

TOWNSHIP OF WINSLOW

CAMDEN COUNTY, NEW JERSEY

Housing Plan Element & Fair Share Plan

Fourth Round (2025-2035)

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TABLE OF CONTENTS

Introduction	1
Location and Context	1
Affordable Housing.....	3
Winslow Township's Compliance History	5
Housing element	7
Analysis of Demographic, Housing and Employment Characteristics	7
Housing Plan Element.....	20
Fair Share Plan.....	22
Consideration of Lands Suitable for Affordable Housing.....	22
Site Suitability.....	23
Fair Share Obligation	25
Prior Round Rehabilitation Obligation	26
Prior Round Obligations (1987-1999)	26
Third Round Obligation	29
Third Round Compliance Mechanisms.....	30
Family Rental	31
Fourth Round Obligations	32
Fourth Round Compliance Mechanisms	33
Housing Administration.....	39
Affordable Housing Ordinance.....	39
Development Fee Ordinance	39
Affordable Housing Trust Fund	39
Affordability Assistance Program	40
Municipal Housing Liaison.....	40
Affordable Housing Administrative Agent	40
Appendices.....	41

List of Appendices:

- A. Resolution
- B. Judgement of Repose and Compliance
- C. Municipal Housing Liaison Resolution
- D. Administrative Agent Resolution
- E. Prior Round Plan
- F. Group Home Documentation
- G. Randevco Redevelopment Plan
- H. Winslow Gardens
- I. LMC Site Plan Approval Resolution
- J. Williamstown Road Redevelopment
- K. Tamerlane Deeds
- L. Fourth Round Plan Sites Map
- M. Spending Plan

Winslow Township – Housing Plan Element and Fair Share Plan

INTRODUCTION**LOCATION AND CONTEXT**

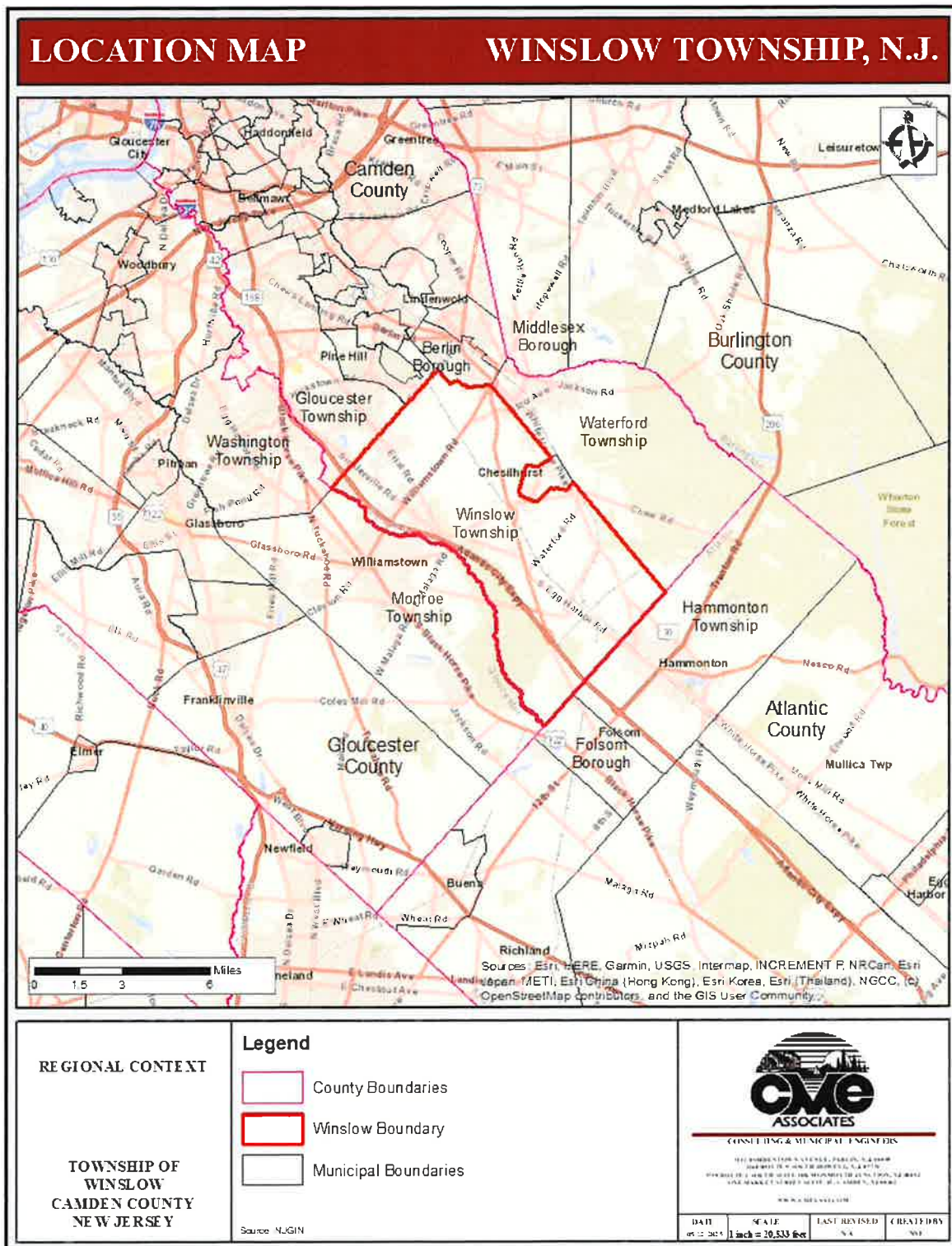
Winslow Township is a rural municipality with a population of 39,907 from the 2020 U.S. Census count, an increase of 408 (1.0 %) from the 2010 U.S. Census count of 39,499 people. The Township is Camden County's largest municipality with 58 square miles of land of which approximately 80% is contained within the Pinelands Regional Planning Area. The Township borders Berlin Borough, Chesillhurst, Gloucester Township, Pine Hill and Waterford Township in Camden County; Folsom and Hammonton in Atlantic County and both Monroe Township and Washington Township in Gloucester County.

While there are generally some areas within the Township that are environmentally constrained when considering future development, these areas are generally identifiable to the location of the several wetlands, streams, and water bodies in the Township. According to NJDEP data, the majority of wetlands follow the several streams that run through Winslow. The land that is east of the Great Egg Harbor River, approximately 47.02 square miles (80%) of Winslow Township is within the designated Pinelands Management Area, with the specific areas being either an Pinelands Village, Regional Growth Area, Rural Development Area, Forest Area, Agricultural Production Area, or Preservation Area. Despite a large amount otherwise available land for development, construction in Winslow has largely been constrained due to a lack of available water and sewer infrastructure to serve the type of dense residential and commercial development that is seen in some of the Township's and neighboring Township's more suburban areas closer to the urban centers.

For the portions of the Township that are not located within the Pinelands, the State Plan Policy Map places them in two different Planning Area classifications: Planning Area 1 (Metropolitan) and Planning Area 2 (Suburban). Development and redevelopment are encouraged by the State Plan in Planning Area 1 and Planning Area 2. The Metropolitan Planning Area is on the eastern side of Berlin-Cross Keys Road, and consists of moderate-density single family residential, several automobile storage lots, and Camden County Airport on the eastern end. The Suburban Planning Area designation generally follows the roadway corridors of the Atlantic City expressway, Berlin-Cross Keys Rd, New Brooklyn Erial Rd, Chews-Landing Rd, and Sicklerville Rd areas of the Township.

As of the 2020 Census the Township's population was 39,907, an increase of 408 (1.0 %) from the 2010 census count of 39,499, which in turn reflected an increase of 4,888 (14.1 %) from the 34,611 population count in the 2000 census. As mentioned above 80% of the Township is located in the NJ Pinelands Area while the rest 20% is located in the Suburban Planning Area (PA2).

Winslow Township – Housing Plan Element and Fair Share Plan



Winslow Township – Housing Plan Element and Fair Share Plan

AFFORDABLE HOUSING

In 1975 the New Jersey Supreme Court determined, in *Southern Burlington County NAACP v. Township of Mount Laurel* (“Mount Laurel I”) that every developing municipality in New Jersey had an affirmative obligation to provide a “realistic opportunity” for its fair share of low and moderate income housing. In 1983, frustrated with the lack of voluntary compliance, the Supreme Court sought to create an incentive for voluntary compliance in its “Mount Laurel II” decision. In this decision, the Court exposed municipalities that refused to comply voluntarily to the possibility of builder’s remedy relief. The Court also called for the state legislature to enact legislation that would save municipalities from the inefficiency of having the courts determine their affordable housing needs.

First and Second Rounds

In 1985 the Legislature adopted the Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.) (“FHA”). The FHA created the New Jersey Council on Affordable Housing (COAH) and charged COAH with the responsibility of adopting regulations by which municipalities could determine their fair share responsibilities and the means by which they could satisfy those responsibilities. The Legislature also sought to promote voluntary compliance and empowered municipalities to submit to COAH’s jurisdiction and voluntarily comply under the protections of the COAH process.

Pursuant to the FHA, COAH adopted regulations for the first housing cycle in 1986; which covered the years 1987 through 1993 (“First Round”) and for the second housing cycle in 1994; which covered the years 1993 through 1999 (“Second Round”). 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.

Third Round

COAH first adopted the Third Round rules in 2004; which were to cover the years 1999 through 2014. The “growth share” approach created a nexus between the production of affordable housing and future residential and non-residential development within a municipality, based on the principle that municipalities should provide affordable housing opportunities proportionate to their market rate residential growth, and that along with employment opportunities there should be proportionate opportunities for affordable housing. Each municipality was required to project the amount of residential and nonresidential growth that would occur during the period 2004 through 2014 and prepare a plan to provide proportionate affordable housing opportunities. The regulations were challenged and in January 2007, the New Jersey Appellate Division invalidated key aspects of COAH’s third round rules and ordered COAH to propose and adopt amendments to its rules to address the deficiencies it had identified.

