Round 3 and prior Rounds, it is therefore entitled to a vacant land adjustment to its Round 4 obligation; and

WHEREAS, the Township will include the basis for its vacant land adjustment in the Housing Element and Fair Share Plan ("HEFSP") it intends to submit by the June 30, 2025 deadline; and

WHEREAS, the Amended FHA requires municipalities to adopt a binding resolution no later than January 31, 2025, as to its present need and Round 4 obligations; and

WHEREAS, in light of the above, the Township of Cherry Hill finds that it is in its best interest to declare and determine its present need and Round 4 obligations in accordance with this binding resolution in accordance with the Amended FHA; and

WHEREAS, in addition to the above, the Acting Administrative Director of the Courts issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

WHEREAS, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the Amended FHA shall file an action in the form of a declaratory judgment complaint within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner; and

WHEREAS, the Township of Cherry Hill seeks a certification of compliance with the Amended FHA and, therefore, directs its Affordable Housing Counsel to file a declaratory relief action within 48 hours of the adoption of this resolution;

NOW, THEREFORE, BE IT RESOLVED on this 27th day of January, 2025, by the Township Council of the Township of Cherry Hill, County of Camden, State of New Jersey, as follows:

1. The WHEREAS preamble paragraphs of this resolution are incorporated by reference into the operative clauses of this resolution as if set forth in full.
2. For the reasons set forth in this resolution, the Township of Cherry Hill commits to a Present Need (Rehabilitation) Obligation of 378 and a Round 4 Prospective Need (New

Construction) Obligation of 571, subject to all reservations of all rights, which specifically include, without limitation, the following:

- a. The right to conduct a windshield survey in accordance with COAH standards to reduce the Present Need;
 - b. The right to a vacant land adjustment, durational adjustments, and all other applicable adjustments permitted in accordance with COAH regulations;
 - c. The right to comply with any additional amendments to the Amended FHA that the Legislature may enact;
 - d. The right to adjust its fair share obligations and/or its position in the event of any rulings in the Montvale Litigation or any other such action or litigation that alters deadlines and/or requirements of the Amended FHA; and
 - e. In the event that a third party challenges the Township's fair share obligations as set forth in this Resolution and/or its HEFSP, the right to take any such position in response thereto as it deems appropriate including, but not limited to, that its Present Need and/or Round 4 Prospective Need Obligations should be lower than described in this Resolution and/or the HEFSP.
3. The Township hereby directs its Affordable Housing Counsel to file a declaratory judgment complaint in the appropriate venue within 48 hours after adoption of this resolution, attaching this resolution as an exhibit.
 4. The Township also hereby authorizes its Affordable Housing Counsel to file this resolution with the Affordable Housing Dispute Resolution Program or any other such entity as may be determined to be appropriate.
 5. This resolution shall take effect immediately, according to law.

ADOPTED: JANUARY 27, 2025


COUNCIL PRESIDENT

ATTEST:


PATTI CHACKER, RMC
TOWNSHIP CLERK

Appendix C:

First & Second Round Vacant Land Adjustment Tables

**CHERRY HILL TOWNSHIP ROUND 1 VACANT LAND ANALYSIS
1993**

OWNER	PARCELID	KEY	ACRES	DEVELOPABLE ACRES	FAIR SHARE CALC.	COMMENTS
Tocco (Short Hills Farm)	521 / 2,3,3A	156	136	0.00	115	Built
Brunetti	263 / 1	3	30	0.65	60	Built
Buff Property	433 / 17	41	40	12.30	25	
Sergi	436 / 6 437 / 6B,7,9A,12,12BA 438/1	40, 52	220		172	Built
Tavistock Ext.	430 / 6,6A,7,7A,7B,7C,8,9,9A	42		14.75		Green Acres Parcel removed from list.
Legnola	108 / 2,3,3A,4,5,6,7 111 / 15,16,17	1	7.9	6.00	10	Reduced to 2 by Court Order
Jewish Federation	523 / 1,1AB	58	23		100	Built
ST. Mary's	523 / 1,1AB	N/S	114	55.00	110	
Holly Ravine	528 / 9	55	28	13.00	26	
Cherry Hill Industrial Properties	68 / 1K 943 / 3,4 94 / 1,1A 95 / 1	4	8.9	7.00	14	
Bridge Hollow	515 / 4,5	64	43	12.00	24	
Miscellaneous Parcels					50	
TOTAL					706	

CHERRY HILL TOWNSHIP ROUND 2 VACANT LAND ANALYSIS
4/28/2009

PARCELID	ACRES	FLOOD-PLAN	WET-LANDS	CONS. AREA	UPLAND	ZONE	VACANT PARCEL	RSI LIST	ALPHA KEY	PARK NAME	PROPERTY LOCATION	OWNER	GOVERNMENT PROPERTY	VACANT LAND	CURRENT STATUS	ENVIRONMENTAL CONSTRAINTS	DEVELOP. AREA	ASSIGNED DENSITY	RIP CALC.	REASONING
103.01.7	0.6508	0.00	0.00	0.00	0.65	B4	Y				601 Rt 38	Cherry Hill Township	Y							This small site is located on the Route 38 - Longwood Ave Jughandle and is not suitable for any development.
111.01.21	1.6283	0.00	0.00	0.00	1.63	R3	Y				651 Main St	Hampton Development Llc	N	1.63			0.98	20	3.91	Developed, open space for W B Saunders site
16.01.1	1.6560	0.00	0.68	0.68	0.98	B4	Y				Yale Ave	Galmac Distributors, Inc	N	0.98		Y				SCHOOL PROPERTY
174.01.1	1.0811	0.00	0.00	0.00	1.08	IN	Y				Fulton Street	Board Of Education	Y							Amended site plan approved for office.
177.01.8	2.4291	0.00	0.00	0.00	2.43	B2	Y				462 THIRD AVE	W & C Associates Llc	N	2.43			2.43	8	3.89	DEVELOPED - Daycare care center constructed
181.01.10	1.2972	0.00	0.00	0.00	1.30	B2	N				Third Ave	Tam-DOR Assoc Llc	N	1.30		Y				PARK
210.01.1	2.8660	0.00	0.91	0.91	1.95	IN	Y	Y	13	Barlow Playground	Pettit Ave	Two Of Cherry Hill	Y			Y				PARK
258.01.11	4.4126	3.24	2.35	3.36	1.05	IN	Y	Y	G	Media Road-Colwick	Media Rd	Two Of Cherry Hill	Y			Y				PARK
261.03.2	18.7130	14.32	10.64	14.71	4.00	IN	Y	Y	DI	Colwick Conservation	Church Rd	Two Of Cherry Hill	Y			Y				PARK
263.01.102	11.3587	0.24	1.18	1.37	9.99	IN					Lenape Rd									PARK
263.01.1	25.7542	0.00	2.47	2.47	23.28	R10	Y				Lenape Rd	Burrough'S Mill Apts Llc	Y							DEVELOPED AS INCLUSIONARY DEVELOPMENT
278.01.2	4.7407	0.03	3.63	3.63	1.11	IN	Y	Y	FB	Brunetti Tract	Overbrook & Lenape Church Rd	Board Of Education	Y			Y				PARK
282.01.33	5.1872	0.00	0.00	0.00	5.19	R3	Y	Y	FH	Church Road	2321 Church Rd	Two Of Cherry Hill	Y	0.00			0.00		7.00	Per Master when released from vacant land
283.01.1	1.2543	1.23	0.87	1.24	0.01	IN	Y	Y	DK	Colwick Conservation	Coles Ave	Two Of Cherry Hill	Y			Y				PARK
284.01.16	1.9901	0.18	0.08	0.18	1.81	B2	Y				34 Coles Ave	Steve & Ted'S Excellent Adventure I	N	1.81		Y	1.81		0.00	The parcel is too narrow at 91 feet to develop for an inclusionary development.
285.02.3	6.7433	0.00	0.00	0.00	6.74	B3	N				Haddonfield Rd	Cherry Hill Cir CO Preit Svcs	N	6.74						DEVELOPED
285.02.4	1.9049	0.00	0.00	0.00	1.90	B3	N				Cherry Hill Mall	Cherry Hill Cir CO Preit Svcs	N	1.90						DEVELOPED
285.02.9	8.1643	0.00	0.00	0.00	8.16	B3	N				Church Rd & Hollid Rd	Cherry Hill Cir CO Preit Svcs	N	8.16						
285.05.11	1.6107	0.00	0.90	0.90	0.71	R2	Y	Y	DL	Embassy Drive Open Space	Embassy Dr	Two Of Cherry Hill	Y			Y				PARK
285.23.5	4.6502	0.00	0.00	0.00	4.65	R2					REGENCY COURT	CLASSIC CUSTOM BUILDERS	N	4.65		N	4.65		7.00	Project approved & partially constructed
285.25.102	1.8695	0.00	0.00	0.00	1.87	B3	Y				2129 Rt 38	Two Of Cherry Hill	Y	0.00						OPEN SPACE-BASIN-LOEWS
285.25.404	2.3791	0.00	1.51	1.51	0.87	IRB	Y				Rt 38- Dot	Dept Of Trans	Y			Y				NJ ROUTE 38 JUGHANDLE
285.25.4	16.1983	0.00	3.93	3.93	12.27	IN	Y	Y	23	Chapel Avenue Park	1900 Chapel Ave W	Two Of Cherry Hill	Y			Y				PARK
285.25.8	21.3017	0.00	16.80	16.80	4.50	IRB	Y				Rt 38-Rear	Hillview Ch, Llc CO Kinco	N	4.50		Y				Open space & basin for Hillview Shopping Center
286.19.27	1.1981	0.00	0.37	0.37	0.83	IN	Y	Y	24	Brainerd Playground (WV - Roosevelt)	36 Ivy Ln	Two Of Cherry Hill	Y			Y				PARK
287.07.8	2.0591	0.00	1.51	1.51	0.55	R2	Y				37 Maple Ave	Two Of Cherry Hill	Y			Y				NO ACCESS
331.01.1	2.1284	0.00	0.74	0.74	1.39	O1	Y				E Lake Dr	Brandywine Operating Partnership,Lp	N	1.39		Y	1.39			Project open space on the Route 38 Jughandle.
337.03.14	3.9284	2.59	3.32	3.32	0.61	R2	Y	Y	30	Fountain Court	16 Fountain Ct	Two Of Cherry Hill	Y			Y				PARK
338.01.1	4.1292	2.57	2.99	3.99	0.14	IN	Y	Y	31	Brandywoods Park	Rear Of Glenison Roa	Two Of Cherry Hill	Y			Y				PARK
338.01.2	4.8160	2.12	4.37	4.64	0.18	IN	Y	Y	32	Brandywoods Park	Dartmouth Rd	Two Of Cherry Hill	Y			Y				PARK
338.24.65	2.4619	1.36	1.18	1.85	0.61	IN	Y		34	Brandywoods Park	Dartmouth&Colgate D	Two Of Cherry Hill	Y			Y				PARK
338.3.8	4.5330	0.00	3.83	3.83	0.70	O1	Y				Rear Kings Hwy	J Doe Inc	N	0.70		Y	0.70	8	1.12	Similar density to Greensward LIMITED
338.32.1	5.5220	3.66	4.25	5.10	0.42	IN	Y	Y	35	Brandywoods Park	Church Rd	Two Of Cherry Hill	Y			Y				ACCESS
339.01.10	1.3236	0.00	0.00	0.00	1.32	O1	Y				915 Kings Hwy N	915 Building Assoc	N	1.32		Y	1.32	10	2.65	Similar density to Greensward next to Fire Station
339.02.14	1.0390	0.00	0.00	0.00	1.04	R2	Y				Back Of Sheffield R	Two Of Cherry Hill	Y							Project open space
339.36.2	0.7545	0.00	0.00	0.00	0.75	IN	Y	Y	37	Kington Playground	Deland Ave	Two Of Cherry Hill	Y							PARK
340.02.1	1.2381	0.00	0.00	0.00	1.24	B2	Y				Rt 70 W Rear	Goodman, J S CO Dmworth Paxon	N	1.24			1.24	8	1.98	The odd shape of this lot and since it is surrounded by a McDonalds Restaurant, Rite Aid, loading docks and parking lots makes this site unsuitable for density over 8 dwelling units per acre.
341.01.14	29.8299	0.00	28.14	28.14	1.69	IN	Y	Y	M	Route 70 - Red Lobster	Rt 70 E	Two Of Cherry Hill	Y			Y				PARK
343.01.3	60.4915	0.00	58.78	58.78	1.72	IN	Y	Y	S	Cooperfield Park	Cooperfield Rd	Two Of Cherry Hill	Y			Y				PARK
343.01.5	5.5348	0.00	5.51	5.51	0.02	IN	Y	Y	T	Cooperfield Park	Cooperfield Rd	Two Of Cherry Hill	Y			Y				PARK
343.01.9	4.2577	0.00	1.18	1.18	3.08	O1	Y				500 Cooper Landing	Kennedy Memorial Hospital- University	Y						8.00	Per Master as redevelopment parcel
343.02.6	3.3404	0.00	1.71	1.71	1.63	IN	Y				Warren Avenue	Board Of Education	Y			Y				PARK
343.02.7	3.3372	0.00	0.00	0.00	3.34	IN	Y				Warren Avenue	Board Of Education	Y			Y				PARK
357.01.8	1.5734	0.00	0.00	0.00	1.57	IN	Y	Y	40	Elfton Park-Lions Den	New York Ave	Two Of Cherry Hill	Y	0.00		Y				PARK
374.01.1	7.7319	6.42	3.33	7.18	0.55	IN	Y				Park Blvd	Camden County Park Commission	Y			Y				COUNTY PARK
38.01.2	0.2419	0.30	0.01	0.30	-0.06	IN	N				Park Blvd Rear	Conrail Copr. &New Jersey Trans	Y			Y				RAILROAD

CHERRY HILL TOWNSHIP ROUND 2 VACANT LAND ANALYSIS
4/28/2009

PARCELID	ACRES	FLOOD-PLAIN	WET-LANDS	CONS. AREA	UPLAND	ZONE	VACANT PARCEL	ROSI LIST	ALPHA KEY	PARK NAME	PROPERTY LOCATION	OWNER	GOVERNMENT PROPERTY	VACANT LAND	CURRENT STATUS	ENVIRONMENTAL CONSTRAINTS	DEVELOP. AREA	ASSIGNED DENSITY	RDP CALC.	REASONING
389.02.6	1.1051	1.05	0.97	1.06	0.04	IN	Y	Y	U	Ellisburg Park	Kings Hwy S Park Blvd	Typ Of Cherry Hill Camden County Park Commission	Y		Released for development	Y				PARK
396.01.1	16.9136	12.12	2.39	12.13	4.78	IN	Y	Y			2151 Rt 70 W	Mj Associates, Llc	N	3.42		Y				County Park Cherry Hill Mercedes
400.1.1	3.4232	0.00	0.00	0.00	3.42	B2	N	Y			Charleston Rd	Typ Of Cherry Hill	Y			Y	0.28	8	0.45	CONSERVATION LAND NON ROSI
404.01.1	1.6836	0.00	1.40	1.40	0.28	RA	Y	Y			Charleston Rd	Typ Of Cherry Hill	Y			Y	0.62	8	1.00	CONSERVATION LAND NON ROSI
404.01.4	2.5665	0.00	1.94	1.94	0.62	RA	Y	Y			Charleston Rd	Typ Of Cherry Hill	Y			Y	0.11	8	0.18	CONSERVATION LAND NON ROSI
404.01.5	1.8655	0.00	1.78	1.78	0.11	RA	Y	Y			Charleston Rd	Typ Of Cherry Hill	Y			Y	0.64	8	1.03	CONSERVATION LAND NON ROSI
404.01.6	1.2462	0.00	1.11	1.10	0.64	RA	Y	Y			Charleston Rd	Typ Of Cherry Hill	Y		Open Space	Y				DEVELOPMENT OPEN SPACE & BASIN
404.02.15	7.6256	0.00	2.65	3.95	3.68	IN	Y	Y	Z	South Barclay Park Open Space	Rear Of Willow Way Rear Of Heritage Rd	Typ Of Cherry Hill Typ Of Cherry Hill	Y			Y				PARK
404.11.20	4.3746	0.00	2.47	2.47	2.50	IN	Y	Y			Rear Of Heritage Rd	Typ Of Cherry Hill	Y			Y				PARK
404.36.1	11.4920	0.00	0.00	0.00	11.49	IN	Y	Y	1	Ring Fox Run Open Space	Rear Roland Ct	Typ Of Cherry Hill	Y							PARK
404.36.53	1.2322	0.57	0.00	0.57	0.75	IN	Y	Y	DN	Ring Fox Run Open Space	Rear Sequoia Dr	Typ Of Cherry Hill	Y			Y				PARK
404.36.80	15.3719	12.06	8.35	12.06	3.32	IN	Y	Y	2	Rings of Fox Run Open Space	Rear Teak Ct	Typ Of Cherry Hill	Y			Y				PARK
404.37.1	4.5421	2.39	0.93	2.39	2.15	IN	Y	Y			New Jersey Turnpike	Camden County	Y			Y				OWNED BY CAMDEN COUNTY
404.43.14	2.3871	0.00	0.00	0.00	2.39	R2	Y				1200 Brace Rd	Lawrence, James H, Peter & Elais	N	2.39			8	3.82		This site is the center of the Hunt Tract development and makes this site unsuitable for multifamily development over 6 dwelling units per acre.
404.44.16	1.2260	0.00	0.00	0.00	1.23	RA	Y				1209 Kay Dr W	Venningla, Giuseppe & Firella	N	1.23			1.23			DEVELOPED 2004
404.45.10	3.2178	0.98	1.60	1.60	1.62	RA	Y				232 Munn Ln	Jennings, Anthony S & Victoria	N	1.62		Y	1.62	8	2.59	This site is the center of the Hunt Tract development and makes this site unsuitable for multifamily development over 6 dwelling units per acre.
404.45.31	1.2666	0.00	0.44	0.44	0.83	RA	Y				1224 Cotswold Ln	United Munkaser Yashivos	N	0.83		Y	0.83		1.33	This site is the center of the Hunt Tract development and makes this site unsuitable for multifamily development over 6 dwelling units per acre.
404.45.50.1	4.1502	0.24	0.00	2.67	1.48	RA	Y				218 Munn Ln	Horwitz, Harry A & Susan Shibel	N	1.48		Y	1.48	8	2.37	This site is the center of the Hunt Tract development and makes this site unsuitable for multifamily development over 6 dwelling units per acre.
404.45.5	3.5080	0.83	0.00	2.65	0.86	RA	Y	Y	46	Barclay Farmstead	218 Munn Ln Cooper Creek	Typ Of Cherry Hill	N	0.86		Y	0.86			DEVELOPED 2004
404.49.11	14.4461	12.20	12.05	12.76	1.88	RI	Y	Y				Typ Of Cherry Hill	Y			Y				PARK
404.53.5	4.0962	1.32	2.70	2.89	1.21	R3	Y	Y	AA	Kingway Circle Knolls Cherry Hill Meadows - Croft Farm	Brace Rd	Typ Of Cherry Hill	Y		Y					PARK
408.01.1	31.7155	0.00	0.00	0.00	31.72	IN	Y	Y	48		Kresson Rd	Typ Of Cherry Hill	Y							PARK
408.01.2.0FARM	6.3149	0.00	0.00	0.00	6.31	RI	Y	Y			351 Kresson Rd	Mc Naughton, William & Gall Ten Corn	N	6.31	Operating as a nursery					DEVELOPED AS A NURSERY BUSINESS
409.01.23	0.5000	0.00	1.80	1.80	0.50	B2	Y	Y			Berlin Rd	Thomas, M % J Thomas - Pca	N	0.50						All Flood Plain and Wetlands.
411.01.7	6.5985	0.00	1.80	1.80	4.80	IR	Y	Y			N J Turnpike	Transcontinental Gas Pipe Line	N	4.80	Operating as a pipeline	Y				Utility use as a pipeline
420.01.2	9.9488	2.68	3.88	4.26	5.69	R10	Y	Y	AB	Tindale Run Park	230 Berlin Rd	Typ Of Cherry Hill	Y			Y				PARK
420.03.1	1.2945	0.00	0.00	0.00	1.29	R10	Y	Y	AC	Tindale Run Park	Berlin Rd	Typ Of Cherry Hill	Y	0.00						PARK
429.03.11	7.7614	2.49	2.27	2.54	5.22	R10	Y	Y	AF	Tindale Run Park	Berlin Rd	Typ Of Cherry Hill	Y			Y				PARK
429.03.4	2.1226	0.00	0.00	0.00	2.12	R10	Y	Y	AD	Tindale Run Park	Berlin Rd	Typ Of Cherry Hill	Y							PARK
429.03.7	1.5755	0.78	0.87	0.87	0.71	R10	Y	Y	AG	Tindale Run Park	Berlin Rd	Hargrove, William & Kathleen	N	0.71		Y	0.71			Parcel has poor access and utility availability.
430.1.1	3.9841	0.95	1.25	1.48	2.50	R10	Y	Y	AH	Valleybrook Area Brookfield Park - CH	Back Of Valleybrook	Typ Of Cherry Hill	Y			Y				PARK
431.14.82	6.7815	2.65	4.16	4.16	2.62	IN	Y	Y			Route 295	Typ Of Cherry Hill	Y			Y				PARK
431.16.9	4.8392	0.19	0.31	0.31	4.53	IN	Y	Y	52			Typ Of Cherry Hill	Y			Y				PARK
431.18.7.01	3.0382	0.00	0.00	0.00	3.04	IR	Y	Y			100 Woodcrest Rd	Vineand Constuction Co	N	3.04			3.04			Surrounding land uses are industrial--Site is approved for a 25,000 sq.ft office building
432.01.1	0.3606	0.01	0.00	0.01	0.35	IR	Y	Y			Route 295	Dept Of Trans	Y			Y				TOO SMALL
432.01.8	38.7620	0.00	21.47	21.47	17.29	RI	Y	Y	FI	Browning Ln	Browning Ln	Typ Of Cherry Hill	Y			Y				PARK
433.02.13	0.5923	0.00	0.00	0.00	0.59	IR	Y	Y			1220 Berlin Rd	Garden State Cablevision L.P	N	0.59			0.59		0.00	Access is unsuitable.
433.07.33	1.7872	0.00	0.00	0.00	1.79	IN	Y	Y	53		30 Plymouth Dr	Typ Of Cherry Hill	Y			Y				PARK
434.09.34	14.4827	0.00	4.11	3.42	11.06	IN	Y	Y	57	Majic Forest	Liberty Bell Dr	Board Of Education	Y			Y				PARK
434.19.16	2.0672	0.00	1.07	1.07	1.00	RI	Y	Y			408 Browning Ln	Typ Of Cherry Hill	Y			Y	1.00	8	1.60	Parcel is an odd shape with difficult access and questionable utility availability.
434.23.5	1.1440	0.00	0.00	0.00	1.14	RA	Y	Y			Rear Browning Lane	Conn, Mitchell & Lisa G	N	1.14			1.14	8	1.83	Site has poor access is from a private 30' road due to access and the site has questionable utility availability.
434.24.17	21.3941	0.00	0.00	0.00	21.39	IN	Y	Y	AJ		Browning & Hidden L	Typ Of Cherry Hill	Y							PARK

CHERRY HILL TOWNSHIP ROUND 2 VACANT LAND ANALYSIS
4/28/2009

PARCELID	ACRES	FLOOD- PLAIN	WET- LANDS	CONS. AREA	UPLAND	ZONE	VACANT PARCEL	ROSI LIST	ALPHA KEY	PARK NAME	PROPERTY LOCATION	OWNER	GOVERN- MENT PROPERTY	VACANT LAND	CURERNY STATUS	ENVIRON- MENTAL CONSTRAINTS	DEVELOP- AREA	ASSIGNED DENSITY	RDP CALC.	REASONING
436.01.1	4.7905	4.49	3.48	4.58	0.21	IN	Y	Y	58	Scarborough Park- Covered Bridge Pa	Covered Bridge Rd	Top Of Cherry Hill	Y			Y				PARK
436.02.14	7.6961	3.29	6.39	6.91	0.79	IN	N			Kay Ave	Kay Ave	Dept Of Trans	Y			Y				NUDOT PROPERTY
436.03.18.01	6.1633	0.00	0.05	0.05	6.11	R10	N			Abbey Rd	Abbey Rd	East Avenue Associates	N			Y				Single affordable housing
436.03.18	12.0256	11.05	8.09	11.34	0.68	R10	Y			Markness Rd	Markness Rd	Markness Development	N			Y				Open space Basin
436.03.59	3.4616	0.31	0.80	0.80	2.66	R10	Y			Europe Del Basin	Europe Del Basin	Markness Development	N			Y				Basin
436.03.9	3.8298	0.00	2.38	2.38	1.45	IR	Y			7 Perina Blvd	7 Perina Blvd	Davis E-Hadiyah (America)	N			Y				INDUSTRIAL PARK MOSQUE UNDER CONSTRUCTION
437.01.21	6.8142	0.00	3.52	3.52	3.10	IR	Y			3 Allison Dr	3 Allison Dr	P N P Development Co Inc	N			Y	3.10	10	6.20	Industrial Park
437.01.26	21.132	0.00	1.96	1.96	0.15	IR	Y			13 Allison Dr	13 Allison Dr	L.P. Realty Lc	N			Y	0.15			Site is not developable.
437.04.99	2.9451	0.00	2.26	2.26	0.60	R1	Y	Y	EN	Lucerne/Siena	Lucerne/Siena		N			Y				OPEN SPACE
437.05.99	36.6723	29.52	30.05	32.07	4.60	IN	Y	Y	EO		Lucerne/Siena	Top Of Cherry Hill	Y			Y				PARK
437.11.36	1.1206	0.00	0.00	0.00	1.12	R1	Y	Y	ER	Rear Of Canoe Ct	Rear Of Canoe Ct	Top Of Cherry Hill	Y							PARK
438.01.4	6.2943	5.36	4.51	5.50	0.79	R1	Y	Y	AL	Springdale Road	Springdale Rd	Top Of Cherry Hill	Y			Y				PARK
462.01.1	0.8500			0.71	0.71	IN	Y	Y	7?	Northwoods Conservation		Top Of Cherry Hill	Y			Y				PARK
463.01.2	4.8375	0.00	4.18	4.18	0.66	IR	Y	Y			800 Park Rd	Top Of Cherry Hill	N			Y	0.66			Industrial Park
463.01.3	6.0253	0.00	2.11	2.11	3.92	IR	Y				1800 Old Culbert R	Vee Dennis Manufacturing Co	N			Y	3.92			Industrial Park
463.06.21	1.2009	0.00	0.00	0.00	1.20	P2	Y				Carlton Dr	Wilson, G & Passarella, A	N					8	1.92	Site density is limited due to its location in the middle of single family detached dwellings
463.09.1	15.2168	0.00	8.25	8.25	6.97	IN	Y	Y	FD	Frontage Road	1600 Frontage Rd	Top Of Cherry Hill	Y			Y				Park
463.09.10	2.4486	0.00	1.81	1.81	0.64	IN	Y				55 Ranado Terr	Board Of Education	Y			Y				BOARD OF EDUCATION PARCEL
463.09.11	7.2819	0.00	0.77	0.77	6.51	IN	Y				55 Ranado Terr	Board Of Education	Y			Y				BOARD OF EDUCATION PARCEL
463.09.7	4.2209	0.00	0.00	0.00	4.22	B4	N				1820 Frontage Rd	HSL Properties, Llc % Cladial	N							Developed as self-storage facility.
463.09.9	2.9316	0.00	1.39	1.39	1.00	P20	Y				1432 Rt 70 E - Rear	Pusky, Ella %Ami/Mel	N			Y	1.00			This lot is 104 feet by 1,000 feet and therefore undevelopable.
465.01.13	4.9710	2.25	1.84	2.58	2.39	IR	Y				605 Chapel Ave E	Chapel Holdings Inc	N			Y	2.39	10	4.79	PARK
465.01.14	6.9321	5.59	4.23	5.63	0.69	IR	Y	Y	AM		Deer Rd	Top Of Cherry Hill	Y			Y				
465.05.5	1.3468	0.00	0.00	0.00	1.35	P2	Y				Chapel Ave Extensio	Camden Sme Inc	N			Y	1.35	10	2.69	
465.06.2	1.3261	0.00	1.20	1.20	0.12	IR	Y				617 Deer Rd	Co-Frank Associates	N			Y	0.12			Not developable
465.06.3	1.0102	0.00	0.89	0.89	0.12	IR	Y				615 Deer Rd	Co-Frank Associates	N			Y	0.12			Not developable
467.01.10	1.2503	0.00	0.00	0.00	1.25	IR	Y				Rear Deer Rd	Lb Holdings Inc	N			Y	0.12			Not developable
467.01.3	4.6701	0.00	6.44	6.44	0.92	IR	Y				801 Park Rd	Gera Assoc CO J Straus Jr	N			Y	0.92			Industrial park area
467.01.4	1.0791	0.00	0.36	0.36	0.52	IR	Y				801 Park Rd	First Industrial Lp	N			Y	0.52			Industrial park area
467.01.9	1.2878	0.00	0.00	0.00	1.29	IR	Y				Rear Deer Rd	Lb Holdings Inc	N			Y	1.29			Industrial park area
467.04.13	1.0002	0.00	0.00	0.00	1.00	IN	Y	Y	AN		Rear Green Vale Rd	Top Of Cherry Hill	Y							PARK
467.1.1	4.0399	0.00	0.00	0.00	4.81	IN	Y				Park Rd	Top Of Cherry Hill	Y							BASIN PLANNED TO SOLVE KINGSTON DRAINAGE PROBLEMS
468.02.1	16.3359	0.00	12.08	12.08	4.75	IN	Y				Springdale Rd	First Industrial LP	N			Y	4.75			Industrial park area
468.06.1	6.9563	3.18	4.88	5.26	1.89	IN	Y				Old Culbert Blvd	New Jersey Turnpike Autho	Y			Y				NEW JERSEY TURNPIKE AUTH.
469.01.2	15.0850	9.77	12.47	13.00	2.08	IN	Y	Y	60	Kingsion Playground	Greentree Rd N	Top Of Cherry Hill	Y			Y				PARK
469.13.1	5.0258	0.00	2.06	2.06	2.97	IN	Y	Y	65	Point Of Woods Park- Morningdale	Green Ace Dr N	Top Of Cherry Hill	Y			Y				PARK
470.01.23	2.1208	0.00	0.00	0.00	2.12	O3	Y				1919 Greentree Rd	Carabast, Anthony C	N			Y				PARK
470.01.24	2.1216	0.00	0.00	0.00	2.12	P2	Y				1929 Greentree Rd	Deleante Carl & Adele H	N				0.00			Application expected for this World Peace Palace
470.02.11	0.2465	0.00	0.00	0.00	0.25	B2	Y				1888 Rt 70 E	Tk Enterprises, Llc	N				2.12	10	4.24	DEVELOPED
470.06.10	19.3544	7.08	12.50	1.67	17.68	IN	Y	Y	66	Greentree Way	Greentree Way	Top Of Cherry Hill	Y			Y				DEVELOPED
470.1.3 OF ARM	13.2369	0.00	0.00	0.00	13.24	O1	Y				Rt 70 E	Foulke, Charles & Marcia %Ch Dodge	N				13.24	12	33.00	Approved site plan for 233 dwelling units including 33 L.M.rentals
471.11.29	1.7123	0.00	0.00	0.00	1.71	IN	Y	Y	67	Wexford	212 Wexford Dr	Top Of Cherry Hill	Y							PARK
471.13.11	1.9440	0.00	0.00	0.00	1.94	RAPC	Y	Y	68	Wexford	Springdale Rd	Top Of Cherry Hill	Y							PARK
473.01.5	5.2551	0.00	5.26	5.26	0.00	IR	Y				Rockhill Rd	First Industrial Lp	N			Y	0.00			Industrial park area NOT DEVELOPABLE
473.01.6	2.4507	0.00	2.45	2.45	0.00	IR	Y				Point View Ave	First Industrial Lp	N			Y	0.00			Industrial park area NOT DEVELOPABLE
488.01.1	2.1766	0.00	2.15	2.15	0.03	IR	Y	Y	AO	Garden Avenue	Point View Ave	Top Of Cherry Hill	Y			Y				PARK
490.1.1	49.01.1	1.7769	1.75	0.00	1.75	0.00	IN	Y			7 Park Dr	Top Of Cherry Hill	Y			Y				PARK
490.1.2	1.7579	1.76	1.24	1.76	0.00	IN	Y	Y			Park Dr	Camden County Parks Commission	Y			Y				Camden County Park Commission
500.01.11	6.6473	0.00	6.01	6.01	0.64	R2	Y	Y			Park Blvd	Camden County Parks Commission	Y			Y	0.64			Camden County Park Commission
500.01.12	5.01.12	0.0477	0.41	0.32	0.41	0.00	IR	Y			Perina Blvd	Lauzer Llc	N			Y	0.00			Industrial park area
500.01.21	10.9938	0.00	10.99	10.99	0.00	IR	Y				Rockhill Road	Harford Robert Sr	N			Y	0.00			Industrial park area Unsuilable wetlands.
502.01.22	1.0192	0.00	0.73	0.73	0.29	B2	Y				Rt 70 E	Sergl, Dominic P & Marie M	N			Y	0.29			Unsuilable 20' X 2200' is too narrow for development.
503.01.11	0.2675	0.00	0.00	0.00	0.27	IR	Y				Rockhill Rd	Rock Hill Road Associates Lc	N				0.27			Developed as a self storage facility
503.02.2	0.2887	0.00	0.00	0.00	0.29	B2	Y				1814 Rt 70 E	Beowulf Enterprises II Lc	N				0.29			Developed as an office building
504.01.4	5.2716	0.00	4.37	4.37	0.90	IR	Y				Rockhill & Garden	Schooley, Joseph & Hope	N			Y	0.90			Industrial park area

