

2020
THIRD ROUND HOUSING PLAN ELEMENT AND
FAIR SHARE PLAN

MANSFIELD TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY



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August 13, 2020
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The original document was appropriately signed and sealed on April 3, 2020 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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PREFACE

I. INTRODUCTION

This Housing Plan Element and Fair Share Plan has been prepared to meet the requirements of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and to address the Township's Prior Round (1987-1999) and Third Round (1999-2025) affordable housing obligation.

II. JUDICIAL AND LEGISLATIVE BACKGROUND

On September 26, 2013, the Supreme Court invalidated the Round 3 regulations adopted in 2008 by the New Jersey Council on Affordable Housing (COAH). On March 14, 2014, the Supreme Court issued an order directing COAH to propose new Round 3 regulations on or before May 1, 2014 and to adopt them by October 22, 2014. The Supreme Court further provided that, if COAH failed to meet the deadlines, the Court would entertain a Motion in Aid of Litigant's Rights which could include an application for the right, on a case-by-case basis, to file a builder's remedy suit against a municipality under COAH's jurisdiction.

On October 20, 2014, the COAH Board met to consider adopting the proposed regulations but reached a 3-3 voting deadlock and therefore did not adopt the proposed regulations. COAH's failure to adopt the proposed regulations left New Jersey municipalities in a continuing state of limbo despite voluntary constitutional compliance.

On October 31, 2014, Fair Share Housing Center (FSHC) filed a Motion In Aid of Litigant's Rights urging the Supreme Court, among other things, to direct trial judges, instead of COAH, to establish standards with which municipalities must comply with their fair share obligations.

On March 10, 2015, the New Jersey Supreme Court held that COAH was effectively dysfunctional and returned jurisdiction of affordable housing issues back to the courts. The decision gave municipalities which had been certified or were actively participating in the process of certification the opportunity to file declaratory judgment actions.

While the New Jersey Supreme Court's decision set a process in motion for towns to address their Third-Round obligations, it did not assign those obligations. Instead, the trial courts would determine those obligations. This Third Round Housing Plan Element and Fair Share Plan are prepared in response to and in compliance with the March 10, 2015 New Jersey Supreme Court decision.

III. MANSFIELD TOWNSHIP'S AFFORDABLE HOUSING HISTORY

A. 1989: Low and Moderate-Income Housing (LMH) Overlay District

Ordinance 1989-15 created an overlay zoning district on November 30, 1989 for several tracts wherein a developer could construct single-family detached housing units at a maximum density of 2 units / acre and townhouses and multi-family housing units at a maximum density of 8 units / acre, if at least 20% of the total number of units were deed-restricted to qualifying low and moderate-income households. One-half of these affordable units were to be provided to low-income households and the other half were to be provided to moderate-income households.

Now codified as Township Code Chapter 65 Zoning: Article XXIX Low and Moderate-Income Housing (LMH) District (§65-126.1 through §65-153), Ordinance 1989-15 included a number of

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other requirements and standards for the affordable and market-rate housing units. The designated LMH overlay district properties are listed below in **Table P-1**:

Table P-1: Low and Moderate-Income Housing (LMH) Overlay District

Blocks	Lots	Property Location	Current Use	Zone	Acreage ¹
1	1 and 2	3372 Route 206	Vacant	C-2 ^A	7.00
1	3	800 Route 68	Auto Repair	C-2 ^A	2.40
1	4.01, 5.01, & 5.03 (p/o)	770 Route 68	Auto Dealership	C-2 ^A	147.00
1	4.02	780 Route 68	Vacant	C-2 ^A	1.00
1	5.02	Route 68	Golf Club	C-2 ^A	15.60
41	2.01	160 Petticoat Bridge Rd	Farm (Preserved)	R-1	63.30
41	4.01	90 Petticoat Bridge Rd	Farm (Township)	R-1	210.10
41	11.01	Columbus Rd	Farm	R-1	75.00
42	1 & 2.02	89 Petticoat Bridge Rd	Farm	R-6	197.70
70	5.01	5298 Route 130 (frontage portion)	Park (County)	R-1	24.34
70	6.02	Route 130 (frontage portion)	Vacant	C-2	27.28

¹ Tract acreage is approximate.

^A Parcel is also included in an ODL overlay zoning district, which permits warehouse, distribution, and fulfillment facilities.

B. 1989: Low and Moderate-Income Housing Management Program

Ordinance 1989-16 created a municipal low and moderate-income housing management program on November 30, 1989 to administer the future affordability of the housing units that the Township Committee anticipated to be constructed pursuant to Ordinance 1989-15. (See above.) The program required that at least 50% of the affordable units would be for low-income households and included other requirements for: minimum bedroom sizes; number of bedrooms; affordability controls; minimum deed restriction periods based on tenure, e.g., rental and for-sale units, and the type of construction, e.g. new, moderate rehabilitation, and gut rehabilitation; enforcement; etc.

Ordinance 1989-16 is now codified as Township Code Chapter 65 Zoning: Article XXX Low and Moderate-Income Housing Management Program (§65-155 through §65-173.1). The Township Committee has amended the program several times since then to keep pace with the State’s evolving affordable housing regulations: on June 5, 2000 by Ordinance 2000-8, on September 11, 2002 by Ordinance 2002-25, on December 31, 2002 by Ordinance 2002-32, and on April 25, 2007 by Ordinance 2007-12.

C. 1990: Consent Order and Judgment of Repose (K. Hovnanian Companies)

On June 26, 1990, the State Superior Court resolved the K. Hovnanian Companies’ (KHov) affordable housing builder’s remedy lawsuit with Mansfield Township with a stipulation of settlement. The terms of the judgment stipulated that 97 for-sale townhouses in the proposed 508-unit Villages of Mapleton (Mapleton) neighborhood were to be deed-restricted for 30 years for qualifying low and moderate-income households. In addition, the court order required the plaintiff to contribute \$220,000 to a Township fund for the rehabilitation of 22 units of low and moderate-income housing at \$10,000 per unit. It also recognized that Ordinance 1989-15 and Ordinance 1989-16 sufficiently addressed the Township’s affordable housing obligation at that time. KHov then received Township approvals for the development of the Four Seasons and Mapleton

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neighborhoods located west of Georgetown. On July 16, 1990, the Township Committee amended Ordinance 1989-15 by Ordinance 1990-21 to address other issues.

D. 1997-2007: Crystal Lake (E'Town Properties Inc. & D R Horton)

On November 8, 1995, the Township Committee amended the Township Zoning Ordinance and Zoning Map to create a Planned Village Development (PVD) zone on about 379.5 acres in the northeastern part of the Township (Block 57.01, Lot 5.01; Block 57.02, Lot 5; and Block 70, Lots 3, 4.01, 4.02, 4.03, and 5.01). Peter Brown Civic Design, Inc. designed the planned golf course community of 690 homes with a commercial village center for property owners E'Town Properties Inc. & D R Horton.

The Township Planning Board granted general development plan (GDP) approval for this project, which the NJ Office of State Planning featured in 1996 as a model for center-based suburban development, in March 1997. On May 22, 2000, the Board approved an amendment to the GDP to provide for a total of 660 homes, of which 104 would be deed-restricted for low and moderate-income households. On June 29, 2007, the Burlington County Board of Chosen Freeholders purchased the entire GDP tract before any development commenced and deed-restricted it from future development. It later dedicated it as Crystal Lake Park and leases some of the tract for agriculture.

E. 1997 – 2004: Centex Homes, LLC (Centex), formerly Calton Homes

On December 22, 1997, the Township Planning Board approved a general development plan (GDP) for “Mansfield Crossing,” a 414-unit planned residential community by Centex Homes, LLC on 478 acres in the southern part of the Township on either side of Petticoat Bridge Road. Conditions of the GDP approval included the developer to provide \$120,000 to the Township’s Affordable Housing Trust Fund and to connect sewer service to about 200 existing units in Columbus Village. It also included an inclusionary housing component, known as “Project Freedom”, which consisted of 60 low and moderate-income affordable, handicapped-restricted rental dwellings on a 10- acre parcel set aside for that development.

In November 2002, one of the property owners in the GDP’s three tracts (Puglia Farm: Block 41, Lot 2.01) sold its development rights and preserved its farm on the east side of the road from future development. Several months later, the developer announced that due to environmental constraints, the other tract on the east side of the road (Reed Farm: Block 41, Lot 4.01) would not be developed with sewer service but at a much lower density on individual septic systems. Centex did not indicate any GDP changes for its third property (Carty Farm: Block 42, Lots 1 and 2.02). For these and other reasons, the Township Committee terminated the GDP on November 12, 2003 by Ordinance 2003-11-8.

F. 1999: Affordable Housing Development Fees and Later Amendments

On May 19, 1999, the Township Committee adopted Ordinance 1999-7, which created a program to collect fees from residential, non-residential, and mixed-use developers to be used for the sole purpose of providing low and moderate-income housing. Collected fees would be deposited into a housing trust fund, expenditures from which required COAH approval of a municipal spending plan. The ordinance included minimum deed restriction terms and periods based on tenure, e.g., rental and for-sale units, and the type of construction, e.g. new, moderate rehabilitation, and gut rehabilitation.

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Ordinance 1999-7 is now codified as Township Code Chapter 65 Zoning: Article XXXI Affordable Housing Development Fees (§65-174 through §65-183). Subchapter 8 in COAH's Second Round rules states that "a municipality may only impose, collect and spend development fees through participation in the Council's substantive certification process or through a comprehensive review designed to achieve a judgment of repose." (N.J.A.C. 5:93-8.1(b)) The Township's development fee program was effectuated by Judge Bookbinder's 2002 consent order and judgment of repose, as part of the resolution of a builder's remedy lawsuit by E'Town Properties, Inc. & D R Horton, Inc. against the Township and others. (See below.)

The Township Committee amended this ordinance on August 25, 1999, by Ordinance 1999-18, to remove an earlier subsection that concerned revenues to be devoted to rendering units more affordable, unexpected shortfall of collected funds, and the description of the anticipated use of development fees. The Township Committee has amended the Affordable Housing Development Fee ordinance twice since then regarding the description of the anticipated use of development fees on February 14, 2001 by Ordinance 2001-1 and on July 10, 2002 by Ordinance 2002-16.

On January 28, 2009, the Township Committee adopted Ordinance 2009-1 amending §65-176 and §65-177 to revise mandatory development fees for approvals of all minor or major subdivisions or site plans for residential development and for all non-residential development approvals. This was in response to COAH's amended Third Round Rules, which became effective on October 20, 2008.

G. 2000: Affirmative Marketing Program

On June 5, 2000, the Township Committee amended the Low and Moderate-Income Housing Management Program by Ordinance 2000-8 to add an affirmative marketing program, which was included in Subchapter 11 of COAH's Second Round rules.