COAH adopted new Third Round rules in May of 2008 and subsequently adopted amendments that became effective on October 20, 2008. Changes to the Fair Housing Act were also adopted

Winslow Township – Housing Plan Element and Fair Share Plan

in July of 2008 (P.L. 2008 c. 46 on July 17, 2008). The COAH rules and regulations adopted in 2008 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 the First and Second Rounds. The Supreme Court affirmed this decision in September 2013, invalidating the third iteration of the Third Round regulations and sustaining the invalidation of growth share, and directing COAH to adopt new regulations pursuant to the methodology utilized in the First and Second Rounds. In October of 2014 COAH was deadlocked and failed to adopt their newly revised Third Round regulations. Fair Share Housing Center, who was a party in the earlier cases, responded by filing a motion in aid of litigants’ rights with the New Jersey Supreme Court. 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 as it had been prior to the creation of COAH in 1986.

Since the 2015 Mt. Laurel IV decision, municipalities turned to the courts to seek a declaratory judgement of their Third Round housing plans to determine whether they met their constitutional affordable housing obligations, and were granted immunity from any “builder’s remedy” lawsuits. With no COAH functioning and providing guidance to municipalities to determine their municipal fair share of statewide and regional obligations, a number of independent groups produced their own reports to determine individual obligations across the state. In several court decisions in 2016 and 2018, judges in Middlesex and Mercer County developed a methodology following closely one proposed by Fair Share Housing Center to determine municipal obligations. In the 2018 decision by Judge Jacobson, it was further determined that the initial period of the Third Round which had not been addressed (1999 – 2015) known as the “gap period” is to be included in each municipality’s Third Round fair share calculations.

To achieve Third Round Compliance, municipalities addressed the obligations of the period from 1999 – 2015 through the courts, and through private settlement agreements with Fair Share Housing Center, ultimately leading to a judgement of compliance and repose from the courts for municipalities that could demonstrate full compliance with the requirements of the Fair Housing Act. Due to the ongoing litigation throughout the Third Round, many municipalities achieved this substantive certification from the courts well into the period.

Fourth Round

In March of 2024, P.L. 2024, c.2 was signed into law establishing new procedures for determining statewide needs and municipal obligations for low and moderate income housing. This new law formally abolished COAH and established a new “Program” for resolving affordable housing disputes, as well as the authority to review and certify municipal fair share housing plans. The law required municipalities to determine their own fair share obligations by applying the methodology of the Jacobsen decision in Mercer County as it related to the Third Round, and adopt a binding resolution setting those obligation numbers. The law also provided revisions to

Winslow Township – Housing Plan Element and Fair Share Plan

the crediting structures for affordable units, with changes to the types of affordable units that are permitted to be granted bonus credits. The law established timelines for submission of documents to demonstrate compliance with the Fair Housing Act.

In addition to the revisions to low and moderate income housing crediting, the amended law established a new Affordable Housing Alternative Dispute Resolution Program. The Program is intended adjudicate any disputes in affordable housing, and function as the administrative body responsible for reviewing and certifying municipal compliance with the Fair Housing Act. Through the Program and the Administrative Office of the Courts, municipalities seeking a judgment of compliance with Affordable Housing regulations must submit a motion for a declaratory judgment from the Program to retain immunity from any potential builders remedy lawsuits.

WINSLOW TOWNSHIP'S COMPLIANCE HISTORY

Winslow Township has demonstrated a long standing commitment to voluntarily comply with its Mount Laurel obligations in accordance with the Fair Housing Act. Winslow Township's involvement with affordable housing began on November 6, 1987 whereby the Township received First Round certification with a pre-credited need of 455 units. For the second round, Winslow Township was granted substantive certification of its Housing Element and Fair Share Plan by the Council on Affordable Housing (COAH) on October 11, 1995. The second round certification granted Winslow Township 4 years of reprieve through 1999 from any Mount Laurel builder's remedy litigation.

COAH introduced third round rules in 2002 and the Governing Body of Winslow Township began preparing its Third Round Housing Element and Fair Share Plan. On December 20, 2005 the Township of Winslow petitioned COAH for substantive certification of its third round plan and received said certification on February 9, 2005. This gave Winslow Township immunity from further builder's remedy litigation until 2012. In response to In the Matter of the Adoption of N.J.A.C. 5:94 and 5:95, 390 N.J. Super. 1, 56 (App. Div. 2007), certify, denied 192 N.J. 72 (2007), COAH recalculated each municipality's cumulative fair share obligation, resulting in Winslow having a 92 unit rehabilitation share, a 377 unit Prior Round obligation, and a projected growth share obligation of 638 affordable units.

In September of 2008 a resolution was adopted imposing a temporary scarce resource restraint upon Winslow Township. Therefore, Winslow Township had a de facto sewer moratorium in effect since 2004 while assessing the scarce resources and this in turn significantly affected development in Winslow. As part of the scarce resource restraint it was assured that any sewer capacity that may be reserved for inclusionary development would not be lost. It should be noted that many of Winslow's sewer capacity issues have been resolved and a sewer moratorium is no longer in place. However, the moratorium did and may continue to significantly limit growth due to sewer capacity limits in certain areas of the Township which may affect future affordable housing unit construction.

Winslow Township – Housing Plan Element and Fair Share Plan

After the changes to the growth share rules, Winslow Township adopted an updated Housing Element and Fair Share Plan on December 18, 2008 and petitioned COAH for third round substantive certification. Unfortunately, the rules were challenged once again and required another update to the plan by the Planning Board on August 12, 2010. Eventually, the third round rules were invalidated which eliminated the possibility of third round certification of the August 12, 2010 Housing Element and Fair Share Plan.

Following this municipalities turned to the courts to seek a declaratory judgement of their Third Round housing plans to determine whether they met their constitutional affordable housing obligations, and were granted immunity from any “builder’s remedy” lawsuits. Township of Winslow filed a declaratory judgement action seeking a Judgement of Compliance and Repose of its Third Round affordable housing obligations through July 2025 was filed on July 2, 2015; A mediation agreement between the Township and Fair Share Housing Center was executed on August 15, 2016; and Township received a Judgement of Compliance and Repose for their third round on September 22, 2016. A copy of the judgement is attached in the appendices.

In March of 2024, P.L. 2024, c.2 was signed into law establishing new procedures for determining statewide needs and municipal obligations for low and moderate income housing. This new law formally abolished COAH and established a new “Program” for resolving affordable housing disputes, as well as the authority to review and certify municipal fair share housing plans. Per the revised rules, Township of Winslow filed the Compliant for Declaratory Judgement on January 22, 2025, pursuant to N.J.S.A. 52:27D-304.2, -304.3 and 304.1(f)(1) (c) of the New Jersey Fair Housing Act N.J.S.A. 52:27D-301, et seq. and in accordance with Section II. A of Administrative Directive #14-24 of the Affordable Housing Dispute Resolution Program seeking certification of compliance with the FHA. Township adopted a resolution (R-2025-070) stating the Township’s fourth round obligation shall be as follows: 132 (present need) and 292 (prospective need). This Compliant was further Amended and an Amended Complaint for Declaratory Relief pursuant to the Fair Housing Act N.J.S.A 52:27D-301 et seq. was filed on February 28, 2025. Township adopted a resolution stating it has right to adjust its Fourth Round Plan subject to vacant land adjustment and other amendments. The Township’s fourth round obligation shall be as follows: 102 (present need) and 278 (prospective need).

The Township has prepared this Housing Plan Element and Fair Share Plan in accordance with all requirements of the Municipal Land Use Law, and the Amended Fair Housing Act.

Winslow Township – Housing Plan Element and Fair Share Plan

HOUSING ELEMENT**ANALYSIS OF DEMOGRAPHIC, HOUSING AND EMPLOYMENT CHARACTERISTICS**

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality's demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Township's demographic, housing and employment characteristics based on information from the US Census Bureau, and the New Jersey Department of Labor and Workforce Development.

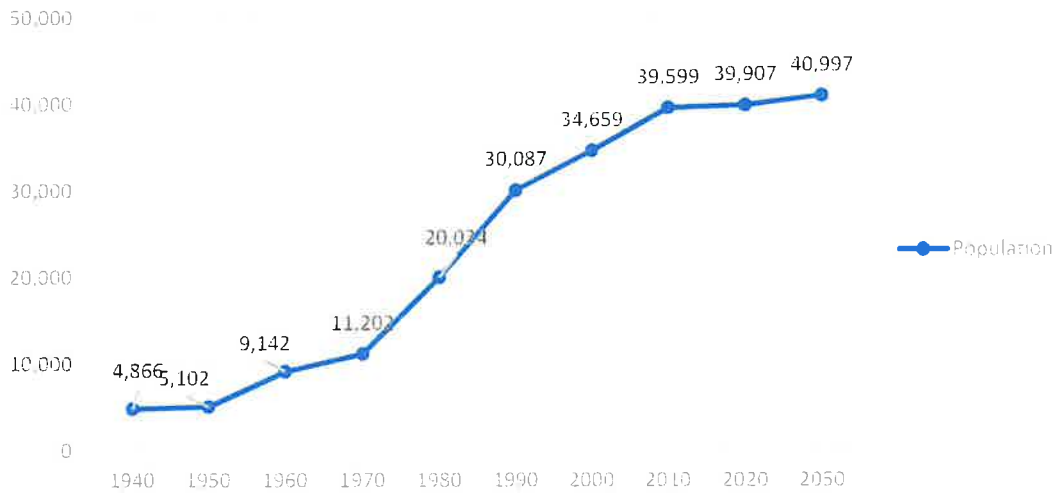
DEMOGRAPHICS**POPULATION**

Over the past few decades, the Township of Winslow has experienced slow population growth. According to the 2020 U.S. Census, Winslow's population reached 39,907, reflecting a modest 0.8% increase from the 39,599 residents reported in 2010; this is in contrast the 14.3% growth that occurred between 2000 and 2010. By comparison, Camden County experienced a slightly higher growth rate of 1.9% over the same period.