CHERRY HILL TOWNSHIP ROUND 2 VACANT LAND ANALYSIS
4/28/2009

PARCELID	ACRES	FLOOD-PLAN	WET-LANDS	CONS. AREA	UPLAND	ZONE	VACANT PARCEL	ROSI LIST	ALPHA KEY	PARK NAME	PROPERTY LOCATION	OWNER	GOVERNMENT PROPERTY	VACANT LAND	CURRENT STATUS	ENVIRON- MENTAL CONSTRAINTS	DEVELOP. AREA	ASSIGNED DENSITY	RIP CALC.	REASONING	
504.01_5	4.0305	0.00	3.59	3.59	0.44	IR	Y			Point View Ave	Three KS Lic O/O R Krauss	N	N	0.44	Industrial Park	Y	0.44			Industrial park area	
510.02_4.01	1.1674	0.00	0.00	0.00	1.17	RA	Y			1635 Springdale Rd	Barclay David M & Nancy B	N	N	1.17		Y	1.17			No Access to public road.	
510.02_4.03	1.0484	0.01	0.00	0.01	1.03	RA	Y			1627 Springdale Rd	Barclay David M & Nancy B	N	N	1.03	Farmland	Y	0.00			No Access to public road.	
513.44_60	4.7022	3.89	0.06	3.89	0.81	IN	Y	Y	DY	Gulfport Road	Tap Of Cherry Hill	Y	Y			Y				PARK	
513.5_2	33.7613	11.90	17.47	17.47	16.31	RI	Y	Y	FJ	Crowwell Rd	Tap Of Cherry Hill	Y	Y			Y				PARK	
513.51_8	4.7755	3.24	3.32	3.68	1.10	IN	Y	Y	70	Old Orchard Park	Tap Of Cherry Hill	Y	Y			Y				PARK	
514.01_1	6.0892	0.00	3.52	3.52	2.57	RI	Y	Y	AP	Marlowe Rd	Tap Of Cherry Hill	Y	Y			Y				PARK	
514.01_4	4.2730	2.42	0.08	2.49	1.78	IN	Y	Y	DZ	Candlewick Floodplain	Tap Of Cherry Hill	Y	Y			Y				PARK	
514.01_7	3.6974	1.13	0.00	1.13	2.57	RAPC	Y	Y		Crowwell Rd	Public Serv Elec & Gas Co	N	N	2.57	Utility	Y	0.00			Utility use	
515.01_1	12.3392	1.72	3.05	3.31	9.03	IN	Y	Y	EZ	Unnamed Brick Road	Tap Of Cherry Hill/Bo Of Education	Y	Y			Y				PARK	
515.01_2	2.7050	0.96	1.75	1.84	0.87	IN	Y	Y	EM	Survey Place East Park	Sandingham Rd	Tap Of Cherry Hill	Y	Y			Y				PARK
515.08_11	1.1968	0.00	0.00	0.00	1.20	RI	Y	Y	AT	Crowwell Estates	21 Branching Dr N	Tap Of Cherry Hill	Y	Y			Y				PARK
515.09_10	1.8627	1.58	1.35	1.58	0.28	RI	Y	Y	EOX	Charles Ln	24 Charles Ln	Tap Of Cherry Hill	Y	Y			Y				PARK
515.21_1	24.6245	6.17	9.96	1.84	22.79	IN	Y	Y	EC	Survey Place East Open Space	Apley Rd-Rear	Tap Of Cherry Hill	Y	Y			Y				PARK
515.22_1	5.7811	0.00	3.59	3.59	2.19	IN	Y	Y	72	Survey Place East Park	Sandingham Rd	Tap Of Cherry Hill	Y	Y			Y				PARK
515.22_2	3.6762	0.00	2.54	2.50	1.17	RI	Y	Y		Marlowe Road	New Jersey Water Co	N	N	1.17		Y	1.17			DEVELOPED Subdivided into four lots	
518.01_11	9.9355	0.00	0.00	0.00	9.84	IN	Y	Y	CO	Kresson Road	Tap Of Cherry Hill	Y	Y			Y				ENVIRONMENTAL CONSTRAINTS	
518.01_9	2.1076	0.00	0.00	0.00	2.11	RI	Y	Y	AY	Crowwell Road	Tap Of Cherry Hill	Y	Y			Y				PARK	
518.03_1	0.6393	0.59	0.64	0.64	0.00	RI	Y	Y	BA	Crowwell Road	Tap Of Cherry Hill	Y	Y			Y				PARK	
518.1_54	9.8398	0.00	7.28	7.28	2.56	IN	Y	Y	BB	Fox Hollow Woods	Tap Of Cherry Hill	Y	Y			Y				PARK	
518.11_13	3.3925	0.00	2.78	2.78	0.81	IN	Y	Y		Partridge Ln	Tap Of Cherry Hill	Y	Y			Y				PARK	
518.14_1	3.0132	0.00	0.00	0.00	3.01	RI	Y	Y	ED	Rams Gate Open Space	Kresson Rd	Tap Of Cherry Hill	Y	Y			Y				PARK
518.16_26	2.3981	0.00	0.47	0.47	1.93	IN	Y	Y	BC	Fox Hollow Woods	Rear Brick Rd	Tap Of Cherry Hill	Y	Y			Y				PARK
518.16_27	9.0884	5.77	5.70	6.87	2.22	IN	Y	Y	BD	Fox Hollow Woods	Brick Rd	Tap Of Cherry Hill	Y	Y			Y				PARK
518.21_28	1.7344	0.00	1.33	1.33	0.40	RI	Y	Y	4	Rams Gate Open Space	Evashan Rd	Tap Of Cherry Hill	Y	Y			Y				PARK
518.24_2	6.1870	0.99	4.87	4.88	1.31	IN	Y	Y	BG	Fox Hollow Woods	Copwell & Kresson	Tap Of Cherry Hill	Y	Y			Y				PARK
519.01_35	7.1042	0.00	0.00	0.00	7.10	IN	Y	Y	EF	Cherry Run Open Space	Brick Rd	Tap Of Cherry Hill	Y	Y			Y				PARK
521.01_1	12.5179	7.67	11.09	11.35	1.16	IN	Y	Y	74	Springbrook Park	Spring Rd	Tap Of Cherry Hill	Y	Y			Y	2.48	10	4.96	
521.01_2.01	2.6500	0.13	0.05	0.17	2.48	IN	Y	Y		Evashan Rd	Tap Of Cherry Hill	Y	Y			Y	1.95	10	3.90		
521.01_8.01	12.3351	3.85	4.60	5.90	1.95	IN	Y	Y		Evashan Rd	Tap Of Cherry Hill	Y	Y			Y	1.95				
523.01_6	13.509	0.00	0.00	0.00	1.35	RI	Y	Y		1607 Kresson Rd	Chang Henry & Y E Kao	N	N	1.35	Religious use	Y	1.35	8	2.16	Isolated in the middle of a single family detached development	
523.13_11	6.8763	0.00	0.44	0.44	6.44	IN	Y	Y		Springdale Rd	St Marys Catholic Home	N	N	6.44	Religious use	Y	6.44			Religious use	
523.13_9	9.1825	0.00	0.00	0.00	9.18	IN	Y	Y		Springdale Rd	St Marys Catholic Home	N	N	9.18	Religious use	Y	9.18			Religious use	
524.01_7	13.5637	0.00	12.57	12.57	0.99	IN	Y	Y	EG	Wilderness Acres Floodplain	Springdale Rd	Tap Of Cherry Hill	Y	Y		Y					PARK
524.1_29	0.9116	0.00	0.00	0.00	0.91	IN	Y	Y		Country Walk	Tap Of Cherry Hill	Y	Y			Y				BASIN	
524.14_13	1.2821	0.00	1.05	1.05	0.19	RI	Y	Y		26 Southwood Drive	Tap Of Cherry Hill	Y	Y			Y				BASIN	
525.02_13	1.7203	0.00	0.00	0.00	1.72	RA	N	Y		1200 Kresson Rd	Dominique Devanand	N	N	1.72		Y	1.72			Dwelling constructed	
525.09_14	4.0758	0.00	0.10	0.10	3.97	IN	Y	Y	79	Orolo Lake Park	1101 Willowdale Dr	Tap Of Cherry Hill	Y	Y		Y					PARK
525.37_1	1.0610	0.00	0.21	0.21	0.85	R2	Y	Y		2 Exton Circle	K Hovnanian Southern New Jersey Lc	N	N	0.85	Open space	Y	0.00			Open space	
525.37_4	3.9613	0.00	2.46	2.46	1.50	R2	Y	Y		8 Exton Circle	K Hovnanian Southern New Jersey Lc	N	N	1.50	Open space & basin	Y	0.00			Development open space & basin	
525.38_12	1.1314	0.00	0.00	0.00	1.13	RA	Y	Y		22 Robin Lake Dr	Bloch, Jay L & Joan R	N	N	1.13	No Access to public road and the site is in the middle of a single family detached development.	Y	1.13	8	1.81		
525.38_14	5.3915	0.00	2.05	2.05	3.35	IN	Y	Y	82	Orolo Lake Park	Willis Lane	Tap Of Cherry Hill	Y	Y		Y					PARK
525.38_3	1.3829	0.00	1.03	1.03	0.36	RA	Y	Y	83	Springdale & Kresson	14 Robin Lake Drive	Nathalin, Richard	N	N	0.36	Isolated in the middle of a single family detached development	Y	0.36	8	0.57	
526.01_1	84.3258	21.47	29.28	30.86	53.34	IN	Y	Y		Springdale & Kresson	Kresson Rd	Tap Of Cherry Hill	Y	Y		Y					PARK
526.03_16	1.5905	0.00	0.00	0.00	1.59	RA	Y	Y		1141 Winding Dr	Foman, Richard P & Donna R	N	N	1.59	Isolated in the middle of a single family detached development	Y	1.59	8	2.54		
526.04_19	1.5213	0.00	0.00	0.00	1.52	RA	Y	Y		1140 Barbara Dr	Wachman, Barbara	N	N	1.52	New dwelling constructed	Y	1.52				
526.05_2	1.3299	0.00	0.00	0.00	1.33	RA	Y	Y		1140 Ann Dr	Seigel, Norman H & Carole	N	N	1.33	Property is not vacant	Y	1.33			Property is not vacant	
526.06_31	1.9809	0.00	0.04	0.04	1.94	RA	Y	Y	FF	Hillman School Site	Greenberg, Adam D	N	N	1.94	Site is a cemetery for a former church at Block 526.06 Lot 30 Site is landlocked.	Y	1.94				
526.07_5	5.0580	0.00	4.03	4.03	1.03	IN	Y	Y		1320 Kresson Rd	Tap Of Cherry Hill	Y	Y	0.00		Y				PARK	
527.05_60	77.9563	5.82	3.57	5.84	1.92	IN	Y	Y	EI	Woodcrest Open Space	Berlin Rd	Tap Of Cherry Hill	Y	Y		Y					PARK
527.05_61	1.5340	0.77	0.31	0.79	0.75	IN	Y	Y	EJ	Woodcrest Open Space	Berlin Rd	Tap Of Cherry Hill	Y	Y		Y					PARK
527.06_4	2.1968	0.82	1.29	1.47	0.72	IN	Y	Y	BK	Holly Swamp Run	Holly Berlin Rd	Tap Of Cherry Hill	Y	Y		Y					PARK
528.01_1	1.3852	1.21	1.32	1.35	0.03	RI	Y	Y	BM	Holly Swamp Run	Berlin Rd	Tap Of Cherry Hill	Y	Y		Y					PARK

PARCEL ID	ACRES	FLOOD PLAIN	WETLANDS	CONS. AREA	UPLAND	ZONE	VACANT PARCEL	ROSI LIST	ALPHA KEY	PARK NAME	PROPERTY LOCATION	OWNER	GOVERNMENT PROPERTY	VACANT LAND	CURRENT STATUS	ENVIRONMENTAL CONSTRAINTS	DEVELOP. AREA	ASSIGNED DENSITY	RDP CALC.	REASONING	
528.01.31	25.2923	0.00	1.34	1.35	13.95	R2	Y				800 Springlee Rd	Foulke, Charles & Marcia "Sch Dodge	N	13.95	RESIDENCE	Y	13.95			RESIDENCE	
528.01.32	22.1021	6.36	8.57	9.72	12.38	R2	Y				350 Evesham Ave	Gilmour, Eva D	N	12.38	RESIDENCE & Farmland	Y	12.38	8	19.81	RESIDENCE & Farmland	
528.05.46	1.2985	0.00	1.17	1.17	0.13	R2	Y				Rear Of Morris	Top Of Cherry Hill	Y			Y				PARK	
528.62.12	4.2959	0.00	0.00	0.00	4.30	R2	Y	88		Woodcrest East Park	Queen Anne Rd	Top Of Cherry Hill	Y							PARK	
528.01.1	6.5536	0.68	2.26	2.34	4.19	R2	Y	BP		Cully's Run Wetlands-Stream Area	Evesham Rd	Top Of Cherry Hill	Y			Y				PARK	
529.11.16	0.9392	0.00	0.00	0.00	0.93	R2	Y	Y	90	Brifferton Manor-Simi Court	100 Simi Ct	Top Of Cherry Hill	Y	0.75			0.75			PARK	
529.12.54	0.7355	0.00	0.00	0.00	0.75	R2	Y				Burnt Mill Rd	Livitt, Edgar & Elaine	N	0.75			0.75	8	0.77	Site does NOT FRONT PUBLIC STREET	
529.25.5	0.4800	0.00	0.00	0.00	0.48	R2	Y				1935 Berlin Rd	Bucki, Christopher & Megan	N	0.48	Developed as a Walgreen's Drug Store		0.48			Site is developed	
53.01.1	1.4792	0.00	0.00	0.00	1.48	B2	N				1819 Rt 70 W	Diamonds Bros. Inc	N	1.48			1.12	8	1.79	Site is developed	
53.01.24	1.1168	0.00	0.00	0.00	1.12	B2	N			1734 Park Blvd	Monday Night Corp & C.H Dodge	Camden County Park Commission	N	1.12		Y	0.00			CAMDEN COUNTY PARK COMM.	
53.02.1	7.4592	6.68	3.77	6.68	0.78	IN	Y	Y			Park Blvd	Lumberly On Lte CO R Vorath	N	0.00	Released for development	Y	0.00	285.00		COURT ORDER	
54.01.1	224.3100												N	1.10		Y	1.10	8	1.75	Y	
54.01.14	1.3989	0.02	0.28	0.30	1.10	R3	Y	BQ		Rear Carolina Avenue	107 Carolina Ave	Esposito/Dominick & Diane	Y	0.00		Y				PARK	
54.01.23	2.0384	0.00	0.00	2.06	0.23	R3	Y	Y			Rear Of Carolina Ave	Top Of Cherry Hill	Y			Y				Increased density over 8 du/s is questionable due to buffering between uses.	
54.01.18	2.5573	0.28	0.84	0.84	1.75	IN	Y	92		Ashland Playground	300 Carolina Ave	Top Of Cherry Hill	Y					8	2.19	PATCO	
58.20.13	1.2696	0.00	0.00	0.00	1.37	B1	Y				Evesham Rd	Melita, Shand & Sudia	N	1.37			1.37			PARK	
57.60.10	4.1486	0.00	0.00	0.00	4.15	O2	Y				109 Evesham Ave	Delaware River Port Authority	Y							PARK	
57.80.19	0.9895	0.60	0.38	0.60	0.38	R3	Y	Y	BR	Ashland Village	243A Morris Terr	Top Of Cherry Hill	Y			Y				PARK	
57.80.20	1.0225	0.54	0.44	0.54	0.48	R3	Y	Y	BS	Ashland Village	251 Morris Ave	Top Of Cherry Hill	Y			Y				PARK	
57.80.21	0.9746	0.45	0.33	0.45	0.53	R3	Y	Y	BT	Ashland Village	255 Morris Terr	Top Of Cherry Hill	Y			Y				PARK	
57.80.34	1.2703	0.51	0.38	0.51	0.76	R3	Y	Y	BX	Ashland Village	285 Eleanor Terr	Top Of Cherry Hill	Y			Y				PARK	
57.80.59	1.1642	0.47	0.71	0.75	0.42	R3	Y				171 Boro Sand & Stone CO Morrissey	Higgins Thomas E Jr Et Al	N	0.42		Y	0.42	8	0.67	Site has limited access.	
58.01.12	1.7437	0.86	0.10	0.86	0.86	IR	Y				Lakeside Ave	Buff George CO Penny Pette Inc	N	0.86		Y	0.86	8	1.38	Site is not developable	
58.02.2	2.3269	2.32	1.62	2.32	0.00	IR	Y				Atlantic Ave	Top Of Cherry Hill	N	0.00		Y	0.00			PARK	
58.01.1	1.3289	1.33	0.84	1.33	0.00	IR	Y	Y	CO	Lakeside Avenue	Lakeside Ave	Top Of Cherry Hill	Y			Y				PARK	
58.02.1	17.2805	4.54	4.82	5.73	11.54	IN	Y	Y	CP	Burnt Mill Park	1703 Burnt Mill Rd	Top Of Cherry Hill	Y							Part of WalkMart shopping center site plan approved for 36,500 sq ft of retail. High traffic volume. Not suitable for residential.	
58.02.3	9.0695	0.97	0.00	0.98	8.08	B3	Y				400 Rt 38	Camden Holding Lp	N	8.08	Vacant	Y	0.00			Site is developed	
58.02.2	1.1063	0.00	0.00	0.00	1.11	B2	N				302 Culbert Blvd	Kcs Drive Research Inc	N	1.11			1.11			Intending park area	
58.01.2	1.3264	0.00	0.00	0.00	1.32	B4	Y				2372 Rt 70 W	Birds, Myrna & Bird Lindsey Inc	N	1.32			1.32			Intending park area	
58.01.2	8.6815	0.00	5.25	5.25	3.43	B4	Y				2270 Rt 70 W - Rear	Cherry Hill Rental Properties	N	3.43		Y	3.43			Intending park area	
58.01.2	4.0039	4.00	0.00	4.00	0.00	IN	Y				Park Blvd	Camden County Park Commission	Y			Y				CAMDEN COUNTY PARK	
58.01.3	3.4600	0.00	2.53	3.35	0.11	B4	Y				Harvard & Yale Aves	Cherry Hill Industrial Properties	N	0.11		Y	0.11	10	0.22		
58.01.1	27.676	0.00	1.93	1.93	0.82	B4	Y				Harvard Ave S	Cherry Hill Industrial Properties	N	0.82		Y	0.82	10	1.64		
58.01.10	5.9401	0.00	5.47	5.47	0.47	R2	Y				869 Birch St	Cherry Hill Industrial Properties	N	0.47		Y	0.47	10	0.95		
58.01.2	0.5989	0.00	0.03	0.03	0.48	IN	N				Rear Of Rt. 70	N.J. Transit Corp	Y			Y				NJ Transit property	
232.00	1,605.33	294.20	617.55	679.78	636.74								228	214.63			145.01			436.69	

Appendix D:

2025 Affordable Housing Trust Fund Spending Plan

June 4, 2025
Township of Cherry Hill
Affordable Housing Trust Fund Spending Plan

INTRODUCTION

The Township of Cherry Hill (hereinafter the “Township”), Camden County, has prepared a Housing Element and Fair Share Plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Amended Fair Housing Act (FHA-2) (N.J.S.A. 52:27D-301) and the proposed new Fair Housing Act Rules promulgated by the New Jersey Department of Community Affairs (DCA) (N.J.A.C. 5:99). A development fee ordinance creating a dedicated revenue source for affordable housing and establishing the Township of Cherry Hill Affordable Housing Trust Fund was first adopted by the Township on June 9, 1986.

As of December 31, 2024, the Township of Cherry Hill has a balance of \$3,976,868¹ in its Affordable Housing Trust fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund account for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:99 as described in the sections that follow.

1. REVENUES FOR CERTIFICATION PERIOD

It is anticipated that during the period of January 1, 2025 through June 30, 2035, which encompasses the period that the Township will have a Fourth Round Judgment of Compliance and Repose (hereinafter “Fourth Round JOR”), the Township will add an additional \$4,536,000 to its Affordable Housing Trust Fund. This is detailed below.

- (a) Development fees: Based on development fee collection trends in the Township of Cherry Hill since 2012, more than four-fifths of which have been from non-residential development fees, the Township anticipates that approximately \$3,024,000 in development fees will be generated between January 1, 2025 through June 30, 2035. This figure assumes that, on average, the Township will collect approximately \$24,000 in development fees per month during the remainder of the Third Round and throughout the Fourth Round.

¹ All figures rounded to the nearest dollar.

- (b) Payment in lieu (PIL): The Township of Cherry Hill anticipates the contribution of a \$38,110 payment in lieu from the Garden State Park developer, as specified by the Court Order by Judge M. Allan Vogelsson dated March 3, 2004. This \$38,110 payment represents the unpaid balance of the total \$1,000,000 payment in lieu specified in the Court Order and is expected to be paid in 2025.
- (c) Other Funds: The Township of Cherry Hill also anticipates, pursuant to the Court Order by Judge M. Allan Vogelsson dated March 3, 2004, the contribution of \$775,000 from the Garden State Park developer into the Affordable Housing Trust Fund for the sole purpose of providing subsidies to the Garden State Park 100% affordable age-restricted rental development, to be developed by the Michaels Organization. These funds are expected to be paid in 2026.
- (d) Projected interest: It is estimated that the Township of Cherry Hill will collect approximately \$1,512,000 in interest between January 1, 2025 through June 30, 2035. This figure assumes that, on average, the Township will collect approximately \$12,000 in interest per month during the remainder of the Third Round and throughout the Fourth Round.

SOURCE OF FUNDS	PROJECTED REVENUES – AFFORDABLE HOUSING TRUST FUND JANUARY 1, 2025 THROUGH JUNE 30, 2035											
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	1/1/35 to 6/30/35	Total
(a) Development Fees	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$144,000	\$3,024,000
(b) Payments in Lieu of Construction	\$38,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,110
(c) Other Funds	\$0	\$775,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775,000
(d) Interest	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$72,000	\$1,512,000
Total	\$470,110	\$1,207,000	\$432,000	\$432,000	\$432,000	\$432,000	\$432,000	\$432,000	\$432,000	\$432,000	\$216,000	\$5,349,110

In sum, the Township of Cherry Hill projects a total of \$5,349,110 in revenue to be collected between January 1, 2025 and June 30, 2035. This projected amount, when added to Cherry Hill's current trust fund balance of \$3,976,868, results in a total anticipated trust fund balance of \$9,325,978 available to fund and administer the Township's affordable housing plan. All interest earned on the account shall be used only for the purposes of affordable housing.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Township:

- (a) Collection of development fee revenues: Upon application of a Zoning Approval for construction, the Administrative Officer or their designee shall determine if the development approval is subject to a development fee. The Planning Board Secretary and Zoning Board Secretary shall notify the Zoning Officer whenever preliminary, final, or other applicable approval is granted for a development that is subject to a development fee.

If the development approval is subject to a development fee, the Administrative Officer or their designee will notify the Township Tax Assessor and the Construction Official to initiate the calculation of the approximate value of the project and set the fee based on:

1. The equalized assessed value of the new construction for residential fees.
2. The equalized assessed value of the new construction for non-residential fees.

The developer will pay 100 percent of the development fee prior to the issuance of a certificate of occupancy.² The funds are forwarded to the Tax Collector and deposited in the affordable housing trust fund.

- (b) Distribution of development fee revenues: The Mayor shall appoint the appropriate Township official, such as the Director of Community Development , to administer the distribution of the development fee in a manner consistent with this Spending Plan.

The release of funds requires the adoption of the governing body resolution in accordance with an approved spending plan. Once a request is approved by resolution, the Township Controller releases the requested revenue from the trust fund for the specific use approved in the governing body's resolution.

² This requires an amendment to the Township's development fee ordinance at Section 902.F.8. of the Township of Cherry Hill Zoning Code, which currently requires that fifty (50%) percent of the development fee shall be collected at the time of issuance of the building permit, while the remaining portion shall be collected at the issuance of the certificate of occupancy. The proposed ordinance amendment reflecting this change is included in the appendices of the Housing Element and Fair Share Plan.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

- (a) Rehabilitation. The Township has a Present Need (rehabilitation) obligation of 378 units. The Township participates in the Camden County Home Improvement Program, which typically rehabilitates approximately 3 housing units per year for Cherry Hill Township. As such, it is anticipated that the County will rehabilitate 30 dwelling units over the next 10 years. In order to address its remaining rehabilitation obligation of 348 units, the Township will establish and administer a municipal Home Improvement Program, which will be available to both owners and renters. The Township is already under contract with Community Grants, Planning & Housing (CGP&H) as its Administrative Agent, which proposal includes initiation and administration of a rehabilitation program.

The Township will utilize funds from its Affordable Housing Trust Fund to fund this municipal program and will reserve sufficient funds to address one-third of their remaining rehabilitation obligation (i.e. $1/3 \times 348 = 116$ units) within the first three years of approval of its plan. At a rate of at least \$10,000 per unit, this will require an initial contribution of \$1,160,000. After these first three years, the Township will then reassess the success of its municipal Home Improvement Program and either continue to fund the program at the same level for the subsequent three years or, if the program does not experience the volume of participants that would necessitate the same funding level, the Township reserves the right to scale back its reserves for rehabilitation and use those funds for other affordable housing activity.

The Township also reserves the right to conduct a Structural Conditions Survey in order to seek a downward adjustment of its Present Need obligation.

- (b) Encumbered Funds. The Township already has commitments to spend \$457,180 toward affordable housing subsidies related to the Evans Frances Estates affordable housing development (\$100,000) and the acquisition of an additional market-to-affordable unit³ through the Affordable Housing Rental Association at Tavistock (ARHAT) program (\$357,180).
- (c) Garden State Park - The Michaels Organization Subsidies. As noted in Section 1 of this Spending Plan, the Township of Cherry Hill anticipates, pursuant to the Court Order by Judge M. Allan Vogelsson dated March 3, 2004, the contribution of \$775,000 from the Garden State Park developer into the Affordable Housing Trust Fund for the sole purpose of providing subsidies to the Garden State Park 100% affordable age-restricted

³ Specifically, 105 Burnt Mill Road, the purchase of which closed on 4/25/25.

rental development, to be developed by the Michaels Organization. These funds, which are explicitly exempt from Affordable Housing Trust Fund rules pursuant to the Court Order, are expected to be both paid into the Trust Fund and released to The Michaels Organization in 2026.

- (d) Least Cost Housing Subsidies. The Township will set aside \$1,640,000 in affordable housing trust funds in order to help subsidize/facilitate the transition of Least Cost Housing units from Modest Price Housing (MPH) deed restrictions to UHAC deed restrictions.
- (e) ARHAT Acquisitions. The Housing Element and Fair Share Plan anticipates the acquisition of at least 6 additional market-to-affordable units⁴ through the Affordable Housing Rental Association at Tavistock (ARHAT) program before the end of the Third Round and/or during the Fourth Round. (These acquisitions are over and above the acquisition for which funds have been encumbered per Subsection (b) above.) At an estimated cost of \$400,000 per unit, it is expected that the 6 ARHAT units to be acquired will require a total contribution of \$2,400,000.
- (f) Affordability Assistance. Pursuant to N.J.A.C. 5:99-2.5, the Township is required to set aside a portion of all development fees collected and interest earned for the purpose of providing affordability assistance to low- and moderate-income households in affordable units included in the Township's fair share plan. Affordability assistance means the use of funds to render housing units more affordable to low- and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner's association or condominium fees and special assessments, common maintenance expenses, and assistance with emergency repairs and rehabilitation to bring deed-restricted units up to code, pursuant to N.J.A.C. 5:99-2.5. This may also include offering a subsidy to developers of inclusionary or 100% affordable housing developments or buying down the cost of low- or moderate-income units in the Township's fair share plan to make them affordable to very low-income households, including special needs and supportive housing opportunities. The Township will set aside \$100,000 from the Affordable Housing Trust Fund for this purpose through June 30, 2035.
- (g) Administrative Expenses. Per N.J.A.C. 5:99-2.4(a), no more than 20% of all affordable housing trust funds, exclusive of those collected prior to July 17, 2008, to fund an RCA, shall be expended on administration. The Township of Cherry Hill projects that a

⁴ Includes 617 Franklin Avenue, the purchase of which is expected to close on 6/9/25.

maximum of \$1,525,413 will be available from the affordable housing trust fund to be used for administrative purposes through June 30, 2035. Projected administrative expenditures, subject to the 20% cap, include payment for the salaries and benefits for municipal employees and consultant fees related to costs as set forth at N.J.A.C. 5:99-2.4(b), (c) and (d).