H. 2002: Housing Plan Element and Fair Share Plan

On June 17, 2002, the Township Planning Board adopted a Housing Plan Element and Fair Share Plan (2002 Plan) that addressed COAH's First and Second Round obligation. The 2002 Plan established that the Township's 1990 consent order and judgment of repose had fulfilled the Township's COAH First Round obligation. It then proposed that the Crystal Lake GDP would provide for another 4 rental and 100 for-sale inclusionary townhouse units, similarly deed-restricted for affordable housing. The 2002 Plan identified that the total 201 new construction inclusionary unit figure (97 Mapleton units and 104 Crystal Lake units) generated a surplus of 81 units. It also indicated that the Township's required rehabilitation obligation would be met by developer fees.

I. 2002: Consent Order and Judgment of Repose (E'Town Properties Inc. & D R Horton)

On November 14, 2002, the State Superior Court resolved an affordable housing builder's remedy lawsuit filed by E'Town Properties Inc. and D R Horton with Mansfield Township by a consent order and judgment of repose. The order approved the Township's 2002 Plan. The court conditioned is approval by requiring that the Township on or before December 31, 2002:

1. Adopt and implement a COAH-compliant housing rehabilitation program ordinance,
2. Revise the Township's existing affordable housing ordinances to be compliant with COAH standards and guidelines,

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3. Submit an amended wastewater management plan to New Jersey Department of Environmental Protection (NJDEP) for the Crystal Lake project, and
4. Amend the Township's Housing Plan Element and Fair Share Plan in accordance with the terms of the September 12, 2002 letter from the Township Solicitor.

On December 31, 2002, the Township Committee adopted Ordinance 2002-33 establishing a housing rehabilitation program, as required by the court order. It is now codified as Chapter 65 Zoning: Article XXXII. Housing Rehabilitation Program (§65-184 through §65-189). Its purpose is to establish standards for the rehabilitation of substandard housing units occupied by low or moderate-income households so that fully rehabilitated housing units may satisfy one component of the Township's fair share plan.

The Township Committee amended the Low- and Moderate-Income Management Program on September 11, 2002 by Ordinance 2002-25 and on December 31, 2002 by Ordinance 2002-32 to be compliant with COAH's Second Round rules. The Township Committee amended the program on April 25, 2007 by Ordinance 2007-12 regarding the municipal housing liaison position and on September 12, 2007 by Ordinance 2007-20 regarding the phasing of units.

The minutes of the Delaware Valley Regional Planning Commission's Tri-County Water Quality Management Board, which advised NJDEP on proposed extensions of water supply and wastewater infrastructure at that time, indicate that the developer and the Township had begun the process of amending the Township's wastewater management plan to include the Crystal Lake project. They also show that the project had difficulties with obtaining water from the PRM aquifer in Critical Area 2, as well as NJDEP concerns about on-site threatened and endangered species and habitats on the site. When the Burlington County Board of Chosen Freeholders purchased the entire Crystal Lake tract on June 29, 2007, the GDP did not have NJDEP approvals for its required water supply and wastewater infrastructure extensions.

The Township Solicitor's September 12, 2002 letter indicated that the Township would amend the 2002 Housing Plan Element and Fair Share Plan to correct two small inaccuracies in the document. He stated that the required changes were minor in nature and did not require a new hearing and re-adoption of the document. The document amendments were made soon thereafter. Within five years, however, the Burlington County Board of Chosen Freeholders rendered this agreement moot when it purchased E'Town Property's 377.2-acre tract in Mansfield Township to develop the Crystal Lake Park portion of the County park system.

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J. 2005: Centex Settlement Agreement

Centex appealed the Township Committee's decision to terminate the GDP. In his June 4, 2004 decision Judge Sweeney, A.J.S.C., upheld the Township Committee's termination of the 1997 GDP, which also voided any and all of Centex's previous Township approvals based on the GDP. (372 N.J. Super. 186, Superior Court of New Jersey, Law Division, Burlington County, Centex Homes LLC v. Mansfield Township, et al.) Centex then filed an appeal to the Superior Court's Appellate Division.

Before this appeal was heard, Centex, the Township Committee, and the Township Planning Board executed a settlement agreement in November, 2005, in which the parties agreed to the subdivision of the 198-acre Carty site (Block 42, Lots 1 and 2.02) according to the specifications in Exhibit B - Development / Subdivision Plan, Exhibit C – Design Standards, and Exhibit D - Architectural Renderings. This subdivision included:

1. 310 market-rate, age-restricted, single-family detached dwellings;
2. 36 low and moderate-income affordable, age-restricted, rental dwellings in two condominium buildings of eighteen units each; and
3. 60 low and moderate-income affordable, handicapped-restricted rental dwellings on a 10-acre parcel set aside for development by Project Freedom.

The low and moderate-income housing was to be deed-restricted for a 30-year period, in accordance with COAH's Third Round rules. The agreement stipulated that neither Centex, the Township, or the Planning Board, were permitted to deviate from this approved plan for the Carty farm, except where reasonably required by the Township's professional staff or by outside reviewing agencies.

The agreement's implementation procedures state that after the parties signed the agreement, the Planning Board would be required to amend its Master Plan and the Township Committee would be required to amend the Zoning Ordinance and Zoning Map to incorporate the provisions of the settlement agreement. The Planning Board amended the Land Use Plan Element of its Master Plan on January 23, 2006. On March 22, 2006, the Township Committee amended the Zoning Ordinance and Zoning Map to add a new Residence-6 (R-6) Zone for this site, by Ordinance 2006-7.

Despite this settlement agreement, Centex never developed the project. It has since assigned its interest in the property to Pulte Homes, Inc. (Pulte). The Township and Pulte are negotiating a new development project, which will allow for 212 market-rate housing units and 48 affordable housing units.

K. 2006: Growth Share Affordable Housing

On October 25, 2006, the Township Committee adopted Ordinance 2006-34 to be consistent with the COAH's Third Round rules for "growth share," which COAH adopted on 12/20/2004. Three months later on January 25, 2007, the Superior Court of New Jersey, Appellate Division invalidates the growth share methodology, which was the core feature of Ordinance 2006-34, which is now codified as Township Code Chapter 65 Zoning: Article XXIXA Growth Share Affordable Housing (§65-154 through §65-154.6).

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Although the NJ Supreme Court's 2013 invalidated COAH's growth share methodology and all of COAH's Third Round rules, it did not preclude municipalities from using growth share formulae to provide affordable housing.

L. 2008: Housing Plan Element and Fair Share Plan

On December 22, 2008, the Board adopted a second Housing Plan Element and Fair Share Plan (2008 Plan), which updated the prior 2002 Plan to remove the previously proposed 104 affordable units in the Crystal Lake GDP, which the County had purchased for a county park in 2007. The 2008 Plan added the Township's COAH Third Round fair share obligation for the years 2004 through 2018.

To fulfill the Township's COAH Rounds Two and Three affordable housing obligations, the 2008 Plan included the following:

1. For its rehabilitation component, the document identified:
 - a. The \$220,000 contributed by KHov, as part of the Township's 1990 Consent Order and Judgment of Repose, for the future rehabilitation of 22 units, which had yet to be spent because the Township did not have a COAH-approved spending plan; and
2. For its new construction component, the document identified:
 - a. The affordable housing provisions in the Township's R-6 Zone, which fulfilled the Township's 2005 Centex Settlement Agreement obligation, i.e., 36 low and moderate-income affordable, age-restricted, rental dwellings; and 60 low and moderate-income affordable, handicapped-restricted rental dwellings.
 - b. Ongoing planning for a municipal Transfer of Development Rights (TDR) receiving area around Columbus Village that would have required inclusionary development projects with a 20% affordable housing set-aside. The document indicated that the Township was proceeding with designating the farmland in the receiving area and petitioning the State Planning Commission to designate Columbus Village and the adjacent receiving area as "State Plan Center" within and NJDEP-approved sewer service area and to designate the receiving area as an "area in need of redevelopment," so that this area would garner a bonus credit of 0.33 units for every affordable unit built.
3. In addition, the 2008 Plan cited the Township's affordable housing development fee ordinance (see above), which deposited collected fees into an affordable housing trust fund. These funds could be used for a number of purposes, including affordable housing rehabilitation, new construction, and related expenses, once the Township had a COAH-approved spending plan.

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M. 2016: Updates to the Land Use and Farmland Preservation Plan Elements

On September 26, 2016, the Township Planning Board updated the Master Plan's Land Use Plan Element, which it memorialized as Resolution 2016-9-13. The element recommended a series of zone plan changes to advance the Township's TDR planning and Columbus Village redevelopment programs and to reflect neighborhoods that had been developed with sewer service on small lots in the existing 3-acre Residence-1 (R-1) zone. The element's zone plan recommended the following changes:

- R-1: TDR Sending Area of single-family detached units on minimum 10-acre lots;
- R-2: TDR Receiving Area of single-family detached units on minimum ¾-acre lots;
- R-3: Single-family detached units on minimum 3-acre lots with 1-acre clustering;
- R-4: Re-delineate core of Columbus to be Village Commercial (C-1) with housing above first floor;
- R-7: Revise zoning to correlate with approvals for Four Seasons and Mapleton; and
- R-8: Revise zoning to correlate with approvals for Country Walk and Oak Lynne Drive.

The plan recommended that the proposed municipal TDR program for the existing R-1 zone not generate any more units than that zone's estimated zoning build-out, i.e., a roughly 1 to 1 unit transfer that would yield about 270 units in the receiving area all on public water service and individual septic systems. The earlier TDR program mentioned in the 2008 Housing Plan Element and Fair Share Plan, on the other hand, had identified a much higher 3 to 1 unit transfer that would yield about 900 units in the receiving area all on public water and sewer service.

It is also worth noting that the plan's recommended zone plan did not re-incorporate the 1989 Low and Moderate-Housing (LMH) overlay district. Instead, it indicated that modifications for the Township's affordable housing obligations would be included in a future Housing Plan Element and Fair Share Plan. To date, the Township Committee has not amended the Township's Zoning Map to reflect the plan's recommendations, but it did amend the Zoning Ordinance to reflect recommended "purpose statements" for existing zones on May 24, 2017 by Ordinance 2017-5 and on July 12, 2017 by Ordinance 2017-10. The Township's LMH overlay district, therefore, remains intact.

At the same meeting, the Township Planning Board updated the Master Plan's Farmland Preservation Plan Element, which it memorialized as Resolution 2016-9-14. The element recommended that the Township adopt a farmland preservation program based on the TDR program proposed in the 2016 Land Use Plan Element update. However, the Township has recently suspended its discussions regarding TDR implementation.

IV. AFFORDABILITY REQUIREMENTS

Affordable housing is defined under the State's Fair Housing Act as a dwelling, either for sale or rent, that is within the financial means of households of low or moderate income as income is measured within each housing region. The 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

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households must also be accounted for. These households, which are a subset of “low-income” households, are defined as households earning 30% or less of the regional median income.

The Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.3(d) and (e), requires that the maximum rent for a qualified unit be affordable to households that earn no more than 60% of the median income for the region. The average rent must be affordable to households earning no more than 52% of the median income. The maximum sale prices for affordable units must be affordable to households that earn no more than 70% of the median income. The average sale price must be affordable to a household that earns no more than 55% of the median income. The 2019 Affordable Housing Professionals of NJ’s income limit table is in **Appendix P-A**.