Table 1: Population Trends, 2000 - 2020					
	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Winslow Township	34,659	39,599	39,907	14.3%	0.8%
Camden County	508,932	513,657	523,485	0.9%	1.9%
<i>Source: US Census Bureau Decennial Census (Table DP-1)</i>					

Winslow Township – Housing Plan Element and Fair Share Plan

Figure 1: Population over time in Winslow Township



Source: US Census Bureau, Decennial Census, North Jersey Transportation Planning Authority Demographic Forecasts

The Township's population growth between 1940 to 2050 (actual and estimated) is illustrated in Figure 1 above. As seen in the figure, population growth hit a peak in 1980. It is, however, projected that the Township's population might experience a slow increase by 2050, with an estimated population of 40,997, according to the Delaware Valley Regional Planning Commission-DVRPC Population and Employment Forecasts.

POPULATION COMPOSITION BY AGE

Between 2000 and 2020, Winslow Township experienced a population increase of 15.1%, growing from 34,659 to 39,907 residents. Despite this overall growth, notable demographic shifts occurred across age groups. The population of young children declined significantly, with the under-5 cohort decreasing by 22.2%, the 5–9 group by 14.3%, and the 10–14 group by 10.2%. In contrast, the 15–19 and 20–24 age groups saw increases of 9.5% and 61.8%.

Significant growth was also observed among older adults. The 55–59 age group nearly doubled, increasing by 93.7%, while the 60–64 cohort grew by an even greater margin of 170.4%. The population aged 85 and over increased by 28.7%. Overall, Winslow Township appears to be following the same pattern of aging found at the County level.

Winslow Township – Housing Plan Element and Fair Share Plan

Table 2: Population by Age Cohort, Winslow Township, 2000 - 2020					
Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	34,659	100%	39,907	100%	15.1%
Under 5 years	2,729	7.9%	2,122	5.3%	-22.2%
5 to 9 years	2,740	7.9%	2,348	5.9%	-14.3%
10 to 14 years	2,882	8.3%	2,589	6.5%	-10.2%
15 to 19 years	2,403	6.9%	2,631	6.6%	9.5%
20 to 24 years	1,539	4.4%	2,490	6.2%	61.8%
25 to 34 years	5,243	15.1%	5,058	12.7%	-3.5%
35 to 44 years	6,749	19.5%	4,848	12.1%	-28.2%
45 to 54 years	4,754	13.7%	5,603	14.0%	17.9%
55 to 59 years	1,565	4.5%	3,032	7.6%	93.7%
60 to 64 years	1,040	3.0%	2,812	7.0%	170.4%
65 to 74 years	1,494	4.3%	3,907	9.8%	161.5%
75 to 84 years	995	2.9%	1,790	4.5%	79.9%
85 years and over	526	1.5%	677	1.7%	28.7%
Source: US Census Bureau, Decennial Census (Table DP-1)					

Between 2000 and 2020, Camden County's total population grew modestly by 2.9%, increasing from 508,932 to 523,485 residents. Despite this overall growth, the age distribution within the county shifted significantly, revealing broader demographic trends. The population of children and teens declined across all cohorts under age 20, with the most notable decreases among those aged 5–9 (down 18.0%) and under 5 (down 14.0%).

The 20–24 age group saw a modest increase of 9.3%. The most dramatic growth occurred among older adults. The 55–59 age group increased by 53.2%, and the 60–64 cohort surged by 82.9%. The population aged 85 and over also rose by 41.5%.

Table 3: Population by Age Cohort, Camden County, 2000 - 2020					
Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	508,932	100%	523,485	100.0%	2.9%
Under 5 years	34,271	6.7%	29,458	5.6%	-14.0%
5 to 9 years	38,969	7.7%	31,960	6.1%	-18.0%
10 to 14 years	40,041	7.9%	34,561	6.6%	-13.7%
15 to 19 years	35,211	6.9%	33,384	6.4%	-5.2%
20 to 24 years	28,675	5.6%	31,348	6.0%	9.3%
25 to 34 years	69,776	13.7%	71,922	13.7%	3.1%

Winslow Township – Housing Plan Element and Fair Share Plan

Table 3: Population by Age Cohort, Camden County, 2000 - 2020					
Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
35 to 44 years	86,115	16.9%	67,080	12.8%	-22.1%
45 to 54 years	69,250	13.6%	66,582	12.7%	-3.9%
55 to 59 years	23,776	4.7%	36,436	7.0%	53.2%
60 to 64 years	19,194	3.8%	35,113	6.7%	82.9%
65 to 74 years	33,166	6.5%	50,917	9.7%	53.5%
75 to 84 years	23,162	4.6%	24,357	4.7%	5.2%
85 years and over	7,326	1.4%	10,367	2.0%	41.5%

Source: US Census Bureau, Decennial Census (Table DP-1)

The median age of Winslow Township residents rose by approximately 16.7% between 2000 and 2020, increasing from 34.7 to 40.5 years. This trend reflects broader aging patterns observed across Camden County and the State of New Jersey. During the same period, Camden County's median age increased by nearly 9%, while the state's median age rose by 8.7%.

Table 4: Median Age, 2000 – 2020			
	2000	2020	Percent Change
Winslow Township	34.7	40.5	16.7%
Camden County	35.9	39.1	8.9%
New Jersey	36.7	39.9	8.7%

Source: US Census Bureau, Decennial Census (Table DP-1)

HOUSEHOLDS

A household is defined as one or more individuals, related or not, living together in a single housing unit. According to the 2023 ACS 5-Year estimates, there were approximately 14,436 households in the Township. Of these, the share was almost equally divided across all household sizes with 23.2% of 1-person, 33.9% of 2-persons, 19.1% of 3 persons, and 23.8% 4 or more persons. As illustrated in Table 5, the dTownship and the County have a similar makeup of household size by percentage, with the largest being a 2-person household at 33.9% at the County level. The Township's average household size was 2.72 people, slightly higher compared to the County's average of 2.58 and New Jersey's average of 2.61, according to the ACS estimates

Table 5: Household Characteristics, 2023						
	Winslow Township		Camden County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Total Households	14,436	100.0%	201,670	100.0%	3,478,355	100.0%

Winslow Township – Housing Plan Element and Fair Share Plan

Table 5: Household Characteristics, 2023						
1-person	3,354	23.2%	60,402	30.0%	918,897	26.4%
2-persons	4,887	33.9%	63,246	31.4%	1,081,842	31.1%
3-persons	2,758	19.1%	30,694	15.2%	594,946	17.1%
4 or more persons	3,437	23.8%	47,328	23.5%	882,670	25.4%
Average Household Size	2.72 people		2.58 people		2.61 people	
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table S2501& B25010)						

Family households are defined as two or more individuals living together in the same residence, related by blood, marriage, or adoption. Of the total 14,436 households within Winslow Township, a total of 10,182 (70.5 %) are family households. Similarly, Camden County has 63.9% families and 36.1% non-family households.

Table 6: Household by Type, 2023				
	Winslow Township		Camden County	
	Number	Percent	Number	Percent
Total Households	14,436	100.0%	201,670	100.0%
Average Family Size	3.22 people		3.27 people	
Family Households	10,182	70.5%	128,882	63.9%
Married Couple Family	6,678	65.6%	88,936	69.0%
- With own children under 18 years	2,388	35.8%	33,240	37.4%
- No children under 18 years	4,290	64.2%	55,696	62.6%
Male householder, no wife present	961	9.4%	9,457	7.3%
- With own children under 18 years	529	55.0%	4,058	42.9%
- No own children under 18 years	432	45.0%	5,399	57.1%
Female householder, no husband present	2543	25.0%	30,489	23.7%
- With own children under 18 years	1101	43.3%	15,365	50.4%
- No own children under 18 years	1,442	56.7%	15,124	49.6%
Nonfamily Households	4,254	29.5%	72,788	36.1%
65 years and over	1,169	8.1%	22,385	11.1%
Source: US Census Bureau, American Community Survey 5-year Estimates 2019 to 2023 (Table S1101)				

Within the Township, approximately 65.6% of family households consist of married couple householders. Among the remaining family households, 9.4% are headed by a single male householder and 25.0% are headed by a single female householder. The average family size in the Township is 3.22 persons. The percentage share within family households is different from the County level, within which there are more (as a percentage) married couple families and fewer male or female single householders.

Winslow Township – Housing Plan Element and Fair Share Plan

EXISTING HOUSING CONDITIONS

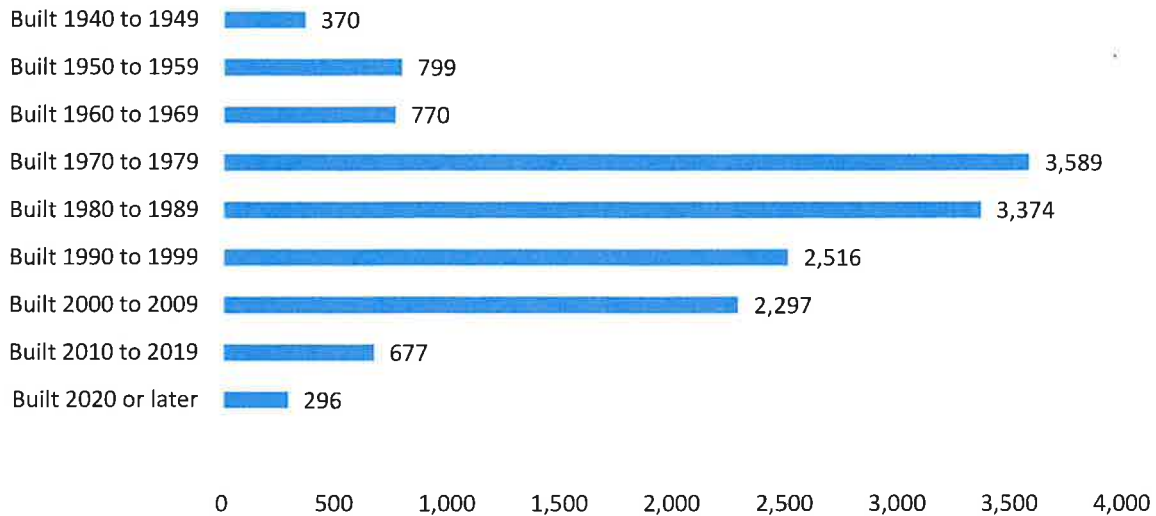
Winslow Township’s housing stock is predominantly occupied, as indicated in Table 7. Only 5.3% of the housing units are vacant. Of the total of 14,436 occupied housing units, 80.1% are owner-occupied while 19.9% are renter-occupied.