Actual development fees + interest through 12/31/24		\$5,212,243
Payments in lieu of construction & other deposits through 12/31/24	+	\$997,089
Projected development fees + interest 1/1/25 through 6/30/35	+	\$4,536,000
Projected payments in lieu & other deposits 1/1/25 through 6/30/35*	+	\$38,110
Less RCA expenditures through 7/17/08	-	\$0
Total	=	\$10,783,442
20 percent requirement	x 0.20 =	\$2,156,688
Less administrative expenditures through 12/31/24		\$631,275
PROJECTED MAXIMUM Available for Administrative Expenses 1/1/25 through 6/30/35	=	\$1,525,413

* Does not include \$775,000 anticipated from Garden State Park for The Michaels Organization.

- (h) Other Emergent Housing Opportunities. The Township will spend the remaining trust fund balance, projected at \$1,268,385, on other emergent opportunities to create affordable housing that may arise during the Fourth Round, including, but not limited to the continued acquisition of additional units through the Affordable Housing Rental Association at Tavistock (ARHAT) program and/or other non-profit development opportunities – subject to the availability of funding. The Township shall seek approval for any emergent affordable housing opportunities not included in the Township’s fair share plan in accordance with N.J.A.C. 5:99-4.1.

4. EXPENDITURE SCHEDULE

The Township of Cherry Hill intends to use affordable housing trust fund revenues for rehabilitation activities, encumbered housing activity expenses, Garden State Park subsidies, Least Cost Housing subsidies, ARHAT acquisitions, affordability assistance, administration up to the 20% cap, and other emergent affordable housing opportunities that may arise during the Fourth Round. Where applicable, the funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

PROJECTS/ PROGRAMS	PROJECTED EXPENDITURES – AFFORDABLE HOUSING TRUST FUND JANUARY 1, 2025 THROUGH JUNE 30, 2035											
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	1/1/35 to 6/30/35	Total
Rehabilitation	\$0	\$386,667	\$386,667	\$386,666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,160,000
Encumbered Funds	\$369,680	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$0	\$0	\$0	\$457,180
GSP – 100% Affordable Subsidies	\$0	\$775,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775,000
Least Cost Housing Subsidies	\$82,000	\$164,000	\$164,000	\$164,000	\$164,000	\$164,000	\$164,000	\$164,000	\$164,000	\$164,000	\$82,000	\$1,640,000
ARHAT Acquisitions	\$1,000,000	0	\$600,000	\$0	\$400,000	\$0	\$400,000	\$0	\$0	\$0	\$0	\$2,400,000
Affordability Assistance	\$5,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$5,000	\$100,000
Administration	\$300,000	\$200,000	\$50,000	\$50,000	\$50,000	\$60,000	\$55,000	\$60,000	\$200,000	\$300,000	\$200,413	\$1,525,413
Other Emergent Opportunities	\$0	\$0	\$0	\$0	\$0	\$0	\$281,863	\$281,863	\$281,863	\$281,863	\$140,933	\$1,268,385
Total	\$1,756,680	\$1,548,167	\$1,223,167	\$623,166	\$636,500	\$246,500	\$923,363	\$528,363	\$655,863	\$755,863	\$428,346	\$9,325,978

5. EXCESS OR SHORTFALL OF FUNDS

In the event of any expected or unexpected shortfall of funds necessary to implement the Fair Share Plan, the Township of Cherry Hill will handle the shortfall of funds through an alternative funding source to be identified by the Township and/or by adopting a resolution with an intent to bond. In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be dedicated toward the Township's rehabilitation program, additional affordability assistance, additional ARHAT acquisitions and/or any other emergent affordable housing opportunities that may arise during the Fourth Round.

SUMMARY

The Township of Cherry Hill intends to spend Affordable Housing Trust Fund revenues pursuant to N.J.A.C. 5:99 and consistent with the housing programs outlined in the Township's Housing Element and Fair Share Plan.

The Township of Cherry Hill has a balance of \$3,976,868 as of December 31, 2024 and anticipates an additional \$5,349,110 in revenues through June 30, 2035 for a total of \$9,325,978. During the period of the Township's Fourth Round JOR through June 30, 2035, the Township agrees to fund \$1,160,000 towards a rehabilitation program, \$457,180 already encumbered for housing activity, \$775,000 towards Garden State Park subsidies, \$1,640,000 towards Least Cost Housing subsidies, \$2,400,000 toward the acquisition of 6 ARHAT units, \$150,000 towards affordability assistance, \$1,525,413 towards administrative expenses, and \$1,268,385 towards other emergent affordable housing opportunities that may arise during the Fourth Round, totaling \$9,325,978 in anticipated expenditures.

Any shortfall of funds will be offset by an alternative funding source to be identified by the Township and/or, the Township of Cherry Hill will bond to provide the necessary funding. The Township will dedicate any excess funds or balance toward the Township's rehabilitation program, additional affordability assistance, additional ARHAT acquisitions and/or any other emergent affordable housing opportunities that may arise during the Fourth Round.

SPENDING PLAN SUMMARY		
Balance as of December 31, 2024		\$3,976,868
PROJECTED REVENUE THROUGH 6/30/35		
Development fees	+	\$3,024,000
Payments in lieu of construction	+	\$38,110
Other funds	+	\$775,000
Interest	+	\$1,512,000
SUBTOTAL REVENUE	=	\$5,349,110
TOTAL REVENUE	=	\$9,325,978
EXPENDITURES		
Rehabilitation Program	-	\$1,160,000
Encumbered Funds	-	\$457,180
GSP – 100% Affordable Subsidies	-	\$775,000
Least Cost Housing Subsidies	-	\$1,640,000
ARHAT Acquisitions	-	\$2,400,000
Affordability Assistance	-	\$100,000
Administration	-	\$1,525,413
Other Emergent Opportunities	-	\$1,268,385
TOTAL PROJECTED EXPENDITURES	=	\$9,325,978
REMAINING BALANCE	=	\$0

Appendix E:

Existing ARHAT, Scattered Site Sales, Least Cost
Housing & Group Home Units

ARHAT Units

300	Barclay Walk	238	Kings Croft
301	Barclay Walk	610	Kings Croft
303	Barclay Walk	110	Park Pl
508	Barclay Walk	506	Park Pl
704	Barclay Walk	201	Playa Del Sol
708	Barclay Walk	419	Playa Del Sol
105	Burnt Mill Rd	216	Tavistock
223	Centura	218	Tavistock
231	Centura	250	Tavistock
344	Chanticleer	268	Tavistock
501	Chanticleer	278	Tavistock
520	Chanticleer	358	Tavistock
711	Chanticleer	359	Tavistock
715	Chanticleer	360	Tavistock
731	Chanticleer	370	Tavistock
825	Chanticleer	371	Tavistock
1115	Chanticleer	372	Tavistock
1135	Chanticleer	382	Tavistock
1141	Chanticleer	384	Tavistock
1151	Chanticleer	394	Tavistock
1202	Chanticleer	395	Tavistock
1311	Chanticleer	396	Tavistock
1315	Chanticleer	408	Tavistock
1343	Chanticleer	420	Tavistock
1344	Chanticleer	1802	The Woods II
101B	Cherry Parke	1861	The Woods II
123A	Cherry Parke	1965	The Woods II
617	Franklin Avenue*		

* Expect closing of purchase on 6/9/2025.

Credits assigned to 4th Round

Scattered Site Sales Units

303	Barclay Towers
403	Barclay Towers
503	Barclay Towers
237	Centura
341	Chanticleer
342	Chanticleer
343	Chanticleer
502	Chanticleer
513	Chanticleer
533	Chanticleer
534	Chanticleer
1201	Chanticleer
105C	Cherry Parke
112	Cuffys Lane
94	Greensward Ln
113	Greensward Ln
121	Greensward Ln
514	Park Pl
525	Park Pl
101	Sleepy Hollow Pl
105	Sleepy Hollow Pl
2017	The Woods II
108	White Birch Ct

Least Cost Housing Units

22	Appley Court*	726	Kings Croft*	200	Tavistock*
812	Barclay Towers*	747	Kings Croft*	226	Tavistock*
407	Barclay Walk	748	Kings Croft*	228	Tavistock*
603	Barclay Walk	824	Kings Croft*	230	Tavistock*
399	Centura	825	Kings Croft	266	Tavistock
205	Chanticleer	903	Kings Croft*	280	Tavistock*
229	Chanticleer	904	Kings Croft	101	The Woods
514	Chanticleer	44	Mara Court	501	The Woods
519	Chanticleer	202	Park Pl	705	The Woods*
531	Chanticleer	307	Park Pl	901	The Woods
532	Chanticleer	407	Park Pl*	1105	The Woods
823	Chanticleer	409	Park Pl*	1301	The Woods*
824	Chanticleer	1027A	Society Hill	1701	The Woods
826	Chanticleer	1027B	Society Hill*	2105	The Woods
1242	Chanticleer*	1028A	Society Hill	1801	The Woods II
1243	Chanticleer	1028B	Society Hill*	1807	The Woods II
103	Cobblestone Ln*	501A	Society Hill	1817	The Woods II*
105	Cobblestone Ln*	501B	Society Hill	1823	The Woods II
107	Cobblestone Ln*	502A	Society Hill*	1857	The Woods II
111	Cobblestone Ln*	502B	Society Hill	1863	The Woods II
11	Crofton Commons	641A	Society Hill*	1933	The Woods II
12	Crofton Commons	641B	Society Hill*	1939	The Woods II*
24	Greensward Ln	642B	Society Hill	1941	The Woods II
55	Greensward Ln	701A	Society Hill	1947	The Woods II
70	Greensward Ln	701B	Society Hill*	1971	The Woods II*
85	Greensward Ln	702A	Society Hill	2001	The Woods II
39	James Run	702B	Society Hill	2007	The Woods II
132	Kings Croft	901A	Society Hill	2023	The Woods II
133	Kings Croft*	901B	Society Hill*	173	Uxbridge *
203	Kings Croft*	106	Tavistock	174	Uxbridge
204	Kings Croft*	108	Tavistock	175	Uxbridge*
306	Kings Croft*	118	Tavistock	176	Uxbridge*
307	Kings Croft	122	Tavistock	201	Uxbridge*
617	Kings Croft	128	Tavistock	202	Uxbridge*
618	Kings Croft	130	Tavistock	298	Uxbridge
635	Kings Croft	176	Tavistock	299	Uxbridge
636	Kings Croft	188	Tavistock	300	Uxbridge
725	Kings Croft	198	Tavistock	301	Uxbridge

* Units converted to UHAC deeds.

Group Home/Alternative Living Units¹

407	Cranford Road	4 Bedrooms	Alternative Living
500	Park Road*	5 Bedrooms	Alternative Living
204	Lenape Avenue*	3 Bedrooms	Alternative Living
37	Delwood Avenue	5 Bedrooms	Alternative Living
1212	Cotswold Lane	4 Bedrooms	Alternative Living
117	Morningside Drive	5 Bedrooms	Alternative Living
110	Bell Arbor Drive	4 Bedrooms	Alternative Living
11	Nevada Avenue**	4 Bedrooms	Alternative Living
19	Brookdale Drive*	4 Bedrooms	Alternative Living
407	The Woods*	1 Bedrooms	Alternative Living
603	The Woods*	2 Bedrooms	Alternative Living
402	Barby Lane	4 Bedrooms	Alternative Living
123	Iron Master Road	4 Bedrooms	Alternative Living
22	E. Ormond Avenue	3 Bedrooms	Alternative Living
113	Iron Master Road	4 Bedrooms	Alternative Living
331	Oak Avenue	4 Bedrooms	Alternative Living
13	Meryl Lane	5 Bedrooms	Group Homes 2013
21	Colgate Drive	4 Bedrooms	Group Homes 2013
1804	Lark Lane	4 Bedrooms	Group Homes 2013
405	Wayland Road	4 Bedrooms	Group Homes 2013
134	St Vincent Court	5 Bedrooms	Group Homes 2013
24	Saddle Lane	4 Bedrooms	Group Homes 2013
202	Ballfield Terrace	4 Bedrooms	Group Homes 2013
42	Edgewood Drive	5 Bedrooms	Group Homes 2013
2	Willow Court	5 Bedrooms	Group Homes 2015
26	Karen Drive	4 Bedrooms	Group Homes 2015
302	Portsmouth Road	4 Bedrooms	Group Homes 2015
823	Northwood Avenue	4 Bedrooms	Group Homes 2015

* Corrected addresses (incorrect addresses were published in 2011 HE&FSP) .

** Children's residence, but accepted for credit by COAH & FSHC since 2011.

¹ As of the time of publication of this 2025 HE&FSP, the Township is still working with group home operators to confirm the continued operation of all homes and/or the number of years that they were in operation. If any group home bedrooms are determined to not be fully creditable, the Township will replace such group home bedrooms with any of the several existing group home bedrooms not previously credited in prior rounds (see Section 4.4, Unmet Need, of this plan).

Group Homes Addressing Fourth Round Unmet Need

Address		Special Needs Bedrooms	Group Home Operator
1220	Crane Dr	4 Bedrooms	Bancroft
135	Greenvale Rd	5 Bedrooms	Bancroft
10	Hessian Way	5 Bedrooms	Bancroft
1811	Kresson Rd	5 Bedrooms	Bancroft
1728	Lark Lane	5 Bedrooms	Bancroft
310	Garden State Dr	4 Bedrooms	ARC of Camden County
1328	Bunker Hill Dr	4 Bedrooms	Community Options
1673	Lark Lane	4 Bedrooms	Community Options
1765	Country Club Dr	4 Bedrooms	Elwyn
329	Cherry Hill Blvd	3 Bedrooms	Friends of Cyrus
322	Juniper Dr	3 Bedrooms	Friends of Cyrus
19	Woodbury Ct	4 Bedrooms	Friends of Cyrus
217	Woodland Ave	3 Bedrooms	Friends of Cyrus
300	Park Pl	2 Bedrooms	Twin Oaks (Oaks Integrated Care)
1402	Longfellow Dr	5 Bedrooms	Quality Management Associates
309	Surrey Rd	6 Bedrooms	Quality Management Associates
115	Mckinley Rd	4 Bedrooms	REM NJ
417	Silver Hill Rd	3 Bedrooms	RES-Care
TOTAL		73 Bedrooms	

Appendix F:

Draft Ordinance Amending GTTOD and PATCO Overlay Zone Requirements

TOWNSHIP OF CHERRY HILL

ORDINANCE NO. 2026 - __

AN ORDINANCE OF THE TOWNSHIP OF CHERRY HILL, COUNTY OF CAMDEN, AND
STATE OF NEW JERSEY AMENDING THE "CHERRY HILL TOWNSHIP ZONING
ORDINANCE," ARTICLE IV, SECTION 426 (GOLDEN TRIANGLE TRANSIT-ORIENTED
DEVELOPMENT (GTTOD) OVERLAY ZONE) AND SECTION 427 (PATCO TRANSIT-
ORIENTED DEVELOPMENT (PTOD) OVERLAY ZONE) AS THEY RELATE TO
AFFORDABLE HOUSING SET-ASIDES

WHEREAS, the Cherry Hill Township Planning Board has adopted, and the Cherry Hill Township Council has endorsed, a Housing Element & Fair Share Plan addressing the Township's Fourth Round affordable housing obligation; and

WHEREAS, the Housing Element & Fair Share Plan recommends certain amendments to the affordable housing set-aside requirements set forth at Article IV, Sections 426 and 427, of the Cherry Hill Township Zoning Ordinance for the Golden Triangle and PATCO Transit-Oriented Development Overlay Zones, respectively; and

WHEREAS, consistent with the provisions of the Municipal Land Use Law, including N.J.S.A. 40:55D-26 and 40:55D-64, prior to the hearing on the adoption of the amendment to the Zoning Ordinance, Cherry Hill Township Council has referred to the Cherry Hill Planning Board the proposed amendments to Article IV, Sections 426 and 427, of the Zoning Ordinance for review, comment and recommendation.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Cherry Hill, County of Camden, State of New Jersey, that the proposed amendments to the Cherry Hill Township Zoning Ordinance, Article IV, Sections 426 and 427, are hereby adopted as follows:

SECTION 1. The Cherry Hill Township Zoning Ordinance, Article IV, Section 426 (Golden Triangle Transit-Oriented Development (GTTOD) Overlay Zone), Subsection A.3., shall be amended as follows:

3. Affordable Housing. Provide accessible and convenient affordable housing for very low-, low- and moderate-income households. The 57 acre tract can result in up to 684 housing units. Of this total, 20 percent (20%), or 136, shall be low- and moderate-income housing units ~~if the low- and moderate-income units are for sale. Fifteen percent (15%), or 102, shall be low- and moderate income housing units if the low- and moderate-income units are for rent.~~

SECTION 2. The Cherry Hill Township Zoning Ordinance, Article IV, Section 426 (Golden Triangle Transit-Oriented Development (GTTOD) Overlay Zone), Subsection F.2.b., shall be amended as follows:

- b. Affordable Housing set-asides shall be consistent with Article X, a minimum of twenty percent (20%) of the total number of units shall be set aside as Affordable Housing Units in For-Sale/Ownership developments and where a minimum of fifteen percent (15%) of the total number of units shall be set aside as Affordable Housing Units in Rental developments. Affordable Housing set-asides shall be consistent with Article X, a minimum of twenty percent (20%) of the total number of units shall be set aside as Affordable Housing Units in For-Sale/Ownership developments and where a minimum of fifteen percent (15%) of the total number of units shall be set aside as Affordable Housing Units in Rental developments.

SECTION 3. The Cherry Hill Township Zoning Ordinance, Article IV, Section 427 (PATCO Transit-Oriented Development (PTOD) Overlay Zone), Subsection A.3., shall be amended as follows:

- 3. Affordable Housing. Provide accessible and convenient affordable housing for very low-, low- and moderate-income households. The 35 acre tract can result in up to 630 housing units. Of this total, 20 percent (20%), or 126, shall be low- and moderate-income housing units if the low- and moderate-income units are for sale. Fifteen percent (15%), or 95, shall be low- and moderate income housing units if the low- and moderate-income units are for rent.

SECTION 4. The Cherry Hill Township Zoning Ordinance, Article IV, Section 427 (PATCO Transit-Oriented Development (PTOD) Overlay Zone), Subsection F.2.b., shall be amended as follows:

- b. Affordable Housing set-asides shall be consistent with Article X, a minimum of twenty percent (20%) of the total number of units shall be set aside as Affordable Housing Units in For-Sale/Ownership developments and where a minimum of fifteen percent (15%) of the total number of units shall be set aside as Affordable Housing Units in Rental developments. Affordable Housing set-asides shall be consistent with Article X, a minimum of twenty percent (20%) of the total number of units shall be set aside as Affordable Housing Units in For-Sale/Ownership developments and where a minimum of fifteen percent (15%) of the total number of units shall be set aside as Affordable Housing Units in Rental developments.

SECTION 5. All Ordinances of the Township of Cherry Hill which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 7. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

ATTEST

TOWNSHIP OF CHERRY HILL
COUNTY OF CAMDEN
STATE OF NEW JERSEY

Patti Chacker, Township Clerk

David Fleisher, Mayor

Introduced:
Public Hearing:
Adopted:

DRAFT

Appendix G:

Draft Ordinance Amending Township-Wide Mandatory Set-Aside Ordinance

TOWNSHIP OF CHERRY HILL

ORDINANCE NO. 2026 - __

AN ORDINANCE OF THE TOWNSHIP OF CHERRY HILL, COUNTY OF CAMDEN, AND
STATE OF NEW JERSEY AMENDING THE "CHERRY HILL TOWNSHIP ZONING
ORDINANCE," ARTICLE X, SECTION 1005 (INCLUSIONARY ZONING) AS IT RELATES
TO MANDATORY AFFORDABLE HOUSING SET-ASIDES

WHEREAS, the Cherry Hill Township Planning Board has adopted, and the Cherry Hill Township Council has endorsed, a Housing Element & Fair Share Plan addressing the Township's Fourth Round affordable housing obligation; and

WHEREAS, the Housing Element & Fair Share Plan recommends certain amendments to the Township's mandatory affordable housing set-aside requirements set forth at Article X, Section 1005.A.1. and 2., of the Cherry Hill Township Zoning Ordinance; and

WHEREAS, consistent with the provisions of the Municipal Land Use Law, including N.J.S.A. 40:55D-26 and 40:55D-64, prior to the hearing on the adoption of the amendment to the Zoning Ordinance, Cherry Hill Township Council has referred to the Cherry Hill Planning Board the proposed amendments to Article X, Section 1005, of the Zoning Ordinance for review, comment and recommendation.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Cherry Hill, County of Camden, State of New Jersey, that that the proposed amendments to the Cherry Hill Township Zoning Ordinance, Article X, Section 1005 are hereby adopted as follows:

SECTION 1. The Cherry Hill Township Zoning Ordinance, Article X, Section 1005 (Inclusionary Zoning), Subsection A, shall be amended as follows:

~~A. Intent. To ensure the efficient use of land through compact forms of development and to create realistic opportunities for the construction of affordable housing, inclusionary zoning allows minimum presumptive densities and presumptive maximum affordable housing set-asides as follows.~~

~~1. For Sale Developments.~~

~~a. For every multi-family development in the Township, including but not limited to development in the R7, R10, and R20 zones, the Affordable Housing Overlay Zone, and any use (D) variance application for multi-family residential development, a minimum of twenty (20%) percent of the total number of units shall be set aside as Affordable Housing Units. Where this requirement results in a fraction of a unit, the fraction shall be rounded to the nearest whole unit. Fractions of less than one half (1/2) shall be~~

rounded off to the lower whole unit and fractions of greater than one half (1/2) shall be rounded off to the higher whole unit.

2. ~~Rental Developments.~~

- a. ~~For every multi-family development in the Township, including but not limited to development in the R7, R10, and R20 zones, the Affordable Housing Overlay Zone, and any use (D) variance application for multi-family residential development, a minimum of fifteen (15%) percent of the total number of units shall be set aside as Affordable Housing Units. Where this requirement results in a fraction of a unit, the fraction shall be rounded to the nearest whole unit. Fractions of less than one half (1/2) shall be rounded off to the lower whole unit and fractions of greater than one half (1/2) shall be rounded off to the higher whole unit.~~

A. Mandatory Set-Asides. To ensure that new multi-family residential development in Cherry Hill will provide its fair share of affordable units and to assist with the Township's continuous efforts to address its affordable housing obligation, mandatory affordable housing set-asides shall be required as follows.

1. For every multi-family residential development in the Township, including the residential portion of a mixed-use project, that is approved to contain five (5) or more new dwelling units as a result of a subdivision or site plan approval, rezoning, use (D) variance, redevelopment plan or rehabilitation plan approved by the Township or a Township land use board, a minimum of twenty (20%) percent of the total number of units shall be set aside as Affordable Housing Units. Where this requirement results in a fraction of a unit, the fraction shall be rounded to the nearest whole unit. Fractions of less than one half (1/2) shall be rounded off to the lower whole unit and fractions of one half (1/2) or greater shall be rounded off to the higher whole unit.
2. This requirement does not create any entitlement for a property owner or applicant for subdivision or site plan approval, a zoning amendment, use (D) variance, or adoption of a redevelopment plan or rehabilitation plan in areas in need of redevelopment or rehabilitation, or for approval of any particular proposed project.
3. Furthermore, this requirement shall not apply to developments containing four (4) or fewer dwelling units.
4. Where a developer demolishes existing dwelling units and builds new dwelling units on the same site, the provisions of this subsection shall apply only if the net number of dwelling units is five (5) or more.
5. All subdivision and site plan approvals of qualifying residential developments shall be conditioned upon compliance with the provisions of this subsection.

SECTION 2. All Ordinances of the Township of Cherry Hill which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

ATTEST

TOWNSHIP OF CHERRY HILL
COUNTY OF CAMDEN
STATE OF NEW JERSEY

Patti Chacker, Township Clerk

David Fleisher, Mayor

Introduced:
Public Hearing:
Adopted:

Appendix H:

Draft Ordinance Amending Development Fee Ordinance

TOWNSHIP OF CHERRY HILL

ORDINANCE NO. 2026 - __

AN ORDINANCE OF THE TOWNSHIP OF CHERRY HILL, COUNTY OF CAMDEN, AND
STATE OF NEW JERSEY AMENDING THE "CHERRY HILL TOWNSHIP ZONING
ORDINANCE," ARTICLE IX, SECTION 902 (AFFORDABLE HOUSING FEES &
PROCEDURES) AS IT RELATES TO THE IMPOSITION AND COLLECTION OF
DEVELOPMENT FEES

WHEREAS, the Cherry Hill Township Planning Board has adopted, and the Cherry Hill Township Council has endorsed, a Housing Element & Fair Share Plan addressing the Township's Fourth Round affordable housing obligation; and

WHEREAS, the Housing Element & Fair Share Plan recommends certain amendments to the development fee imposition and collection requirements set forth at Article IX, Section 902.D.1.B. and Section 902.F.8., of the Cherry Hill Township Zoning Ordinance; and

WHEREAS, consistent with the provisions of the Municipal Land Use Law, including N.J.S.A. 40:55D-26 and 40:55D-64, prior to the hearing on the adoption of the amendment to the Zoning Ordinance, Cherry Hill Township Council has referred to the Cherry Hill Planning Board the proposed amendments to Article IX, Section 902.D.1.B. and Section 902.F.8., of the Zoning Ordinance for review, comment and recommendation.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Cherry Hill, County of Camden, State of New Jersey, that the proposed amendments to the Cherry Hill Township Zoning Ordinance Article IX, Section 902.D.1.B. and Section 902.F.8., are hereby adopted as follows:

SECTION 1. The Cherry Hill Township Zoning Ordinance, Article IX, Section 902 (Affordable Housing Fees & Procedures), Subsection D.1.b., shall be amended as follows:

- b. When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a 'd' variance) has been permitted, developers may be required to pay a development fee of ~~one and one-half (1.5%)~~ six (6%) percent of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal one and a half percent of the equalized assessed value on the first two units; and the specified higher percentage up to six percent of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

SECTION 2. The Cherry Hill Township Zoning Ordinance, Article IX, Section 902 (Affordable Housing Fees & Procedures), Subsection F.8., shall be amended as follows:

8. In all instances, ~~fifty (50%)~~ one-hundred (100%) percent of the development fee shall be collected ~~at the time of issuance of the building permit. The remaining portion shall be collected at the prior to the municipal issuance of the final certificate of occupancy for the subject property. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.~~

SECTION 3. All Ordinances of the Township of Cherry Hill which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

ATTEST

TOWNSHIP OF CHERRY HILL
COUNTY OF CAMDEN
STATE OF NEW JERSEY

Patti Chacker, Township Clerk

David Fleisher, Mayor

Introduced:
Public Hearing:
Adopted:

Appendix I:

Existing/Adopted Zoning Ordinance Sections 426 &
427 (GTTOD & PATCO)

ARTICLE IV

SECTION 426. GOLDEN TRIANGLE TRANSIT-ORIENTED DEVELOPMENT (GTTOD) OVERLAY ZONE.

- A. Intent. The intent of the Golden Triangle Transit Oriented Development (GTTOD) overlay zone is to create a compact, mixed use of residential, office, retail, institutional, and civic uses to promote and support transit use. Pedestrian activity, passenger support, affordable housing and transit access are key goals in the GTTOD zone. The development standards are designed to require compact redevelopment, opportunities for increased choice of transportation modes, and a safe and pleasant pedestrian environment by ensuring an attractive streetscape, a functional mix of complementary uses, and the provision of facilities that support transit use, bicycling, and walking. The GTTOD overlay zone is meant to create dense, transit supportive development around the Cherry Hill Atlantic City Rail Line transit station, typically the area within one-half (1/2) mile walking distance from the transit station, which represents a 10-minute walk. The intent of this overlay is to accomplish the following:
1. Compact Development. This overlay zone provides incentives for residential and commercial infill and redevelopment within designated areas. Development is encouraged in designated areas by providing incentives, such as density bonuses and mixed use development opportunities in designated areas.
 2. Mixed Use. The flexible zoning standards in this zone allow mixed-use development. The overlay zone allows residential uses integrated with commercial and employment uses in appropriate locations (e.g. – main street, neighborhood center and other core areas). The overlay zone encourages opportunities to provide flexibility in building height, housing density, floor area, lot coverage, yard setback, landscaping, and other zoning provisions for mixed-use developments. It is anticipated that mixed-use development may include residential uses above or behind permitted or commercial, and the combination of compatible commercial uses (retail, office, services, entertainment, etc.).
 3. Affordable Housing. Provide accessible and convenient affordable housing for very low-, low- and moderate-income households. The 57 acre tract can result in up to 684 housing units. Of this total, 20 percent (20%), or 136, shall be low- and moderate-income housing units if the low- and moderate-income units are for sale. Fifteen percent (15%), or 102, shall be low- and moderate income-housing units if the low- and moderate-income units are for rent.
 4. Pedestrian Activity. Development in the overlay zone encourages appropriate standards for pedestrian access, safety, and comfort.
 5. Efficient Land Use. It has been determined that parking is most inefficient land use and the following regulatory and parking management tools are available to minimize the amount of land used for surface parking:
 - a. Shared Parking. “Shared parking” is an option available in this overlay zone and allows that multiple uses to share one or more parking facilities.
 - b. On-street Parking. On-street parking slows traffic, creates better pedestrian environments by buffering sidewalks from moving vehicles, increases the viability of retail shops and services, and reduces the amount of land used for off-street parking lots, thus decreasing impervious surfaces.
 - c. Valet Parking. Valet parking may be feasible for some restaurants and meeting/event facilities. Valet parking allows stacking of smaller parking spaces with less space devoted to drive aisles.
 6. Public Spaces. The overlay zone encourages the integration of usable public space whenever possible, and recognizes and responds appropriately to existing or planned public spaces on or near the site (e.g., parks, civic buildings and spaces, transit stops, sidewalks, plazas, and similar spaces). Public spaces should be clearly recognizable as “public” (e.g. – a plaza within view of a street or other public space), publicly accessible (i.e. – a pedestrian can get there), and can be

ARTICLE IV

occupied by a person (i.e. – a person can stand there). These spaces can be as simple as an expanded sidewalk for outdoor dining to a large plaza with public art and entertainment.