V. HOUSING ELEMENT / FAIR SHARE PLAN REQUIREMENTS

The New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), 52:27D-310: Essential Components of Municipality's Housing Element states that “A municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and shall contain at least:

- A. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- B. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- C. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- D. An analysis of the existing and probable future employment characteristics of the municipality;
- E. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing; and
- F. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

HOUSING ELEMENT

I. HOUSING STOCK INVENTORY

A. Age of Housing Units

The Mansfield Township has a relatively middle-aged housing stock as shown in **Table H-1**. Approximately 60.1% of the Township's housing was constructed between 1980 and 2009, compared to 40.0% for the County in the same period. Housing construction reached its peak in the Township during 2000-2009, with 39.7% of the Township's housing stock built in that ten-year period.

Using 2000 as a baseline year, new home construction in the Township and County, as measured by certificates of occupancy, or COs, has dropped sharply after 2003. It has never fully recovered from the Great Recession of 2008 and the first half of 2009, as shown in **Table H-1A**. Although the number of COs in the County from 2010 to 2017 has climbed back to roughly 20% of what it was in 2000, the Township's CO rate is only about 4% for the comparable period.

B. Value of Owner-Occupied Housing Units

Table H-2 shows that the median housing value for the Township was estimated to be \$290,500 for the 2013-2017 timeframe. This is significantly higher than the median County value of \$245,300. The predominant housing value in the Township was in the \$300,000 to \$499,999 range, with 35.9% of the owner-occupied units in this value range as shown in **Table H-2**. Another 26.3% of the homes were valued between \$200,000 and \$299,999. Only 4.0% of the Township's owner-occupied units were valued at less than \$99,999 and only 0.6% were valued at \$1,000,000 or more. In the County, the majority of owner-occupied units (30.6%) were valued within the \$200,000 to \$299,999 range. Comparing the Township and County, the County had 64.6% of its owner-occupied units valued at \$200,000 or more, but this value accounted for 75.6% of its owner-occupied units in the Township.

C. Mortgage Status and Selected Monthly Owner-Occupied Costs

Tables H-3A and **H-3B** indicate selected monthly costs for owner-occupied units for those units with a mortgage and those without a mortgage in the Township and the County. The median estimated cost for mortgaged units in the 2013-2017 timeframe was \$2,433.00 in the Township, which was roughly 18% higher than the \$2,069.00 cost in the County. There were slightly more County owner-occupied units with a mortgage (70.9%) than Township owner-occupied units with a mortgage (63.0%).

D. Gross Monthly Rent

Table H-4 shows the estimated gross monthly rent for Mansfield Township and Burlington County residents. In the 2013-2017 timeframe, median monthly rent in the Township was about 41.8% higher than in the County at \$1,792 compared to \$1,263 in the County. This is probably due to the Township having very few units designed and built for multi-family households. About 37.0% of renter households in the Township paid between \$500 and \$999 per month for rent, while another 33.3% paid between \$2,000 and \$2,499 per month. The majority of County renter households (40.3%) paid between \$1,000 and \$1,499 per month for rent.

HOUSING ELEMENT

Table H-1: Age of Housing Units

Year Built	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	3,692	100.0%	178,178	100.0%
Pre 1939	279	7.6%	19,700	11.1%
1940-1949	115	3.1%	5,318	3.0%
1950-1959	124	3.4%	22,402	12.6%
1960-1969	47	1.3%	25,991	14.6%
1970-1979	168	4.6%	29,821	16.7%
1980-1989	649	17.6%	26,167	14.7%
1990-1999	755	20.4%	26,101	14.6%
2000-2009	1,467	39.7%	19,080	10.7%
2010-2013	67	1.8%	2,505	1.4%
2014 or later	21	0.6%	1,093	0.6%

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

Table H-1A: Residential Certificates of Occupancy (COs)

Certificates of Occupancy (COs)	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Base Year 2000	283	NA	2,890	NA
2001	433	153.00%	2,463	85.22%
2002	339	119.79%	2,563	88.69%
2003	193	68.20%	2,192	75.85%
2004	107	37.81%	1,504	52.04%
2005	54	19.08%	1,290	44.64%
2006	63	22.26%	1,199	41.49%
2007	25	8.83%	919	31.80%
2008	25	8.83%	648	22.42%
2009	15	5.30%	500	17.30%
2010	10	3.53%	588	20.35%
2011	13	4.59%	474	16.40%
2012	7	2.47%	462	15.99%
2013	9	3.18%	430	14.88%
2014	13	4.59%	538	18.62%
2015	22	7.77%	1,136	39.31%
2016	11	3.89%	580	20.07%
2017	8	2.83%	551	19.07%

Source: NJ Department of Community Affairs, Construction Reporter 2000-2017
Shaded area approximates Great Recession time period: December 2007 through June 2009.

HOUSING ELEMENT

Table H-2: Value of Owner-Occupied Housing Units

Value	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	3,451	100.0%	125,557	100.0%
Less than \$50,000	119	3.4%	3,998	3.2%
\$50,000 to \$99,999	22	0.6%	4,543	3.6%
\$100,000 to \$149,999	286	8.3%	13,467	10.7%
\$150,000 to \$199,999	469	13.6%	22,354	17.8%
\$200,000 to \$299,999	908	26.3%	38,415	30.6%
\$300,000 to \$499,999	1,185	35.9%	32,806	26.1%
\$500,000 to \$999,999	443	12.8%	9,061	7.2%
\$1,000,000 or more	19	0.6%	913	0.7%
Median (Dollars)	\$290,500		\$245,300	

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

Table H-3A: Selected Monthly Owner-Occupied Costs (SMOC) with a Mortgage

Monthly Owner Cost	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Housing with a Mortgage	2,184	100.0%	89,006	100.0%
Less than \$500	0	0.0%	103	0.1%
\$500 to \$999	65	3.0%	3,595	4.0%
\$1,000 to \$1,499	302	13.8%	15,450	17.4%
\$1,500 to \$1,999	383	17.5%	22,742	25.6%
\$2,000 to \$2,499	395	18.1%	18,977	21.3%
\$2,500 to \$2,999	377	17.3%	11,943	13.4%
\$3,000 or More	662	30.3%	16,196	18.2%
Median (Dollars)	\$2,433		\$2,069	

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

Table H-3B: Selected Monthly Owner-Occupied Costs (SMOC) without a Mortgage

Monthly Owner Cost	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Housing without a Mortgage	1,267	100.0%	36,551	100.0%
Less than \$250	31	2.4%	740	2.0%
\$250 to \$399	18	1.4%	975	2.7%
\$400 to \$599	178	14.0%	3,922	10.7%
\$600 to \$799	448	35.4%	8,688	23.8%
\$800 to \$999	282	22.3%	9,567	26.2%
\$1000 or More	310	24.5%	12,659	34.6%
Median (Dollars)	\$786		\$877	

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

HOUSING ELEMENT

Table H-4: Gross Monthly Rent

Gross Monthly Rent	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	81	100.0%	37,249	100.0%
Less than \$500	0	0.0%	1,402	3.8%
\$500 to \$999	30	37.0%	5,485	22.8%
\$1,000 to \$1,499	0	0.0%	15,026	40.3%
\$1,500 to \$1,999	18	22.2%	7,922	21.3%
\$2,000 to \$2,499	27	33.3%	3,564	9.6%
\$2,500 to \$2,999	6	7.4%	565	1.5%
\$3,000 or More	0	0.0%	285	0.8%
Median (Dollars)	\$1,792		\$1,263	
No Rent Paid	71		1,598	

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

E. Housing Tenure

Occupied units by housing tenure (owner-occupied and renter-occupied) are shown in **Table H-5**. In general, all household types in the Township are smaller than those in the County. The average household size in the Township was 2.51 persons, while it was 2.62 in the County. The figures indicate there are a substantially smaller amount of renter households in the Township (2.3%) than in the County (23.6%). **Table H-5** also indicates that average household size of owner households in the County are only 7.5% greater than in the Township with 2.72 persons per unit in the County and 2.53 in the Township. Average household size of renter households in the County are only 3.2% greater than in the Township with 2.6 persons per unit in the County and 2.19 for the Township.

Table H-5: Occupied Housing Units by Tenure

Unit Type	Mansfield Township			Burlington County		
	Estimated	Percent	Household Size (Avg.) ¹	Estimated	Percent	Household Size (Avg.)
Total Units	3,532	100.0%	2.51	164,404	100.0%	2.62
Owner-Occupied	3,451	97.7%	2.53	125,557	76.4%	2.72
Rental	81	2.3%	2.19	38,847	23.6%	2.26

Sources: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04) and ¹Profile of General Population and Housing Characteristics: 2010

F. Housing Units in Structure

The number of units per structure is shown in **Table H-6**. The data indicates that the 1-unit detached dwelling category had the largest percentage of unit types for both Mansfield (95.2%) and the County (65.2%), although this housing type dominated all others in the Township. The 1-unit attached category was the second largest for both Mansfield (4.3%) and the County (15.2%). The only other represented housing category in the Township was mobile homes. There were 18 mobile homes in the Township, which represented 0.5% of the Township's housing stock. The least represented housing category in the County, which accounted for 1.3% of its housing stock were mobile homes.

HOUSING ELEMENT

G. Occupants per Room

Table H-7 shows that the greatest percentage of occupants per room was 1.0 or less in both the Township (99.4%) and the County (98.5%) for the 2013-2017 timeframe. The County had a greater percentage (1.5%) of more than 1.0 occupant per room than the Township (0.6%) during this period.

H. Number of Rooms

For the 2013-2017 timeframe, the median number of rooms in Township housing units was 6.8, which approximates the County estimate of 6.5 rooms, as shown in **Table H-8**. The greatest percentage of units in the Township and the County was 6 rooms. **Table H-8** indicates that in the County, over half (66.7%) of the housing units contained 6 or more rooms whereas, in the Township, 71.8% of the units contained 6 or more rooms.

I. Number of Bedrooms

Table H-9 indicates that the greatest percentage (40.9%) of units in the Township had 2 bedrooms, but, in the County, the largest grouping was 3-bedroom units at 35.7%. In the Township, 91.6% of the housing units contained between 2 and 4 bedrooms: it was 85.0% in the County.