Table 7: Housing Units, 2023, Winslow Township		
	Number	Percent
Total Housing Units	15,240	100.0%
Occupied Housing Units	14,436	94.7%
Owner Occupied	11,559	80.1%
Renter Occupied	2,877	19.9%
Vacant Housing Units	804	5.3%
For rent	35	4.4%
Rented, not occupied	247	30.7%
For sale only	51	6.3%
Sold, not occupied	0	0.0%
For seasonal, recreational, or occasional use	0	0.0%
For migrant workers	280	34.8%
Other vacant	0	0.0%
<i>Source: US Census Bureau, ACS 5-year Estimates 2023 (Tables DP04 and B25004)</i>		

As shown in Figure 2, Winslow Township experienced its peak period of building activity between 1970 and 1979, with 3,589 housing stock built. High levels of housing development continued into the 1980s with 3,374 units. However, construction activity began to decline in the following decades, with 2,516 units added in the 1990s and 2,297 in the 2000s. The most recent decade saw the lowest level of housing construction since the 1940s, with only 677 units built. This may be due to the Great Recession in the late 2000s followed by the economic recovery period in the 2010s, and possible constraints on remaining land in the Township.

Winslow Township – Housing Plan Element and Fair Share Plan

Figure 2: Age of Housing Stock, Winslow Township

**HOUSING TYPE AND SIZE**

Winslow Township's housing stock is predominantly comprised of single-family detached homes, making up approximately 70.5% of the total housing units. It is followed by 1-unit, attached housing accounting for 16.3% of the total units. Multi-family housing containing 20 or more units comprise of only 4.0% of the total units. In terms of bedrooms, 3- and 4-bedrooms make up the largest number within the household unit by 44.5% and 24.9%, respectively. While the majority of housing units in the township are 3- and 4-bedroom homes, 2-bedroom units also represent a significant portion of the housing stock, accounting for 18.8%.

Table 8: Housing Units by Type, 2023, Winslow Township		
	Number	Percent
Total Housing Units	15,240	100.0%
1-unit detached	10,738	70.5%
1-unit, attached	2,480	16.3%
2 units	284	1.9%
3 or 4 units	236	1.5%
5 to 9 units	169	1.1%
10 to 19 units	562	3.7%
20 or more units	607	4.0%
Mobile home	164	1.1%
Boat, RV, Van, etc.	0	0.0%
Bedrooms		
No bedroom	186	1.2%
1 bedroom	944	6.2%

Winslow Township – Housing Plan Element and Fair Share Plan

Table 8: Housing Units by Type, 2023, Winslow Township		
2 bedrooms	2,865	18.8%
3 bedrooms	6,782	44.5%
4 bedrooms	3,789	24.9%
5 or more bedrooms	674	4.4%
<i>Source: US Census Bureau, ACS 5-year Estimates 2023 (Tables DP04)</i>		

HOUSING VALUES AND CONTRACT RENTS

Table 9 provides a detailed breakdown of home values for owner-occupied units within the Township. According to the ACS 5-Year Estimates, the largest number of owner-occupied housing units in Winslow Township (40.5%) were valued between \$200,000 to \$299,999. However, the highest share of median value of housing units in the County was between \$300,000 to \$499,999 at 34.3%, reflecting a higher median value range than the Township. The median value of an owner-occupied home in Winslow Township in 2023 was \$294,900, which is higher than the County's median value of \$252,600.

Table 9: Value of Owner-Occupied Housing Units, 2023				
	Winslow Township		Camden County	
	Number	Percent	Number	Percent
Total	11,559	100.0%	134,076	100.0%
Less than \$50,000	373	3.2%	4253	3.2%
\$50,000 to \$99,999	396	3.4%	6432	4.8%
\$100,000 to \$149,999	498	4.3%	7073	5.3%
\$150,000 to \$199,999	1975	17.1%	12388	9.2%
\$200,000 to \$299,999	4679	40.5%	39156	29.2%
\$300,000 to \$499,999	3,138	27.1%	46,014	34.3%
\$500,000 to \$999,999	483	4.2%	16,408	12.2%
\$1,000,000 and greater	17	0.1%	2,352	1.8%
Median Value	\$252,600		\$294,900	
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)				

Table 10 below provides a breakdown of gross rent paid within the Township and County. Rental prices in Winslow Township majorly fall between \$1,000 to \$1,999 per month (\$1,000-\$1,499 at 36.4% and \$1,500-\$1,999 at 25.6%). At the County level, the majority share lies between a boarder range of \$500-\$1,999 (\$500-\$900 at 20.2%, \$1,000-\$1,499 at 32.3%, and \$1,500-\$1,999 at 24%). According to the 2023 ACS 5-Year Estimates, the median contract rent in the Township was \$1,359, very similar to the County's median contract rent of \$1,328

Winslow Township – Housing Plan Element and Fair Share Plan

Table 10: Gross Rent Paid, 2023				
	Winslow Township		Camden County	
	Number	Percent	Number	Percent
Total Units	2,825	100.0%	65,513	100.0%
Less than \$500	231	8.2%	5,303	8.1%
\$500 to \$999	427	15.1%	13,227	20.2%
\$1,000 to \$1,499	1,028	36.4%	21,133	32.3%
\$1,500 to \$1,999	724	25.6%	15,735	24.0%
\$2,000 to \$2,499	242	8.6%	7,618	11.6%
\$2,500 to \$2,999	159	5.6%	969	1.5%
\$3,000 or more	14	0.5%	1,528	2.3%
No rent paid	52	1.8%	2,081	3.2%
Median Contract Rent	\$1,359		\$1,328	
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)				

HOUSING CONDITIONS

According to the 2023 ACS estimates, 0.8% of the owner-occupied units and 6% of the renter-occupied units out of the total occupied housing units in Winslow Township were overcrowded, meaning that they house more than 1 persons per room. The data also reveals that there are 39 units that lack plumbing facilities and 8 units that lack kitchen equipment in the Township as of 2023. These housing deficiencies are key factors in assessing overall housing conditions across the Township and determining municipal rehabilitation needs. Table 11 below provides a breakdown of housing deficiency characteristics based on the 5-year ACS data.

Table 11: Housing Deficiency Characteristics, 2023, Winslow Township		
Housing Units with 1.01 or More Persons Per Room		
	Count	Percent
Owner-Occupied	96	0.8%
Renter-Occupied	172	6.0%
Plumbing Facilities		
Total Occupied Housing Units	14,436	100.0%
Lacking complete plumbing facilities	39	0.3%
Kitchen Equipment		
Total Occupied Housing Units	14,436	100.0%
Lacking complete kitchen facilities	8	0.1%

Winslow Township – Housing Plan Element and Fair Share Plan

Table 11: Housing Deficiency Characteristics, 2023, Winslow Township
Housing Units with 1.01 or More Persons Per Room
<i>Source: US Census Bureau, ACS 5-year Estimates 2023 (Tables B25014, S2504)</i>

HOUSING STOCK

According to the New Jersey Department of Community Affairs (DCA), Township of Winslow issued building permits for 125 new residential units between January 2013 and December 2023. During this period, the Township also approved 1 residential demolition permit. Subtracting the demolition permits from the construction permits reveals a net increase of 124 residential units over the same timeframe. 2019 saw the issuance building permits for 1&2 family (34) and multi-family (70). A total of 55 1&2 family houses and 70 multi-family permits were issued.

Table 12: Building Permits and Demolition Permits Issued 2013 - 2023						
Year	1&2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2013	0	0	0	0	0	0
2014	0	0	0	0	0	0
2015	0	0	0	0	0	0
2016	0	0	0	0	0	0
2017	0	0	0	0	0	0
2018	0	0	0	0	0	0
2019	34	70	0	104	1	103
2020	15	0	0	15	0	15
2021	0	0	0	0	0	0
2022	0	0	0	0	0	0
2023	6	0	0	6	0	6
Total	55	70	0	125	1	124
<i>Source: NJ DCA, Construction Reporter 2013 to 2023</i>						

EMPLOYMENT DATA**EMPLOYMENT STATUS**

ACS estimates provide data on the work activity of residents aged 16 and older. As of 2023, Winslow Township's working-age population was 32,047 (excluding Not in Labor Force) with approximately 22,073 (65.5%) residents in the labor force. Around 31.1% (9,974) of the Township's working-age residents were not participating in the labor force at the time of the estimates, which is comparable to the County's 33.1% non-participation rate.