7. Human-Scaled Building Design. The overlay zone supports human-scale design by requiring building entrances placed close to the street, ground floor windows, articulated façades, appropriately scaled signs and lighting, and awnings and other weather protection. For example, in downtowns, main streets, neighborhood centers, and other strategic locations (e.g. – at transit stops), it is often appropriate to require a maximum front building setback, or a “build-to” line, for a minimum percentage of the building front. For shopping centers with private, internal driveways, the width/height ratio can be measured between opposite building fronts (pads) along an internal street, or between one building front and street trees on the opposite side of the street. The internal drive or “shopping street” should have sidewalks and amenities similar to a public street (e.g., seating, trees, lighting, etc.).
- B. Required Uses. All developments in the GTTOD zone shall include affordable housing units, in accordance with Article X.
- C. Permitted Principal Uses. In the GTTOD zone, no lot shall be used and no structure shall be erected, altered, or occupied for any purpose except the following:
 1. All multi-residential dwellings located in buildings that comply with the height requirements of the GTTOD zone. Multi-Residential housing may be constructed within stand-alone buildings or may be constructed above non-residential uses.
 2. All principal non-residential uses permitted in the Regional Business (B4) zone shall be permitted, with the exception of the “Retail A” use.
- D. Permitted Accessory Uses. Any of the following uses and structures may be permitted, when used in conjunction with a principal use and conforming to the applicable subsection in §426.C:
 1. Child Care Centers.
 2. Awnings & Canopies.
 3. Outdoor seating.
 4. Public, Local Utilities & Cable Television Facilities.
 5. Temporary Construction Trailers.
 6. Fences, hedges, and walls.
 7. Off-street parking facilities, including structures.
 8. Signs.
 9. Refuse and Recycling Storage Areas.
 10. Sidewalk, curbs, gutters, and walkways.
 11. Stormwater management facilities.
- E. Prohibited Uses. Any use that is not specifically permitted in §426.C is hereby prohibited.
- F. Bulk Requirements. Except as otherwise modified, the following bulk standards shall apply to all buildings in the GTTOD zone:
 1. Minimum Requirements:

Minimum Requirements	Principal Structures	
	Inside Lot	Corner Lot
Lot Size (acres)	30	30
Lot Frontage	200'	200'
Lot Depth	200'	200'
Front Yard	75'	75'
Secondary Front Yard	n/a	75'
Side Yard	20'	20'

ARTICLE IV

Aggregate Side Yard	50'	n/a
Rear Yard	30'	30'
Maximum Height	4 stories or 55'	4 stories or 55'
Maximum Building Cover	35%	35%
Maximum Lot Cover	75%	75%
Open Space	25%	25%

2. Additional Requirements. In addition to §426.F.1, the following requirements shall apply:
 - a. Minimum land area designated for housing shall be a minimum of 50 percent (50%). Housing may be constructed within stand-alone buildings or may be constructed above commercial and office uses. The intent of the overlay is to permit a gross density of 12 units per acre on the gross acreage of 57 acres to yield 684 units on the portion of the site devoted to housing. The requirement for fifty percent (50%) of land area to be utilized for housing is relieved once final approval is granted for the permitted gross density.
 - b. Affordable Housing set-asides shall be consistent with Article X, a minimum of twenty percent (20%) of the total number of units shall be set aside as Affordable Housing Units in For-Sale/Ownership developments and where a minimum of fifteen percent (15%) of the total number of units shall be set aside as Affordable Housing Units in Rental developments. Affordable Housing set-asides shall be consistent with Article X, a minimum of twenty percent (20%) of the total number of units shall be set aside as Affordable Housing Units in For-Sale/Ownership developments and where a minimum of fifteen percent (15%) of the total number of units shall be set aside as Affordable Housing Units in Rental developments.
 - c. No more than fifty percent (50%) of the zone may be approved for non-residential uses until 342 housing units have received preliminary approval.
 - d. At least 30 percent of the non-residential floor area in the zone shall be office space.
 - e. A perimeter tract buffer of a minimum of fifty feet (50'), consisting of existing and supplemental landscape material and/or fences, shall be provided to create a reasonable visual buffer.
 - f. An owners' association shall be created, subject to the approval of the Planning Board. The association shall become the owner of all lands dedicated to recreation and open space and shall be responsible for maintaining all public areas.
3. Density. The maximum density of the residential uses on the entire tract in the GTTOD zone shall not exceed 12 dwelling units per gross acre. The maximum density is permitted only if it can be achieved within the limits imposed by the maximum permitted height in the GTTOD zone.
- E. Open Space. A minimum of 25% of the total tract area shall be dedicated for common open space uses, which may include conservation, passive and active recreation and storm water management as below. No more than 50% of the required common open space shall be in the form of wetlands, wetlands buffers, flood plain, swales, recharge areas, and detention and retention basins if designed as an aesthetic feature. Additionally, the non-residential area shall have at least one (1) town park and may have plazas, greens, squares, and greenways.
- F. Design Standards. The below standards have been promulgated in an attempt to achieve a well-designed site. It is recognized that the intent of this section can be achieved with designs not anticipated by these standards. Accordingly, the Planning Board may waive any design standard it deems appropriate.
 1. Spatial relationships between buildings and other structures shall be formal and façades shall be parallel to street lines and exterior building walls shall typically be either parallel or at right angles to each other. Buildings shall be oriented toward the street or the streetscape. A lot with multiple buildings should be organized around a feature such as a courtyard, green or quadrangle that encourages pedestrian activity and incidental social interaction among users. Buildings shall be

ARTICLE IV

designed to provide for safety concerns and shall be located to allow for adequate fire and emergency access.

2. Residential buildings shall define the street-edge through adherence to uniform setbacks along the build-to line for each block. A minimum of eighty percent (80%) of all residential building façades on a block face shall be located at the build-to-line. The streetscape shall also be reinforced by lines of uniformly spaced shade trees and may be further reinforced by walls, hedges, or fences that define front yards.
3. Commercial buildings on corner lots shall be considered significant structures, since they have at least two façades visibly exposed to the street. Such buildings shall be designed with additional architectural features to emphasize their location.
4. Focal points of visual termination shall generally be occupied by prominent buildings and structures that employ enhanced height, massing, distinctive architectural treatments, ornamental site elements, or other distinguishing features.
5. Special Design Standards. In addition to the requirements of §504, the following shall apply in this zone:
 - a. The entry façades of all buildings shall be designed to a pedestrian scale.
 - b. The architectural treatment of the front façade, with regard to its major features and materials, shall be continued around all sides of a building that are readily visible from public property and/or rights-of-way. The design of all sides of a building shall be consistent with regard to style, materials, colors, and details. No solid, blank, windowless walls or service areas shall not be visible from the public areas. Where the construction of a blank or substantially blank wall is necessary, the façades shall be articulated by the provision of false windows, articulated masonry, or, if the building is occupied by a commercial use, by using recessed or projecting display window cases. Enhanced plantings may also be appropriate in certain cases.
 - c. Open arcades may encroach into a public right-of way and over the sidewalk at a front or side street lot line as follows:
 - i. Front Encroachment: 8 feet maximum.
 - ii. Side Street Encroachment: 8 feet maximum.
 - iii. The maximum allowable height of an encroachment is three stories. The area of an encroachment shall not exceed 20 percent of the block length.
 - d. All air conditioning units, skylights, solar panels, HVAC systems, exhaust pipes or stacks, elevator housing satellite dishes, and other telecommunications receiving devices shall be screened from view from public property or rights-of-way and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices, and /or plantings.
 - e. The massing of buildings shall be deemphasized in a variety of ways, including the use of projecting and recessed elements such as porches, windows and roof dormers, to reduce their apparent overall bulk and volume, to enhance visual quality and contribute to human-scale development. Such breaks in the facades and rooflines shall occur not more frequently than every twenty-five feet (25') and no less frequently than every 100 feet.
 - f. Parking lot layout shall take into consideration pedestrian and vehicular circulation and shall be designed to preclude dead end parking lots. Pedestrian crosswalks shall be provided, where necessary and appropriate, and shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian access ways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents and as approved by the Planning Board.
 - g. Bicycle Parking.
 - i. For residential uses, there shall be one bicycle space or locker for every three (3) dwellings.
 - ii. For commercial uses, there shall be one bicycle space or locker for every 40 parking spaces.

G. Parking.

ARTICLE IV

1. In addition to the standards of Article V and the New Jersey Residential Site Improvement Standards (RSIS), the following shall apply:
 1. Off-street parking shall not be located between a building and a street unless the visual impact has been minimized by the construction of walls, fences, berms or the installation of appropriate landscaping.
 2. No outside storage or overnight parking of commercial vehicles or boats, recreational vehicles, trailers or similar conveyances shall be permitted, unless the commercial vehicle is part of a commercial use and is parked in a designated area, screened and shielded from any roadway.
 3. Off-street parking shall be located along the side and rear of structures parking shall be provided in the rear and the side of buildings. If parking in the front of buildings must be provided, it shall not occupy more than twenty-five percent (25%) of the lot frontage. Direct pedestrian connections shall be provided from the rear and side parking areas to the front of all buildings. Whenever possible, breaks in the building footprints should be provided to allow pedestrian access from rear parking areas to building fronts. The pedestrian access way should be a minimum of twenty-five (25') feet. On street parking shall be permitted on all development streets, except service alleyways.
2. Shared Parking standards.
 - a. Shared parking shall be encouraged for all commercial parking lots and particularly for those serving mixed use commercial and residential buildings. Where necessary, in parking lots which are serving mixed-use commercial or residential buildings, the Planning Board may, in its discretion, permit a limited amount of parking to be reserved either for residential or specified commercial uses only; or may restrict the hours that certain spaces are to be used for residential or commercial uses only. In exercising its discretion to allow any limitation to be placed on the use of any parking, the Board shall do so with the intent to limit such restrictive use in order to advance the objective of encouraging shared parking.
 - b. An applicant seeking to satisfy its parking requirement using a shared parking approach shall prepare a parking report that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand. The report shall be prepared using procedures presented in the most recent version of the report "Shared Parking," published by the Urban Land Institute. The report shall be prepared using the most current shared parking methodology published by the Urban Land Institute or the Institute of Transportation Engineers.
 - c. The report may also adjust projected parking demand based on an analysis of captured parking using procedures presented in the most recent version of the Trip Generation Handbook published by the Institute of Transportation Engineers. A captured and shared parking study report shall:
 - i. Calculate the projected peak parking demand for each land use that will be sharing the available parking supply using the latest edition of the ITE informational report Parking Generation.
 - ii. Calculate the extent to which parking demand will be mitigated on the site as a result of trips captured from adjoining land uses and therefore occurring without the use of a vehicle.
 - iii. Calculate the peak parking accumulation for the development, making use of shared parking procedures.
 - iv. Expand the peak parking accumulation by 10% to determine the needed supply of parking spaces. This will assure an adequate capacity of spaces for the turnover of vehicles.
 - v. Determine the number of on-site parking spaces that will be supplied.
 - vi. Determine the number of on-street parking spaces that are available to the development in accordance with procedures established by this section.
 - vii. Determine whether additional parking spaces will be needed to serve the development and if so how they will be supplied.

ARTICLE IV

3. Landscaping.

- a. Lots for residential and nonresidential uses shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and civic, commercial, or residential uses shall be designed with textured paving, landscaping, and street furniture approved by the Planning Board.
- b. Parking lot layout, landscaping, buffering, and screening shall be provided to minimize direct view of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise, or exhaust fumes onto adjacent residential properties, and provide the parking area with a reasonable measure of shade, when trees reach maturity. In order to achieve these objectives, parking lots exposed to view shall be surrounded by a minimum of a four-and-one-half-foot-high, year-round visually impervious screen, hedge, or wall. The height of any required screen, hedge, or wall shall decrease where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrian from motor vehicles, and shall not interfere with clear sight triangle requirements.
- c. The interior of all parking lots shall be landscaped to provide shade and visual relief. Protected planting islands or peninsulas within the perimeter of the parking lot are encouraged. Parking lots with 10 or less spaces may not require interior landscaping if the Planning Board determines that there is adequate perimeter landscaping. In parking lots with 11 or more spaces, a maximum of one deciduous shade tree shall be required to be planted in the parking lot for every eight parking spaces. A six-foot planting diamond, or equivalent planter, is required per tree. Choice of plant materials, buffer width, type of screening, location, and frequency of tree planting shall be flexible, provided these objectives are designed to the satisfaction of the Planning Board.
- d. Parking lot layout shall take into consideration pedestrian and vehicular circulation and shall be designed to preclude dead end parking lots. Pedestrian crosswalks shall be provided, where necessary and appropriate, and shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian access ways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents and as approved by the Planning Board.

H. Site Infrastructure.

1. Common trash collection areas shall be properly screened with an appropriate combination of walls, fences, earth berms, and plantings. Any common trash collection area shall provide facilities for the collection and separation of recyclable materials in accordance with the requirements of the Township of Cherry Hill.
2. Any loading space shall be screened from public view by building walls or extensions thereof, fencing and /or landscaping.
3. Sidewalks shall have a minimum width of five feet (5'), except along commercial uses where the sidewalk in commercial areas shall be ten feet (10'). Sidewalks in commercial areas shall be continued across street surfaces using paving materials to delineate crosswalks.
4. Sidewalks and pedestrian paths shall connect proposed uses to a public sidewalk or roadway. Private sidewalks shall be designed to connect parking areas with individual structures, as well as building groups.
5. The use of special paving such as brick or pre-cast concrete pavers for sidewalks is required for a minimum of 10% of the paved area, specifically at prominent intersections and public spaces. Otherwise, sidewalks shall be poured-in-place concrete. Special paving, if selected, should complement the building materials and should be used to define spaces or special areas such as entrances. All plans for special pavement areas shall be submitted to the Planning Board for approval. Private sidewalks shall be submitted to the Planning Board for approval. Sidewalks

ARTICLE IV

adjacent to parking lots, where car bumpers may overhang the walk, shall be a minimum of six feet (6') wide measured from the face of the curb or four feet (4') wide if setback a minimum of two feet (2') from the face of curb with a grassed area.

I. Landscaping.

1. Canopy tree shall be planted along street frontages at a maximum distance of 35 feet on center and spaced equal distance between street lights. Such street trees shall be a minimum caliper of three inches (3") (measured six inches (6") above ground level) at the time of planting. Bottom branches shall be trimmed to a minimum of eight feet (8') above the ground for pedestrian passage.
2. Whenever an off street parking area exceeds 100 spaces, the area should be divided into a minimum of 4 (four) equal sections with each section being divided by a landscaped divider strip (minimum 10 feet (10') wide) with canopy trees and planted with ground cover or low shrubs (at least 36 inches in height).
3. Hedges, privacy or ornamental fences of varying heights may be used to block view of parking areas, storage areas, loading docks or other utilitarian views from residential or public areas. No "cyclone" or "chain link" fencing shall be permitted.

J. Lighting. In addition to §509 of the ordinance, the following shall apply:

1. All public and private streets, parking lots and pedestrian walkways shall be sufficiently illuminated to ensure traffic and pedestrian safety under all weather conditions. Lighting fixtures are to include non-glare lights with "cutoff" shields as appropriate in order to mitigate against adverse impacts upon adjacent and nearby properties, the safety of traffic along adjacent roadways and overhead glow.
2. Street lighting shall be decorative and blend with the architectural style of the development.
3. Streets and sites shall be provided with adequate lighting while minimizing adverse impacts such as glare and overhead sky glow on adjacent properties. House-side shields shall be provided where abutting a residential use.
4. Along all commercial or mixed-use streets, parking areas, sidewalk, walkways, courtyards and common areas, 12-14 foot high decorative pedestrian scale lamp posts shall be provided at regular intervals. Posts in commercial mixed-use and senior citizen and townhouse streets should be spaced approximately sixty feet (60') on the center. Distance of lighting shall depend upon the manufacturer chosen and the specifications of the particular lights.
5. In off-street parking lots, post heights may be extended to a maximum of sixteen feet (16').
6. Use of minimum wattage metal halide or color corrected sodium or mercury vapor light sources is encouraged.
7. Lighting attached to the exterior of a building shall be architecturally compatible with the style, materials colors and details of the building and shall comply with the local building code. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways and other areas of a site, and the light quality produced, shall be the same or compatible. Facades shall be lit from the exterior, and as a general rule, lights should be concealed through shielding or landscaping. Mounting brackets and associated hardware should be inconspicuous.

K. Signs. Signs shall conform with the provisions of Article V.**SECTION 427. PATCO TRANSIT-ORIENTED DEVELOPMENT (PTOD) OVERLAY ZONE.**

- A. Intent. The intent of the PATCO Transit Oriented Development (PTOD) overlay zone is to create a compact, mixed use of residential, office, retail, institutional, and civic uses to promote and support transit use. Pedestrian activity, passenger support, affordable housing and transit access are key goals in the TOD zone. The development standards are designed to require compact redevelopment,

ARTICLE IV

opportunities for increased choice of transportation modes, and a safe and pleasant pedestrian environment by ensuring an attractive streetscape, a functional mix of complementary uses, and the provision of facilities that support transit use, bicycling, and walking. The PTOD overlay zone is meant to create dense, transit supportive development at the PATCO Speedline Woodcrest Station, the area within this site will provide a convenient walking distance to and from the transit station. The intent of this overlay is to accomplish the following:

1. Compact Development. This overlay zone provides incentives for residential and commercial infill and redevelopment within designated areas. Development is encouraged in designated areas by providing incentives, such as density bonuses and mixed use development opportunities in designated areas.
2. Mixed Use. The flexible zoning standards in this zone allow mixed-use development. The overlay zone allows residential uses integrated with commercial and employment uses in appropriate locations (e.g. – main street, neighborhood center and other core areas). The overlay zone encourages opportunities to provide flexibility in building height, housing density, floor area, lot coverage, yard setback, landscaping, and other zoning provisions for mixed-use developments. It is anticipated that mixed-use development may include residential uses above or behind permitted or commercial, and the combination of compatible commercial uses (retail, office, services, entertainment, etc.).
3. Affordable Housing. Provide accessible and convenient affordable housing for very low-, low- and moderate-income households. The 35 acre tract can result in up to 630 housing units. Of this total, 20 percent (20%), or 126, shall be low- and moderate-income housing units if the low- and moderate-income units are for sale. Fifteen percent (15%), or 95, shall be low- and moderate income-housing units if the low- and moderate-income units are for rent.
4. Pedestrian Activity. Development in the overlay zone encourages appropriate standards for pedestrian access, safety, and comfort.
5. Efficient Land Use. It has been determined that parking is most inefficient land use and the following regulatory and parking management tools are available to minimize the amount of land used for surface parking:
 - a. Shared Parking. “Shared parking” is an option available in this overlay zone and allows that multiple uses to share one or more parking facilities.
 - b. On-street Parking. On-street parking slows traffic, creates better pedestrian environments by buffering sidewalks from moving vehicles, increases the viability of retail shops and services, and reduces the amount of land used for off-street parking lots, thus decreasing impervious surfaces.
 - c. Valet Parking. Valet parking may be feasible for some restaurants and meeting/event facilities. Valet parking allows stacking of smaller parking spaces with less space devoted to drive aisles.
6. Public Spaces. The overlay zone encourages the integration of usable public space whenever possible, and recognizes and responds appropriately to existing or planned public spaces on or near the site (e.g., parks, civic buildings and spaces, transit stops, sidewalks, plazas, and similar spaces). Public spaces should be clearly recognizable as “public” (e.g. – a plaza within view of a street or other public space), publicly accessible (i.e. – a pedestrian can get there), and can be occupied by a person (i.e. – a person can stand there). These spaces can be as simple as an expanded sidewalk for outdoor dining to a large plaza with public art and entertainment.
7. Human-Scaled Building Design. The overlay zone supports human-scale design by requiring building entrances placed close to the street, ground floor windows, articulated façades, appropriately scaled signs and lighting, and awnings and other weather protection. For example, in downtowns, main streets, neighborhood centers, and other strategic locations (e.g. – at transit stops), it is often appropriate to require a maximum front building setback, or a “build-to” line, for a minimum percentage of the building front. For shopping centers with private, internal driveways,

ARTICLE IV

the width/height ratio can be measured between opposite building fronts (pads) along an internal street, or between one building front and street trees on the opposite side of the street. The internal drive or “shopping street” should have sidewalks and amenities similar to a public street (e.g., seating, trees, lighting, etc.).

- B. Required Uses. All developments in the PTOD zone shall include affordable housing units, in accordance with Article X.
- C. Permitted Principal Uses. In the PTOD zone, no lot shall be used and no structure shall be erected, altered, or occupied for any purpose except the following:
1. All multi-residential dwellings located in buildings that comply with the height requirements of the PTOD zone. Multi-Residential housing may be constructed within stand-alone buildings or may be constructed above non-residential uses.
 2. All principal non-residential uses permitted in the Regional Business (B4) zone shall be permitted, with the exception of the “Retail A” use.
- D. Permitted Accessory Uses. Any of the following uses and structures may be permitted, when used in conjunction with a principal use and conforming to the applicable subsection in §427.C:
1. Child Care Centers.
 2. Awnings & Canopies.
 3. Outdoor seating.
 4. Public, Local Utilities & Cable Television Facilities.
 5. Temporary Construction Trailers.
 6. Fences, hedges, and walls.
 7. Off-street parking facilities, including structures.
 8. Signs.
 9. Refuse and Recycling Storage Areas.
 10. Sidewalk, curbs, gutters, and walkways.
 11. Stormwater management facilities.
- E. Prohibited Uses. Any use that is not specifically permitted in §427.C is hereby prohibited.
- F. Bulk Requirements. Except as otherwise modified, the following bulk standards shall apply to all buildings in the PTOD zone:
1. Minimum Requirements:

Minimum Requirements	Principal Structures	
	Inside Lot	Corner Lot
Lot Size (acres)	35	35
Lot Frontage	200'	200'
Lot Depth	200'	200'
Front Yard	75'	75'
Secondary Front Yard	n/a	75'
Side Yard	20'	20'
Aggregate Side Yard	50'	n/a
Rear Yard	30'	30'
Maximum Height	4 stories or 55'	4 stories or 55'
Maximum Building Cover	35%	35%
Maximum Lot Cover	75%	75%
Open Space	25%	25%

2. Additional Requirements. In addition to §427.F.1, the following requirements shall apply:

ARTICLE IV

- a. Minimum land area designated for housing shall be a minimum of 50 percent (50%). Housing may be constructed within stand-alone buildings or may be constructed above commercial and office uses. The intent of the overlay is to permit a gross density of 18 units per acre on the gross acreage of 35 acres to yield 630 units on the portion of the site devoted to housing. The requirement for fifty percent (50%) of land area to be utilized for housing is relieved once final approval is granted for the permitted gross density.
 - b. Affordable Housing set-asides shall be consistent with Article X, a minimum of twenty percent (20%) of the total number of units shall be set aside as Affordable Housing Units in For-Sale/Ownership developments and where a minimum of fifteen percent (15%) of the total number of units shall be set aside as Affordable Housing Units in Rental developments. Affordable Housing set-asides shall be consistent with Article X, a minimum of twenty percent (20%) of the total number of units shall be set aside as Affordable Housing Units in For-Sale/Ownership developments and where a minimum of fifteen percent (15%) of the total number of units shall be set aside as Affordable Housing Units in Rental developments.
 - c. No more than fifty percent (50%) of the zone may be approved for non-residential uses until 315 housing units have received preliminary approval.
 - d. At least 30 percent of the non-residential floor area in the zone shall be office space.
 - e. A perimeter tract buffer of a minimum of thirty feet (30'), consisting of existing and supplemental landscape material and/or fences, shall be provided to create a reasonable visual buffer.
 - f. An owners' association shall be created, subject to the approval of the Planning Board. The association shall become the owner of all lands dedicated to recreation and open space and shall be responsible for maintaining all public areas.
3. Density. The maximum density of the residential uses on the entire tract in the PTOD zone shall not exceed 18 dwelling units per gross acre. The maximum density is permitted only if it can be achieved within the limits imposed by the maximum permitted height in the PTOD zone.
- G. Open Space. A minimum of 25% of the total tract area shall be dedicated for common open space uses, which may include conservation, passive and active recreation and storm water management as below. No more than 50% of the required common open space shall be in the form of wetlands, wetlands buffers, flood plain, swales, recharge areas, and detention and retention basins if designed as an aesthetic feature. Additionally, the non-residential area shall have at least one (1) town park and may have plazas, greens, squares, and greenways.
- H. Design Standards. The below standards have been promulgated in an attempt to achieve a well-designed site. It is recognized that the intent of this section can be achieved with designs not anticipated by these standards. Accordingly, the Planning Board may waive any design standard it deems appropriate.
1. Spatial relationships between buildings and other structures shall be formal and façades shall be parallel to street lines and exterior building walls shall typically be either parallel or at right angles to each other. Buildings shall be oriented toward the street or the streetscape. A lot with multiple buildings should be organized around a feature such as a courtyard, green or quadrangle that encourages pedestrian activity and incidental social interaction among users. Buildings shall be designed to provide for safety concerns and shall be located to allow for adequate fire and emergency access.
 2. Residential buildings shall define the street-edge through adherence to uniform setbacks along the build-to line for each block. A minimum of eighty percent (80%) of all residential building façades on a block face shall be located at the build-to-line. The streetscape shall also be reinforced by lines of uniformly spaced shade trees and may be further reinforced by walls, hedges, or fences that define front yards.

ARTICLE IV

3. Commercial buildings on corner lots shall be considered significant structures, since they have at least two façades visibly exposed to the street. Such buildings shall be designed with additional architectural features to emphasize their location.
4. Focal points of visual termination shall generally be occupied by prominent buildings and structures that employ enhanced height, massing, distinctive architectural treatments, ornamental site elements, or other distinguishing features.
5. Special Design Standards. In addition to the requirements of §504, the following shall apply in this zone:
 - a. The entry façades of all buildings shall be designed to a pedestrian scale.
 - b. The architectural treatment of the front façade, with regard to its major features and materials, shall be continued around all sides of a building that are readily visible from public property and/or rights-of-way. The design of all sides of a building shall be consistent with regard to style, materials, colors, and details. No solid, blank, windowless walls or service areas shall not be visible from the public areas. Where the construction of a blank or substantially blank wall is necessary, the façades shall be articulated by the provision of false windows, articulated masonry, or, if the building is occupied by a commercial use, by using recessed or projecting display window cases. Enhanced plantings may also be appropriate in certain cases.
 - c. Open arcades may encroach into a public right-of way and over the sidewalk at a front or side street lot line as follows:
 - i. Front Encroachment: 8 feet maximum.
 - ii. Side Street Encroachment: 8 feet maximum.
 - iii. The maximum allowable height of an encroachment is three stories. The area of an encroachment shall not exceed 20 percent of the block length.
 - d. All air conditioning units, skylights, solar panels, HVAC systems, exhaust pipes or stacks, elevator housing satellite dishes, and other telecommunications receiving devices shall be screened from view from public property or rights-of-way and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices, and /or plantings.
 - e. The massing of buildings shall be deemphasized in a variety of ways, including the use of projecting and recessed elements such as porches, windows and roof dormers, to reduce their apparent overall bulk and volume, to enhance visual quality and contribute to human-scale development. Such breaks in the facades and rooflines shall occur not more frequently than every twenty-five feet (25') and no less frequently than every 100 feet.
 - f. Parking lot layout shall take into consideration pedestrian and vehicular circulation and shall be designed to preclude dead end parking lots. Pedestrian crosswalks shall be provided, where necessary and appropriate, and shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian access ways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents and as approved by the Planning Board.
 - g. Bicycle Parking.
 - i. For residential uses, there shall be one bicycle space or locker for every three (3) dwellings.
 - ii. For commercial uses, there shall be one bicycle space or locker for every 40 parking spaces.
- I. Parking.
 1. In addition to the standards of Article V and the New Jersey Residential Site Improvement Standards (RSIS), the following shall apply:
 - a. Off-street parking shall not be located between a building and a street unless the visual impact has been minimized by the construction of walls, fences, berms or the installation of appropriate landscaping.

ARTICLE IV

- b. No outside storage or overnight parking of commercial vehicles or boats, recreational vehicles, trailers or similar conveyances shall be permitted, unless the commercial vehicle is part of a commercial use and is parked in a designated area, screened and shielded from any roadway.
 - c. Off-street parking shall be located along the side and rear of structures parking shall be provided in the rear and the side of buildings. If parking in the front of buildings must be provided, it shall not occupy more than twenty-five percent (25%) of the lot frontage. Direct pedestrian connections shall be provided from the rear and side parking areas to the front of all buildings. Whenever possible, breaks in the building footprints should be provided to allow pedestrian access from rear parking areas to building fronts. The pedestrian access way should be a minimum of twenty-five (25') feet. On street parking shall be permitted on all development streets, except service alleyways.
2. Shared Parking standards.
- a. Shared parking shall be encouraged for all commercial parking lots and particularly for those serving mixed use commercial and residential buildings. Where necessary, in parking lots which are serving mixed-use commercial or residential buildings, the Planning Board may, in its discretion, permit a limited amount of parking to be reserved either for residential or specified commercial uses only; or may restrict the hours that certain spaces are to be used for residential or commercial uses only. In exercising its discretion to allow any limitation to be placed on the use of any parking, the Board shall do so with the intent to limit such restrictive use in order to advance the objective of encouraging shared parking.
 - b. An applicant seeking to satisfy its parking requirement using a shared parking approach shall prepare a parking report that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand. The report shall be prepared using procedures presented in the most recent version of the report "Shared Parking," published by the Urban Land Institute. The report shall be prepared using the most current shared parking methodology published by the Urban Land Institute or the Institute of Transportation Engineers.
 - c. The report may also adjust projected parking demand based on an analysis of captured parking using procedures presented in the most recent version of the Trip Generation Handbook published by the Institute of Transportation Engineers. A captured and shared parking study report shall:
 - i. Calculate the projected peak parking demand for each land use that will be sharing the available parking supply using the latest edition of the ITE informational report Parking Generation.
 - ii. Calculate the extent to which parking demand will be mitigated on the site as a result of trips captured from adjoining land uses and therefore occurring without the use of a vehicle.
 - iii. Calculate the peak parking accumulation for the development, making use of shared parking procedures.
 - iv. Expand the peak parking accumulation by 10% to determine the needed supply of parking spaces. This will assure an adequate capacity of spaces for the turnover of vehicles.
 - v. Determine the number of on-site parking spaces that will be supplied.
 - vi. Determine the number of on-street parking spaces that are available to the development in accordance with procedures established by this section.
 - vii. Determine whether additional parking spaces will be needed to serve the development and if so how they will be supplied.
3. Landscaping.
- a. Lots for residential and nonresidential uses shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and civic, commercial, or residential uses shall be designed with textured paving, landscaping, and street furniture approved by the Planning Board.

ARTICLE IV

- b. Parking lot layout, landscaping, buffering, and screening shall be provided to minimize direct view of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise, or exhaust fumes onto adjacent residential properties, and provide the parking area with a reasonable measure of shade, when trees reach maturity. In order to achieve these objectives, parking lots exposed to view shall be surrounded by a minimum of a four-and-one-half-foot-high, year-round visually impervious screen, hedge, or wall. The height of any required screen, hedge, or wall shall decrease where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrian from motor vehicles, and shall not interfere with clear sight triangle requirements.
- c. The interior of all parking lots shall be landscaped to provide shade and visual relief. Protected planting islands or peninsulas within the perimeter of the parking lot are encouraged. Parking lots with 10 or less spaces may not require interior landscaping if the Planning Board determines that there is adequate perimeter landscaping. In parking lots with 11 or more spaces, a maximum of one deciduous shade tree shall be required to be planted in the parking lot for every eight parking spaces. A six-foot planting diamond, or equivalent planter, is required per tree. Choice of plant materials, buffer width, type of screening, location, and frequency of tree planting shall be flexible, provided these objectives are designed to the satisfaction of the Planning Board.
- d. Parking lot layout shall take into consideration pedestrian and vehicular circulation and shall be designed to preclude dead end parking lots. Pedestrian crosswalks shall be provided, where necessary and appropriate, and shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian access ways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents and as approved by the Planning Board.