Table H-6: Housing Units in Structure

Type of Structure	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	3,692	100.0%	178,178	100.0%
1-Unit, Detached	3,516	95.2%	116,156	65.2%
1-Unit, Attached	158	4.3%	27,132	15.2%
2 Units	0	0.0%	3,690	2.1%
3 or 4 Units	0	0.0%	5,606	3.1%
5 to 9 Units	0	0.0%	7,692	4.3%
10 to 19 Units	0	0.0%	7,618	4.3%
20 or more	0	0.0%	8,000	4.5%
Mobile Home	18	0.5%	2,265	1.3%
Boat, RV, Van, etc.	0	0.0%	19	0.0%

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

Table H-7: Occupants per Room

Occupants Per Room	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	4,530	100.0%	164,404	100.0%
1.00 or Less	3,512	99.4%	161,992	98.5%
1.01 to 1.50	20	0.6%	1,779	1.1%
1.51 or More	0	0.0%	633	0.4%

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

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Table H-8: Number of Rooms per Housing Unit

Number of Rooms	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	3,692	100.0%	178,178	100.0%
1	0	0.0%	1,185	0.7%
2	14	0.4%	2,167	1.2%
3	56	1.5%	11,098	6.2%
4	525	14.2%	19,238	10.8%
5	446	12.1%	25,585	14.4%
6	635	17.2%	30,368	17.0%
7	509	13.8%	27,555	15.5%
8	622	16.8%	25,493	14.3%
9 or more	885	24.0%	35,489	19.9%
Median	6.8		6.5	

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

Table H-9: Number of Bedrooms per Housing Unit

Number of Bedrooms	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	3,692	100.0%	178,178	100.0%
0	0	0.0%	1,332	0.7%
1	80	2.2%	16,901	9.5%
2	1,510	40.9%	38,489	21.6%
3	678	18.4%	63,595	35.7%
4	1,193	32.3%	49,293	27.7%
5 or more	231	6.3%	8,568	4.8%

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

J. Home Heating Methods

Information contained in **Table H-10** indicates that 70.2% of County housing units were heated with utility gas as opposed to 76.4% for the Township. Electricity is the next preferred source of fuel in the County at 16.6%, but only 7.9% of the Township’s units used electricity to heat their homes. Fuel oil or kerosene was the second most preferred heating source in the Township at 9.1%, compared to 9.5% in the County. Bottled, tank or LP gas accounted at the heating method for 3.7% of Township and 1.9% of County homes. Other “non-standard” home heating methods, such as coal, coke, wood, solar, and other or no fuels, were used for 3.1% of Township housing units and 1.8% in the County.

K. Selected Characteristics

Tables H-10 and **H-11** show selected characteristics that can be used to approximate substandard housing conditions. These include lack of plumbing or kitchen facilities and use of “non-standard” home heating methods. There were 0.0% of households without fuel in the Township and 0.4% in the County. In the Township, no units lacked complete plumbing or kitchen facilities. This is lower than the County where 0.2% of the units lacked complete plumbing facilities and 0.3% lacked complete kitchen facilities. The percentage of units without wired, wireless, or mobile telephone service is lower in the Township (0.5%) than in the County (1.1%).

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Table H-10: Home Heating Methods

Fuel Type	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	3,692	100.0%	164,404	100.0%
Utility Gas	2,697	76.4%	115,492	70.2%
Bottled, Tank or LP Gas	129	3.7%	3,134	1.9%
Electricity	279	7.9%	27,262	16.6%
Fuel Oil, Kerosene, etc.	323	9.1%	15,679	9.5%
Coal or Coke	0	0.0%	62	0.0%
Wood	72	2.0%	1,252	0.8%
Solar	32	0.9%	442	0.3%
Other Fuels	0	0.0%	438	0.3%
No Fuel Used	0	0.0%	643	0.4%

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

Table H-11: Selected Characteristics for Occupied Units

Selected Characteristic	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	3,532	100.0%	164,404	100.0%
Lacking Complete Plumbing Facilities	0	0.0%	257	0.2%
Lacking Complete Kitchen Facilities	0	0.0%	534	0.3%
No Telephone Service	18	0.5%	1,794	1.1%

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

II. DEMOGRAPHIC CHARACTERISTICS

A. Income Characteristics and Poverty Level

Table H-12 shows household income for Township and County residents for the 2013-2017 timeframe. Median household income for the Township was \$87,704 compared to \$82,839 for the County. In Mansfield Township, the average household size for owner-occupied units was 2.51 persons and for renter-occupied units 2.19 persons. (**Table H-5**) Using the affordable housing income limits in **Appendix P-3** and the data in **Table H-12**, Mansfield Township has a population of very low, low and moderate income households, however, the census data does not clearly correlate household size and income that would define the actual number of households in these categories.

The Township's percentage of people and families whose income in the past 12 months was below the poverty level, as shown in **Table H-13**, was 2.0% and 2.2%, respectively. This was substantially lower than in the County, where 6.4% of all people and 4.4% of all families lived under the poverty level.

B. Number of Persons by Age and Sex

A review of the age distribution of the population can give insight into future demands for schools and public services and on housing trends. As shown in **Table H-14**, the Township's median age is 51.2 years, which is related to Mansfield's two large age-restricted neighborhoods. In the County, the median age is 41.4 years. The Township's 19 years and younger age includes 17.3% of the total population, but this same age group represents a slightly larger 23.6% of County

HOUSING ELEMENT

residents. The largest group of Township and County residents is within the 45 to 54 age category. Approximately 18.4% of Township residents and 15.5% of County residents were within this category. In the retirement age group of 65 and older, 28.8% of Township residents and 16.0% of County residents were within these ages.

C. Household Size and Type

Household size and type information, as shown in **Table H-15**, is useful in understanding the family and non-family composition of the Township and relative household size. The Township has a greater percentage of 1 and 2-person households, at 30.0% and 38.8%, than the County at 25.0% and 33.3%, respectively. In the Township, family households comprise 66.7% of all households and non-family households comprise 33.3% of the total. The percentage of family households in the Township is somewhat lower than that in the County (70.1%). Of the owner-occupied units in the Township, the greatest percentage of the households had 2 or more persons (38.1%) and the largest percentage of Family Households were married-couple families (61.2%). For the 81 renter-occupied units in the Township, 9.9% were occupied by a 1-person household and of the household types, 90.1% were family households of which 65.4% were married-couple families and 24.7% were other families.

Table H-12: Household Income

Income and Benefits (In 2017 Inflation-Adjusted Dollars)	Mansfield Township		Burlington County	
	Estimate of Households	Percent	Estimate of Households	Percent
Total Households	3,532	100.0%	164,404	100.0%
Less than \$10,000	32	0.9%	5,491	3.3%
\$10,000-14,999	83	2.3%	4,018	2.4%
\$15,000-24,999	187	5.3%	9,945	6.0%
\$25,000-34,999	170	4.8%	10,734	6.5%
\$35,000-49,999	476	13.5%	16,430	10.0%
\$50,000-74,999	501	14.2%	28,100	17.1%
\$75,000-99,999	545	15.4%	23,620	14.4%
\$100,000-149,999	743	21.0%	32,253	19.6%
\$150,000-199,999	384	10.9%	16,865	10.3%
\$200,000 or More	411	11.6%	16,948	10.3%
Median Household Income	\$87,704		\$82,839	
Mean Household Income	\$110,248		\$104,955	

Source: Selected Economic Characteristics, 2013-2017 ACS 5-Year Estimates (DP03)

Table H-13: Percentage of People and Families whose Income in the Past 12 Months was Below the Poverty Level

	Mansfield Township	Burlington County
All People	2.0%	6.4%
All Families	2.2%	4.4%

Source: Selected Economic Characteristics, 2013-2017 ACS 5-Year Estimates (DP03)

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Table H-14: Number of Persons by Age and Sex

Age Group	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total	8,586	100.0%	449,192	100.0%
Less than 5	191	2.2%	23,276	5.2%
5 to 9	393	4.6%	26,567	5.9%
10 to 14	512	6.0%	28,393	6.3%
15 to 19	393	4.6%	28,065	6.2%
20 to 24	493	5.7%	29,396	6.5%
25 to 34	754	8.8%	54,531	12.1%
35 to 44	766	8.9%	55,747	12.4%
45 to 54	1,578	18.4%	69,581	15.5%
55 to 59	559	6.5%	35,106	7.8%
60 to 64	467	5.4%	27,062	6.0%
65 to 74	1,008	11.7%	39,775	8.9%
75 to 84	954	11.1%	21,836	4.9%
85+	518	6.0%	9,857	2.2%
Median	51.2		41.4	
Sex	Estimate	Percent	Estimate	Percent
Total	8,586	100.0%	449,192	100.0%
Male	4,282	49.9%	220,995	49.2%
Female	4,304	50.1%	228,197	50.8%

Source: Demographic and Housing Estimates, 2013-2017 ACS 5-Year Estimates (DP05)

Table H-15: Household Size and Type

Subject	Mansfield Township			Burlington County		
	Occupied Units	Owner Units	Renter Units	Occupied Units	Owner Units	Renter Units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Occupied Housing Units	3,532	3,451	81	164,404	125,557	38,847
Household Size						
1-person	30.0%	30.5%	9.9%	25.0%	21.5%	36.3%
2-persons	38.8%	38.1%	32.1%	33.3%	34.3%	30.3%
3-persons	11.4%	11.2%	17.3%	16.9%	17.5%	15.0%
4 or more-persons	20.7%	20.2%	40.7%	24.8%	26.7%	18.7%
Household Type						
Family Household	66.7%	66.2%	90.1%	70.1%	74.8%	55.0%
Married-Couple Family	61.2%	61.1%	65.4%	53.9%	61.3%	29.7%
Other Family	5.5%	5.0%	24.7%	16.2%	13.4%	25.2%
Non-Family Households	33.3%	33.8%	9.9%	29.9%	25.2%	45.0%

Source: Occupancy Characteristics, 2013-2017 ACS 5-Year Estimates (S2501)

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III. EMPLOYMENT CHARACTERISTICS

A. Commuting to Work

As **Table H-16** below shows, workers from Mansfield Township were about as likely to drive to work alone (85.1%) as workers in the County (83.1%), and about 6.2% of workers living in the carpooled versus 7.1% of those living in the County. Surprisingly, with the minimal availability of public transportation in the Township, 4.5% of working living in the Township commuted by work in this method compared to 3.6% of workers in the County. Additionally, a higher percentage of Township folks walked to work (2.2% Township and 1.4% County), but less worked at home (1.4% Township and 3.8% County) compared to workers living in the County.

Table H-16: Commuting to Work

Industry	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Workers 16 years and older	4,144	100.0%	222,712	100.0%
Car, truck, or van-drove alone	3,526	85.1%	185,111	83.1%
Car, truck, or van-carpooled	257	6.2%	15,870	7.1%
Public transportation (no taxicabs)	186	4.5%	7,931	3.6%
Walked	90	2.2%	3,164	1.4%
Other means	26	0.6%	2,240	1.0%
Worked at home	59	1.4%	8,396	3.8%
Mean travel time to work (minutes)	31.7		29.3	

Source: Selected Economic Characteristics, 2013-2017 ACS 5-Year Estimates (DP03)

B. Employment Characteristics

Table H-17 shows employment characteristics by occupation. Management, business, science and arts were the predominant occupations in both the Township (45.3%) and County (43.8%), with sales and office occupations the second most predominant occupation (25.9% Township and 25.3% County).