Winslow Township – Housing Plan Element and Fair Share Plan

Table 13: Employment Status, 2023				
	Winslow Township		Camden County	
	Number	Percent	Number	Percent
Population 16 years and over	32,047	100.0%	421,111	100.0%
In labor force	22,073	68.9%	281,786	66.9%
Civilian Labor Force	22,073	68.9%	281,315	66.8%
Employed	20,634	64.4%	267,694	63.6%
Unemployed	1,439	4.5%	13,621	3.2%
Armed Forces	0	0.0%	471	0.1%
Not in Labor Force	9,974	31.1%	139,325	33.1%

Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)

WORKER CLASSIFICATION

As shown in Table 14 below, approximately 81.7% of Township's workers were employed in private wage and salary positions, while 5.6% were self-employed. Government employees made up 12.6% of the workforce. There are no unpaid family workers.

Table 14: Classification of Workers, Winslow Township, 2023		
	Number	Percent
Total	20,634	100.0%
Private Wage and Salary Worker	16,867	81.7%
Government Worker	2,603	12.6%
Self-Employed Worker	1,164	5.6%
Unpaid Family Worker	0	0.0%

Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)

WORKFORCE BY SECTOR

An analysis of employed individuals over the age of 16 by economic sector reveals while there is a diverse range of industries in which the Township's working-age population is engaged. The sector with the highest share of workforce is Educational services, health care and social assistance at 26.2%, followed by Retail trade at 13.9%, Professional, scientific, and management, and administration and waste management at 10.1%, and Transportation and warehousing, and utilities at 7%.

Table 15: Workforce by Sector, Winslow Township, 2023		
Industry	Number	Percent
Civilian employed population 16 years and over	20,634	100.0%
Agriculture, forestry, fishing and hunting and mining	225	1.1%
Construction	1,409	6.8%
Manufacturing	1,432	6.9%

Winslow Township – Housing Plan Element and Fair Share Plan

Table 15: Workforce by Sector, Winslow Township, 2023		
Industry	Number	Percent
Wholesale trade	513	2.5%
Retail trade	2,873	13.9%
Transportation and warehousing, and utilities	1,440	7.0%
Information	361	1.7%
Finance and insurance, and real estate and rental and leasing	1,361	6.6%
Professional, scientific, and management, and administration and waste management services	2,090	10.1%
Educational services, health care and social assistance	5,404	26.2%
Arts, entertainment, recreation, and accommodation and food services	1,344	6.5%
Other services, except public administration	1,193	5.8%
Public administration	989	4.8%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)		

OCCUPATIONS BY TYPE

Table 16 presents a breakdown of occupations by type within the Township's employed civilian labor force. The largest segment is engaged in Management, Business, Science, and Arts occupations (36.2%), followed by Sales and Office Occupations (28.2%), Service Occupations (14.7%).

Table 16: Occupations by Type, Winslow Township, 2023		
	Number	Percent
Employed Civilian population 16 years and over	20,634	100.0%
Management, business, science, and arts occupations	7,462	36.2%
Service occupations	3,043	14.7%
Sales and office occupations	5,813	28.2%
Natural resources, construction, and maintenance occupations	1,742	8.4%
Production, transportation, and material moving occupations	2,574	12.5%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)		

COMMUTING TO WORK

As shown in Table 17 below, more than three quarters of the township's population (76.2%) commute to work alone by private vehicle, which is similar to the County's rate of 70.3%. At the Township level, those who carpool were 8.6%, followed by those who travel by public transport (4%). At the County level, 4.7% of the workforce take the public transportation (excluding taxicab).

Winslow Township – Housing Plan Element and Fair Share Plan

Table 17: Means of Commute, 2023				
	Winslow Township		Camden County	
	Number	Percent	Number	Percent
Workers 16 years and over	20,123	100.0%	262,298	100.0%
Car, truck, van - Drove Alone	15,324	76.2%	184,354	70.3%
Car, truck, van - Carpooled	1,534	7.6%	22,609	8.6%
Public transportation (excluding taxicab)	813	4.0%	12,355	4.7%
Walked	217	1.1%	3,920	1.5%
Other means	207	1.0%	4,764	1.8%
Worked from home	2,028	10.1%	34,296	13.1%

Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)

As indicated in Table 18 below, 30.22% of Winslow Township residents have a commute of more than 30 minutes, which is higher compared to the County at 21.26%. However, 21.57% of Township residents have a commute of less than 20 minutes, slightly lower than the County rate of 24.08%. Mean travel time to work at the Township level is 32 while at the County level it is 28.7 minutes.

Mean travel time to work at the Township level is 33.8 while at the County level it is 31.5 minutes.

Table 18: Travel Time to Work, 2023				
	Winslow Township		Camden County	
	Number	Percent	Number	Percent
Less than 10 minutes	1,481	8.18%	26,348	11.56%
10 to 19 minutes	3,903	21.57%	54,914	24.08%
20 to 29 minutes	2,703	14.94%	51,101	22.41%
30 to 44 minutes	5,469	30.22%	48,474	21.26%
45 to 59 minutes	2,476	13.68%	21,922	9.61%
60 to 89 minutes	1,349	7.46%	18,133	7.95%
90 or more minutes	714	3.95%	7,110	3.12%
Mean travel time to work (minutes)	32		28.7	

Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03, B08303)

Winslow Township – Housing Plan Element and Fair Share Plan

HOUSING PLAN ELEMENT

According to the Municipal Land Use Law (MLUL) (40:55D-28.b(3)), a municipality is required to adopt a Housing Plan Element of the Master Plan, as well as a Fair Share Plan for addressing its low and moderate income housing obligations in accordance with the Fair Housing Act (FHA). Pursuant to the Fair Housing Act, Section 10 of P.L. 1985, c. 222 (C. 52:27D-310), a municipality's housing plan element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with attention to low- and moderate-income housing. This updated Housing Plan Element for Winslow Township has been prepared in a manner that is consistent with the FHA and MLUL requirements, and contains the following, as spelled out in the FHA:

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, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
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; and
6. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low-and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.
7. A map of all sites designated by the municipality for the production of low- and moderate income-housing and a listing of each site that includes its owner, acreage, lot, and block;
8. The location and capacities and proposed water and sewer lines and facilities relevant to the designated sites;

Winslow Township – Housing Plan Element and Fair Share Plan

9. Copies of necessary applications for amendments to, or consistency determinations regarding, applicable area-wide water quality management plans (including wastewater management plans).
10. A copy of the most recently adopted master plan and where required, the immediately preceding, adopted master plan;
11. For each designated site, a copy of the New Jersey Freshwater Wetlands maps where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;
12. A copy of appropriate, United States Geological Survey Topographic Quadrangles for designated sites; and
13. Any other documentation pertaining to the review of the municipal housing element as may be required by the appropriate authority.

This Housing Plan Element and Fair Share Plan will address the Township's obligations to provide a realistic opportunity for the construction of low- and moderate-income housing in accordance with the Fair Housing Act, and the MLUL for the Fourth Round period of 2025 – 2035. The preparation of a Housing Plan Element and Fair Share Plan is the first step in petitioning the court for Substantive Certification and Judgement of Repose.

A review and analysis of the Township's housing stock, demographics, population analysis, and economic characteristics can be found in Appendices.

Winslow Township – Housing Plan Element and Fair Share Plan

FAIR SHARE PLAN

Affordable Housing regulations define a “Fair Share Plan” as follows:

"Fair share plan" means the plan or proposal that is in a form which may readily be adopted, with accompanying ordinances and resolutions, pursuant to subsection f. of section 3 of P.L., by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations."

The Fair Share Plan for the Township of Winslow is broken up into four sections; a Present Need or Rehabilitation Obligation, the Prior Round / First and Second Round (1987-1999) Prospective Need Obligation, the Third Round (1999-2025) Prospective Need Obligation, and the Fourth Round (2025-2035) Prospective Need Obligation.

The Township’s Fair Share Plan specifically describes the completed and proposed mechanisms to address the present need (rehabilitation) obligation, First and Second Round (Prior Round) obligation, Third Round obligation, and Fourth Round obligation.

The Township’s Prior Round obligations were determined by COAH, and the Third Round obligation was a negotiated settlement with Fair Share Housing Center which was approved by the Court. The Township’s Fourth Round obligation numbers were determined using calculations provided by the New Jersey Department of Community Affairs (NJDCa) in a report dated October 2024, and adopted by the Township Council through a binding resolution in accordance with the requirements of the Fair Housing Act and through Docket No.SOM-L-169-25 Program Settlement Recommendation Present Need and Prospective Need.

CONSIDERATION OF LANDS SUITABLE FOR AFFORDABLE HOUSING

The New Jersey Fair Housing Act (N.J.S.A. 52:27D-310(f)) requires that the Housing Element provide a narrative that includes “a consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.”

Winslow Township – Housing Plan Element and Fair Share Plan

Within Winslow Township, the lands that are most appropriate for development with new affordable housing are generally those areas' location in the western and eastern portions of the town. The western areas of the town are within Planning Area 1 and Planning Area 2 and the eastern areas of the Town, located in Pinelands Villages and Pinelands Regional Growth Areas that are within the sewer service area and in close proximity to downtown Hammonton. Within the Pinelands, Winslow is equally designated within the Rural Development Area, Forest Area, Agricultural Production Area, Preservation Area, and Pinelands Regional Growth Areas. Most of the Township is within the Pinelands is also located outside of a designated sewer service area, limiting the availability of infrastructure necessary to support dense development; however development has been focused within Pinelands Villages and Pinelands Regional Growth Areas that are within the sewer service area.

Consistent with the State Development and Redevelopment Plan, as well as general smart growth planning principles, Winslow has focused its efforts to identify appropriate sites for affordable housing on those areas in the Township within the existing sewer service area, served by existing infrastructure, and with access to transportation, jobs, and amenities such as grocery stores, service organizations, and other support. Generally, these areas are located in the western and eastern portions of the Township and within close proximity to major roadways such as: Atlantic City Expressway, U.S. Route 30, New Jersey State Route 73, New Jersey State Route 143, Berlin-Cross Keys Road Berlin- Cross Keys Rd, New Brooklyn Erial Rd, Chews-Landing Rd, and Sicklerville Rd.