J. Site Infrastructure.

- 1. Common trash collection areas shall be properly screened with an appropriate combination of walls, fences, earth berms, and plantings. Any common trash collection area shall provide facilities for the collection and separation of recyclable materials in accordance with the requirements of the Township of Cherry Hill.
- 2. Any loading space shall be screened from public view by building walls or extensions thereof, fencing and /or landscaping.
- 3. Sidewalks shall have a minimum width of five feet (5'), except along commercial uses where the sidewalk in commercial areas shall be ten feet (10'). Sidewalks in commercial areas shall be continued across street surfaces using paving materials to delineate crosswalks.
- 4. Sidewalks and pedestrian paths shall connect proposed uses to a public sidewalk or roadway. Private sidewalks shall be designed to connect parking areas with individual structures, as well as building groups.
- 5. The use of special paving such as brick or pre-cast concrete pavers for sidewalks is required for a minimum of 10% of the paved area, specifically at prominent intersections and public spaces. Otherwise, sidewalks shall be poured-in-place concrete. Special paving, if selected, should complement the building materials and should be used to define spaces or special areas such as entrances. All plans for special pavement areas shall be submitted to the Planning Board for approval. Private sidewalks shall be submitted to the Planning Board for approval. Sidewalks adjacent to parking lots, where car bumpers may overhang the walk, shall be a minimum of six feet (6') wide measured from the face of the curb or four feet (4') wide if setback a minimum of two feet (2') from the face of curb with a grassed area.

K. Landscaping.

ARTICLE IV

1. Canopy tree shall be planted along street frontages at a maximum distance of 35 feet on center and spaced equal distance between street lights. Such street trees shall be a minimum caliper of three inches (3") (measured six inches (6") above ground level) at the time of planting. Bottom branches shall be trimmed to a minimum of eight feet (8') above the ground for pedestrian passage.
 2. Whenever an off street parking area exceeds 100 spaces, the area should be divided into a minimum of 4 (four) equal sections with each section being divided by a landscaped divider strip (minimum 10 feet (10') wide) with canopy trees and planted with ground cover or low shrubs (at least 36 inches in height).
 3. Hedges, privacy or ornamental fences of varying heights may be used to block view of parking areas, storage areas, loading docks or other utilitarian views from residential or public areas. No "cyclone" or "chain link" fencing shall be permitted.
- L. Lighting. In addition to §509 of the ordinance, the following shall apply:
1. All public and private streets, parking lots and pedestrian walkways shall be sufficiently illuminated to ensure traffic and pedestrian safety under all weather conditions. Lighting fixtures are to include non-glare lights with "cutoff" shields as appropriate in order to mitigate against adverse impacts upon adjacent and nearby properties, the safety of traffic along adjacent roadways and overhead glow.
 2. Street lighting shall be decorative and blend with the architectural style of the development.
 3. Streets and sites shall be provided with adequate lighting while minimizing adverse impacts such as glare and overhead sky glow on adjacent properties. House-side shields shall be provided where abutting a residential use.
 4. Along all commercial or mixed-use streets, parking areas, sidewalk, walkways, courtyards and common areas, 12-14 foot high decorative pedestrian scale lamp posts shall be provided at regular intervals. Posts in commercial mixed-use and senior citizen and townhouse streets should be spaced approximately sixty feet (60') on the center. Distance of lighting shall depend upon the manufacturer chosen and the specifications of the particular lights.
 5. In off-street parking lots, post heights may be extended to a maximum of sixteen feet (16').
 6. Use of minimum wattage metal halide or color corrected sodium or mercury vapor light sources is encouraged.
 7. Lighting attached to the exterior of a building shall be architecturally compatible with the style, materials colors and details of the building and shall comply with the local building code. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways and other areas of a site, and the light quality produced, shall be the same or compatible. Facades shall be lit from the exterior, and as a general rule, lights should be concealed through shielding or landscaping. Mounting brackets and associated hardware should be inconspicuous.
- M. Signs. Signs shall conform with the provisions of Article V.

SECTION 429. FLOOD PLAIN (FP) OVERLAY ZONE.

- A. Statutory Authorization. The Legislature of the State of New Jersey has, in *N.J.S.A. 40:55D-1 et seq*, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Township Council of the Township of Cherry Hill, of New Jersey does ordain as follows:
- B. Findings of Fact.
1. The flood hazard areas of Township of Cherry Hill are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

Appendix J:

Existing/Adopted Zoning Ordinance Sections 902 (Development Fees)

ARTICLE IX

- C. More Than One Request. Where one application for development includes several approval requests, the sum of the individual required fees for each approval request shall be paid.
- D. Costs of Review & Inspection. Each applicant submitting an application for review by the Planning or Zoning Board shall agree in writing to pay all reasonable costs for professional review of the application, including costs incurred with any informal review of a concept plan which may have preceded the submission of a preliminary application. Additionally, each applicant shall agree in writing to pay all reasonable costs for the municipal inspection of the constructed improvements. All such costs for review and inspection shall be paid upon request and prior to the issuance of any construction permits. All remaining costs must be paid in full upon request and before any certificate of occupancy is issued or bonds are released.
- E. Court Reporter. If an applicant desires a court reporter, the cost of said reporter for taking testimony and transcribing it and providing a copy of the transcript to the municipality shall be at the expense of the applicant who shall arrange for the reporter's attendance. The municipality provides for the recording of the proceedings held before the Board.
- F. Waiver of Fees for Affordable Housing. Notwithstanding any other provision of this ordinance, a waiver of all municipal subdivision and site plan escrow fees and building permit and certificate of occupancy fees shall be granted by the applicable Board for all housing units being provided by the applicant for low and moderate income families, in accordance with the Housing Element of the Master Plan.

SECTION 902. AFFORDABLE HOUSING FEES & PROCEDURES.

- A. Purpose.
 - 1. In *Holmdel Builder's Association V. Holmdel Township*, 121 NJ. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the *Fair Housing Act of 1985* (the Act), N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules.
 - 2. Pursuant to *P.L.2008, c.46 section 8* (C.52:27D-329.2) and the *Statewide Non-Residential Development Fee Act* (C. 40:55D-8.1 through 8.7), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the COAH or court of competent jurisdiction and have a Court-approved spending plan may retain fees collected from non-residential development.
 - 3. This ordinance establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance *PL.2008, c.46, Sections 8 and 32-38*. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate- income housing consistent with COAH rules and regulations, statutes and ordinances. This ordinance shall be interpreted within the framework of COAH's rules on development fees, codified at *N.J.A.C. 5:97-8*.
- B. Basic Requirements.
 - 1. This ordinance shall not be effective until approved by a Court pursuant to *N.J.A.C 5:96-5.1*.
 - 2. Unless otherwise ordered by the Court, Cherry Hill Township shall not spend development fees until a Court has approved a plan for spending such fees in conformance with *N.J.A.C. 5:97-8.10* and *N.J.A.C. 5:96-5.3*.
- C. Definitions. Unless specifically defined in §202, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

ARTICLE IX

D. Residential Development Fees.

1. Imposed Fees.

- a. Within the residential zones of RA, RAPC, R1, R2, R3, R7, R10 and R20, residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of one and one-half (1.5%) percent of the equalized assessed value for residential development provided no increased density is permitted.
- b. When an increase in residential density pursuant to *N.J.S.A. 40:55D-70d(5)* (known as a 'd' variance) has been permitted, developers may be required to pay a development fee of one and one-half (1.5%) percent of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal one and a half percent of the equalized assessed value on the first two units; and the specified higher percentage up to six percent of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two- year period preceding the filing of such a variance application.

2. Exactions. Eligible exactions, ineligible exactions and exemptions for residential development:

- a. Affordable housing developments and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
- b. Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.
- c. Developers of residential structures demolished and replaced as a result of a natural disaster, shall be exempt from paying a development fee.

E. Non-Residential Development Fees.

1. Imposed Fees.

- a. Within all zones, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to two and one-half (2.5%) percent of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
- b. Non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to two and one-half (2.5%) percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
- c. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half (2.5%) percent shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure (i.e. land and improvement) at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

2. Exactions. Eligible exactions, ineligible exactions and exemptions for non-residential development:

ARTICLE IX

- a. The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to the two and a half (2.5%) percent development fee, unless otherwise exempted below.
- b. The two and a half (2.5%) percent fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
- c. Non-residential developments shall be exempt from the payment of nonresidential development fees in accordance with the exemptions required pursuant to *P.L.2008, c.46*, as specified in the Form N-RDF "*State of New Jersey Non-Residential Development Certification/Exemption*" or applicable form(s). Any exemption claimed by a developer shall be substantiated by that developer.
- d. A developer of a non-residential development exempted from the nonresidential development fee pursuant to *P.L.2008, c.46* shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three (3) years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
- e. If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within forty-five (45) days of the termination of the property tax exemption. Unpaid nonresidential development fees under these circumstances may be enforceable by Cherry Hill Township as a lien against the real property of the owner.

F. Collection Procedures.

1. Upon the granting of a preliminary, final or other applicable approval for a development, the Planning or Zoning Board shall direct its staff to notify the construction official responsible for the issuance of a building permit.
2. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF "*State of New Jersey Non-Residential Development Certification/Exemption*" to be completed as per the instructions provided. The Developer of a non-residential development shall complete Form N-RDF as per the instructions provided. The construction official shall verify the information submitted by the non-residential developer, as per the instructions provided in the Form N-RDF. The Tax Assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
3. The Construction Official responsible for the issuance of a building permit shall notify the Department of Community Development and the Township Tax Assessor of the first building permit being issued for any development in order that a determination can be made as to whether it is eligible and that is subject to a development fee.
4. Within ninety (90) days of receipt of that notice, the Township Tax Assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
5. The Construction Official responsible for the issuance of a final certificate of occupancy (C.O.) will notify the Township Tax Assessor and the Department of Community Development of any and all requests for the scheduling of a final inspection on property that is subject to a development fee.
6. Within ten (10) business days of a request for the scheduling of a final inspection, the Township Tax Assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee in writing.
7. Should the Township fail to determine or notify the developer of the amount of the development

ARTICLE IX

fee within ten (10) business days of the request for final inspection, the developer is still obligated to pay the fee. The developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in subsection b. of section 37 of P.L.2008, c.46 (C.40:55D-8.6).

8. In all instances, fifty (50%) percent of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.
9. Appeal of Development Fees.
 - a. Residential. A developer may challenge residential development fees imposed by filing a challenge with the Camden County Board of Taxation. Pending a review and determination by such Board, collected fees shall be placed in an interest bearing escrow account by Cherry Hill Township. Appeals from a determination of this Board may be made to the tax court, in accordance with the provisions of the *State Tax Uniform Procedure Law, R.S.54:48-i et seq.*, within ninety (90) days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
 - b. Non-Residential. A developer may challenge non-residential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within forty-five (45) days of receipt of the challenge, collected fees shall be placed in an interest bearing escrow account by Cherry Hill Township. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the *State Tax Uniform Procedure Law, R.S.54:48-l et seq.*, within ninety (90) days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

G. Affordable Housing Trust Fund.

1. There is hereby created a separate, interest-bearing Affordable Housing Trust Fund to be maintained by the Township chief financial officer (CFO) for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
2. The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 - a. payments in lieu of on-site construction of affordable units;
 - b. developer contributed funds to make ten (10%) percent of the adaptable entrances in a townhouse or other multistory attached development accessible;
 - c. net rental income from municipally operated affordable housing units;
 - d. repayments from affordable housing program loans;
 - e. recapture funds;
 - f. proceeds from the sale of affordable units; and
 - g. any other funds collected in connection with Cherry Hill Township's affordable housing program.
3. Within seven (7) days from the opening of the Affordable Housing Trust Fund, Cherry Hill Township shall provide COAH with written authorization, in the form of a third-party escrow agreement between the municipality, and COAH to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:97-8.13(b).
4. All interest accrued in the Affordable Housing Trust Fund shall only be used on eligible affordable housing activities approved by COAH or the court having jurisdiction.

H. Use of Funds.

ARTICLE IX

1. The expenditure of all funds shall conform to a Spending Plan approved by the Court. Funds deposited in the Affordable Housing Trust Fund may be used for any activity approved by the Court to address the Cherry Hill Township's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing non-residential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to *N.J.A.C. 5:97-8.7* through *8.9* and specified in the approved spending plan.
2. Funds shall not be expended to reimburse Cherry Hill Township for past housing activities.
3. At least thirty (30%) percent of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the Township Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning thirty (30%) percent or less of median income by region.
 - a. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, and assistance with emergency repairs.
 - b. Affordability assistance to households earning thirty (30%) percent or less of median income may include buying down the cost of low or moderate income units in the municipal Fair Share Plan to make them affordable to households earning thirty (30%) percent or less of median income. The use of development fees in this manner shall entitle Cherry Hill Township to bonus credits pursuant to *N.J.A.C. 5:97-3.7*.
 - c. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
4. Cherry Hill Township may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with *N.J.A.C. 5:96-18*.
5. No more than twenty (20%) percent of all revenues collected from development fees, may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than twenty (20%) percent of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the affordable housing trust fund.
- I. Monitoring. Cherry Hill Township shall complete and return to COAH all monitoring forms included in monitoring requirements related to the collection of development fees from residential and non-residential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier free escrow funds, rental income, repayments from affordable

ARTICLE IX

housing program loans, and any other funds collected in connection with Cherry Hill Township's housing program, as well as to the expenditure of revenues and implementation of the plan approved by the court. All monitoring reports shall be completed on forms designed by COAH.

- J. Ongoing Collection of Fees. The ability for Cherry Hill Township to impose, collect and expend development fees shall expire with its judgment of compliance unless Cherry Hill Township has filed an adopted Housing Element and Fair Share Plan with the Court, has petitioned for substantive certification, and has received Court's approval of its development fee ordinance. If Cherry Hill Township fails to renew its ability to impose and collect development fees prior to the expiration of judgment of compliance, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the "*New Jersey Affordable Housing Trust Fund*" established pursuant to *section 20 of P.L.1985, c.222 (C.52:27D-320)*. Cherry Hill Township shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its substantive certification or judgment of compliance, nor shall Cherry Hill Township retroactively impose a development fee on such a development. Cherry Hill Township shall not expend development fees after the expiration of its substantive certification or judgment of compliance.

SECTION 903. GUARANTEES & INSPECTIONS.

Before recording final subdivision plans, as a condition of final site plan approval, or as a condition of issuing a zoning permit pursuant to *N.J.S.A. 40:55D-65d*, the Administrative Official, for the purpose of assuring the installation and maintenance of on- and off-tract (pursuant to *N.J.S.A. 40:55D-42*) improvements, shall require and accept in accordance with the standards adopted by this Ordinance, the following:

- A. Performance Guarantee. The furnishing of a performance guarantee in favor of the Township of Cherry Hill in an amount not to exceed one hundred and twenty (120%) percent of the cost of installation, of only those improvements required by an approval or developer's agreement, ordinance, or regulation to be dedicated to a public entity, and that have not yet been installed, which cost shall be determined by the Township Engineer or applicable Board Engineer according to the method of calculation set forth in §904.B for the following improvements as shown on the approved plans or plat: streets, pavement, gutters, curbs, sidewalks, street lighting, street trees, surveyor's monuments, as shown on the final map and required by Map Filing Law (*N.J.S.A. 46:23-9.9 et seq.* repealed by section 2 of P.L. 2011, c.217) or *N.J.S.A. 46:26B-1* through *N.J.S.A. 46:26B-8*, water mains, sanitary sewer, community septic systems, drainage structures, public improvements of open space and any grading necessitated by the preceding improvements.
1. The Township Engineer or applicable Board Engineer shall prepare an itemized cost estimate of the improvements covered by the performance guarantee, which itemized cost estimate shall be appended to each performance guarantee posted by the obligor.
 2. Privately-Owned Perimeter Buffer Landscaping. The Performance Guarantee reference in §903.A shall also be required within an approved phase or section of a development that includes privately-owned perimeter buffer landscaping. At the developer's option, a separate performance guarantee may be posted for the privately-owned perimeter buffer landscaping.
 3. Temporary Certificate of Occupancy Guarantee. In the event that the developer shall seek a temporary certificate of occupancy for a development, unit, lot, building, or phase of development, as a condition of the issuance thereof, the developer shall furnish a separate guarantee, referred to herein as a "temporary certificate of occupancy guarantee," in favor of the Township in an amount equal to 120% of the cost of installation of only those improvements or items which remain to be completed or installed under the terms of the temporary certificate of occupancy and which are required to be installed or completed as a condition precedent to the issuance of the permanent certificate of

Appendix K:

Existing/Adopted Zoning Ordinance Article X (Affordable Housing)

ARTICLE X

ARTICLE X

AFFORDABLE HOUSING PROCEDURAL & ELIGIBILITY REQUIREMENTS

SECTION 1001. INTENT.

The affordable housing ordinance of Cherry Hill Township sets forth regulations regarding the low- and moderate-income housing units in the Township consistent with the provisions known as the "*Substantive Rules of the New Jersey Council on Affordable Housing*," as may be amended and supplemented, for the period beginning June 2, 2008 with amendments through April 6, 2009, N.J.A.C. 5:97 *et seq.*, the *Uniform Housing Affordability Controls ("UHAC")*, N.J.A.C. 5:80-26.1 *et seq.* and the Township's constitutional obligation to provide a fair share of affordable housing for low- and moderate-income households. In addition, this Ordinance applies requirements for very low-income housing as established in *P.L. 2008, c.46* (the "*Roberts bill*"). These regulations are also intended to provide assurances that low- and moderate-income units (the "affordable units") are created with controls on affordability over time and that low- and moderate-income people occupy these units. These regulations shall apply, except where inconsistent with applicable law.

SECTION 1002. OBLIGATION.

- A. The Cherry Hill Planning Board has adopted a Housing Plan and Fair Share Plan pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, *et seq.* The Fair Share Plan has been endorsed by the governing body, Township Council. The Fair Share Plan describes how Cherry Hill Township shall address its fair share for low- and moderate-income housing, as determined by the Council on Affordable Housing (COAH) and documented in the Housing Plan.
- B. The Township of Cherry Hill shall file monitoring reports with COAH in accordance with N.J.A.C. 5:96, tracking the status of the implementation of the Housing Plan and Fair Share Plan. Any plan evaluation report of the Housing and Fair Share Plan and monitoring prepared by COAH in accordance with N.J.A.C. 5:96 shall be available to the public at the Township of Cherry Hill Municipal Building, Municipal Clerk's Office, 820 Mercer Street, New Jersey; on-line at www.cherryhill-nj.com; from COAH at 101 South Broad Street, Trenton, New Jersey; or COAH's website, www.nj.gov/dca/affiliates/coah.

SECTION 1003. DEFINITIONS.

All word uses of §201 and definitions of §202 in the Cherry Hill Zoning Ordinance shall apply.

SECTION 1004. PROGRAMS.

The Township of Cherry Hill will employ the following programs to satisfy its affordable housing obligations:

A. Rehabilitation Program.

1. Intent. The Township of Cherry Hill's rehabilitation program shall be designed to renovate deficient housing units occupied by low- and moderate-income households such that, after rehabilitation, these units will comply with the *New Jersey State Housing Code* pursuant to N.J.A.C. 5:28.
2. Requirements.
 - a. Both owner occupied and renter occupied units shall be eligible for rehabilitation funds.
 - b. All rehabilitated units shall remain affordable to low- and moderate-income households for a control period of a minimum of ten (10) years. For owner occupied units, the control period will be enforced with a lien and for renter occupied units the control period will be enforced with a deed restriction.
 - c. The Township of Cherry Hill shall dedicate a minimum of ten thousand (\$10,000) dollars for

ARTICLE X

each unit to be rehabilitated through this program, reflecting the minimum hard cost of rehabilitation for each unit.

- d. The Township shall adopt a resolution committing to fund any shortfall in the Cherry Hill 'Single-Family Rehabilitation Program' if necessary.
 - e. Cherry Hill shall designate, subject to the approval of COAH, one or more Administrative Agents to administer the rehabilitation program in accordance with N.J.A.C. 5:96 and N.J.A.C. 5:97. The Administrative Agent(s) shall provide a rehabilitation manual for the owner occupancy rehabilitation program and a rehabilitation manual for the rental occupancy rehabilitation program to be adopted by resolution of the governing body and subject to approval of COAH. Both rehabilitation manuals shall be available for public inspection on-line, in the Office of the Municipal Clerk and in the office(s) of the Administrative Agent(s).
3. Exemptions. Units in a rehabilitation program shall be exempt from N.J.A.C. 5:97-9 and *Uniform Housing Affordability Controls* (UHAC), but shall be administered in accordance with the following:
- a. If a unit is vacant, upon initial rental subsequent to rehabilitation, or if a renter-occupied unit is re-rented prior to the end of controls on affordability, the deed restriction shall require the unit to be rented to a low- or moderate-income household at an affordable rent and affirmatively marketed pursuant to N.J.A.C. 5:97-9 and UHAC.
 - b. If a unit is renter-occupied, upon completion of the rehabilitation, the maximum rate of rent shall be the lesser of the current rent or the maximum permitted rent pursuant to N.J.A.C. 5:97-9 and UHAC.
 - c. Rents in rehabilitated units may increase annually based on the standards in N.J.A.C. 5:97-9.
 - d. Applicant and/or tenant households shall be certified as income-eligible in accordance with N.J.A.C. 5:97-9 and UHAC, except that households in owner occupied units shall be exempt from the regional asset limit.

B. Market to Affordable Program.

1. Intent. The Cherry Hill 'Market to Affordable Program' is an affordable housing program established to permit the purchase or subsidization of units through a written agreement with the property owner and sold or rented to low- and moderate-income households. Subject to the provisions of §1004.B.2.c (below), the 'Market to Affordable Program' may produce both low- and moderate-income units
2. Requirements. The following provisions shall apply to market to affordable programs:
 - a. At the time they are offered for sale or rental, eligible units may be new, pre-owned or vacant.
 - b. The units shall be certified to be in sound condition as a result of an inspection performed by a licensed building inspector.
 - c. Cherry Hill will provide a minimum of \$10,000 per unit to subsidize each moderate-income unit and/or \$30,000 per unit to subsidize the each low-income unit, with additional subsidy depending on the market prices or rents in a municipality.

SECTION 1005. INCLUSIONARY ZONING.

- A. Intent. To ensure the efficient use of land through compact forms of development and to create realistic opportunities for the construction of affordable housing, inclusionary zoning allows minimum presumptive densities and presumptive maximum affordable housing set-asides as follows.

ARTICLE X**1. For Sale Developments.**

- a. For every multi-family development in the Township, including but not limited to development in the R7, R10, and R20 zones, the Affordable Housing Overlay Zone, and any use (D) variance application for multi-family residential development, a minimum of twenty (20%) percent of the total number of units shall be set aside as Affordable Housing Units. Where this requirement results in a fraction of a unit, the fraction shall be rounded to the nearest whole unit. Fractions of less than one half ($1/2$) shall be rounded off to the lower whole unit and fractions of greater than one half ($1/2$) shall be rounded off to the higher whole unit.

2. Rental Developments.

- a. For every multi-family development in the Township, including but not limited to development in the R7, R10, and R20 zones, the Affordable Housing Overlay Zone, and any use (D) variance application for multi-family residential development, a minimum of fifteen (15%) percent of the total number of units shall be set aside as Affordable Housing Units. Where this requirement results in a fraction of a unit, the fraction shall be rounded to the nearest whole unit. Fractions of less than one half ($1/2$) shall be rounded off to the lower whole unit and fractions of greater than one half ($1/2$) shall be rounded off to the higher whole unit.

B. Phasing. In inclusionary developments, the schedule shall be in conformance with the following:

Minimum Percentage of LOW & MODERATE INCOME UNITS COMPLETED	Maximum Percentage of MARKET HOUSING UNITS COMPLETED
0%	25%
10	25 + 1 unit
50	50
75	75
100	90

- C. Design. In inclusionary developments, to the extent possible, low- and moderate-income units shall be integrated with the market units.
- D. Payments-In-Lieu & Off-Site Construction. The standards for the collection of Payments-in-Lieu of constructing affordable units or standards for constructing affordable units off-site, shall be in accordance with N.J.A.C. 5:97-6.4.
- E. Utilities. Affordable units shall utilize the same type of heating source as market units within the affordable development.

SECTION 1006. NEW CONSTRUCTION.

With the exception for affordable housing developments constructed pursuant to low income tax credit regulations, the following shall apply to all newly constructed developments that contain low-and moderate-income housing units, including any currently unanticipated future developments that will provide low- and moderate-income housing units:

A. Proportion.

- At least half of the "for sale" affordable units within each affordable housing development shall be affordable to low-income households.
- At least half of the "rental" affordable units within each affordable housing development shall be affordable to low income households. Of the total number of affordable rental units, thirteen (13%) percent shall be affordable to very low-income households.
- At least half of the affordable units in each bedroom distribution within each affordable housing development shall be affordable to low-income households.

ARTICLE X

4. The fair share obligation shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low income unit.
- B. Bedroom Distribution. Affordable housing developments that are not limited to age-restricted households shall be structured in conjunction with realistic market demands so that:
1. The combination of efficiency and one-bedroom units is no greater than twenty (20%) percent of the total number of affordable units;
 2. At least thirty (30%) percent of all affordable units shall be two-bedroom units.
 3. At least twenty (20%) percent of all affordable units shall be three-bedroom units.
 4. The remaining units may be allocated among two and three-bedroom units at the discretion of the developer.
- C. Age-Restricted. Affordable housing developments that are limited to age-restricted households shall at a minimum have a total number of bedrooms equal to the number of age-restricted affordable units within the affordable housing development. The standard may be met by creating all one-bedroom units or by creating a two-bedroom unit for each efficiency unit.
- D. Accessibility.
1. The first floor of all townhouse dwelling units and of all other multi-story dwelling units that are affordable to low- or moderate-households shall be subject to the technical design standards of the *Barrier Free Subcode (N.J.A.C. 5:23-7)*.
 2. Each affordable townhouse unit, or other affordable multi-story dwelling unit, that is attached to at least one other dwelling unit shall have the following features:
 - a. An adaptable toilet and bathing facility on the first floor;
 - b. An adaptable kitchen on the first floor;
 - c. An accessible route of travel. An interior accessible route of travel shall not be required between stories.
 - d. An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor; and
 - e. Accessible entranceways.
 - i. The developer shall provide an accessible entranceway, as set forth at *N.J.A.C. 5:97-3.14*, for each affordable townhouse unit or other affordable multistory dwelling unit and is attached to at least one other dwelling unit; or
 - ii. The developer shall provide funds sufficient to make ten (10%) percent of the adaptable entrances in the development accessible, as set forth at *N.J.A.C. 5:97-3.14*.
 3. The developer of the project shall submit a conversion plan indicating the steps necessary to convert the unit from being adaptable to accessible. Said plan shall be submitted at the time of issuance of a building permit.
 4. Where the developer will provide funds sufficient to make ten (10%) percent of the adaptable entrances in the development accessible, the developer of the project shall submit the following to the Township, at the time of issuance of a building permit, in order to determine the required funds:
 - a. Funds sufficient to make ten (10%) percent of the adaptable entrances in the development accessible; and
 - b. A cost estimate for conversion of ten (10%) percent of the adaptable entrances in the

ARTICLE X

development to accessible.

5. In the case of an affordable unit or units that are constructed with an adaptable entrance, upon the request of a physically challenged person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed by the Township.

E. Maximum Rent & Sale Prices.

1. Establishment. In establishing rents and sales prices of affordable housing units, the administrative agent shall follow the procedures set forth in UHAC and in COAH, utilizing the regional income limits established by COAH.
 - a. In conjunction with realistic market information, the following shall be used to determine maximum rents and sales prices of the affordable units:
 - i. Efficiency units shall be affordable to one-person households.
 - ii. A one-bedroom unit shall be affordable to a one- and one-half person household.
 - iii. A two-bedroom unit shall be affordable to a three-person household.
 - iv. A three-bedroom unit shall be affordable to a four- and one-half person household.
 - v. A four-bedroom unit shall be affordable to a six-person household.
 - b. For assisted-living facilities, the following standards shall be used:
 - i. A studio shall be affordable to a one-person household.
 - ii. A one-bedroom unit shall be affordable to a one- and one-half person household.
 - iii. A two-bedroom unit shall be affordable to a two-person household or to two, one-person households.
3. The price of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the Administrative Agent be lower than the last recorded purchase price.
4. The rent of low- and moderate-income units may be increased annually based on the percentage increase in the *Housing Consumer Price Index for the United States*. This increase shall not exceed nine (9%) percent in any one year. Rents for units constructed pursuant to low- income housing tax credit regulations shall be indexed pursuant to the regulations governing low- income housing tax credits.

F. Median Income By Household Size. Median income by household size shall be established using a regional weighted average of the uncapped Section 8 income limits published by HUD computed as set forth in N.J.A.C. 5:97-9-2.

G. Average Rents.

1. The maximum rent of affordable units within each affordable housing development shall be affordable to households earning no more than sixty (60%) percent of median income. The average rent for low- and moderate-income units shall be affordable to households earning no more than fifty-two (52%) percent of median income. Restricted rental units shall establish at least one rent for each bedroom type for all low- and moderate-income units provided at least thirteen (13%) percent of all low- and moderate-income units are affordable to households earning no more than thirty (30%) percent of median income. For low-income rental units established in a 'Market to Affordable Rental Program' only – the maximum rent for a low-income unit shall be affordable to households earning no more than forty-four (44%) percent of median income.
2. Low- and moderate-income units shall utilize the same heating source as market units within an inclusionary development.
3. Gross rents including an allowance for utilities shall be established for the various size affordable

ARTICLE X

units at a rate not to exceed thirty (30%) percent of the gross monthly income of the appropriate household size as set forth in subsection §1006.C. above. The allowance for utilities shall be consistent with the utility allowance approved by NJDCA for use in its *Section 8* program.

4. No affordable rental units included in the COAH requirement shall be subject to a rent control ordinance which may be adopted or in place in the Township of Cherry Hill during the time period in which affordable housing COAH controls are effective.

H. Average Sale Prices.

1. The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than seventy (70%) percent of median income. Each affordable development must achieve an affordability average of fifty-five (55%) percent for restricted ownership units. Moderate-income ownership units must be available for at least three different prices for each bedroom type and low-income ownership units must be available for at least two different prices for each bedroom type. For low-income sale units established in a 'Market to Affordable Sales Program' only – the maximum sales for a low-income unit shall be affordable to households earning no more than forty (40%) percent of median income.
 2. Low- and moderate-income units shall utilize the same heating source as market units within an inclusionary development.
 3. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying costs of the unit, including principal and interest (based on a mortgage loan equal to ninety-five (95%) percent of the purchase price and the *Federal Reserve H.15* rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed twenty eight (28%) percent of the eligible monthly income of an appropriate household size, as determined under *N.J.A.C. 5:80-26.4*; provided, however, that the price shall be subject to the affordability average requirement of *N.J.A.C. 5:80-26.3*.
- I. Utilities. Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance approved by DCA for its *Section 8* program.