Table H-18 shows employment characteristics by type of industry. In the Township, the top three industries are: educational services, health care, social assistance (23.4%); professional, scientific, management, administrative and waste management services (15.4%); and finance, insurance, rental, and leasing (10.2%); The top three industries for the County are: educational services health care, and social assistance (25.6%); professional, scientific, management, administrative, and waste management services (12.3%); and retail trade (11.8%).

C. Labor Force Estimates

The New Jersey Department of Labor reports annual average labor force estimates, which are shown in **Table H-19**. These data indicate that in the 1990 to 2000 timeframe, the unemployment rate reached a high of 5.0% for the Township and 7.7% for the County, both in 1992. The unemployment rate remained fairly neutral until 2009 in the Township, when it jumped to 10.8%, and until 2010 in the County, when it rose to 9.0%. Since then, the unemployment rate trend has been decreasing in both the Township and, as of 2017, the unemployment rate in both the Township and County was about 4.0%.

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Table H-17: Employment Characteristics by Occupation

Occupation	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Civilians Employed, 16 years and over	4,201	100.0%	223,990	100.0%
Management, business, science, and arts occupations	1,902	45.3%	98,137	43.8%
Service occupations	599	14.3%	32,609	14.6%
Sales and office occupations	1,089	25.9%	56,638	25.3%
Natural resources, construction, and maintenance occupations	281	6.7%	14,872	6.6%
Production, transportation, and material moving occupations	330	7.9%	21,734	9.7%

Source: Selected Economic Characteristics, 2013-2017 ACS 5-Year Estimates (DP03)

Table H-18: Employment Characteristics by Industry

Industry	Mansfield Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	4,201	100.0%	223,990	100.0%
Agriculture, forestry, fishing, hunting, and mining	11	0.3%	993	0.4%
Construction	114	2.7%	11,390	5.1%
Manufacturing	256	6.1%	17,258	7.7%
Wholesale trade	188	4.5%	7,537	3.4%
Retail trade	374	8.9%	26,334	11.8%
Transportation and warehousing, and utilities	217	5.2%	11,894	5.3%
Information	150	3.6%	5,283	2.4%
Finance, insurance, real estate, rental, and leasing	430	10.2%	18,456	8.2%
Professional, scientific, management, administrative, and waste management services	645	15.4%	27,576	12.3%
Educational services, health care, and social assistance	981	23.4%	57,258	25.6%
Arts, entertainment, recreation, accommodation, food services	257	6.1%	15,229	6.8%
Other services, except public administration	266	6.3%	8,503	3.8%
Public administration	312	7.4%	16,279	7.3%

Source: Selected Economic Characteristics, 2013-2017 ACS 5-Year Estimates (DP03)

HOUSING ELEMENT

Table H-19: Annual Average Labor Force Estimates (1990-2017)

Year	Labor Force	Employed	Unemployed	Unemployment Rate	
				Mansfield Township	Burlington County
1990	1,690	1,640	50	3.0%	4.6%
1991	1,708	1,640	68	4.0%	6.2%
1992	1,680	1,596	84	5.0%	7.7%
1993	1,649	1,583	66	4.0%	6.2%
1994	1,676	1,619	57	3.4%	5.3%
1995	1,737	1,681	56	3.2%	5.0%
1996	1,806	1,751	55	3.0%	4.7%
1997	1,850	1,804	46	2.5%	3.9%
1998	1,866	1,826	40	2.1%	3.4%
1999	1,880	1,841	39	2.1%	3.3%
2000	2,177	2,094	83	3.8%	3.1%
2001	2,186	2,092	94	4.3%	3.5%
2002	2,259	2,127	132	5.8%	4.8%
2003	2,280	2,147	133	5.8%	4.8%
2004	2,313	2,199	114	4.9%	4.1%
2005	2,382	2,265	117	4.9%	3.9%
2006	2,413	2,286	127	5.3%	4.2%
2007	2,367	2,251	116	4.9%	3.8%
2008	2,399	2,248	151	6.3%	4.9%
2009	2,452	2,188	264	10.8%	8.4%
2010	3,674	3,342	332	9.0%	9.0%
2011	3,757	3,408	349	9.3%	8.7%
2012	3,972	3,612	360	9.1%	8.7%
2013	3,894	3,615	279	7.2%	7.6%
2014	3,839	3,611	228	5.9%	6.4%
2015	3,882	3,688	194	5.0%	5.3%
2016	3,917	3,748	169	4.3%	4.5%
2017	3,933	3,777	156	4.0%	4.1%

Source: NJ Dept. of Labor, Annual Average Labor Force Estimates by Municipality (1990-2017)

D. Annual Average Labor Force Estimates

The New Jersey Department of Labor tracks the annual average labor force estimates by municipality and county. **Table H-20** shows Mansfield Township and Burlington County labor force, employment, unemployment, and unemployment rates from 2012 to 2017. It shows that the Township and County unemployment rates are decreasing, but not much new job growth.

E. Employment and Wages

Table H-21 shows employment and wages in the Township in 2017. Health care and social assistance jobs, as well as accommodations and food, were the largest private-sector occupations, with an annual average of 122 and 116 jobs respectively. In the public sector, the 473 jobs in local government and local government education employment captured the actual highest number.

HOUSING ELEMENT

Private-sector wages were highest in the professional / technical sector (\$67,020 annually) with transportation / warehousing second (\$63,547 annually).

Table H-20: Annual Average Labor Force Estimates (2012-2017)

Year	Area	Labor Force Total	Number Employed	Number Unemployed	Rate Unemployed
2012	Mansfield Township	3,972	3,612	360	9.1%
	Burlington County	236,400	215,939	20,461	8.7%
2013	Mansfield Township	3,894	3,615	279	7.2%
	Burlington County	234,288	216,371	17,917	7.6%
2014	Mansfield Township	3,839	3,611	228	5.9%
	Burlington County	230,681	215,869	14,812	6.4%
2015	Mansfield Township	3,882	3,688	194	5.0%
	Burlington County	232,623	220,189	12,434	5.3%
2016	Mansfield Township	3,917	3,748	169	4.3%
	Burlington County	233,255	222,869	10,386	4.5%
2017	Mansfield Township	3,933	3,777	156	4.0%
	Burlington County	234,179	224,582	9,597	4.1%

Source: NJ Dept. of Labor, Annual Average Labor Force Estimates by Municipality (1990-2017)

Table H-21: Employment and Wages¹

Occupation	Employment					Wages	
	3/17	6/17	9/17	12/17	Average	Annual	Weekly
Federal Government Totals	3	3	3	3	3	\$61,916	\$1,191
Local Government Totals	522	451	493	518	473	\$60,664	\$1,167
Local Government Education	473	401	441	463	421	\$62,556	\$1,203
Private-Sector Totals	1,573	1,730	1,689	1,724	1,664	\$33,092	\$636
Agriculture	47	50	45	45	46	\$51,530	\$991
Construction	74	73	73	72	74	\$56,359	\$1,084
Transportation / Warehousing	12	20	21	21	19	\$63,547	\$1,222
Real Estate	19	19	18	19	19	\$20,943	\$403
Professional / Technical	57	65	60	66	63	\$67,020	\$1,289
Administration / Waste Remediation	54	83	80	66	71	\$43,430	\$835
Health / Social	133	116	116	117	122	\$34,189	\$657
Accommodations / Food	117	122	119	124	116	\$14,373	\$276
Other Services	64	96	75	68	69	\$25,679	\$494
Unclassified Industries	13	25	25	25	20	\$43,818	\$843

Source: NJ Dept. of Labor, Quarterly Census of Employment and Wages (QCEW), Municipal Report by Sector (NAICS-based, 2017)

¹ No data were reported for the following industries in Mansfield Township: manufacturing, wholesale trade, retail trade, information, finance / insurance, private-sector education, and arts / entertainment. This may be because there were no actual jobs in that industry or because reporting these data would violate the Department's non-disclosure procedures for discreet confidential employment data.

HOUSING ELEMENT

IV. PROJECTIONS AND TRENDS

A. Employment and Population Projections

The Delaware Valley Regional Planning Commission (DVRPC), the bi-state metropolitan planning organization (MPO) for the Philadelphia region has published population and employment projections for the year 2045. Between 2015 and 2045, the DVRPC projects that the Township’s employment and population will increase by 37.4% and 9.8% respectively, and the County’s employment and population will increase by 9.3% and 9.4% respectively. **Table H-22** shows that the Township’s projected employment growth rate is substantially higher than the employment projection for the County, but the projected population increases are relatively similar.

Table H-22: Employment and Population Projections

	Mansfield Township				Burlington County			
	2015	2045	# Change	% Change	2015	2045	# Change	% Change
Employment	2,794	3,838	1,044	37.4%	241,298	263,622	22,324	9.3%
Population	8,574	9,414	840	9.8%	450,226	492,709	42,483	9.4%

Sources: County- and Municipal-Level Employment Forecasts, 2015-2045 (DVRPC, 8/2016) and County- and Municipal-Level Population Forecasts, 2015-2045 (DVRPC, 8/2016)

Table H-23 shows population trends for the Township from 1940 to 2010 with ten-year projections to 2040. The 1980 to 1990 timeframe saw a 53.5% population increase and then the 2000 to 2010 timeframe witnesses an even greater 67.9% increase in Township population. The DVRPC forecasts a 771 (9.0%) population increase for the Township between 2010 and 2040.

Table H-23: Population Trends

Year	Population	# Change	% Change
1940	1,642		
1950	1,907	265	16.1%
1960	2,084	177	9.3%
1970	2,597	513	24.6%
1980	2,523	-74	-2.8%
1990	3,874	1,351	53.5%
2000	5,090	1,216	31.4%
2010	8,544	3,454	67.9%
2020	8,735	191	2.2%
2030	9,058	323	3.4%
2040	9,315	257	2.8%

Sources: NJ Population Trends 1790 to 2000 (NJ State Data Center, 8/2001) and County- and Municipal-Level Population Forecasts, 2015-2045 (DVRPC, 8/2016)

B. Construction Permits Issued

Table H-24 identifies the number of Certificates of Occupancy (COs) issued for housing units, as reported by the New Jersey Department of Community Affairs for the years 2000 to 2017. The table shows a dramatic drop in COs after 2004. In the past ten years, The Township has only issued 133 COs for completed homes.

HOUSING ELEMENT

Table H-24: Residential Certificates of Occupancy (2000-2017)

Year	Housing Units Certified	Year	Housing Units Certified
2000	283	2009	15
2001	433	2010	10
2002	339	2011	13
2003	193	2012	7
2004	107	2013	9
2005	54	2014	13
2006	63	2015	22
2007	25	2016	11
2008	25	2017	8

Source: NJ Department of Community Affairs, Certificates of Occupancy Yearly Summary Data

C. Housing Projections

The Fair Housing Act requires that Housing Plans include a 10-year projection of new housing units based on the number of building permits, development applications approved, and probable developments, as well as other indicators deemed appropriate (N.J.S.A. 52:27D-310.b). **Table H-25** shows that 128 building permits have been issued in the Township for new housing construction, in the past ten years. Of these, about 34% occurred during the Great Recession of 2008-2010. The Township’s ten-year rate is about 13 units per year.