All properties in the Township where a developer has approached Township staff or officials and expressed an interest in building affordable housing have been considered and are included in the plan as potential sites for affordable housing. The Township remains open to additional opportunities for providing housing in the event that any new developers express interest in any particular property or tract of land.

SITE SUITABILITY

As per previous COAH regulations, the Fair Share Plan must demonstrate site suitability for proposed new units that are not yet fully approved, as required by N.J.A.C. 5:93 -5.3.

- A. An "available site" is a site with clear title, and that is free of encumbrances which preclude development for low- and moderate-income housing.
 - Although no title search has been performed for any of the properties proposed as affordable housing sites, maps indicating the likely areas of wetlands or flood hazard area on all these properties indicate minimal environmental encumbrances. Each of the sites are "available" as there is sufficient land for development.

Winslow Township – Housing Plan Element and Fair Share Plan

- B. A “developable site” is a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area-wide water quality management plan and wastewater management plan.
- All sites in the compliance plan are “developable”. All sites are within a designated sewer service area and will be served by the Winslow Municipal Utilities Authority (MUA).
- C. A “suitable site” is a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4 (not in wetlands, flood hazard areas, steep slopes).
- All sites in the compliance plan are “suitable”. Sites significantly encumbered by wetlands, steep slopes, or flood hazards are not included. Sites located in lands that are surrounded by industrial users and lack sufficient space for adequate buffering have also not been included.
 - All properties within the proposed overlay zoning district are primarily located in close proximity to major roadways in the Township and are mostly located in Planning Area 2 of the State Plan. This is an area where development and redevelopment are encouraged, and where lands are generally free of environmental encumbrances. The surrounding lands of the overlay zones primarily consist of residential development, commercial uses, and would not be incompatible with multi-family residential development.
- D. An “approvable site” is a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.
- All sites in the compliance plan are “approvable”. All projects noted in the Prior Round and Third Round plans are either completed, have been approved, or have appropriate zoning regulations in place to make them completely approvable.
 - Projects for the Fourth Round are proposed at this time, and appropriate zoning regulations or redevelopment plans will be adopted to implement the recommendations of this Housing Plan.

Winslow Township – Housing Plan Element and Fair Share Plan

FAIR SHARE OBLIGATION

The Township has the following cumulative affordable housing obligations:

- Rehabilitation / Present Need =102 Units
- Prior Round / First and Second Round (1987-1999) Prospective Need = 377 Units
- Third Round (1999-2025) Prospective Need = 794* Units (*Per the Settlement 94 units were to be met in 4th Round via excess credits from Third Round*)
- Fourth Round (2025-2035) Prospective Need = 278 Units

Income Levels

Winslow Township is in COAH's Region 5, which includes Burlington, Camden and Gloucester Counties. Moderate-income households are those earning between 50% and 80% of the regional median income. Low-income households are those with annual incomes that are between 30% and 50% of the regional median income. Very-low income households are a subset of "low income" households, and are defined as households earning 30% or less of the regional median income.

2025 Income Limits for Region 5								
Household Income Levels	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6-Person Household	7-Person Household	8+-Person Household
Moderate	\$66,880	\$76,480	\$86,000	\$95,520	\$103,200	\$110,880	\$118,480	\$126,160
Low	\$41,800	\$47,800	\$53,750	\$59,700	\$64,500	\$69,300	\$74,050	\$78,850
Very Low	\$25,080	\$26,680	\$32,250	\$35,280	\$38,700	\$41,580	\$44,430	\$47,310
Source: 2025 Income Limits prepared by Affordable Housing Professionals of New Jersey								

Winslow Township – Housing Plan Element and Fair Share Plan

PRIOR ROUND REHABILITATION OBLIGATION

The Township has a rehabilitation, or present need obligation of 102 units.

The Township currently participates in Camden County's owner-occupied rehabilitation program, and will continue to participate in the program, making all Township residents who are income qualified eligible for home improvements through the County's CDBG funded program.

Township is considering creating a municipal rehabilitation program.

PRIOR ROUND OBLIGATIONS (1987-1999)

The Township had a cumulative obligation of 377 units in order to satisfy its Prior Round (1987 – 1999) obligations. The prior round obligation was cited in the Township's Second Round Substantive Certification from COAH and in Township's Third Round Settlement Agreement. Per the third round plan, all prior round developments have been constructed and are occupied and all such units (and bonuses) were included in First and/or Second Round Fair Share Plans that received Substantive Certification from COAH.

In accordance with previous COAH rules found at N.J.A.C. 5:93, the Township must meet the following minimum and maximum requirements in addressing its prior Obligation

Round I/II Obligation Requirements and Caps	Permitted or Required	Provided
Minimum Number of Rentals (5:93-5.15)	95	1,275
Maximum Number of Age-Restricted Units (5:93-5.14)	94	94
Maximum Rental Bonus Credits*	95	95

The Township satisfied, its prior round obligation through the following projects:

Rounds I/II Compliance Mechanism Summary	Affordable Units	Potential Bonus Credits	Total Credits
Family Rental			
Tamerlane	195	95	290
Edgewood Acres	152		152
Edgewood Gardens	70		70
Colleen Manor	116		116
Fox Hollow	22		22
Senior			
Christ Care I (Block 2903 Lot 9)	96		94

Winslow Township – Housing Plan Element and Fair Share Plan

Supportive Special Needs Housing			
Association for Retarded Citizens, Inc. (10 Brandon Court)	4		4
Totals	652	95	747

The plan included a unit count totaling to 652 units and bonus of 95 credits, thereby the total number of credits equals 747, resulting in a prior round surplus of 370 credits. The Township was found to have fully addressed its prior round obligation and 370 unit surplus was permitted to be carried to the third round, as reflected the Settlement Agreement between Winslow Township and Fair Housing Center dated August 16, 2016 and as accepted in the Judgement of Compliance and Repose.

FAMILY RENTAL1. Tamerlane Apartments

Tamerlane Apartments is located on Block 1402 Lots 5, 5.01, and 6 at 501 Chews Landing Road, Sicklerville, NJ. It has 195 affordable units of which 50 are very low income units, 129 are low income units, and 16 are moderate income units. This site occupies 12.1 acres and has access from Chews Landing Road. Affordability controls on all 192 affordable units allow Winslow Township to be eligible for 195 affordable housing credits towards its prior round obligation. Additionally, 95 of the rental units are eligible for rental bonus credits. Therefore, Tamerlane Apartments provides Winslow Township with 290 affordable housing credits towards the prior round obligation.

2. Edgewood Acres

Edgewood Acres is a 15.24 acre site located at Block 2203 Lots 10.03, 10.04, 13.04, and 13.06 with an address of 439 Church Road Winslow, NJ. It has a total of 152 affordable units of which 148 are low income units and 4 are moderate income units. Affordability controls on all 152 units allow the Township to contribute the 152 Edgewood Acres credits towards its prior round obligation.

3. Edgewood Gardens

Edgewood Gardens is located on Block 2203 Lots 13.05 and 13.07 which is a 4.27 acre site that is adjacent to Edgewood Acres. The site's address is 439 Church Road which provides the site access. It has a total of 70 affordable units of which 30 are low income units and 40 are moderate income units. Affordability controls on all 70 Edgewood Garden units allow the Township to provide 70 affordable housing credits towards its prior round obligation.

Winslow Township – Housing Plan Element and Fair Share Plan

4. Fox Hollow

Fox Hollow is an affordable housing development located on Block 11703 Lots 15 through 36. The affordable units occupy a total area of 1.37 acres and have addresses of 15 Desmond Run through 36 Desmond Run. Access to the site is provided by Desmond Run which intersects with Sickler Avenue. Fox Hollow has 22 affordable units of which 19 are low income units and 3 are moderate income units. Fox Hollow is eligible for 22 affordable credits which Winslow Township can apply towards its prior round obligation.

5. Colleen Manor

Colleen Manor is located on Block 3003 Lots 2 and 2.02 which is approximately 13 acres in size. The site's address is 10 Powell Drive Winslow, NJ. Access is provided to the development through Powell Drive which intersects with Four Mile Branch Road. Colleen Manor has a total of 116 affordable units of which 49 are low income units and 67 are moderate income units. Therefore, Colleen Manor allows Winslow Township to apply 116 affordable credits towards its prior round obligation.

SENIOR RENTAL6. Christ Care Redevelopment

Christ Care Unit Missionary Baptist Church developed Block 2903 Lot 9, 11.01, and 13. 92 senior affordable rental units were constructed on Lot 9, 57 townhouse family rentals on Lot 13, and 37 Townhouse Rentals on a portion of Lot 11.01. All units in the Christ Care Redevelopment Area are 100% affordable. The redevelopment area is located on Grimes Road which provides the site access to Andrews Road. The affordable units are part of an overall redevelopment plan that includes surrounding lots in Block 2903. These redevelopment projects will be described under the third round project descriptions. Due to some construction amendments Christ Care Phase I is developed with 96 senior affordable units within Christ Care Redevelopment will be counted towards the Township's prior round obligation. Due to age restricted cap only 94 credits shall be applied towards prior round.

SUPPORTIVE/SPECIAL NEEDS HOUSING7. Association for Retarded Citizens, Inc.

This is a group home located on Block 12509 Lot 2. The address is 10 Brandon Court Sicklerville, NJ. The group home includes 4 low income units for those with special needs. Therefore the 10 Brandon Court Group Home is eligible for 4 affordable housing credits. This group home was included in the Township's prior round substantive certification and all relevant documentation is on file with COAH.