SECTION 1007. OCCUPANCY STANDARDS.

In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to:

- A. provide an occupant for each unit bedroom;
- B. provide children of different sex with separate bedrooms; and
- C. prevent more than two persons from occupying a single bedroom.

SECTION 1008. RESERVATION OF UNITS.

- A. Low-income housing units shall be reserved for households with a gross household income equal to or less than fifty (50%) percent of the median income approved by COAH.
- B. Pending release of COAH's rules implementing- *PL. 2008, c.46*. Very low-income housing units shall be reserved for households with a gross household income equal to or less than thirty (30%) percent of the median income approved by COAH.
- C. Moderate-income housing units shall be reserved for households with a gross household income in excess of fifty (50%) percent, but less than eighty (80%) percent of the median income approved by COAH.

ARTICLE X**SECTION 1009. CONDO & H.O.A. FEES; RESALE PRICES**

- A. If an affordable housing unit is part of a condominium association or homeowner's association, the Master Deed shall reflect that the assessed affordable homeowner's fee be established at one hundred (100%) percent of the market rate fee. This percentage assessment shall be recorded in the Master Deed.
- B. Upon resale of an affordable unit, a certificate of reoccupancy shall be required, in accordance with *N.J.A.C. 5:80-26.10*.

SECTION 1010. BUYER INCOME ELIGIBILITY.

- A. Buyer income eligibility for restricted ownership units shall be in accordance with *N.J.A.C. 5:80-26.1*, as may be amended and supplemented, such that low-income ownership units shall be reserved for households with a gross household income less than or equal to fifty (50%) percent of median income and moderate-income ownership units shall be reserved for households with a gross household income less than eighty (80%) percent of median income.
- B. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed thirty-three (33%) percent of the household's certified monthly income.

SECTION 1011. INDEBTEDNESS.

- A. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the administrative agent shall determine in writing that the proposed indebtedness complies with the provisions of this section.
- B. With the exception of original purchase money mortgages, during a control period neither an owner nor a lender shall at any time cause or permit the total indebtedness secured by a restricted ownership unit to exceed ninety-five (95%) percent of the maximum allowable resale price of that unit, as such price is determined by the administrative agent in accordance with *N.J.A.C.5:80-26.6(b)*.

SECTION 1012. CONTROL PERIODS.

- A. Any conveyance of a newly constructed low- or moderate-income sales unit shall contain the restrictive covenants and liens that are set forth in *N.J.A.C. 5:80-26 et seq.*
- B. Time Period for Controls.
 - 1. Newly constructed low- and moderate-income "rental" units shall remain affordable to low- and moderate-income households for a period of thirty (30) years.
 - 2. Newly constructed low- and moderate-income "for sale" units shall remain affordable to low- and moderate-income households for a period of thirty (30) years.
 - 3. Rehabilitated owner-occupied single family housing units that are improved to code standard shall be subject to affordability controls for ten (10) years.
 - 4. Rehabilitated renter-occupied housing units that are improved to code standard shall be subject to affordability controls for at least ten (10) years.
 - 5. Housing units created through conversion of a non-residential structure shall be considered a new housing unit and shall be subject to affordability controls for new housing units, as designated in items §1014.A and B.
 - 6. Affordability controls on accessory apartments shall be for a period of ten (10) years.

ARTICLE X

7. Affordability controls for units in alternative living arrangements shall be for a period of thirty (30) years.
8. Affordability controls on market to affordable units shall be for a period of thirty (30) years.
- C. Restricted Rental Units. A restricted rental unit shall remain subject to the affordability controls of this Ordinance, despite the occurrence of any of the following events:
 1. Sublease or assignment of the lease of the unit;
 2. Sale or other voluntary transfer of the ownership of the unit; or
 3. The entry and enforcement of any judgment of foreclosure.

SECTION 1013. PRICE RESTRICTIONS FOR RENTAL UNITS; LEASES.

- A. A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be provided to the Administrative Agent.
- B. No additional fees or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
- C. Application fees (including the charge for any credit check) shall not exceed five percent of the monthly rent of the applicable restricted unit and shall be payable to the Administrative Agent to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.

SECTION 1014. AFFIRMATIVE MARKETING PLAN.

- A. In accordance with the regulations of COAH pursuant to *N.J.A.C. 5:96 and 5:97 et seq.* and the *New Jersey Uniform Housing Affordability Controls (UHAC)* pursuant to *N.J.A.C. 5:80-26 et seq.*, Cherry Hill Township adopted an Affirmative Marketing Plan.
- B. All affordable housing units shall be marketed in accordance with the provisions therein.
- C. The Township of Cherry Hill has a *Third Round Growth Share* obligation. This subsection shall apply to all developments that contain proposed low- and moderate-income units and any future developments that may occur.
- D. In implementing the Affirmative Marketing Program, the Administrative Agent shall undertake all of the following strategies:
 1. Publication of one advertisement in a newspaper of general circulation within the housing region.
 2. Broadcast of one advertisement by a radio or television station broadcasting throughout the housing region.
 3. At least one additional regional marketing strategy using one of the other sources listed below.
- E. The Affirmative Marketing Program is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Program is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the COAH Housing Region in which the municipality is located and covers the period of deed restriction. The Township of Cherry Hill is in the housing region consisting of Burlington, Camden and Gloucester Counties. The Affirmative

ARTICLE X

Marketing Program is a continuing program and shall meet the following requirements:

1. All newspaper articles, announcements and requests for applications for low- and moderate-income units shall appear in the following daily regional newspaper/publication:
 - a. New Jersey Courier-Post newspaper
 - b. New Jersey Housing & Mortgage Finance Agency (HMFA) Housing Resource Center website.
2. The primary marketing shall take the form of at least one press release sent to the above publication and a paid display advertisement in the above newspaper. Additional advertising and publicity shall be on an "as needed" basis. The advertisement shall include a description of:
 - a. Location of the units;
 - b. Direction to the units;
 - c. Range of prices for the units;
 - d. Size, as measured in bedrooms, of units;
 - e. Maximum income permitted to qualify for the units;
 - f. Location of applications;
 - g. Business hours when interested households may obtain an application; and
 - h. Application fees, if any.
3. All newspaper articles, announcements and requests for applications for low- and moderate-income housing shall appear in neighborhood oriented weekly newspapers within the region.
4. The regional cable television station of Comcast of Burlington County, Garden State, Gloucester County, South Jersey, Wildwood (Maple Shade System) shall be used.
5. The following is the location of applications, brochure(s), sign(s) and/or poster(s) used as part of the Affirmative Marketing Program:
 - a. Cherry Hill Township Calendar
 - b. Cherry Hill Township Website
 - c. Cherry Hill Township Municipal Building
6. The following is a listing of community contact person(s) and/or organizations(s) in Camden County that will aid in the Affirmative Marketing Program, with particular emphasis on contracts that will reach out to groups that are least likely to apply for housing within the region:

COMMUNITY CONTACT	ADDRESS
Burlington County College	601 Pemberton-Browns Mills Road, Pemberton, NJ 08068-1536
Our Lady of Lourdes Medical Center	218 Sunset Road, Willingboro, NJ 08046-1110
Masonic Home of New Jersey	902 Jacksonville Road, Burlington, NJ 08016-3814
Medford Leas Continuing Care	1 Medford Leas, Medford, NJ 08055
Virtua Geriatric Care Management	523 Fellowship Road, Mount Laurel, NJ 08054
Virtua West Jersey Hospital	90 Brick Road Marlton, NJ 08053-2177
Campbell Soup Company	Campbell Place, Camden, NJ 08103-1701
Lockheed Martin	1 Federal Street, Camden, NJ 08102
Bancroft Neurohealth	1000 Atlantic Avenue, Camden, NJ 08102
Cooper Health System	One Cooper Plaza, Camden, NJ 08102
L-3 Communications Systems	1 Federal Street, Camden, NJ, 08103
Towers Perrin	101 Woodcrest Road, Cherry Hill, NJ 08003
Arch Manufacturing & Sales Co.	1213 S 6th Street, Camden, NJ 08104
Cherry Hill Board of Education	45 Ranaldo Terrace, Cherry Hill, NJ 08034
TD Bank	1713 Route 70 East, Cherry Hill, NJ 08003

ARTICLE X

Melitta Coffee	1401 Berlin Road, Cherry Hill, NJ 08003
Kennedy Memorial Health Center	2201 Chapel Avenue West, Cherry Hill, NJ 08002
Camden County College	1889 Route 70 East, Cherry Hill, NJ 08003
Underwood Memorial Hospital	509 North Broad Street, Woodbury, NJ 08096
Rowan University	201 Mullica Hill Road, Glassboro, NJ 08028
Kennedy Memorial Hospital	435 Hurffville-Cross Keys Road, Turnersville, NJ 08012
U.S. Food Services	2255 High Hill Road, Swedesboro, NJ 08085
Direct Group	100 Berkeley Dr., Swedesboro, NJ & 800 Arlington Blvd., Swedesboro, NJ
CompuCom Systems, Inc.	1225 Forest Parkway #500, Paulsboro, NJ 08066
Missa Bay, LLC	101 Arlington Boulevard, Swedesboro, NJ; 2339 Center Square Road, Swedesboro, NJ; and 730 Veterans Drive, Swedesboro, NJ
Sony Music	400 North Woodbury Road, Pitman, NJ 08071
Delaware Valley Wholesale Florists	520 North Mantua Boulevard, Sewell, NJ 08080
Valero Refining Co.	800 Billingsport Road, Paulsboro, NJ 08066
Electric Mobility	591 Mantua Boulevard, Sewell, NJ 08080
Sunoco-Eagle Point Oil Refinery	US Highway 130 S & Highway 295, Westville, NJ 08093
Heritage's Dairy Stores	376 Jessup Road, Thorofare, NJ 08086
Cornell & Company	224 Cornell Lane, Westville, NJ 08093
Exxon Mobil Research & Engineering Co.	800 Billingsport Road, Paulsboro, NJ 08066

7. Quarterly flyers and applications shall be sent to each of the following agencies for publication in their journals and for circulation among their members:
 - a. Cherry Hill quarterly newsletter (pink)
 - b. Applications shall be mailed to prospective applicants upon request
 - c. Additionally, quarterly informational circulars and applications shall be sent to the chief administrative employees of each of the following agencies in Camden County:
 - i. Welfare or Social Service Board, including but not limited to the Camden County Board of Social Services; Burlington County Board of Social Services, and Gloucester County Board of Social Services.
 - i. Rental Assistance Office (local office of DCA)
 - ii. Office on Aging, including but not limited to the Camden County Division of Senior & Disabled Services; Burlington County Area Agency on Aging; and the Gloucester County Division of Senior Services.
 - iii. Housing Agency or Authority
 - iv. Library, including but not limited to the Cherry Hill Public Library; Camden County Library; Burlington County Library; and Gloucester County Library.
 - v. Area Community Action Agencies
8. A random selection method to select occupants of low- and moderate-income housing will be used by the experienced Affordable Housing Administrator, in conformance with *N.J.A.C.5:80-26.16 (1)*.
 - a. An experienced Affordable Housing Administrator will be selected to administer the program. The experienced Affordable Housing Administrator has the responsibility to income qualify low- and moderate-income households; to place income eligible households in low- and moderate-income units upon initial occupancy; to provide for the initial occupancy of low- and moderate-income units which income qualified households; to continue to qualify households,

ARTICLE X

for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to low- and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan as per *N.J.A.C. 5:80-26*. The Township Administrator within the Township of Cherry Hill is the designated municipal housing liaison to act as liaison to the experienced Affordable Housing Administrator. The experienced Affordable Housing Administrator shall provide counseling services to low- and moderate-income applicants on subject such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law.

- b. All developers of low- and moderate-income housing units shall be required to assist in the marketing of the affordable units in their respective developments.
- c. The marketing program shall commence at least one hundred and twenty (120) days before the issuance of either temporary or permanent certificates of occupancy. The marketing program shall continue until all low-income housing units are initially occupied and for as long as affordable units are deed restricted and occupancy or re-occupancy of units continues to be necessary.
- d. The experienced Affordable Housing Administrator will comply with monitoring and reporting requirements, as per *N.J.A.C. 5:80-26*.

SECTION 1015. TENANT INCOME ELIGIBILITY.

The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income, low-income household or a moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed thirty-five (35%) percent, which is forty (40%) percent for age-restricted units, of the household's eligible monthly income as determined pursuant to *N.J.A.C. 5:80-26.16*, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:

- A. The household currently pays more than thirty-five (35%) percent, which is forty (40%) percent for age-restricted units, of its gross household income for rent, and the proposed rent will reduce its housing costs;
- B. The household has consistently paid more than thirty-five (35%) percent, which is forty (40%) percent for age-restricted units, of eligible monthly income for rent in the past and has proven its ability to pay;
- C. The household is currently in substandard or overcrowded living conditions;
- D. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
- E. The household documents proposed third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.

SECTION 1016. SELECTION OF OCCUPANTS OF AFFORDABLE UNITS.

- A. The Administrative Agent shall use a random selection process to select occupants of low- and moderate-income housing.
- B. A waiting list of all eligible candidates will be maintained, in accordance with the provisions contained in *N.J.A.C. 5:80-26 et seq.*

SECTION 1017. ADMINISTRATION.

- A. Cherry Hill Township is ultimately responsible for administering the Affordable Housing Program, including affordability controls and the Affirmative Marketing Plan in accordance with the regulations

ARTICLE X

of COAH pursuant to *N.J.A.C. 5:97 et seq.* and the Uniform Housing Affordable Controls (UHAC) pursuant to *N.J.A.C. 5:80-26 et seq.*

- B. Cherry Hill Township has delegated to the Municipal Housing Liaison this responsibility for administering the Affordable Housing Program, including administering and enforcing the affordability controls and the Affirmative Marketing Plan of Cherry Hill Township in accordance with the provisions of this sub-chapter, the regulations of COAH pursuant to *N.J.A.C. 5:96* and *5:97 et seq.* and the Uniform Housing Affordable Controls (UHAC) pursuant to *N.J.A.C. 5:80-26 et seq.* Cherry Hill Township shall by resolution appoint the Township Administrator as the Municipal Housing Liaison.
- C. Subject to COAH approval, Cherry Hill Township may contract with one or more administrative agents to administer some or all of the affordability controls and/or the Affirmative Marketing Plan in accordance with this Article, the regulations of COAH pursuant to *N.J.A.C. 5:97* and *5:96 et seq.* and the Uniform Housing Affordable Controls (UHAC) pursuant to *N.J.A.C. 5:80-26 et seq.* If Cherry Hill Township enters into such a contract, the Municipal Housing Liaison shall supervise the contracting Administrative Agent(s) and shall serve as liaison to the contracting Administrative Agent(s).
- D. The Township of Cherry Hill intends to contract with an experienced Affordable Housing Administrator to be the administrator of the sale and rental of all new affordable housing. The experienced Affordable Housing Administrator will also oversee and administer income qualification of low- and moderate-income households; place income eligible households in low- and moderate-income units upon initial occupancy; place income eligible households in low- and moderate-income units as they become available during the period of affordability controls and enforce the terms of the required deed restrictions and mortgage loans. The experienced Affordable Housing Administrator will specifically administer and implement:
 1. An Administrative Plan and Program, and related monitoring and reporting requirements, as outlined in *N.J.A.C. 5:80-26.15 et seq.* and Article X of the Zoning Ordinances of the Township of Cherry Hill.
 2. A plan for certifying and verifying the income of low- and moderate-income households as per *N.J.A.C. 5:80-26.16*
 3. Procedures to assure that low- and moderate-income units are initially sold or rented to eligible households and are thereafter similarly re-sold and re-rented during the period while there are affordability controls, as per *N.J.A.C. 5:80-26 et seq.*
 4. The requirement that all newly constructed low- and moderate-income sales or rental units contain deed restrictions with appropriate mortgage liens, as set forth in Appendices in *N.J.A.C. 5:80-26 et seq.*
 5. The several sales/purchase options authorized under *N.J.A.C. 5:80-26 et seq.*, except that the Township retains the right to determine by resolution whether or not to prohibit, as authorized under *N.J.A.C. 5:80-26 et seq.*, the exercise of the repayment option.
 6. The regulations determining 1) whether installed capital improvements will authorize an increase in the maximum sales price; and 2) which items of property may be included in the sales price as per *N.J.A.C. 5:80-26.9*.
- E. The developers/owners of any inclusionary site shall be responsible for the experienced Affordable Housing Administrator's administrative fee, affirmative marketing and advertising and such shall be a condition of Planning or Zoning Board approval. Subsequent to the initial sale of an affordable sale unit, the seller of an affordable sale unit shall be responsible for the experienced Affordable Housing Administrator's administrative fee, affirmative marketing and advertising and such shall be a

ARTICLE X

condition of any affordable housing deed restriction governing the affordable unit.

- F. Cherry Hill Township reserves the right to replace the experienced Affordable Housing Administrator with another municipal authority, or other agency authorized by COAH or the Superior Court, to carry out the administrative processes outlined in this Ordinance.

SECTION 1018. ENFORCEMENT.

- A. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an Owner, Developer or Tenant the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
- B. After providing written notice of a violation to an Owner, Developer or Tenant of a low- or moderate-income unit and advising the Owner, Developer or Tenant of the penalties for such violations, the municipality may take the following action against the Owner, Developer or Tenant for any violation that remains uncured for a period of sixty (60) days after service of the written notice:
1. The municipality may file a court action pursuant to *N.J.S.A. 2A:58-11* alleging a violation, or violations, of the regulations governing the affordable housing unit. If the Owner, Developer or Tenant is found by the court to have violated any provision of the regulations governing affordable housing units the Owner, Developer or Tenant shall be subject to one or more of the following penalties, at the discretion of the court:
 - a. A fine of not more than \$1,000.00 or imprisonment for a period not to exceed ninety (90) days, or both. Each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not as a continuing offense;
 - b. In the case of an Owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Cherry Hill Township Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 - c. In the case of an Owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the court.
 2. The municipality may file a court action in the Superior Court seeking a judgment, which would result in the termination of the Owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the First Purchase Money Mortgage and shall constitute a lien against the low- and moderate-income unit.
- C. Such judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the low- and moderate-income unit of the violating Owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any First Purchase Money Mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating Owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.
- D. The proceeds of the Sheriff's sale shall first be applied to satisfy the First Purchase Money Mortgage lien and any prior liens upon the low- and moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating

ARTICLE X

Owner shall be personally responsible for and to the extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus, if any, shall be placed in escrow by the municipality for the Owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the Owner shall make a claim with the municipality for such. Failure of the Owner to claim such balance within the two-year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the Owner or forfeited to the municipality.

- E. Foreclosure by the municipality due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as the same apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The Owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
- F. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the First Purchase Money Mortgage and any prior liens, the municipality may acquire title to the low- and moderate-income unit by satisfying the First Purchase Money Mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the First Purchase Money Mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the low- and moderate-income unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess which would have been realized from an actual sale as previously described.
- G. Failure of the low- and moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the Owner to accept an offer to purchase from any qualified purchaser which may be referred to the Owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- and moderate-income unit as permitted by the regulations governing affordable housing units.
- H. The Owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the Owner.

SECTION 1019. APPEALS

Appeals from all decisions of an Administrative Agent designated pursuant to this Ordinance shall be filed in writing with the Executive Director of COAH.

Appendix L:

Project & Unit Monitoring in AHMS (as of
2/18/2025)

Project List

Project Name	Project Type	Project Sub Type	Project Status	Units	Remove from Plan
202 PARK	REDEVELOPMENT	INCL DEV - ON SITE	COMPLETED	29	Remove from Plan
ALTERNATE LIVING (3RD ROUND), ALTERNATIVE LIVING 2	SUPP/SPEC NEEDS HSG	SUPP SHARED LIV HSG (BDRMS)	COMPLETED	56	Remove from Plan
ALTERNATE LIVING (PRIOR ROUNDS), ALTERNATIVE LIVING 1	SUPP/SPEC NEEDS HSG	SUPP SHARED LIV HSG (BDRMS)	COMPLETED	4	Remove from Plan
ARHAT (AFFORDABLE RENTAL HOUSING AT TAVISTOCK)	MARKET TO AFFORDABLE	NONE	COMPLETED	53	Remove from Plan
BENEDICT'S PLACE, SENIOR HOUSING	NEW CONSTRUCTION - 100% AFFORD	NONE	COMPLETED	74	Remove from Plan
BURROUGHS MILLS	INCLUSIONARY DEVELOPMENT	INCL DEV - ON SITE	COMPLETED	36	Remove from Plan
CHERRY HILL INDUSTRIAL	INCLUSIONARY DEVELOPMENT		DELETED	0	Remove from Plan
DWELL AT CHERRY HILL	INCLUSIONARY DEVELOPMENT	INCL DEV - ON SITE	COMPLETED	35	Remove from Plan
ENCLAVE AT WOODCREST STATION	INCLUSIONARY DEVELOPMENT	INCL DEV - ON SITE	UNDER CONSTRUCTION	31	Remove from Plan
EVANS - FRANCIS ESTATES, SHORT HILL FARMS	NEW CONSTRUCTION - 100% AFFORD	INCL DEV - ON SITE	COMPLETED	53	Remove from Plan
EVANS FRANCIS SUPPORTIVE HOUSING	SUPP/SPEC NEEDS HSG	SUPP SHARED LIV HSG (BDRMS)	DELETED	0	Remove from Plan
EVANS MILLS APARTMENTS, PROBUILD	INCLUSIONARY DEVELOPMENT	INCL DEV - ON SITE	COMPLETED	23	Remove from Plan
GARDEN STATE PARK - PHASE 1 B - PLAZA GRANDE	INCLUSIONARY DEVELOPMENT	INCL DEV - ON SITE	UNDER CONSTRUCTION	22	Remove from Plan
GARDEN STATE PARK - PHASE 2 A - PARK LANE APTS, RACE TRACK	INCLUSIONARY DEVELOPMENT	INCL DEV - ON SITE	UNDER CONSTRUCTION	33	Remove from Plan
GARDEN STATE PARK - PHASE 2B- PARK PLACE CONDOS	INCLUSIONARY DEVELOPMENT	INCL DEV - ON SITE	COMPLETED	24	Remove from Plan
GESHER HOUSE, DUBIN HOUSE, GESHER HOUSE	NEW CONSTRUCTION - 100% AFFORD	NONE	COMPLETED	74	Remove from Plan
GROUP HOMES 2013	SUPP/SPEC NEEDS HSG	SUPP SHARED LIV HSG (BDRMS)	COMPLETED	35	Remove from Plan
GROUP HOMES 2015	SUPP/SPEC NEEDS HSG	SUPP SHARED LIV HSG (BDRMS)	COMPLETED	17	Remove from Plan
HARMONY VILLAGE	ASSISTED LIVING RESIDENCES	RESIDENTIAL HEALTH CARE FACILITY	COMPLETED	6	Remove from Plan

Project Name	Project Type	Project Sub Type	Project Status	Units	Remove from Plan
KLEIN COMPANY	INCLUSIONARY DEVELOPMENT	NONE	DELETED	0	Remove from Plan
LEAST COST HOUSING, UNITS IN MULTIFAMILY DEVELOPMENTS	INCLUSIONARY DEVELOPMENT	NONE	UNDER CONSTRUCTION	112	Remove from Plan
LEGNOLA, EAST MERCHANTVILLE	NONE	NONE	DELETED	0	Remove from Plan
MARLKRESS COMMONS (MSAA), SERGI COMMONS, MARLKRESS COMMONS (MSAA)	NEW CONSTRUCTION - 100% AFFORD	PERM SUPP HSG (UNITS)	COMPLETED	24	Remove from Plan
POST 2000 REHAB PROGRAM	REHAB	NONE	UNDER CONSTRUCTION	96	Remove from Plan
SATLZMAN HOUSE	NEW CONSTRUCTION - 100% AFFORD	NONE	COMPLETED	104	Remove from Plan
SCATTERED SITE SALE	NEW CONSTRUCTION - 100% AFFORD	NONE	UNDER CONSTRUCTION	24	Remove from Plan
SERGI FARMS	INCLUSIONARY DEVELOPMENT	NONE	COMPLETED	120	Remove from Plan
SPRING HILLS ASSISTED SENIOR LIVING FACILITY	ASSISTED LIVING RESIDENCES	RESIDENTIAL HEALTH CARE FACILITY	COMPLETED	15	Remove from Plan
THE APARTMENTS AT SAINT THOMAS	SUPP/SPEC NEEDS HSG	RESIDENTIAL HEALTH CARE FACILITY	COMPLETED	6	Remove from Plan
THE GRAND	INCLUSIONARY DEVELOPMENT	INCL DEV - COMBINATION	COMPLETED	3	Remove from Plan
TOCCO, SHORT HILLS FARM, EVESHAM & SPRINGDALE RD	INCLUSIONARY DEVELOPMENT	NONE	DELETED	0	Remove from Plan
VILLAGE APARTMENTS AT CHERRY HILL (ST MARYS)	NEW CONSTRUCTION - 100% AFFORD	PERM SUPP HSG (UNITS)	COMPLETED	149	Remove from Plan
WEINBERG COMMONS	NEW CONSTRUCTION - 100% AFFORD	PERM SUPP HSG (UNITS)	COMPLETED	128	Remove from Plan
WEINBERG COMMONS-SUPPORTIVE HOUSING UNITS	SUPP/SPEC NEEDS HSG	SUPP SHARED LIV HSG (BDRMS)	COMPLETED	32	Remove from Plan