Table H-25: Building Permits for New Housing (2000-2017)

Year	Housing Units Authorized	Year	Housing Units Authorized
2000	367	2009	11
2001	494	2010	4
2002	222	2011	14
2003	142	2012	6
2004	54	2013	16
2005	80	2014	8
2006	29	2015	27
2007	37	2016	4
2008	29	2017	9

Source: NJ Department of Community Affairs, Building Permits: Yearly Summary Data

If this rate were to remain relatively constant, the Township could see approximately 130 new dwellings by the year 2029. The number may range higher or lower due to factors such as economic cycles, zoning, environmental constraints, and physical obstacles to development.

FAIR SHARE PLAN

I. FAIR SHARE PLAN COMPONENTS AND MANSFIELD'S OBLIGATION

There are three components to a municipality's affordable housing obligation: the rehabilitation share, the prior round obligation, and the third-round obligation. The source of these obligations is the Jacobson Methodology developed by the Honorable Mercer County Superior Court Judge Mary C. Jacobson, as published by Econsult Solutions of Philadelphia, PA and dated March 28, 2018. This methodology indicates that the distribution Mansfield Township's total 379-unit affordable housing obligations is as follows:

- Rehabilitation Share: 0 units
- Prior Round Obligation 1987-1999 (pursuant to N.J.A.C. 5:93): 114 units
- Third Round Obligation 1999-2025 (includes "Gap Period" and 2015-2025 Prospective Need): 265 units

A. Rehabilitation Obligation

Mansfield Township will participate in the Burlington County Home Improvement Loan Program. The Township agrees to advertise the County Home Improvement Loan Program by providing program information as an insert with tax bills and by posting information on the Township website. Providing this information to residents may increase participation in the program. Since the Township has a 0-unit rehabilitation obligation, Mansfield will not provide any additional funding for this County-sponsored program.

B. Prior Round Obligation

Mansfield's Prior Round obligation (1987-1999) is 114 units. Affordable housing regulations permit new construction credits and bonuses addressing a first or second round affordable housing obligation to be used to address the prior round obligation. KHov constructed 97 for-sale townhouses in its 508-unit Villages of Mapleton neighborhood (Mapleton) that have been deed-restricted for 30 years for qualifying low and moderate-income households as part of a June 26, 1990 consent order and judgment of repose. The developer completed and sold the 97 units with the COAH-required deed restrictions in 1999. The deed-restricted affordable housing in Mapleton comprises the following parcels: Block 10.02, Lots 1.01 through 3; Block 10.12, Lots 1 through 19; and Block 10.013, Lots 1 through 13.

Mansfield Township can use a maximum of 25% of its 114-unit obligation, or 29 units as bonuses. The table below indicates that it will count 29 of its planned 48-unit Pulte Homes affordable housing project and its 29 bonuses towards the prior round obligation for a total of 58 credits. It will then count 56 of the 97 Villages of Mapleton units with 30-year affordability controls to make up the remainder of the total 114-unit Prior Round obligation.

Project	Type	Credit	Bonus	Total
Pulte Homes (29 of 48 units to be zoned)	Family Rental	29	29	58
The Villages of Mapleton (56 of 97 existing units)	For-Sale Family	56	0	56
Total		85	29	114

FAIR SHARE PLAN

The table below indicates that this allocation also complies with the 114-unit Prior Round’s general parameters:

Parameter	Pulte Homes	Villages of Mapleton	Total Provided	Total Required
Min. 50% Family Units	29	56	85	57
Min. 25% Rental Units	29	0	29	29
Min. 12.5% Family Rental Units	29	0	29	15
Min. 13% Very Low-Income Units	7	8	15	15

C. Prospective Need 1999-2025 ("Gap Period" and 2015-2025)

Mansfield’s Third Round obligation, including the "Gap Period" and 2015-2025 Prospective Need, based on the 2017 Econsult Report, would be 265 units. The addition of the 17-unit deficit from the Prior Round Obligation would, therefore, bring the Township’s adjusted Third Round Obligation to 282 units. However, Econsult’s methodology did not consider several unique factors in Mansfield Township, which dramatically limit its residential development potential, such as:

1. Mansfield Township is roughly 21.7 square miles in area. About 25.5% (3,545 acres or 5.5 square miles) of its entire land mass is preserved farmland deed-restricted from future non-agricultural development. Another 4.5% (629 acres or 0.98 square miles) of it is preserved as Burlington County’s Crystal Lake Park (384 acres) and Sanitary Landfill (245 acres);
2. 82.5% of the Township is in the Fringe (PA 3) and Rural (PA 4) *State Plan Policy Map* planning areas, where the *State Development and Redevelopment Plan* does not recommend the extension of sewer service. The Burlington County Sanitary Landfill consumes about 10% of the Township’s portion of the Suburban (PA 2) Planning Area, where sewer service is recommended.; and
3. According to the US Census Bureau’s American Community Survey *Selected Housing Characteristics: 2013-2017 5-Year Estimates*, the Township had a total of 81 rental housing units, representing only 2.3% of the Township’s 3,532 occupied housing units. (See **Tables H-4 and H-5.**) Burlington County’s 2019 municipal property tax records indicate that there are only 31 multi-family (3 or more unit) rental housing opportunities in 7 buildings in the entire Township, and all but one of these is in Columbus village. This rental housing type represents only 0.9% of the Township’s occupied housing units. (See **Table FS-1.**)

Table FS-1: Multi-Family Housing Units in Mansfield Township

Blocks	Lots	Property Location	Apartments & Other Uses
24	7	24 Locust Ave (Columbus)	4 Units
26	7	24509 East Main St (Columbus)	5 Units + Tavern
28	1	266 Atlantic Ave (Columbus)	3 Units + Shopping Center
28	45	66 Atlantic Ave (Columbus)	5 Units
32	4	24369 West Main St (Columbus)	4 Units + Restaurant
41	16.01	24240 West Main St (Columbus)	7 Units
58	44.02	2671 Kinkora Rd (Hedding)	3 Units
Total Multi-Family Units			31 Units in 7 Buildings

FAIR SHARE PLAN

D. Consideration of Opportunities and Constraints

1. Consideration of Lands Not Appropriate for Affordable Housing

a. Low and Moderate-Income Housing (LMH) Overlay District

Mansfield Township adopted Ordinance 1989-15 on November 30, 1989 to create an overlay zoning district for eleven tracts where a developer could construct single-family detached housing units at a maximum density of 2 units / acre and townhouses and multi-family housing units at a maximum density of 8 units / acre, if at least 20% of the total number of units were deed-restricted to qualifying low and moderate-income households. One-half of these affordable units were to be provided to low-income households and the other half were to be provided to moderate-income households.

Because only two of the eleven tracts, the Pulte and Tower Gate sites, have any realistic potential to produce affordable housing, the Township proposes to amend its Zoning Ordinance and Map to delete this district to eliminate any potential confusion with other Zoning Ordinance and Map amendments recommended in this plan. **Table FS-2**, below, identifies the reasons for deleting each LMH property.

Table FS-2: Low and Moderate-Income Housing (LMH) Overlay District

Block	Lots	Location	Use	Zone	Notes
1	1 and 2	3372 Route 206	Vacant	C-2	1
1	3	800 Route 68	Auto Repair	C-2	1
1	4.01, 5.01, & 5.03 (p/o)	770 Route 68	Auto Dealership	C-2	1
1	4.02	780 Route 68	Vacant	C-2	1
1	5.02	Route 68	Golf Club	C-2	2
41	2.01	160 Petticoat Bridge Rd	Preserved Farm (Privately-owned)	R-1	3
41	4.01	90 Petticoat Bridge Rd	Preserved Farm (Township-owned)	R-1	3
41	11.01	Columbus Rd	Farm	R-1	4
42	1 & 2.02	89 Petticoat Bridge Rd	Pulte Site	R-6	5
70	5.01	5298 Route 130	Park (County)	R-1	6
70	6.02	Route 130	Tower Gate Site	C-2/ R-3	7

Notes

1. These properties are now within or adjacent to the National Auto Dealers Exchange (N.A.D.E.) auto auction site, which began operations in Mansfield Square about 1984 and now comprises more than 300 acres of parking space for storage of new and late-model automobiles. They are no longer a suitable site for residential development. If that low-intensity use were to relocate, these properties near NJ Turnpike Interchange 7 are zoned for light industrial, warehouse, and distribution facility uses in an ODL overlay zoning district.
2. This property is part of the 159-acre Old York Country Club in adjacent Chesterfield Township. Most of this property is either freshwater wetlands or within a flood hazard zone. It is not an appropriate site for the development of affordable housing.
3. These properties are now preserved farms and no longer available for development.
4. This property at the western edge of Columbus Village is not within an existing or future wastewater management service area.
5. The property is the 198-acre Pulte site, which is identified as a proposed inclusionary housing site. (See **Appendix FS-A1**.)
6. This property is now part of the County's Crystal Lake Park and is no longer available for development.
7. The property is the 118-acre Tower Gate site, which is identified as a proposed mixed-use inclusionary housing site. (See **Appendix FS-A2**.)

FAIR SHARE PLAN

b. Incompatible Zoning Districts

Sewer service is only sparsely available throughout the Township, mostly in already developed residential, industrial, and commercial zoning districts. Sewer service is necessary to provide affordable housing at the minimum of 6 units per acre, as required by the State's affordable housing substantive rules. **Map FS-I** shows which parcels have sewer service or are approved for future service, per the 2017 Burlington County Wastewater Management Plan. Sewer service is planned, but not yet available, in Columbus Village and in the R-6 zone. Inclusionary development on parcels within the Township's approved sewer service area would be compatible in many of those districts, excepted as noted below.

Residential Zoning Districts

The R1 Residence District is the Township's largest residential zoning district. It permits agriculture and single-family detached housing on 3-acre lots, as well as clustering down to 1-acre lots, with septic suitability. Most of the Township's R1 zone parcels are outside the Township's approved wastewater management plan's existing and future sewer service areas. Inclusionary development on a public sewerage system in portions of the R1 zone would not be appropriate in the following circumstances:

- i. The parcel is among the 3,545 acres of farmland already preserved for agriculture;
- ii. The parcel does not provide sufficient opportunities to buffer the development from commercial agricultural practices that are protected by the Township's Code Chapter 19A Right to Farm and the State's Right to Farm Act; and
- iii. The parcel contains large sections precluded from development by the Township's Water Resource Conservation Buffer Zone (Code Chapter 63).

The R4 Village Center District includes mostly single-family detached houses from the 19th and first half of the 20th centuries on smaller lots in Columbus. Larger lots contain churches, cemeteries, schools, and preserved open space. Because many of these properties are included in the Burlington County historic sites inventory, demolition of existing housing for new construction of inclusionary housing is not advised, especially if not on a public sewer system. The Township's fair share plan contemplates the potential for the rehabilitation of the (10) existing homes in Columbus Village, including bringing their individual sanitary septic systems up to code, and then deed-restricting them for affordable housing. The R5 Residence District contains the Homestead age-restricted community, which is fully built-out.