Winslow Township – Housing Plan Element and Fair Share Plan

THIRD ROUND OBLIGATION

The Township Third Round (1999 – 2025) Obligation was 794 affordable units. This was based on the Settlement Agreement between the Township and FSHC, executed on August 16, 2016. Per the Settlement Agreement, Township was to address the 700 units in the third round and 94 units via the excess credits in the 4th round. The Township must meet the following minimum and maximum requirements in addressing the 700 total unit obligation:

- **Low/Moderate Income Split:** at least fifty percent (50%) of the units addressing the Third Round Prospective Need shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
 - $525 \times 0.5 = 263$
 - A minimum of 263 units must be affordable to low income households.
- **Very Low Income Units:** Thirteen percent (13%) of all affordable units referenced in the Settlement Agreement, except for those units constructed or approved prior to July 1, 2008, shall be affordable for very low income households, with half of the very-low-income units being available to families.
 - The Township has an obligation to provide at least 26 units for very-low-income households, with at least 13 of those units being available to families. A total of 36 very low income units were provided.
- **Rental Units:** At least twenty-five percent (25%) of the Third Round Prospective Need shall be met through rental units, including at least half in non-age-restricted rental units available to families.
 - $700 \times 0.25 = 175$
 - A minimum of 175 units must be rental units, and at least 88 of those units must be non-age-restricted units that are available to families.
- **Age Restricted Units:** A maximum of 25 percent (25%) of the Township's credits can be from age-restricted senior units.
 - $700 \times 0.25 = 175$
 - The Township may claim a maximum of 175 credits from senior units.

Winslow Township – Housing Plan Element and Fair Share Plan

- **Family Units:** A minimum of fifty percent (50%) of the units addressing the Third Round Obligation must be non-age restricted affordable units available to families. A total of 224 units are available to families, this complies.
- **Rental Bonus Credits:** The Township may claim bonus credits for rental units in accordance with N.J.A.C. 5:93-5.15(d), which states that a municipality shall receive two units (2.0) of credit for rental units available to the public, but no rental bonuses shall be granted for rental units in excess of the rental obligation. A municipality shall receive one and one-third 1.33 units of credit for age restricted rental units. However no more than 50 percent of the rental obligation shall receive a bonus for age restricted rental units. The rental bonus claimed shall not exceed the minimum rental obligation.
 - $700 \times 0.25 = 175$
 - The Township may claim bonus credits for rental units up to 175 bonus credit units. This may be either through 2.0 credits for family rental units, or 1.33 credits for age-restricted rental units, provided that no more than 50 percent of the rental obligation is met through age-restricted units.

THIRD ROUND COMPLIANCE MECHANISMS

The Township shall satisfy its 700 unit Third Round (1999-2025) prospective need obligation through the following mechanisms:

Round III Compliance Mechanism Summary	Affordable Units	Potential Bonus Credits	Total Credits	Status
Prior Round Surplus				
Surplus Credits			370	
Family Rental				
Taylor Woods	40		40	
Christ Care Project (II) (Block 2903 Lot 11.01& 13)	94	94	188	
Christ Care Project (III) Block 2903 Lot 11.01 & 12)	60	60	120	
Christ Care Project (V) (Block 2903 Lot 10)	30	21	51	
Senior Rental				
Christ Care Project (IV) (Block 2903 Lot 12)	72		72	
Totals	296	175	841	
Excess Credits			141	

Winslow Township – Housing Plan Element and Fair Share Plan

FAMILY RENTAL

1. Taylor Woods

Taylor woods is an inclusionary development located along Route 73 and Cooper Folly Road. The project was built in phases. The total development was to include a total of 312 rental units, of which 40 were to be affordable units. Of the 40 units, 3 units are very low income units, 17 units are low income units and 20 units are moderate income units. This phase of the project is complete. Township is eligible for 40 credits from this development.

2. Christ Care Redevelopment (CCUM)- Family Rentals:

The CCUM Redevelopment Plan was developed as an project area to provide an economically sustainable, accessible and attractive affordable residential development featuring senior housing complex and family townhouse style units for a high quality affordable residential housing options in Township of Winslow. As noted above, the following are the Phases that have been approved, built and or under construction. Township of Winslow is eligible for credits as noted in the above chart.

Phase	Affordable Units	Credits Applied	Round	Status
Senior Rentals				
Christ Care Phase I (Block 2903 Lot 9)	96	94	Round I/II	Built
Christ Care Project (IV) (Block 2903 Lot 12)	72	72	Round III	Built
Family Rental				
Christ Care Project (II) (Block 2903 Lot 11.01& 13)	94	94	Round III	Built
Christ Care Project (III) Block 2903 Lot 11.01 & 12)	60	60	Round III	Received Approval August 15, 2019- Under Construction
Christ Care Project (V) (Block 2903 Lot 10)	30	30	Round III	Under Construction

Winslow Township – Housing Plan Element and Fair Share Plan

FOURTH ROUND OBLIGATIONS

The Township has a Fourth Round (2025 – 2035) Obligation of 278 affordable units. Additionally, it is important to note, 94 unit obligation of the third round was carried to 4th round and was to be met through excess credits from third round. As noted above, the Township has 141 excess credits from its third round. Removing 94 of these and attributing them towards the 94 unit for the Third Round, the surplus is 47 credits.

The following minimum and maximum requirements must be met when addressing the Fourth Round Obligation:

- **Age-Restricted Units:** A maximum of 30% of credits claimed by the may be age-restricted, or senior housing units exclusive of bonus credits
 - $30\% \times 278-69 = 63$
 - A maximum of 63 units may be age-restricted senior housing units.
- **Family Units:** A minimum of 50% of credits to satisfy the Fourth shall be for units available to families (non-age restricted or non-special needs housing), exclusive of bonus
 - $50\% \times 278-69 = 104$
 - A minimum of 104 units must be family units.
- **Rental Units:** A minimum of 25% of credits claimed by the Township must be rental units, with at least half of those rental units being available to families.
 - $25\% \times 278-69 = 52$
 - A minimum of 52 units must be rental units
 - A minimum of 26 units must be family rental units.
- **Bonus Credits:** The Township may claim bonus credits for rental units at the following ratios, with a maximum of 25% of the obligation being satisfied through bonus credits:
 - A maximum of 69 bonus credits can be applied to the Fourth Round obligation.

Winslow Township – Housing Plan Element and Fair Share Plan

FOURTH ROUND COMPLIANCE MECHANISMS

The Township shall satisfy its 278 unit Fourth Round (2025-2035) prospective need obligation through the following mechanisms:

Surplus from Prior Rounds

As noted above, the Township has surplus of 141 credits from Third Round. 94 of these credits are to be applied to the 94 unit obligation from the Third Round as part of the Settlement Agreement. Therefore Township can apply surplus credits of 47 credits towards its Fourth Round.

Special or Supportive Needs Housing Credits

The Township has a total of thirteen special/supportive need housing located within the Township. They serve low income residents within the community. Township has requested additional documentation from each of these organizations and shall be provided once received.

Property Owner	Address	Block and Lot	# of Bedrooms	Bonus Credits	Status
Dakota Properties	45 Kenwood Drive	1301.01/4.21	2	2	Existing
Oaks Integrated Care Inc.	174 Kenwood Drive	1301.02/16.02	2	2	Existing
Community Options Inc.	506 Chews Landing Road	2302/2	3	3	Existing
Allies Inc.	27 Pump Branch Road	4403/11.04	4	4	Existing
Community Options Inc.	19 Fletcher Blvd	4502/40	3	3	Existing
State of New Jersey Human Services	34 South Cedar Brook Road	5003/2	5	5	Existing
Center for Family Services, Inc.	60 Trestle Ave	5007/8.01	4	4	Existing
Brown Elizabeth	18 South Central Ave	5101/1.04	3	3	Existing
Twin Oaks Community Services Inc	343 Route 73	7003/6	4	4	Existing
Center for Family Services, Inc.	506 South Egg Harbor Road	7304/2.03	4	4	Existing
Oaks Integrated Care, Inc.	892 S Mays Landing Road	8601/14	4	4	Existing
Primrose Personal Care Home Corp	3 Pershing Lane	10204/27	4	4	Existing
JACK, LLC	163 Norcross Rd	4106/14.04	4	4	Existing
Total			46	46	

Winslow Township – Housing Plan Element and Fair Share Plan

Family Rental (Inclusionary Development)**1. Randevco (Block 2502 Lots 20,21, 22.01 and 23.01 and Block 2504 Lot 3)****Status: Proposed****Credits: 60**

The Township of Winslow designated Block 2502, Lots 20, 21, 22.01, & 23.01 and Block 2504, Lot 3 as an Area in Need of Redevelopment, by resolution on May 22, 2017. Further the Township adopted a Redevelopment Plan for the properties on February 23, 2021. The site is approximately 25 miles southeast of the City of Camden, and located near the Township's northern border with Berlin Borough. The area is generally bound by Route 73 on the east and Tansboro Road (Route 561) to the west. The site is located north of the Route 73 and Tansboro Road intersection, south of East Factory Road. The area is approximately 83.95 acres in size and contains five parcels. Four of the five parcels, essentially, Block 2502 Lots 20, 21, 22.01 and 23.01 are located west of Route 73 and the fifth parcel identified, Block 2504, Lot 3 is located east of Route 73, and is separated from the rest of the area. Per the Settlement Agreement and the Redevelopment Plan, this Inclusionary Development is to generate a maximum of 600 units with a set-aside requirement of 120 units. Per the Redevelopment Agreement, Redeveloper is entitled to of the 120 units, payment for 60 affordable units of a fee in lieu pursuant to Township's Residential Affordable Housing Fee and **the construction of 60 affordable units on site.**

Site Suitability

- **Availability** - The Township has adopted the Redevelopment Plan and Agreement. In fact Phase I of development is currently under construction. Although a title search has not been completed, there do not appear to be any deed restrictions or title issues as one property is vacant and the other property is developed with a commercial building. Maps indicating the likely areas of wetlands or flood hazard area on the property indicate minimal environmental encumbrances. There is sufficient land for the project to be developed.
- **Developability** - The site has access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan. The site exhibits no environmental constraints that would interfere with the proposed redevelopment. The site is within the sewer service area.
- **Suitability** - The location of the site is appropriate for an inclusionary development, as within a half mile the surrounding properties consist of compatible uses and the site is accessible to public utilities and services. The surrounding properties consist of existing commercial, institutional, and residential uses. The site is consistent with the environmental policies delineated in N.J.A.C. 5:93-4). The site

Winslow Township – Housing Plan Element and Fair Share Plan

is not surrounded by industrial uses and has sufficient space for adequate buffering.