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
80503	202 PARK BLVD, UNIT 403			1	3 BEDROOM FAMILY MODERATE INCOME RENTAL	
80504	202 PARK BLVD, UNIT 304			1	3 BEDROOM FAMILY MODERATE INCOME RENTAL	
80505	202 PARK BLVD, UNIT 404			1	3 BEDROOM FAMILY LOW INCOME RENTAL	
80506	202 PARK BLVD, UNIT 303			1	3 BEDROOM FAMILY LOW INCOME RENTAL	
80507	202 PARK BLVD, UNIT 204			1	3 BEDROOM FAMILY LOW INCOME RENTAL	
80508	202 PARK BLVD, UNIT 407			1	2 BEDROOM FAMILY RENTAL VERY LOW INCOME - 30%	
80509	202 PARK BLVD, UNIT 210			1	2 BEDROOM FAMILY RENTAL VERY LOW INCOME - 30%	
80510	202 PARK BLVD, UNIT 405			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
80511	202 PARK BLVD, UNIT 309			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
80512	202 PARK BLVD, UNIT 307			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
80513	202 PARK BLVD, UNIT 305			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
80514	202 PARK BLVD, UNIT 211			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
80515	202 PARK BLVD, UNIT 208			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
80516	202 PARK BLVD, UNIT 207			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
80517	202 PARK BLVD, UNIT 111			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
80518	202 PARK BLVD, UNIT 109			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
80519	202 PARK BLVD, UNIT 406			1	2 BEDROOM FAMILY LOW INCOME RENTAL	
80520	202 PARK BLVD, UNIT 310			1	2 BEDROOM FAMILY LOW INCOME RENTAL	
80521	202 PARK BLVD, UNIT 306			1	2 BEDROOM FAMILY LOW INCOME RENTAL	
80522	202 PARK BLVD, UNIT 206			1	2 BEDROOM FAMILY LOW INCOME RENTAL	
80523	202 PARK BLVD, UNIT 110			1	2 BEDROOM FAMILY LOW INCOME RENTAL	
80524	202 PARK BLVD, UNIT 108			1	2 BEDROOM FAMILY LOW INCOME RENTAL	
80525	202 PARK BLVD, UNIT 107			1	2 BEDROOM FAMILY LOW INCOME RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
80526	202 PARK BLVD, UNIT 106			1	EFFICIENCY FAMILY RENTAL VERY LOW INCOME - 30%	
80527	202 PARK BLVD, UNIT 103			1	EFFICIENCY FAMILY RENTAL VERY LOW INCOME - 30%	
80528	202 PARK BLVD, UNIT 209			1	EFFICIENCY FAMILY MODERATE INCOME RENTAL	
80529	202 PARK BLVD, UNIT 105			1	EFFICIENCY FAMILY MODERATE INCOME RENTAL	
80530	202 PARK BLVD, UNIT 104			1	EFFICIENCY FAMILY LOW INCOME RENTAL	
80531	202 PARK BLVD, UNIT 205			1	3 BEDROOM FAMILY MODERATE INCOME RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifi er #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83311	VARIOUS			56	1 BEDROOM ACCESSIBLE COMPLETED NEW NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifi er #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83310	VARIOUS			4	1 BEDROOM ACCESSIBLE COMPLETED NEW NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
78762	420 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO420		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78864	301 BARCLAY WALK	Block: 342.28, Lot: 1, Qualifier #: CO301		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78865	303 BARCLAY WALK	Block: 342.28, Lot: 1, Qualifier #: CO303		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78866	704 BARCLAY WALK	Block: 342.28, Lot: 1, Qualifier #: CO704		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78867	223 CENTURA	Block: 433.20, Lot: 1, Qualifier #: CO223		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78868	231 CENTURA	Block: 433.20, Lot: 1, Qualifier #: CO231		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78869	344 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: CO344		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78870	501 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: CO501		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78871	520 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: CO520		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78872	1343 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C1343		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78873	1344 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C1344		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
78874	216 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO216		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78875	218 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO218		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78876	250 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO250		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78877	278 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO278		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78878	371 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO371		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78879	395 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO395		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78880	408 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO408		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78881	1861 WOODS II	Block: 520.04, Lot: 1, Qualifier #: C1861		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78882	1965 WOODS II	Block: 520.04, Lot: 1, Qualifier #: C1965		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78883	101 B CHERRY PARKE	Block: 395.08, Lot: 1, Qualifier #: C101B		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78884	123 A CHERRY PARKE	Block: 395.08, Lot: 1, Qualifier #: C123A		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
78885	610 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: CO610		1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
78886	825 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: CO825		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	
78887	268 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO268		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	
78888	358 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO358		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	
78889	359 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO359		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	
78890	360 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO360		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	
78891	370 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO370		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	
78892	372 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO372		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	
78893	382 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO382		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	
78895	384 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO384		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	
78897	394 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO394		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	
78898	396 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: CO396		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	
78901	419 PLAYA DEL SOL	Block: 340.31, Lot: 99, Qualifier #: CO419		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
78904	201 PLAYA DEL SOL	Block: 340.31, Lot: 99, Qualifier #: CO201		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	
78908	1802 WOODS II	Block: 520.04, Lot: 1, Qualifier #: C1802		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	
78909	110 PARK PLACE	Block: 52.01, Lot: 1, Qualifier #: CO110		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	
78917	506 PARK PLACE	Block: 52.01, Lot: 1, Qualifier #: CO506		1	1 BEDROOM COMPLETED NEW FAMILY RENTAL	
78918	508 BARCLAY WALK	Block: 342.28, Lot: 1, Qualifier #: CO508		1	3 BEDROOM COMPLETED NEW FAMILY RENTAL	
78919	708 BARCLAY WALK	Block: 342.28, Lot: 1, Qualifier #: CO708		1	3 BEDROOM COMPLETED NEW FAMILY RENTAL	
78920	711 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: CO711		1	3 BEDROOM COMPLETED NEW FAMILY RENTAL	
78921	715 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: CO715		1	3 BEDROOM COMPLETED NEW FAMILY RENTAL	
78922	731 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: CO731		1	3 BEDROOM COMPLETED NEW FAMILY RENTAL	
78923	1115 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C1115		1	3 BEDROOM COMPLETED NEW FAMILY RENTAL	
78924	1135 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C1135		1	3 BEDROOM COMPLETED NEW FAMILY RENTAL	
78925	1141 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C1141		1	3 BEDROOM COMPLETED NEW FAMILY RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
78926	1151 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C1151		1	3 BEDROOM COMPLETED NEW FAMILY RENTAL	
78927	1311 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C1311		1	3 BEDROOM COMPLETED NEW FAMILY RENTAL	
78928	1202 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C1202		1	3 BEDROOM COMPLETED NEW FAMILY RENTAL	
78929	1315 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C1315		1	3 BEDROOM COMPLETED NEW FAMILY RENTAL	
78930	238 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: CO238		1	3 BEDROOM COMPLETED NEW FAMILY RENTAL	
81405	300 BARCLAY WALK	Block: 342.28, Lot: 1, Qualifier #: CO300		1	3 BEDROOM COMPLETED NEW FAMILY RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
63788	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	1	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64441	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	2	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64442	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	3	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64443	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	4	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64444	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	5	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64445	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	6	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64446	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	7	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64447	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	8	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64448	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	9	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64449	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	10	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64450	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	11	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64451	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	12	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64452	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	13	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64453	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	14	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64454	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	15	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64455	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	16	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64456	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	17	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64457	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	18	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64458	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	19	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64459	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	20	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64460	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	21	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64461	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	22	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64462	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	23	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64463	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	24	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64464	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	25	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64465	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	26	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64466	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	27	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64467	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	28	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64468	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	29	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64469	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	30	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64470	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	31	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64471	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	32	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64472	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	33	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64473	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	34	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64474	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	35	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64475	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	36	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64476	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	37	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64477	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	38	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64478	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	39	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64479	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	40	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64480	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	41	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64481	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	42	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64482	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	43	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64483	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	44	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64484	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	45	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64485	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	46	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64486	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	47	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64487	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	48	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64488	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	49	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64489	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	50	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64490	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	51	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64491	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	52	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64492	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	53	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64493	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	54	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64494	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	55	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64495	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	56	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64496	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	57	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64497	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	58	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64498	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	59	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64499	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	60	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64500	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	61	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64501	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	62	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64502	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	63	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64503	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	64	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64504	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	65	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64505	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	66	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64506	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	67	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64507	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	68	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64508	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	69	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64509	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	70	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64510	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	71	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64511	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	72	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64512	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	73	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64513	ST. MARY'S DRIVE	Block: 523.13, Lot: 12.01	74	1	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
81163	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	103	1	2 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81164	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	104	1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81165	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	203	1	1 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81166	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	204	1	1 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81167	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	303	1	1 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81168	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	304	1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
81169	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	1103	1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81170	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	1104	1	1 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81171	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	1303	1	1 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81172	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	1304	1	1 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81173	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	1403	1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81174	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	1404	1	2 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81175	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	1803	1	2 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
81176	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	1804	1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81177	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	1902	1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81178	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	1903	1	1 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81179	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2003	1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81180	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2004	1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81181	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2202	1	3 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81182	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2203	1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
81183	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2302	1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81184	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2303	1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81185	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2403	1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81186	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2404	1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81187	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2603	1	2 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81188	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2604	1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81189	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2702	1	3 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
81190	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2703	1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81191	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2802	1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81192	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2803	1	1 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81193	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2902	1	3 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81194	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	2903	1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81195	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	3102	1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81196	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	3103	1	1 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
81197	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	3303	1	2 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
81198	1 BURROUGHS MILL CIRCLE	Block: 263.01, Lot: 1	3304	1	2 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
63789	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	124	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63790	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	224	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63791	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	324	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63792	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	414	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63793	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	424	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63794	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	434	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63795	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	527	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63796	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	537	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63797	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	617	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63798	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	627	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63799	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	637	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
63800	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	714	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63801	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	724	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63802	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	734	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63803	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	814	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63804	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	824	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63805	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	834	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63806	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	927	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63807	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	937	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63808	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1027	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63809	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1037	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63810	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1124	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63811	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1224	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
63812	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1327	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63813	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1337	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63814	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1413	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63815	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1414	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63816	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1424	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63817	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1433	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63818	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1434	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63819	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1514	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63820	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1524	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63821	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1534	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63822	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1627	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
63823	1982 ROUTE 70 EAST	Block: 470.10, Lot: 3	1637	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
86865	110 WOODCREST RD, UNIT 2311			1	2 BEDROOM COMPLETED NEW FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86866	110 WOODCREST RD, UNIT 2412			1	2 BEDROOM COMPLETED NEW FAMILY RENTAL	
86868	110 WOODCREST RD, UNIT 1418			1	COMPLETED NEW EFFICIENCY FAMILY RENTAL	
86869	110 WOODCREST RD, UNIT 1418			1	COMPLETED NEW EFFICIENCY FAMILY MODERATE INCOME RENTAL	
86870	110 WOODCREST RD, UNIT 3104			1	2 BEDROOM COMPLETED REHAB FAMILY MODERATE INCOME RENTAL	
86872	110 WOODCREST RD, UNIT 1212			1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME RENTAL	
86874	110 WOODCREST RD, UNIT 3411			1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME RENTAL	
86876	110 WOODCREST RD, UNIT 1211			1	2 BEDROOM COMPLETED REHAB FAMILY MODERATE INCOME	
86877	10 WOODCREST RD, UNIT 1111			1	2 BEDROOM COMPLETED NEW FAMILY LOW INCOME RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
86879	110 WOODCREST RD, UNIT 5311			1	3 BEDROOM FAMILY LOW INCOME RENTAL	
86880	110 WOODCREST RD, UNIT 1411			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
86882	110 WOODCREST RD, UNIT 1110			1	2 BEDROOM FAMILY RENTAL VERY LOW INCOME - 30%	
86883	110 WOODCREST RD, UNIT 5211			1	3 BEDROOM FAMILY RENTAL VERY LOW INCOME - 30%	
86884	110 WOODCREST RD, UNIT 4104			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
86885	110 WOODCREST RD, UNIT 4311			1	3 BEDROOM FAMILY MODERATE INCOME RENTAL	
86886	110 WOODCREST RD, UNIT 5404			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
86888	110 WOODCREST RD, UNIT 2218			1	EFFICIENCY FAMILY LOW INCOME RENTAL	
86890	110 WOODCREST RD, UNIT 3204			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
86897	110 WOODCREST RD, UNIT 4404			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
86899	110 WOODCREST RD, UNIT 1312			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
86900	110 WOODCREST RD, UNIT 1218			1	EFFICIENCY FAMILY MODERATE INCOME RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
86901	110 WOODCREST RD, UNIT 3404			1	2 BEDROOM FAMILY RENTAL VERY LOW INCOME - 30%	
86902	110 WOODCREST RD, UNIT 3304			1	2 BEDROOM FAMILY LOW INCOME RENTAL	
86903	110 WOODCREST RD, UNIT 4211			1	3 BEDROOM FAMILY LOW INCOME RENTAL	
86906	110 WOODCREST RD, UNIT 3311			1	3 BEDROOM FAMILY LOW INCOME RENTAL	
86908	110 WOODCREST RD, UNIT 3211			1	3 BEDROOM FAMILY MODERATE INCOME RENTAL	
86909	110 WOODCREST RD, UNIT 5304			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
86912	110 WOODCREST RD, UNIT 1412			1	2 BEDROOM FAMILY LOW INCOME RENTAL	
86913	110 WOODCREST RD, UNIT 5204			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
86915	110 WOODCREST RD, UNIT 6404			1	2 BEDROOM FAMILY LOW INCOME RENTAL	
86917	110 WOODCREST RD, UNIT 6104			1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
86048	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	1-100	1	2 BEDROOM NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	SPECIAL NEEDS OR PERMANENT SUPPORTIVE HOUSING
86054	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	1-101	1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86057	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	1-102	1	1 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86061	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	1-103	1	1 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86070	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	1-104	1	3 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86074	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	1-105	1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86076	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	1-107	1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
86077	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	1-108	1	3 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86078	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	1-109	1	1 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86080	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	1-110	1	1 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86083	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	1-111	1	2 BEDROOM NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	SPECIAL NEEDS OR PERMANENT SUPPORTIVE HOUSING
86099	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	1-112	1	2 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86105	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	2-200	1	2 BEDROOM NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	SPECIAL NEEDS OR PERMANENT SUPPORTIVE HOUSING
86109	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	2-201	1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86112	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	2-202	1	1 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86116	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	2-203	1	1 BEDROOM NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	SPECIAL NEEDS OR PERMANENT SUPPORTIVE HOUSING