Commercial Zoning Districts

The C1 Neighborhood Commercial District contains only a handful of developed businesses on smaller lots in historic Columbus Village. Because several properties of these properties are included in the Burlington County historic sites inventory, their demolition for new construction of inclusionary housing is not advised. These properties are on individual septic systems and wells. Like the properties in the neighboring R4 zone, it is not appropriate to demolish these existing historic buildings for new construction of inclusionary housing, especially if not on a public sewer system.

FAIR SHARE PLAN

The C2 Highway Commercial District along US Route 206 and on NJ Route 68 west of White Pine Road contains great majority of the Township's limited amount of commercial development. The C2 zone permits a wide range of commercial (retail, office, and lodging) uses, as well as shopping centers and automotive service uses not permitted elsewhere in the Township. It does not permit residential development or mixed-use development. Parcels in the C2 zone along NJ Route 68 and US Route 206 north of Spring Hill Brook are within an overlay zone which permits warehouses, distribution facilities, and fulfillment centers, which are heavy truck industrial areas that are inappropriate for housing of any type. The parcels in the approved sewer service area are either already developed for commercial uses or approved for industrial uses.

Parcels in the C2 zone along US Route 206 south of Spring Hill Brook include the New Jersey American Water Company (NJAWC) well fields, as well as portions of properties in Columbus village, which, like their R4 and C1 zone neighboring properties, do not have sewer service. This plan identifies that the Tower Gate site (Block 70, Lot 6.02), which has frontage in the C2-zone along US Route 130, as a mixed-use inclusionary housing site. (See **Appendix FS-A2.**)

Parts of Columbus Village and the historic hamlets of Hedding and Georgetown contain C3 Office / Residential Districts, which permit many of the same uses as the C1 zone, but also permit single-family detached houses and professional offices. The minimum lot size in this zone is 3 acres. Because several properties in these hamlets also are included in the Burlington County historic sites inventory, demolition of existing historic housing for new construction is not advised, especially if not on a public sewer system. In addition, existing development patterns and environmental constraints, such as a high depth to seasonal groundwater level, in Hedding and Georgetown make it impractical for inclusionary development.

Industrial Zoning Districts

The ODL Office Distribution Laboratory District is the Township's largest industrial zoning district. It permits warehouse facilities, trucking facilities, and distribution facilities in addition to agriculture and some other commercial uses. Except for a few smaller parcels on Old York Road (CR 660) north of Spring Hill Brook, the ODL zone is located in the forks of the Pennsylvania and New Jersey turnpikes. This territory includes the Burlington County Solid Waste Management Facility and has ready access to Interstate Highway I-295's interchange 52. Most of the ODL zone is developed or planned to be developed for warehouse facilities, trucking facilities, and distribution facilities. It is not an appropriate location for housing of any type.

The LI Light Industrial District, which permits light manufacturing uses, food production, shopping centers, and all the uses permitted in the ODL zone, is located in three areas of the Township. Development of any type in the LI tract on US Route 206 south of Old York Road (CR 660) is mostly precluded by wetlands constraints and lack of sewer service. It is an inappropriate location for housing due to its proximity to the future planned development of warehouses, distribution facilities, and fulfillment centers along the northern portions of US Route 206.

FAIR SHARE PLAN

Similarly, most medium and large-scale development of any type in the LI tract along US Route 130 east of Hedding-Kinkora Road (CR 678) is precluded either by steep slopes south of the railroad line, floodplains north of the railroad line, or location within the Water Resource Conservation Buffer Zone on both sides of the railroad line, and lack of sewer service. The LI area along US Route 130 west of Hedding-Kinkora Road (CR 678) is mostly composed of smaller, developed lots with no sewer service. One of the two larger undeveloped properties is owned by the utility PSE&G (Block 60, Lot 16), and the other, the Jones Farm (Block 59, Lot 7.01), is planned for industrial development.

In the HI Heavy Industry District along US Route 130 west of Hedding-Kinkora Road (CR 678), inclusionary development is in appropriate due to the location of a concrete plant and asphalt plant, as well as steep slopes, floodplains, or location within the Water Resource Conservation Buffer Zone, and the lack of sewer service.

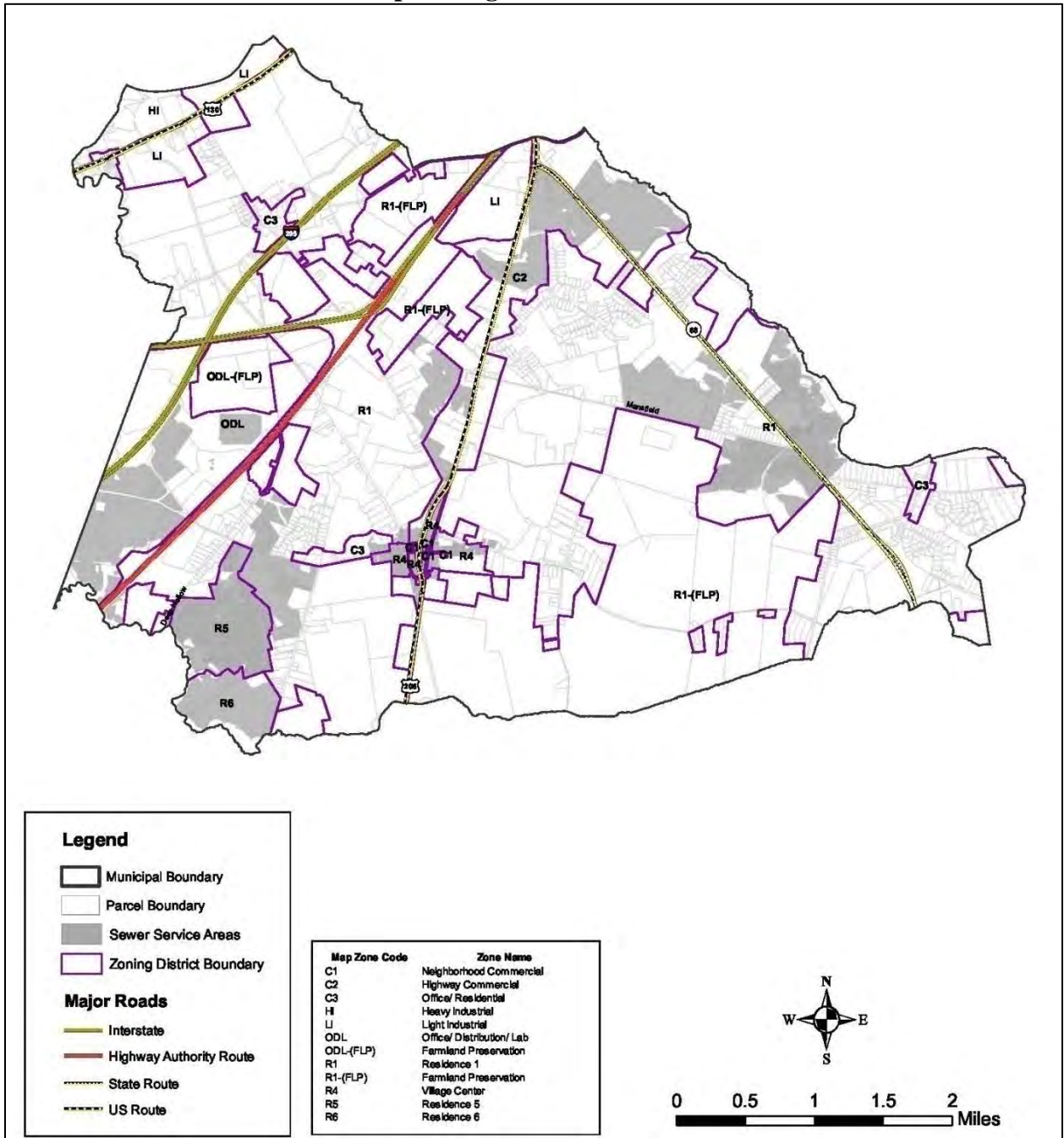
c. State Planning Areas

Another affordable housing constraint in Mansfield Township is the limited amount of Suburban Planning Area 2 (PA2) in the Township, which the *State Development and Re-development Plan (State Plan)* has prioritized for future public water and sewer infrastructure. Most of the Township is within the Rural Planning Area (PA4), where the *State Plan* encourages municipalities and counties to conserve for agriculture and rural development and discourages expenditures for future public water and sewer infrastructure. (See **Map FS-II.**)

The historic village of Columbus and historic hamlets of Georgetown and Hedding were built with individual outhouses and later improved with cesspools and septic systems. NJDEP has approved extension of public sewer service to the approximately 200 properties in Columbus due to the housing density in that community, but not to Georgetown and Hamlet where homes are built on larger lots. The modern planned communities of Homestead, Four Seasons, and Mapleton received approvals for public sewer service prior to the adoption of the *State Plan* in 1992. Since 1992, NJDEP has only approved two major residential communities approved for sewer service, both of which area adjacent to Homestead, Country Walk and the planned Centex community on the Pulte site in the R-6 zone.

FAIR SHARE PLAN

FS-I: Mansfield Township Zoning Districts and Sewer Service Areas



Burlington County Wastewater Management Plan

Amending the Tri-County Water Quality Management Plan

Map 4M-18: Mansfield Township Zoning

Prepared by: Burlington County Department of Resource Conservation
Mailing Address: PO Box 6000