- Approvability – The properties are designated and a redevelopment plan for the area has been adopted. Further Phase I of the redevelopment area is under construction.

2. Winslow Gardens – 505 Surrey Ave

Status: Built

Credits: 26

The Township of Winslow designated and adopted a Redevelopment Plan for the properties identified as Block 3003 Lots 15, 16, 17, 18, 19 and 20. This property is currently under construction to be developed with 312 market rate residential units. As part of the Redevelopment Plan and the Agreement, the Redeveloper was responsible for 15% affordable set aside of the total number of residential units. This was to be met through combination of 50% through provision of payment in lieu and the other 50% through combination of on and or off site units. The 312 units resulted in a set aside of 47 units, the Redeveloper was required to provide 24 of these units on site. The Redeveloper proposed to purchase, rehab and deed restrict 26 units at Winslow Gardens located at 505 Surrey Ave to meet this obligation. The units have been rehabbed and issued CO. The site has been developed and deed restricted. The site is available, developable, suitable and approvable.

3. Lennar/Berlin Cross Keys (Block 601 Lots 1.03, 2, 3 and 4)

Status: Proposed

Credits: 20 units

The Township of Winslow designated and adopted a Redevelopment Plan for the properties identified as Block 601 Lots 1.03, 2, 3 and 4. This property recently received a Preliminary and Final Site Plan Approval memorialized April 17, 2025. As part of the Redevelopment Plan and the Agreement, the Redeveloper was responsible for 15% affordable set aside of the total number of residential units. This was to be met through combination of 50% through provision of payment in lieu and the other 50% through combination of on and or off site units. The approval creates 264 units of which 40 units are required to be affordable units. Due to the 50% on site or off site requirement 20 units are anticipated as affordable units from this development.

Site Suitability

- Availability - The Township has adopted the Redevelopment Plan and Agreement and received a preliminary and final site plan approval. Although a title search has

Winslow Township – Housing Plan Element and Fair Share Plan

not been completed, there do not appear to be any deed restrictions or title issues as one property is vacant and the other property is developed with a commercial building. Maps indicating the likely areas of wetlands or flood hazard area on the property indicate no environmental encumbrances. There is sufficient land for the project to be developed.

- **Developability** - The site has access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan. The site exhibits no environmental constraints that would interfere with the proposed redevelopment. The site is within the sewer service area.
- **Suitability** - The location of the site is appropriate for an inclusionary development, as within a half mile the surrounding properties consist of compatible uses and the site is accessible to public utilities and services. The surrounding properties consist of existing commercial, institutional, and residential uses. The site is consistent with the environmental policies delineated in N.J.A.C. 5:93-4). The site is not surrounded by industrial uses and has sufficient space for adequate buffering.
- **Approvability** – The site has received a preliminary and final major site plan approval.

4. Block 2204 Lot 12

Status: Proposed

Credits: 10

The Township of Winslow designated the site identified as Block 2204 Lot 12 as Area in Need of Redevelopment on April 23, 2025. The Township is currently in negotiation with the redeveloper in creating a Redevelopment Plan. As part of the Redevelopment Plan and the Agreement, the Redeveloper was responsible for 9.25% affordable set aside of the total number of residential units. It is anticipated that this development shall create 108 units of which 10 units shall be affordable units.

The development shall provide more than 20% of units as three bedrooms to make up the lack of three bedroom from Winslow Gardens for a total of 7 three bedroom units and 3 two bedroom units.

Site Suitability

- **Availability** - The Township has designated the site as Area in Need of Redevelopment. Although a title search has not been completed, there do not appear to be any deed restrictions or title issues as one property is vacant and the other property is developed with a commercial building. Maps indicating the likely

Winslow Township – Housing Plan Element and Fair Share Plan

areas of wetlands or flood hazard area on the property indicate no environmental encumbrances. There is sufficient land for the project to be developed.

- *Developability* - The site has access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan. The site exhibits no environmental constraints that would interfere with the proposed redevelopment. The site is within the sewer service area.
- *Suitability* - The location of the site is appropriate for an inclusionary development, as within a half mile the surrounding properties consist of compatible uses and the site is accessible to public utilities and services. The surrounding properties consist of existing commercial, institutional, and residential uses. The site is consistent with the environmental policies delineated in N.J.A.C. 5:93-4). The site is not surrounded by industrial uses and has sufficient space for adequate buffering.
- *Approvability* – The properties are designated as area in need of Redevelopment. A Redevelopment Plan is currently being drafted.

4. Tamerlane (501 Chews Landing Road) (Block 1402 Lot 5, 5.01 and 6)

Status: Extended Controls

Credits: 192

The Tamerlane Apartments recently rehabilitated and updated the units and extended its affordability controls from August 2024 for 45 years with New Jersey Housing and Mortgage Finance Company via Land Use Restrictive Covenants. Of the units 114 units are one bedroom, 64 are two bedroom and 14 three bedroom units. The 192 units are all considered low income units. Township is eligible to receive credits for the 192 credits.

Winslow Township – Housing Plan Element and Fair Share Plan

Overall, the Township of Winslow meets its Fourth Round Obligation via, the various mechanisms noted above. A succinct table depicting the same is provided below:

Round Iv Compliance Mechanism Summary	Affordable Units	Potential Bonus Credits	Total Credits	Status
Prior Round Surplus				
Surplus Credits			47	
Family Rental				
Randevco - Inclusionary Development (Block 2502 Lots 20,21,22.01 and 23.01; Block 2504 Lots 3)	60		60	
Sicklerville Redevelopment Plan/Brightmoor/ SJS Winslow (Block 3003 Lots 15,16,17,18, 19 and 20)	26		26	
LMC EMBLEM / Lennar/Berlin Cross Keys (Block 601 Lots 1.03, 2, 3 and 4)	20		20	
Williamstown Road Redevelopment Plan (Block 2204 Lot 12)	10		10	
Extension of Expiring Controls				
Tamerlane	192		192	
Group Home				
Group Homes	46	46	92	
Totals			447	
Excess Credits			169	

Winslow Township – Housing Plan Element and Fair Share Plan

HOUSING ADMINISTRATION**AFFORDABLE HOUSING ORDINANCE**

The Township Code at Chapter 295A , and is compliant with all Fair Housing Act and Uniform Housing Affordability Controls (UHAC) requirements.

- All new housing units will have a minimum of 50% of the units be available to low income households, with at least 13% of units being available to very-low-income households. No more than 50% of housing units shall be made available to moderate income households.
- All new construction shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b.
- All affordable units shall fully comply with UHAC.
- In inclusionary developments, the affordable units shall be integrated with the market rate units.
- Construction of affordable units in inclusionary developments shall be phased in compliance with N.J.A.C. 5:93-5.6(d).
- All affordable units shall be affirmatively marketed in accordance with UHAC and applicable laws.

The Township's code will be amended to require that all affordable units shall be subject to affordability controls of at least 40 years from the initial date of occupancy for new construction.

DEVELOPMENT FEE ORDINANCE

The Township's current development fee ordinance at Chapter 128 requires that all new residential construction make a contribution equal to 1.5% of the equalized assessed value of the construction, and all new non-residential construction provide a contribution of 2.5% of the equalized assessed value of the construction, to the Township's dedicated Affordable Housing Trust Fund.

AFFORDABLE HOUSING TRUST FUND

The Township has an interest-bearing affordable housing trust fund in place, and consistent with the updated development fee ordinance discussed above, will impose development fees on all applicable residential and non-residential development, and said fees shall be deposited into the affordable housing trust fund.

The Township will adopt by resolution an updated Spending Plan for the affordable housing trust fund. The Spending Plan will provide an outline of how the Township intends to utilize these funds to further the goals and mechanisms established in this Plan, and in accordance with prior COAH regulations found at N.J.A.C. 5:97 et seq, and with the Fair Housing Act. This will include a

Winslow Township – Housing Plan Element and Fair Share Plan

summary of revenues and expenditures to date from the affordable housing trust fund, identify mechanisms to collect revenues, project anticipated future revenues and interest, as well as outline all proposed spending from the trust fund. Funds will be spent on appropriate housing activity, affordability assistance, and administrative expenses consistent with applicable prior COAH regulations.

In the event that funding sources identified in the Spending Plan prove to be inadequate to complete the affordable housing programs outlined in this Housing Plan, the Township shall provide sufficient funding to address any such shortfalls.

AFFORDABILITY ASSISTANCE PROGRAM

The Township will address the minimum affordability assistance requirements of the Affordable Housing Trust Fund spending in accordance with an Affordability Assistance Program that it will be implemented, consistent with the Settlement Agreement and the Spending Plan outlined above.

MUNICIPAL HOUSING LIAISON

The Township will appoint a municipal staff member as the designated Municipal Affordable Housing Liaison, who will be responsible for overseeing all affordable housing regulations and corresponding with administrative agent(s), the public, and all other related affordable housing professionals.

AFFORDABLE HOUSING ADMINISTRATIVE AGENT

The Township will ensure that all future projects are administered by a qualified affordable housing professional and will appoint an Administrative Agent to administer all projects that do not have their own administrative agent.

Pursuant to N.J.A.C. 5:80-26.15(f), the Township will adopt an updated Affirmative Marketing Plan to ensure that all available affordable units are marketed to the appropriate populations.

Winslow Township – Housing Plan Element and Fair Share Plan

APPENDICES