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
86117	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	2-204	1	3 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86122	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	2-205	1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86125	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	2-206	1	3 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86126	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	2-207	1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86128	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	2-208	1	3 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86130	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	2-209	1	2 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86136	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	2-210	1	3 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86138	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	2-211	1	1 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
86141	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	2-212	1	1 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86143	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	2-213	1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86151	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	2-214	1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86157	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	3-300	1	1 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86166	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	3-301	1	1 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86169	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	3-302	1	3 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86170	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	3-303	1	3 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86177	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	3-303	1	3 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
86191	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	3-304	1	3 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86193	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	3-305	1	2 BEDROOM NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	SPECIAL NEEDS OR PERMANENT SUPPORTIVE HOUSING
86196	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	3-306	1	3 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86197	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	3-307	1	3 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86199	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	3-308	1	3 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86289	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	3-309	1	1 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86301	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	3-310	1	1 BEDROOM NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	SPECIAL NEEDS OR PERMANENT SUPPORTIVE HOUSING
86316	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	4-400	1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
86317	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	4-401	1	2 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86321	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	4-402	1	1 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86326	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	4-403	1	1 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86331	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	4-404	1	3 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86334	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	4-405	1	2 BEDROOM NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	SPECIAL NEEDS OR PERMANENT SUPPORTIVE HOUSING
86339	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	4-406	1	3 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86340	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	4-407	1	2 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86341	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	4-408	1	3 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
86342	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	4-410	1	3 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86344	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	4-411	1	1 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86345	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	4-412	1	1 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86346	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	4-413	1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86347	5 EVANS FRANCIS BOULEVARD	Block: 521.17, Lot: 40	4-414	1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83301	1203 EVANS MILL LANE	Block: 407.01, Lot: 9		1	1 BEDROOM FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	
83302	1204 EVANS MILL LANE	Block: 407.01, Lot: 9		1	3 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86379	1205 EVANS MILL LANE	Block: 407.01, Lot: 9		1	3 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86381	1206 EVANS MILL LANE	Block: 407.01, Lot: 9		1	1 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86403	1207 EVANS MILLS LANE	Block: 407.01, Lot: 9		1	3 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86406	1208 EVAN'S MILL LANE	Block: 407.01, Lot: 9		1	1 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86423	1103 EVANS MILL LANE	Block: 407.01, Lot: 9		1	1 BEDROOM FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
86425	1104 EVANS MILL LANE	Block: 407.01, Lot: 9		1	3 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86427	1105 EVANS MILL LANE	Block: 407.01, Lot: 9		1	3 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86429	604 EVANS MILL LANE	Block: 407.01, Lot: 9		1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86540	114 EVANS MILLS LANE	Block: 407.01, Lot: 9		1	2 BEDROOM FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	
86542	121 EVANS MILL LANE	Block: 407.01, Lot: 9		1	2 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86544	128 EVANS MILL LANE	Block: 407.01, Lot: 9		1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86546	214 EVANS MILL	Block: 407.01, Lot: 9		1	2 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86548	221 EVANS MILL LANE	Block: 407.01, Lot: 9		1	2 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
86551	228 EVANS MILLS LANE	Block: 407.01, Lot: 9		1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86553	238 EVANS MILL LANE	Block: 407.01, Lot: 9		1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86554	314 EVANS MILL LANE	Block: 407.01, Lot: 9		1	2 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86559	321 EVANS MILL LANE	Block: 407.01, Lot: 9		1	2 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86560	328 EVANS MILL LANE	Block: 407.01, Lot: 9		1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86562	414 EVANS MILL LANE	Block: 407.01, Lot: 9		1	2 BEDROOM FAMILY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86564	421 EVANS MILL LANE	Block: 407.01, Lot: 9		1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
86565	428 EVANS MILL LANE	Block: 407.01, Lot: 9		1	2 BEDROOM FAMILY MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
77978	422 CITATION LANE	Block: 54.01, Lot: 8, Qualifier #: C0422	422	1	1 BEDROOM AGE RESTRICTED MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
77980	427 CITATION LANE	Block: 54.01, Lot: 8, Qualifier #: C0427	427	1	1 BEDROOM AGE RESTRICTED LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
77983	622 CITATION LANE	Block: 54.01, Lot: 8, Qualifier #: C0622	622	1	1 BEDROOM AGE RESTRICTED MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
77989	627 CITATION LANE	Block: 54.01, Lot: 8, Qualifier #: C0627	627	1	1 BEDROOM AGE RESTRICTED LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
77992	822 WHIRLAWAY LANE	Block: 54.01, Lot: 8, Qualifier #: C0822	822	1	1 BEDROOM AGE RESTRICTED LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
77995	722 CRESCENT WAY	Block: 54.01, Lot: 8, Qualifier #: C0722	722	1	1 BEDROOM AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	
77996	727 CRESCENT WAY	Block: 54.01, Lot: 8, Qualifier #: C0727	727	1	1 BEDROOM AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
77997	922 CRESCENT WAY	Block: 54.01, Lot: 8, Qualifier #: C0922	922	1	1 BEDROOM AGE RESTRICTED MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
78001	927 CRESCENT WAY	Block: 54.01, Lot: 8, Qualifier #: C0927	927	1	1 BEDROOM AGE RESTRICTED MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
78002	510 GARDEN PARK BOULEVARD	Block: 54.01, Lot: 8, Qualifier #: C0510	510	1	1 BEDROOM AGE RESTRICTED MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
78003	511 GARDEN PARK BOULEVARD	Block: 54.01, Lot: 8, Qualifier #: C0511	511	1	1 BEDROOM AGE RESTRICTED LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
78004	827 WHIRLAWAY LANE	Block: 54.01, Lot: 8, Qualifier #: C0827	827	1	1 BEDROOM AGE RESTRICTED LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
78006	1022 WHIRLAWAY LANE	Block: 54.01, Lot: 8, Qualifier #: C1022	1022	1	1 BEDROOM AGE RESTRICTED MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
78008	1027 WHIRLAWAY LANE	Block: 54.01, Lot: 8, Qualifier #: C1027	1027	1	1 BEDROOM AGE RESTRICTED MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
78010	1122 CRESCENT WAY	Block: 54.01, Lot: 8, Qualifier #: C1122	1122	1	1 BEDROOM AGE RESTRICTED MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
78012	1222 WHIRLAWAY LANE	Block: 54.01, Lot: 8, Qualifier #: C1222	1222	1	1 BEDROOM AGE RESTRICTED MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
78014	1227 WHIRLAWAY LANE	Block: 54.01, Lot: 8, Qualifier #: C1227	1227	1	1 BEDROOM AGE RESTRICTED MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
78015	1127 CRESCENT	Block: 54.01, Lot: 8, Qualifier #: C1127	1127	1	1 BEDROOM AGE RESTRICTED MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
83516	1322 CRESCENT WAY	Block: 54.01, Lot: 8, Qualifier #: C1322	1322	1	1 BEDROOM AGE RESTRICTED MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
83517	1327 CRESCENT WAY	Block: 54.01, Lot: 8, Qualifier #: C1327	1327	1	1 BEDROOM AGE RESTRICTED LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
83707	1422 WHIRLAWAY LANE	Block: 54.01, Lot: 8, Qualifier #: C1422		1	1 BEDROOM AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW RENTAL - 35%	
83708	1427 WHIRLAWAY LANE	Block: 54.01, Lot: 8, Qualifier #: C1427		1	1 BEDROOM AGE RESTRICTED LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
79449	1103 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	1103	1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
79467	1104 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	1104	1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
79472	1105 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	1105	1	1 BEDROOM FAMILY MODERATE INCOME RENTAL	
79475	1106 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	1106	1	1 BEDROOM FAMILY LOW INCOME RENTAL	
79476	1107 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	1107	1	2 BEDROOM FAMILY LOW INCOME RENTAL	
79477	1108 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	1108	1	2 BEDROOM FAMILY LOW INCOME RENTAL	
79478	1109 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	1109	1	2 BEDROOM FAMILY LOW INCOME RENTAL	
79484	1204 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	1204	1	2 BEDROOM FAMILY LOW INCOME RENTAL	
79485	1406 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	1406	1	2 BEDROOM FAMILY LOW INCOME RENTAL	
79486	1407 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	1407	1	2 BEDROOM FAMILY LOW INCOME RENTAL	
79487	1509 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	1509	1	2 BEDROOM FAMILY LOW INCOME RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
79488	1512 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	1512	1	2 BEDROOM FAMILY LOW INCOME RENTAL	
79489	2103 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	2103	1	2 BEDROOM FAMILY LOW INCOME RENTAL	
79490	2104 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	2104	1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
79491	2105 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	2105	1	1 BEDROOM FAMILY LOW INCOME RENTAL	
79492	2106 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	2106	1	1 BEDROOM FAMILY MODERATE INCOME RENTAL	
79493	2107 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	2107	1	2 BEDROOM FAMILY LOW INCOME RENTAL	
79494	2108 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	2108	1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
79495	2210 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	2210	1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
79496	2412 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	2412	1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
79497	2509 CHURCHILL DOWNS WAY	Block: 54.02, Lot: 7	2509	1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
79498	3102 DEL MAR DRIVE	Block: 54.02, Lot: 7.01	3102	1	1 BEDROOM FAMILY LOW INCOME RENTAL	
79499	3103 DEL MAR DRIVE	Block: 54.02, Lot: 7.01	3103	1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
79500	3104 DEL MAR DRIVE	Block: 54.02, Lot: 7.01	3104	1	2 BEDROOM FAMILY LOW INCOME RENTAL	
79501	3114 DEL MAR DRIVE	Block: 54.02, Lot: 7.01	3114	1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
79502	3115 DEL MAR DRIVE	Block: 54.02, Lot: 7.01	3115	1	2 BEDROOM FAMILY LOW INCOME RENTAL	
79503	3116 DEL MAR DRIVE	Block: 54.02, Lot: 7.01	3116	1	1 BEDROOM FAMILY MODERATE INCOME RENTAL	
79504	4102 DEL MAR DRIVE	Block: 54.02, Lot: 7.01	4102	1	1 BEDROOM FAMILY LOW INCOME RENTAL	
79505	4103 DEL MAR DRIVE	Block: 54.02, Lot: 7.01	4103	1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
79506	4104 DEL MAR DRIVE	Block: 54.02, Lot: 7.01	4104	1	2 BEDROOM FAMILY LOW INCOME RENTAL	
79507	4114 DEL MAR DRIVE	Block: 54.02, Lot: 7.01	4114	1	2 BEDROOM FAMILY MODERATE INCOME RENTAL	
79508	4115 DEL MAR DRIVE	Block: 54.02, Lot: 7.01	4115	1	2 BEDROOM FAMILY LOW INCOME RENTAL	
79509	4116 DEL MAR DRIVE	Block: 54.02, Lot: 7.01	4116	1	1 BEDROOM FAMILY MODERATE INCOME RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
78044	212 BREEDERS CUP	Block: 54.01, Lot: 5, Qualifier #: C0212	212	1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
78051	213 BREEDERS CUP	Block: 54.01, Lot: 5, Qualifier #: C0213	213	1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
78060	4011 DERBY COURT	Block: 54.02, Lot: 5, Qualifier #: C4011	4011	1	3 BEDROOM COMPLETED NEW FAMILY LOW INCOME SALE	
78061	4012 DERBY COURT	Block: 54.02, Lot: 5, Qualifier #: C4012	4012	1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
78086	4013 DERBY COURT	Block: 54.02, Lot: 5, Qualifier #: C4013	4013	1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
78087	4311 CHAMPIONS RUN	Block: 54.02, Lot: 5, Qualifier #: C4311	4311	1	3 BEDROOM COMPLETED NEW FAMILY LOW INCOME SALE	
78088	4312 CHAMPIONS RUN	Block: 54.02, Lot: 5, Qualifier #: C4312	4312	1	3 BEDROOM COMPLETED NEW FAMILY LOW INCOME SALE	
78091	4313 CHAMPIONS RUN	Block: 54.02, Lot: 5, Qualifier #: C4313	4313	1	3 BEDROOM COMPLETED NEW FAMILY LOW INCOME SALE	
78092	4511 CHAMPIONS RUN	Block: 54.02, Lot: 5, Qualifier #: C4511	4511	1	3 BEDROOM COMPLETED NEW FAMILY LOW INCOME SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
78094	4512 CHAMPIONS RUN	Block: 54.02, Lot: 5, Qualifier #: C4512	4512	1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
78095	4513 CHAMPIONS RUN	Block: 54.02, Lot: 5, Qualifier #: C4513	4513	1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
78096	4611 DERBY COURT	Block: 54.02, Lot: 5, Qualifier #: C4611	4611	1	3 BEDROOM COMPLETED NEW FAMILY LOW INCOME SALE	
78097	4612 DERBY COURT	Block: 54.02, Lot: 5, Qualifier #: C4612	4612	1	3 BEDROOM COMPLETED NEW FAMILY LOW INCOME SALE	
78098	4613 DERBY COURT	Block: 54.02, Lot: 5, Qualifier #: C4613	4613	1	3 BEDROOM COMPLETED NEW FAMILY LOW INCOME SALE	
78099	4711 CHAMPIONS RUN	Block: 54.02, Lot: 5, Qualifier #: C4711	4711	1	3 BEDROOM COMPLETED NEW FAMILY LOW INCOME SALE	
78101	4712 CHAMPIONS RUN	Block: 54.02, Lot: 5, Qualifier #: C4712	4712	1	3 BEDROOM COMPLETED NEW FAMILY LOW INCOME SALE	
78102	4713 CHAMPIONS RUN	Block: 54.02, Lot: 5, Qualifier #: C4713	4713	1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
78104	4811 CITATION COURT	Block: 54.02, Lot: 5, Qualifier #: C4811	4811	1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
78106	4812 CITATION COURT	Block: 54.02, Lot: 5, Qualifier #: C4812	4812	1	3 BEDROOM COMPLETED NEW FAMILY LOW INCOME SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
78108	4813 CITATION COURT	Block: 54.02, Lot: 5, Qualifier #: C4813	4813	1	3 BEDROOM COMPLETED NEW FAMILY LOW INCOME SALE	
79521	5112 STIRRUP COURT	Block: 54.02, Lot: 5, Qualifier #: C5112	5112	1	3 BEDROOM FAMILY MODERATE INCOME RENTAL	
79524	5113 STIRRUP COURT	Block: 54.02, Lot: 5, Qualifier #: C5113	5113	1	3 BEDROOM FAMILY MODERATE INCOME RENTAL	
79525	5212 PALOMINO COURT	Block: 54.02, Lot: 5, Qualifier #: C5212	5212	1	3 BEDROOM FAMILY MODERATE INCOME RENTAL	
79526	5213 PALOMINO COURT	Block: 54.02, Lot: 5, Qualifier #: C5213	5213	1	3 BEDROOM FAMILY MODERATE INCOME RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83329	3051 W. CHAPEL AVENUE	Block: 340.30, Lot: 7.01		74	1 BEDROOM ADAPTABLE AGE RESTRICTED COMPLETED NEW LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83312	13 MERYL LANE-DURAND			5	1 BEDROOM ACCESSIBLE COMPLETED NEW NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	
83313	21 COLAGE DRIVE-BANCROFT			4	1 BEDROOM ACCESSIBLE COMPLETED NEW NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	
83314	1804 LARK LANE-BANCROFT			4	1 BEDROOM ACCESSIBLE COMPLETED NEW NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	
83315	405 WAYLAND ROAD-BANCROFT			4	1 BEDROOM ACCESSIBLE COMPLETED NEW NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	
83316	134 ST VINCENT COURT-BANCROFT			5	1 BEDROOM ACCESSIBLE COMPLETED NEW NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	
83318	24 SADDLE LANE-BANCROFT			4	1 BEDROOM ACCESSIBLE COMPLETED NEW NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83319	202 BALLFIELD TERRACE-BANCROFT			4	1 BEDROOM ACCESSIBLE COMPLETED NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	
83320	42 EDGEWOOD-BANCROFT			5	1 BEDROOM ACCESSIBLE COMPLETED NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83322	2 WILLOW COURT-BANCROFT			5	1 BEDROOM ACCESSIBLE COMPLETED NEW NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	
83324	26 KAREN-BANCROFT			4	1 BEDROOM ACCESSIBLE COMPLETED NEW NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	
83325	302 PORTSMOUTH-BANCROFT			4	1 BEDROOM ACCESSIBLE COMPLETED NEW NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	
83326	823 NORTHWOOD-BANCROFT			4	1 BEDROOM ACCESSIBLE COMPLETED NEW NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
85814	1240 BRACE ROAD			6	1 BEDROOM ACCESSIBLE ADAPTABLE AGE RESTRICTED COMPLETED NEW NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
82412	22 APPELY COURT	Block: 288.06, Lot: 22		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE TOWNHOUSE	
82413	812 BARCLAY TOWERS	Block: 342.18, Lot: 6, Qualifier #: C812		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82414	407 BARCLAY WALK	Block: 342.28, Lot: 1, Qualifier #: C407		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
82455	603 BARCLAY	Block: 342.28, Lot: 1, Qualifier #: C603		1	2 BEDROOM COMPLETED NEW SALE	
82683	205 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C205		1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82685	229 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C229		1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82686	514 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C514		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82687	519 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C519		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82688	531 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C531		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
82689	532 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C532		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82690	823 CHANTICLLER	Block: 520.04, Qualifier #: C823		1	2 BEDROOM FAMILY MODERATE INCOME SALE	
82691	824 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C824		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82692	826 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C826		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82693	1242 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C1242		1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82694	1243 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C1243		1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82695	103 COBBLESTONE LANE	Block: 520.03, Lot: 1		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE TOWNHOUSE	
82696	105 COBBLESTONE LANE	Block: 520.03, Lot: 2		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE TOWNHOUSE	
82697	107 COBBLESTONE LANE	Block: 520.03, Lot: 4		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE TOWNHOUSE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
82735	111 COBBLESTONE LANE	Block: 520.03, Lot: 5		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE TOWNHOUSE	
82737	11 CROFTON COMMONS	Block: 337.07, Lot: 11		1	2 BEDROOM FAMILY SALE	
82750	12 CROFTON COMMONS	Block: 337.07, Lot: 12		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
82769	24 GREENSWARD	Block: 286.39, Lot: 24		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE TOWNHOUSE	
82775	55 GREENSWARD	Block: 286.39, Lot: 55		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
82786	70 GREENSWARD	Block: 268.39, Lot: 70		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
82787	85 GREENSWARD	Block: 286.39, Lot: 85		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82788	39 JAMES RUN	Block: 287.01, Lot: 39		1	3 BEDROOM COMPLETED NEW SALE TOWNHOUSE	
82789	132 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C132		1	COMPLETED NEW EFFICIENCY FAMILY SALE	
82851	133 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C133		1	COMPLETED NEW EFFICIENCY FAMILY MODERATE INCOME SALE	
82853	203 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C203		1	COMPLETED NEW EFFICIENCY FAMILY MODERATE INCOME SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
82854	204 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C204		1	COMPLETED NEW EFFICIENCY FAMILY MODERATE INCOME SALE	
82857	306 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C306		1	COMPLETED NEW EFFICIENCY FAMILY MODERATE INCOME SALE	
82859	307 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C307		1	COMPLETED NEW EFFICIENCY FAMILY SALE	
82862	617 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C617		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
82865	618 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C618		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
82882	635 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C635		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
82883	636 KINGS COURT	Block: 337.06, Lot: 1, Qualifier #: C636		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
82887	725 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C725		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
82888	726 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C726		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82927	747 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C747		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82932	748 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C748		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
82935	824 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C824		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82952	825 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C825		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
82955	903 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C903		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82959	904 KINGS CROFT	Block: 337.06, Lot: 1, Qualifier #: C904		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
82982	44 MARA COURT	Block: 289.04, Lot: 44		1	COMPLETED NEW FAMILY SALE TOWNHOUSE	
83013	202 PARK PLACE	Block: 52.01, Lot: 1, Qualifier #: C202		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE TOWNHOUSE	
83045	307 PARK PLACE	Block: 52.01, Lot: 1, Qualifier #: C307		1	2 BEDROOM COMPLETED NEW FAMILY SALE TOWNHOUSE	
83047	407 PARK PLACE	Block: 52.01, Lot: 1, Qualifier #: C407		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE TOWNHOUSE	
83052	409 PARK PLACE	Block: 52.01, Lot: 1, Qualifier #: C407		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE TOWNHOUSE	
83126	1027A SOCIETY HILL	Block: 473.01, Lot: 1, Qualifier #: C027A		1	1 BEDROOM COMPLETED NEW FAMILY SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83147	1027B SOCIETY HILL	Block: 437.03, Lot: 1, Qualifier #: C027B		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83162	1028A SOCIETY HILL	Block: 437.03, Lot: 1, Qualifier #: C028A		1	1 BEDROOM COMPLETED NEW FAMILY SALE	
83163	1028B SOCIETY HILL	Block: 437.03, Lot: 1, Qualifier #: C028B		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83164	501A SOCIETY HILL	Block: 437.01, Lot: 1, Qualifier #: C501A		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83165	501B SOCIETY HILL	Block: 437.03, Lot: 1, Qualifier #: C501B		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83166	502A SOCIETY HILL	Block: 437.03, Lot: 1, Qualifier #: C502A		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83167	502B SOCIETY HILL	Block: 437.03, Lot: 1, Qualifier #: C502B		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83168	641A SOCIETY HILL	Block: 437.03, Lot: 1, Qualifier #: C641A		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83170	641B SOCIETY HILL	Block: 437.03, Lot: 1, Qualifier #: C641B		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83185	642B SOCIETY HILL	Block: 437.03, Lot: 1, Qualifier #: C642B		1	1 BEDROOM COMPLETED NEW FAMILY SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83221	701A SOCIETY HILL	Block: 437.03, Lot: 1, Qualifier #: C701A		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83222	701 B SOCIETY HILL	Block: 437.03, Lot: 1, Qualifier #: C701B		1	1 BEDROOM COMPLETED NEW FAMILY SALE	
83223	702A SOCIETY HILL	Block: 437.03, Lot: 1, Qualifier #: C702A		1	1 BEDROOM COMPLETED NEW FAMILY SALE	
83224	702B SOCIETY HILL	Block: 437.03, Lot: 1, Qualifier #: C702B		1	1 BEDROOM COMPLETED NEW FAMILY SALE	
83225	901A SOCIETY HILL	Block: 437.03, Lot: 1, Qualifier #: C901A		1	1 BEDROOM COMPLETED NEW FAMILY SALE	
83226	901B SOCIETY HILL	Block: 437.03, Lot: 1, Qualifier #: C901B		1	1 BEDROOM COMPLETED NEW FAMILY SALE	
83234	106 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: C106		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83235	108 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: C108		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
83236	118 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: C118		1	1 BEDROOM COMPLETED NEW FAMILY SALE	
83237	122 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: C122		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
83238	128 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: C128		1	1 BEDROOM COMPLETED NEW FAMILY SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83240	130 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: C130		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83245	176 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: C176		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83264	188 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: C188		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
83293	198 TAVISTOCK	Block: 429.04, Lot: 1		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
83294	200 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: C200		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83295	266 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: C266		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83296	280 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: C280		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83303	101 THE WOODS I	Block: 520.04, Lot: 1, Qualifier #: C101		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
83304	501 THE WOODS I	Block: 520.04, Lot: 2, Qualifier #: C501		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
83306	901 THE WOODS I	Block: 520.04, Lot: 2, Qualifier #: C901		1	1 BEDROOM COMPLETED NEW FAMILY SALE	
83307	1105 THE WOODS I	Block: 520.04, Lot: 2, Qualifier #: C1105		1	2 BEDROOM COMPLETED NEW FAMILY SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83308	1301 THE WOODS I	Block: 520.04, Lot: 2, Qualifier #: C1301		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83309	1701 THE WOODS I	Block: 520.04, Lot: 2, Qualifier #: C1701		1	3 BEDROOM COMPLETED NEW FAMILY SALE	
83317	228 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: C228		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83321	230 TAVISTOCK	Block: 429.04, Lot: 1, Qualifier #: C230		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83323	705 THE WOODS I	Block: 520.04, Lot: 2, Qualifier #: C705		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
83328	2105 THE WOODS I	Block: 520.04, Lot: 1, Qualifier #: C2105		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83332	1801 THE WOODS II	Block: 524.04, Lot: 1, Qualifier #: C1801		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
83333	1807 THE WOODS II	Block: 520.04, Lot: 1, Qualifier #: C1807		1	2 BEDROOM COMPLETED NEW MODERATE INCOME SALE	
83334	1817 THE WOODS	Block: 520.04, Lot: 1, Qualifier #: C1817		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83335	1823 THE WOODS II	Block: 520.04, Lot: 1, Qualifier #: C1823		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
83336	1857 THE WOODS II	Block: 520.04, Lot: 1, Qualifier #: C1857		1	2 BEDROOM COMPLETED NEW FAMILY SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83337	1863 THE WOODS II	Block: 520.04, Lot: 1, Qualifier #: C1863		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83338	1933 THE WOODS II	Block: 520.04, Lot: 1, Qualifier #: C1933		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
83348	1939 THE WOODS II	Block: 520.04, Lot: 1, Qualifier #: C1939		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83349	1941 THE WOODS II	Block: 520.04, Lot: 1, Qualifier #: C1941		1	1 BEDROOM COMPLETED NEW FAMILY SALE	
83350	1947 THE WOODS II	Block: 520.04, Lot: 1, Qualifier #: C1947		1	1 BEDROOM COMPLETED NEW FAMILY SALE	
83351	1971 THE WOODS II	Block: 520.04, Lot: 1, Qualifier #: C1971		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83352	2001 THE WOODS II	Block: 520.04, Lot: 1, Qualifier #: C2001		1	1 BEDROOM COMPLETED NEW FAMILY SALE	
83353	2007 THE WOODS II	Block: 520.04, Lot: 1, Qualifier #: C2007		1	1 BEDROOM COMPLETED NEW FAMILY SALE	
83354	2023 THE WOODS II	Block: 520.04, Lot: 1, Qualifier #: C2023		1	2 BEDROOM COMPLETED NEW FAMILY SALE	
83355	173 UXBRIDGE	Block: 430.09, Lot: 1, Qualifier #: C173		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83356	174 UXBRIDGE	Block: 430.09, Lot: 1, Qualifier #: C174		1	2 BEDROOM FAMILY SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83357	175 UXBRIDGE	Block: 430.09, Lot: 1, Qualifier #: C175		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83358	176 UXBRIDGE	Block: 430.09, Lot: 1, Qualifier #: C176		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83359	201 UXBRIDGE	Block: 430.09, Lot: 1, Qualifier #: C201		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83360	202 UXBRIDGE	Block: 430.09, Lot: 1, Qualifier #: C202		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
83361	298 UXBRIDGE	Block: 430.09, Lot: 1, Qualifier #: C298		1	1 BEDROOM COMPLETED NEW FAMILY SALE	
83362	299 UXBRIDGE	Block: 430.09, Lot: 1, Qualifier #: C299		1	1 BEDROOM COMPLETED NEW FAMILY SALE	
83363	300 UXBRIDGE	Block: 430.09, Lot: 1, Qualifier #: C300		1	1 BEDROOM COMPLETED NEW FAMILY SALE	
83364	301 UXBRIDGE	Block: 430.09, Lot: 1, Qualifier #: C301		1	1 BEDROOM COMPLETED NEW FAMILY SALE	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83330	1240 MARLKRESS ROAD		1	8	ACCESSIBLE ADAPTABLE AGE RESTRICTED COMPLETED NEW EFFICIENCY LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
83331	1240 MARLKRESS ROAD		2	16	1 BEDROOM ACCESSIBLE ADAPTABLE AGE RESTRICTED COMPLETED NEW LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
19325	39 HARRISON AVE	Block: 387.01, Lot: 27		1	REHAB SALE VERY LOW INCOME - 30%	
19326	312 CHURCH RD	Block: 199.01, Lot: 1		1	REHAB SALE VERY LOW INCOME - 30%	
19327	501 CHURCH RD	Block: 224.07, Lot: 2		1	LOW INCOME REHAB SALE	
19328	807 NORTHWARD AVE	Block: 100.01, Lot: 14		1	REHAB SALE VERY LOW INCOME - 30%	
19329	107 BARLOW AVE	Block: 214.01, Lot: 14		1	REHAB SALE VERY LOW INCOME - 30%	
19330	1133 HEARTWOOD DR	Block: 525.11, Lot: 21		1	REHAB SALE VERY LOW INCOME - 30%	
19331	116 ROCKINGHAM RD	Block: 404.26, Lot: 21		1	REHAB SALE VERY LOW INCOME - 30%	
19332	46 SPRUCE STREET	Block: 193.01, Lot: 17		1	LOW INCOME REHAB SALE	
19334	14 MCPHELIN AVE	Block: 428.01, Lot: 11		1	REHAB SALE VERY LOW INCOME - 30%	
19335	1200 CHAPEL AVE	Block: 185.01, Lot: 1		1	LOW INCOME REHAB SALE	
19336	106 BEIDMAN AVE	Block: 45.01, Lot: 1		1	REHAB SALE VERY LOW INCOME - 30%	
19337	2 RUSSELL TERRACE	Block: 341.02, Lot: 16		1	REHAB SALE VERY LOW INCOME - 30%	
19338	831 KINGSTON DR	Block: 339.24, Lot: 1		1	REHAB SALE VERY LOW INCOME - 30%	
19339	9 ROSE LANE	Block: 395.06, Lot: 14		1	REHAB SALE VERY LOW INCOME - 30%	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
19340	211 BARLOW AVE	Block: 201.01, Lot: 15		1	REHAB SALE VERY LOW INCOME - 30%	
19342	170 COOPE RAVE	Block: 380.01, Lot: 14		1	REHAB SALE VERY LOW INCOME - 30%	
19343	503 BANCROFT RD	Block: 338.11, Lot: 14		1	LOW INCOME REHAB SALE	
80766	34 SADDLE LANE	Block: 286.27, Lot: 36		1	LOW INCOME REHAB SALE	
80767	19 HOLDEN ROAD	Block: 462.04, Lot: 25		1	MODERATE INCOME REHAB SALE	
80769	410 GARDEN STATE DRIVE	Block: 265.01, Lot: 4		1	LOW INCOME REHAB RENTAL	
80773	85 CHARLANN CIRCLE	Block: 525.16, Lot: 24		1	LOW INCOME REHAB SALE	
80798	9 WEBSTER AVENUE	Block: 365.01, Lot: 20		1	LOW INCOME REHAB SALE	
80806	137 WISTERIA AVENUE	Block: 109.01, Lot: 28		1	LOW INCOME REHAB SALE	
80807	48 STANFORD ROAD	Block: 397.04, Lot: 23		1	LOW INCOME REHAB SALE	
80808	83 EDISON ROAD	Block: 397.02, Lot: 16		1	LOW INCOME REHAB SALE	
80809	307 PALMWOOD AVENUE	Block: 546.01, Lot: 15		1	LOW INCOME REHAB SALE	
80810	342 N LINCOLN AVENUE	Block: 188.01, Lot: 15		1	LOW INCOME REHAB SALE	
80811	522 BANCROFT ROAD	Block: 338.10, Lot: 6		1	LOW INCOME REHAB SALE	
80826	36 JADE LANE	Block: 286.12, Lot: 21		1	MODERATE INCOME REHAB SALE	
80827	355 MONROE AVENUE	Block: 188.01, Lot: 30		1	LOW INCOME REHAB SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
80828	1849 CARDINAL LAKE DRIVE	Block: 525.25, Lot: 16		1	LOW INCOME REHAB SALE	
80829	112 CUFFY'S LANE	Block: 529.01, Lot: 24		1	MODERATE INCOME REHAB SALE	
80830	523 BANCROFT ROAD	Block: 338.11, Lot: 24		1	MODERATE INCOME REHAB SALE	
80831	125 GRANT AENUE	Block: 382.01, Lot: 38		1	LOW INCOME REHAB SALE	
80833	530 HIGHLAND AVENUE	Block: 128.01, Lot: 46		1	LOW INCOME REHAB SALE	
80851	335 CHERRY HILL BOULEVARD	Block: 285.13, Lot: 5		1	LOW INCOME REHAB SALE	
80884	8 BROOKDALE DRIVE	Block: 336.04, Lot: 3		1	MODERATE INCOME REHAB SALE	
80885	107 BRACE ROAD	Block: 342.04, Lot: 17		1	MODERATE INCOME REHAB SALE	
80886	110 WHITE BIRCH COURT	Block: 529.01, Lot: 44		1	LOW INCOME REHAB SALE	
80887	530 HEARTWOOD DRIVE	Block: 528.32, Lot: 11		1	MODERATE INCOME REHAB SALE	
80888	541 MAIN STREET	Block: 112.01, Lot: 8		1	MODERATE INCOME REHAB SALE	
80889	723 COOPER LANDING ROAD	Block: 292.02, Lot: 2		1	MODERATE INCOME REHAB SALE	
80890	241 MAINE AVENUE	Block: 340.05, Lot: 17		1	MODERATE INCOME REHAB SALE	
81081	203 ASHLAND AVENUE	Block: 578.01, Lot: 1		1	MODERATE INCOME REHAB SALE	
81082	1210 CHANTICLEER	Block: 520.04, Lot: 1		1	LOW INCOME REHAB SALE	
81083	23 DARBY LANE	Block: 286.06, Lot: 12		1	LOW INCOME REHAB SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
81084	421 PRINCETON AVENUE	Block: 185.01, Lot: 14		1	MODERATE INCOME REHAB SALE	
81085	111 COBBLESTONE LANE	Block: 520.03, Lot: 5		1	LOW INCOME REHAB SALE	
81086	501 CHURCH ROAD	Block: 224.07, Lot: 2		1	MODERATE INCOME REHAB SALE	
81087	9 DONAHUE AVENUE	Block: 4.01, Lot: 13		1	MODERATE INCOME REHAB SALE	
81088	304 BEL ARBOR DRIVE	Block: 339.21, Lot: 3		1	LOW INCOME REHAB SALE	
81089	609 HELENA AVENUE	Block: 118.01, Lot: 17		1	LOW INCOME REHAB SALE	
81090	135 N. MONROE AVENUE	Block: 335.01, Lot: 2		1	MODERATE INCOME REHAB SALE	
81091	568 MAIN STREET	Block: 335.01, Lot: 2		1	MODERATE INCOME REHAB SALE	
81092	12 CONNECTICUT AVENUE	Block: 346.01, Lot: 14		1	MODERATE INCOME REHAB SALE	
81093	541 MAIN STREET	Block: 112.01, Lot: 8		1	LOW INCOME REHAB SALE	
81094	1017 KINGSTON DRIVE	Block: 341.05, Lot: 12		1	MODERATE INCOME REHAB SALE	
81095	107 MILLER AVENUE	Block: 109.01, Lot: 24		1	LOW INCOME REHAB SALE	
81096	10 PEROT AVENUE	Block: 578.01, Lot: 49		1	MODERATE INCOME REHAB SALE	
81099	1012 ROB WILL PASS	Block: 433.07, Lot: 5		1	LOW INCOME REHAB SALE	
81100	320 TEAROSE LANE	Block: 528.11, Lot: 1		1	MODERATE INCOME REHAB SALE	
81112	1 CHESTNUT STREET	Block: 288.05, Lot: 1	506	1	MODERATE INCOME REHAB SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
81116	353 MONROE AVENUE	Block: 188.01, Lot: 31		1	REHAB SALE	
81154	1522 DOGWOOD DRIVE	Block: 528.08, Lot: 13		1	MODERATE INCOME REHAB SALE	
81155	814 BEECHWOOD AVENUE	Block: 100.01, Lot: 6		1	LOW INCOME REHAB SALE	
81156	107 BRACE ROAD	Block: 342.04, Lot: 17		1	MODERATE INCOME REHAB SALE	
81157	8 AARON COURT	Block: 287.03, Lot: 4		1	MODERATE INCOME REHAB SALE	
81158	311 RAILROAD BLVD	Block: 570.01, Lot: 3		1	REHAB SALE VERY LOW INCOME - 30%	
81199	225 COOPER LANDING ROAD	Block: 349.01, Lot: 7	225	1	MODERATE INCOME REHAB SALE	
81203	1018 E TAMPA AVENUE	Block: 341.11, Lot: 7		1	MODERATE INCOME RENTAL SALE	
81204	200 PETITT AVENUE	Block: 211.01, Lot: 19		1	MODERATE INCOME REHAB SALE	
81205	103 COBBLESTONE LANE	Block: 520.03, Lot: 1		1	MODERATE INCOME REHAB SALE	
81206	148 ASHBROOK ROAD	Block: 431.14, Lot: 25		1	MODERATE INCOME REHAB SALE	
81207	406 CHURCH ROAD	Block: 213.01, Lot: 2		1	MODERATE INCOME REHAB SALE	
81209	14 HIGHGATE LANE	Block: 513.03, Lot: 10		1	LOW INCOME REHAB SALE	
81211	1921 CARDINAL LAKE DRIVE	Block: 525.26, Lot: 6		1	LOW INCOME REHAB SALE	
81214	9 GLENPERTH LANE	Block: 518.08, Lot: 11		1	LOW INCOME REHAB SALE	
81215	650 PARK DRIVE	Block: 378.01, Lot: 15		1	LOW INCOME REHAB SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
81216	118 HILLTOP COURT	Block: 469.10, Lot: 15		1	LOW INCOME REHAB SALE	
81217	404 PENNSYLVANIA AVENUE	Block: 357.01, Lot: 14		1	LOW INCOME REHAB SALE	
81218	509 NORTHWOOD AVENUE	Block: 125.05, Lot: 15		1	LOW INCOME REHAB SALE	
81219	219 MAINE AVENUE	Block: 340.05, Lot: 10		1	LOW INCOME REHAB SALE	
81220	308 JUNIPER DRIVE	Block: 528.06, Lot: 15		1	LOW INCOME REHAB SALE	
81221	517 DOUGLAS DRIVE	Block: 338.15, Lot: 7		1	MODERATE INCOME REHAB SALE	
81222	309 UNION AVENUE	Block: 186.01, Lot: 28		1	MODERATE INCOME REHAB SALE	
81223	510 HELENA AVENUE	Block: 115.01, Lot: 4		1	LOW INCOME REHAB SALE	
81224	1917 DELICIOUS WAY	Block: 529.03, Lot: 18		1	REHAB SALE VERY LOW INCOME - 30%	
81225	632 MERCER STREET	Block: 159.01, Lot: 22		1	MODERATE INCOME REHAB SALE	
81226	315 BROOKMEAD	Block: 342.09, Lot: 58		1	MODERATE INCOME REHAB SALE	
81227	512 HIGHLAND AVENUE	Block: 128.01, Lot: 4		1	MODERATE INCOME REHAB SALE	
81228	116 FOREST ROAD	Block: 339.18, Lot: 5		1	LOW INCOME REHAB SALE	
81229	204 CHAPEL AVENUE	Block: 338.08, Lot: 3		1	REHAB SALE VERY LOW INCOME - 30%	
81230	32 JAMES RUN	Block: 287.01, Lot: 32		1	REHAB SALE VERY LOW INCOME - 30%	
81231	151 OLIVE STREET	Block: 101.01, Lot: 2		1	LOW INCOME REHAB SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
81232	405 PRESTON ROAD	Block: 338.18, Lot: 22		1	LOW INCOME REHAB SALE	
81233	130 ASHBROOK ROAD	Block: 431.14, Lot: 16		1	MODERATE INCOME REHAB SALE	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83327	1401 SPRINGDALE ROAD	Block: 523.13, Lot: 12		104	1 BEDROOM ADAPTABLE AGE RESTRICTED COMPLETED NEW MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
82125	303 BARCLAY TOWERS	Block: 342.18, Lot: 6, Qualifier #: C303		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82126	403 BARCLAY TOWERS	Block: 342.18, Lot: 6, Qualifier #: C403		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82127	503 BARCLAY TOWERS	Block: 342.18, Lot: 6, Qualifier #: C503		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82148	237 CENTURA	Block: 433.20, Lot: 1, Qualifier #: C237		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82220	341 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C341		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82221	342 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C341		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82239	343 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C343		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82241	502 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C502		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82267	513 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C513		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
82291	533 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C533		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82292	534 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C534		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82293	1201 CHANTICLEER	Block: 520.04, Lot: 1, Qualifier #: C1201		1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82294	105C CHERRY PARKE	Block: 395.08, Lot: 1, Qualifier #: C105C		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82295	112 CUFFYS LANE	Block: 529.01, Lot: 24		1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82322	94 GREENSWARD LANE	Block: 286.39, Lot: 94		1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE TOWNHOUSE	
82323	113 GREENSWARD LANE	Block: 286.39, Lot: 113		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE TOWNHOUSE	
82324	121 GREENSWARD	Block: 286.39, Lot: 121		1	3 BEDROOM COMPLETED NEW FAMILY SALE TOWNHOUSE	
82326	514 PARK PLACE	Block: 520.01, Lot: 1, Qualifier #: C514		1	1 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
82327	525 PARK PLACE	Block: 520.01, Lot: 1, Qualifier #: C525		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82328	101 SLEEPY HOLLOW PLACE	Block: 529.01, Lot: 28		1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82340	105 SLEEPY HOLLOW PLACE	Block: 529.01, Lot: 30		1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82350	108 WHITE BIRCH COURT	Block: 529.01, Lot: 45		1	3 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82366	2017 THE WOODS II	Block: 520.04, Lot: 1, Qualifier #: C2017		1	2 BEDROOM COMPLETED NEW FAMILY MODERATE INCOME SALE	
82684	109 TAMARA COURT	Block: 340.32, Lot: 109		1	3 BEDROOM FAMILY SALE TOWNHOUSE	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
63824	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	1	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64551	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	2	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64552	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	3	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64553	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	4	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64554	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	5	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64555	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	6	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64556	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	7	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64557	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	8	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64558	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	9	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64559	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	10	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64560	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	11	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64561	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	12	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64562	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	13	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64563	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	14	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64564	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	15	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64565	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	16	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64566	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	17	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64567	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	18	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64568	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	19	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64569	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	20	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64570	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	21	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64571	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	22	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64572	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	23	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64573	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	24	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64574	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	25	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64575	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	26	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64576	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	27	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64577	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	28	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64578	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	29	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64579	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	30	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64580	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	31	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64581	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	32	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64582	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	33	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64583	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	34	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64584	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	35	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64585	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	36	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64586	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	37	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64587	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	38	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64588	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	39	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64589	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	40	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64590	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	41	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64591	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	42	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64592	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	43	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64593	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	44	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64594	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	45	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64595	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	46	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64596	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	47	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64597	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	48	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64598	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	49	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64599	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	50	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64600	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	51	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64601	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	52	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64602	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	53	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64603	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	54	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64604	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	55	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64605	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	56	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64606	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	57	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64607	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	58	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64608	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	59	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64609	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	60	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64610	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	61	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64611	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	62	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64612	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	63	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64613	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	64	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64614	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	65	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64615	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	66	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64616	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	67	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64617	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	68	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64618	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	69	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64619	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	70	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64620	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	71	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64621	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	72	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64622	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	73	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64623	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	74	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64624	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	75	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64625	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	76	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64626	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	77	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64627	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	78	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64628	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	79	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64629	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	80	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64630	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	81	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64631	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	82	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64632	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	83	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64633	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	84	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64634	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	85	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64635	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	86	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64636	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	87	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64637	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	88	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64638	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	89	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64639	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	90	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64640	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	91	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64641	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	92	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64642	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	93	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64643	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	94	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64644	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	95	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64645	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	96	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64646	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	97	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64647	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	98	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64648	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	99	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64649	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	100	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64650	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	101	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64651	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	102	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64652	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	103	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64653	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	104	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64654	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	105	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64655	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	106	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64656	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	107	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64657	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	108	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64658	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	109	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64659	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	110	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64660	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	111	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64661	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	112	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64662	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	113	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64663	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	114	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64664	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	115	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64665	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	116	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64666	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	117	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64667	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	118	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
64668	1242 MARLKRESS ROAD (ABBEY ROAD)	Block: 436.03, Lot: 18.01	119	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
64669	1242 MARLKRESS ROAD (ABBAY ROAD)	Block: 436.03, Lot: 18.01	120	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83849	1450 MARLTON PIKE EAST	Block: 463.09, Lot: 17		15	ACCESSIBLE AGE RESTRICTED COMPLETED NEW	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83848	621 MERCER STREET	Block: 163.01, Lot: 16		3	1 BEDROOM AGE RESTRICTED MODERATE INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
83859	621 MERCER STREET	Block: 163.01, Lot: 16		2	1 BEDROOM AGE RESTRICTED LOW INCOME NEW CONSTRUCTION (& GUT REHAB) RENTAL	
83860	621 MERCER STREET	Block: 163.01, Lot: 16		1	1 BEDROOM AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
82449	1910 FRONTAGE ROAD	Block: 463.09, Lot: 2	1-0108	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
82450	1910 FRONTAGE ROAD	Block: 463.09, Lot: 2	1-0110	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	
82451	1910 FRONTAGE ROAD	Block: 463.09, Lot: 2	2-0110	1	FAMILY NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83856	350 MT CARMEL COURT	Block: 523.12, Lot: 13		90	1 BEDROOM AGE RESTRICTED COMPLETED NEW LOW INCOME RENTAL	
83858	350 MT CARMEL COURT	Block: 523.12, Lot: 13		59	AGE RESTRICTED COMPLETED NEW EFFICIENCY LOW INCOME RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualifier #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
83518	1711-1715 SPRINGDALE ROAD	Block: 510.01, Lot: 1		128	AGE RESTRICTED NEW CONSTRUCTION (& GUT REHAB) RENTAL	

Unit List

Unit ID	Address	Unit/Block/Lot/Qualification #	Unit/Apt#	Total Completed Units	Category (Check all that apply)	Bonus Type
86863	1711-1715 SPRINGDALE ROAD	Block: 510.01, Lot: 1		32	ACCESSIBLE ADAPTABLE COMPLETED NEW NEW CONSTRUCTION (& GUT REHAB) RENTAL VERY LOW INCOME - 30%	

Appendix M:

Victory (Enclave) Supportive Documents



Camden County Document Summary Sheet

CAMDEN COUNTY CLERK'S OFFICE
RESTRIC-OR BOOK 12501 PG 722
RECORDED 01/22/2024 13:47:56
FILE NUMBER 2024004884
RCPT # 2685579; RECD BY: eRecord
RECORDING FEES 85.00

CAMDEN COUNTY CLERK

520 MARKET ST
CAMDEN NJ 08102

Official Use Only

Transaction Identification Number

6967365

8505682

Submission Date(mm/dd/yyyy)

12/28/2023

No. of Pages (excluding Summary Sheet)

5

Recording Fee (excluding transfer tax)

\$73.00

Realty Transfer Tax

\$0.00

Total Amount

\$73.00

Document Type

AGREEMENT

Municipal Codes

CAMDEN COUNTY

99

Batch Type L2 - LEVEL 2 (WITH IMAGES)

886306

Return Address (for recorded documents)

SURETY TITLE COMPANY

11 EVES DRIVE, SUITE 150
MARLTON, NJ 08053

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF CAMDEN COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



Camden County Document Summary Sheet

AGREEMENT

Type	AGREEMENT				
Consideration					
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	11/20/2023				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	CGPH LLC			1249 SOUTH RIVER ROAD; SUITE 301, CRANBURY, NJ 08512	
	TOWNSHIP CHERRY HILL			820 MERCER STREET, CHERRY HILL, NJ 08002	
GRANTEE	Name			Address	
	FMP MOUNT LAUREL LLC			222 HADDON AVENUE; SUITE 100, HADDON TOWNSHIP, NJ 08108	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	99	431.18	8		99

*** DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF CAMDEN COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

After Recording Return To:

Dan Levin
CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

Prepared by: Dan Levin

RECEIVED

NOV 1 2023

COMMUNITY DEVELOPMENT

Deed Restriction

THIS DEED RESTRICTION, entered into as of this the 20 day of November, 2023, by and between CGP&H, LLC, with offices at 1249 South River Road, Suite 301, Cranbury, NJ 08512-3633 ("Administrative Agent"), or its successor, acting on behalf of the Township of Cherry Hill, with offices at 820 Mercer Street, Cherry Hill, NJ 08002, and FMP Mount Laurel Limited Liability Company whose mailing address is 222 Haddon Avenue, Suite 100, Haddon Township, NJ, 08108 the developer/sponsor (the "Owner") of an inclusionary residential development with fifty -six (56) affordable rental units (the "Project"):

WITNESSETH

Article 1. Consideration

In consideration of benefits and/or right to develop three hundred an seventy (370) residential apartment units received by the Owner from the Township of Cherry Hill (at times, the "Municipality") regarding this rental Project, the Owner hereby agrees to abide by the covenants, terms and conditions set forth in this Deed Restriction, with respect to the land and improvements more specifically described in Article 2, hereof (the Property).

Article 2. Description of Property

The Property consists of all the land and a portion of the improvements thereon, that is located in the municipality of the Township of Cherry Hill, County of Camden, State of New Jersey, and described more specifically as Block No. 431.18, Lot 8 on the Municipality's tax maps, and known by the street address 110 Woodcrest Road, Cherry Hill, New Jersey.

More specifically, the within Deed Restriction only applies to the fifty-six (56) units designated by unit number, bedroom size, and income restriction which are listed below:

110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 1110, 2 Bedroom, Very Low
110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 1111, 2 Bedroom, Low
110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 1211, 2 Bedroom, Moderate
110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 1212, 2 Bedroom, Moderate
110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 1217, 0 Bedroom, Very Low
110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 1218, 0 Bedroom, Moderate
110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 1311, 2 Bedroom, Low
110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 1312, 2 Bedroom, Moderate
110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 1317, 0 Bedroom, Moderate
110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 1318, 0 Bedroom, Low
110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 1411, 2 Bedroom, Moderate

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110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 1412, 2 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 1418, 0 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 2110 Bedroom, 2 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 2111, 2 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 2211, 2 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 2212, 2 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 2217, 0 Bedroom, Very Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 2218, 0 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 2311, 2 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 2312, 2 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 2317, 0 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 2318, 0 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 2411, 2 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 2412, 2 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 2417, 0 Bedroom, Very Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 2418, 0 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 3104, 2 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 3204, 2 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 3211, 3 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 3304, 2 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 3311, 3 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 3404, 2 Bedroom, Very Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 3411, 3 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 4104, 2 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 4204, 2 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 4211, 3 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 4304, 2 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 4311, 3 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 4404, 2 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 4411, 3 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 5104, 2 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 5204, 2 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 5211, 3 Bedroom, Very Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 5304, 2 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 5311, 3 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 5404, 2 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 5411, 3 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 6103, 2 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 6104, 2 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 6204, 2 Bedroom, Very Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 6211, 3 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 6304, 2 Bedroom, Moderate
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 6311, 3 Bedroom, Very Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 6404, 2 Bedroom, Low
 110 Woodcrest Road, Cherry Hill, NJ, 08003, Unit 6411, 3 Bedroom, Moderate

Article 3. Affordable Housing Covenants

The following covenants (the "Covenants") shall run with the land for a period of at least thirty (30) years (the "Control Period"), determined separately with respect for each dwelling unit, commencing upon the earlier of the date hereof or the date on which the first certified household occupies the very low, low, or moderate income unit, and shall expire as determined under the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq. ("UHAC") as defined below.

In accordance with N.J.A.C. 5:80-26.11, each restricted unit shall remain subject to the requirements of this subchapter, the "Control Period," until the Municipality elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 30 years; provided, however, that it is not the intention of the Parties to impose perpetual affordability controls.

- A. Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, et seq., the "Uniform Controls")
- B. The use of the Property shall include providing the fifty-six (56) family affordable rental dwelling units as provided herein for very low, low, or moderate income households, and no commitment for any such dwelling unit shall be given or implied, without exception, to any person who has not been certified for that unit in writing by the Administrative Agent. So long as any very low, low, or moderate income dwelling unit remains within its Control Period, sale of the Property must be expressly subject to these Deed Restrictions, deeds of conveyance must have these Deed Restrictions appended thereto.
- C. No improvements may be made to the Property that would affect the bedroom configuration of any of the affordable dwelling units covered by this Deed Restriction, and any improvements to the Property that would affect the bedroom configuration of the dwelling units covered by this Deed Restriction must be approved in advance and in writing by the Administrative Agent or the Township of Cherry Hill.
- D. The Owner shall notify the Administrative Agent and the Municipality of any foreclosure actions filed with respect to the Property within five (5) business days of service upon Owner.
- E. The Owner shall notify the Administrative Agent and the Municipality within three (3) business days of the filing of any petition for protection from creditors or reorganization filed by or on behalf of the Owner.

Article 4. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent, to the Municipality and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing.

- A. In the event of a threatened breach of any of the Covenants by the Owner, or any successor in interest of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.



- B. Upon the occurrence of a breach of any of the Covenants by the Owner, or any successor in interest or other owner of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including but not limited to, forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

IN WITNESS WHEREOF, the Administrative Agent, the Owner and the Municipality have executed this Deed Restriction as of the date first above written.

CGP&H, LLC

BY: 

Dan Levin
Administrative Agent

FMP MOUNT LAUREL, Limited Liability Company

BY: 

Michael Haydinger
Manager

APPROVED BY THE TOWNSHIP OF CHERRY HILL

BY: 

Susan Shin Angulo
Mayor

Attest: 

**PATTI CHACKER, RMC
MUNICIPAL CLERK
TOWNSHIP OF CHERRY HILL**