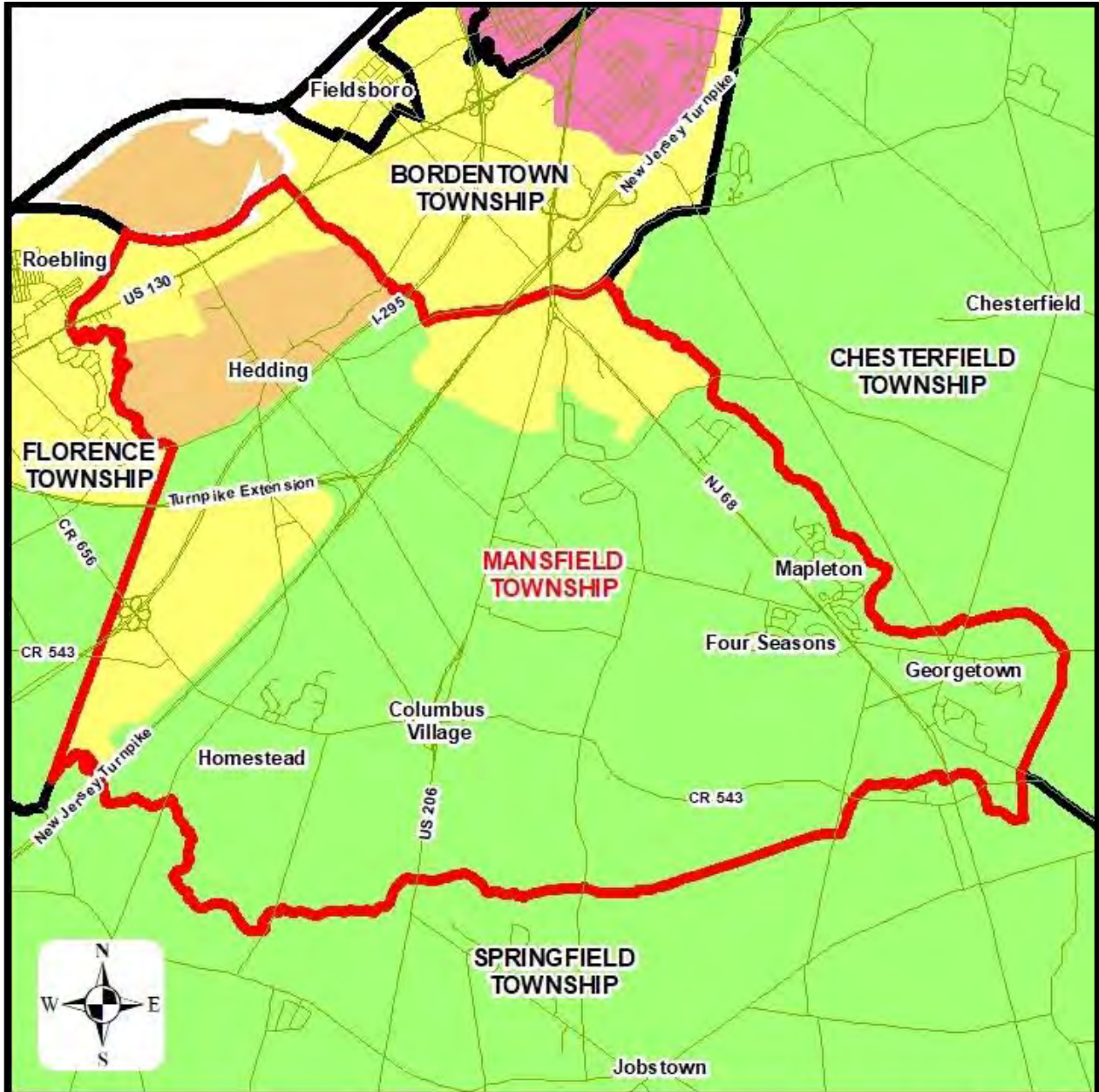
Mount Holly, NJ 08060
Physical Address: 624 Pemberton Browns Mills Road
Pemberton, NJ 08068

Document Path: Z:\Wastewater\WVMP\Draft Plan\Map\GIS files\Municipal Zoning maps\Map4M-1.mxd

Date: 4/28/2017



FAIR SHARE PLAN



FS-II: STATE PLANNING AREAS

State Planning Areas

- Metropolitan Planning Area (PA1)
- Suburban Planning Area (PA2)
- Fringe Planning Area (PA3)
- Rural Planning Area (PA4)

SOURCE: NJDEP GIS DATA



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2. Lands Appropriate for Affordable Housing

The following section describes how Mansfield Township will address its total 379-unit affordable housing obligation, which is the sum of its 114-unit Prior (Second) Round and 265-unit Third Round obligations.

a. Inclusionary Development

KHov built and sold 97 for-sale townhouses in its 508-unit Villages of Mapleton neighborhood (Mapleton) with 30-year COAH deed restrictions in 1999. The deed-restricted affordable housing in Mapleton comprises the following parcels: Block 10.02, Lots 1.01 through 3; Block 10.12, Lots 1 through 19; and Block 10.13, Lots 1 through 13. Mansfield Township will apply these 97 units toward its total 335-unit affordable housing obligation.

As provided by 5:93-5.6 and consistent with its Master Plan's farmland preservation goals, Mansfield Township will locate most of its future affordable housing obligation as inclusionary housing development on two large tracts:

- i. The 198-acre Pulte site (Block 42, Lots 1 and 2.02), located on Petticoat Bridge Road southwest of the Homestead neighborhood. This tract is within the Township's approved sewer service area as part of a 2005 settlement agreement with the property owner, which is now owned by Pulte.
- ii. The 118-acre Tower Gate site (Block 70, Lot 6.02), located on US Route 130 between Hedding Road (CR 678) and Burlington County's Crystal Lake Park. The tract's frontage is within the *State Plan Policy Map's* Suburban (PA2) planning area and the remainder is within the Fringe (PA3) planning area. It has potential to connect to the Bordentown Sewerage Authority's waterfront pump station about 0.6 miles away. NJ Transit's Bust Route 409 travels US Route 130 and connects passengers to the nearby NJ Transit River Line light rail train stations in Roebling and Bordentown, the closest employment and commercial services centers.

In accordance with N.J.A.C. 5:93-5.3 and 5.4, the two sites proposed for new construction inclusionary development will meet the site criteria and general requirements for new construction as described on the profile sheets in **Appendices FS-A1 and FS-A2**. The Pulte site will include 48 affordable, multi-family rental units. The Tower Gate site will contain 96 affordable, multi-family rental units. This includes 22 additional units that will be incorporated into Tower Gate's earlier concept plan that provided for 74 affordable units.

The Township shall comply with all parameters regarding income mix, bedroom mix, 13% very low-income, affirmative marketing, 30-year income controls, consistency with UHAC 5:80, and any other relevant information and standards. On April 15, 2020, the Township enacted Ordinance 2020-6, which created a new R-7 mixed-use commercial and multi-family housing district with a minimum affordable housing set-aside and other provisions to address these requirements for the Tower Gate Site. The Township is currently working with the owners of the Pulte Site to do the same for that property.

It is anticipated that the 144 affordable units in both multi-family development projects will be rented to qualifying family households and that neither of the inclusionary projects

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will be deed-restricted for senior-only households. The Township also will claim a 25% rental bonus credit of 95 units, in accordance with N.J.A.C. 5:93-5.15, for its pre-credited 379-unit total obligation ($379 \times 25\% = 95$).

The Township has a total obligation of 36 very, low-income units, which represents 13% of the total 379-unit obligation minus the existing 97 units in Mapleton and the 9 units in the Bellwether Behavioral Health facility. ($13\% \times 273$, or $379 - 97 - 7$, = 35.49, or 36.)

Thus, with the 95-rental unit credit, the 144 units of affordable rental family housing in the Pulte and Tower Gate inclusionary projects will represent 239 credits of the Township's 379-unit total obligation.

b. Community Residence: Bellwether Behavioral Health

As provided by 5:93-5.8, Mansfield will recognize the Bellwether Behavioral Health (Bellwether) State license to operate nine (9) licensed bedrooms for adults with intellectual and/or development disabilities at 1182 Hedding Road (Block 30, Lot 5.01). A copy of this DHS license is included as Appendix FS-B. It is assumed that this facility's residents are on public assistance and, therefore, qualify as very-low income individuals. Tax records indicated that the property is owned by Scioto Properties SP-16, LLC of Powell, OH, a non-profit corporation that specializes in providing affordable housing for people with developmental disabilities and leases its property to Bellwether Behavioral Health (Bellwether). Any confirmed changes to the operator's status will be reported to the Court.

The Township will provide annual certifications to the Court and to others identified by the Court on the status of Bellwether's State license. The Township will also allow allocation of funds under its Spending Plan, if needed, to ensure continuation of these units as a State-licensed 9-bedroom facility.

c. Market-to-Affordable Rental Rehabilitation Program

As provided by 5:93-5.11, Mansfield will establish a program that will use part of its affordable housing trust fund to write-down / buy-down the cost of rehabilitating up to 22 previously-owned, market-rate units within a roughly 0.25-mile radius of the intersection Main Street (CR 543) and Atlantic/New York Avenues (CR 690) in the center of Columbus Village and deed-restricting them for affordable rental housing. This market-to-affordable rehabilitation program will be consistent with the standards in N.J.A.C. 5-93-5.2(b) through (m).

The proposed target area for the Township's Write-Down / Buy-Down Rehabilitation Program was selected because:

- i. Columbus Village is the historic, mixed-use center of Mansfield Township;
- ii. A quarter mile is a standard comfortable walking distance in modern American planning theory; and
- iii. Although Columbus Village is served by a public water system, every village property has an individual sanitary septic system. Because most of these systems pre-date current NJDEP standards, bringing them up to code is quite expensive and may be a factor in property disinvestment there.

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There are 136 residential and mixed-use properties within this quarter-mile radius. This area also includes the historic Columbus Inn (vacant), the Corner Tavern (with 5 upper-floor apartments), several restaurants (one with 4 upper-floor apartments), a number of other commercial establishments (three with a total of 6 upper-floor and accessory apartments), a few industrial properties, two houses of worship, a US Post Office, a public school, the municipal athletic complex, the former municipal complex, portions of a few farms, and several vacant, residentially-zoned properties. In 2015, the Township designated 57 residential properties “areas in need of rehabilitation” and another 3 mixed-use properties as “areas in need of non-condemnation redevelopment” within the above area along the CR 690 Corridor. These designations permit the Township to offer the property owners and future investors certain financial incentives to upgrade those properties.

Table FS-3: Residential and Mixed-Use Property Summary in Columbus Village

Housing Unit Type	Properties		Housing Units	
1-Family Units (Owner-Occupied)	63	46.3%	63	39.4%
1-Family Units (Renter-Occupied)	64	47.1%	64	40.0%
2-Family Units (Renter-Occupied)	1	0.7%	2	1.3%
Apartment Buildings (Renter-Occupied)	3	2.2%	16	10.0%
Mixed-Use Buildings (Renter-Occupied)	5	3.7%	15	9.4%
Total	136	100.0%	160	100.0%

Table FS-3 above summarizes five basic residential and mixed-use housing unit types in this area and the number of properties and housing units associated with them. **Appendix FS-C** identifies these 136 residential and mixed-use properties in Columbus Village’s center. (Owner-occupied properties were assumed to be those in which the property location matched the property owner’s mailing address.) Map **FS-III: Market-to-Affordable Rehabilitation Program: Columbus Village Target Area** shows the initial Columbus Village target area for the market-to-affordable rehabilitation program. If necessary, the Township will expand the program beyond Columbus Village by opening it to qualified properties in the American Park and Kinkora neighborhoods along US Route 130 and nearby Hedding. These areas are on smaller lots with individual wells and individual sanitary septic systems with similar issues as Columbus Village. (See **Appendix FS-D** for a list of potentially available residential properties these three areas.)

The Township’s rehabilitation program shall adhere to the regulations in N.J.A.C. 5:97-6.2. Specifically, all rehabilitated units shall comply with the definition of a deficient unit in N.J.A.C. 5:97-1.4, which states, “a housing unit with health and safety code violations that require the repair or replacement of a major system”. Major systems include weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load bearing structural systems. Rehabilitation projects shall have an average hard cost of \$25,000. Mansfield Township will provide funding from its affordable housing trust fund for this program. Rehabilitated units shall meet the applicable construction codes, including the State’s Rehabilitation Sub-code geared for historic properties. The Township will contract with a qualified housing consultant to develop a rehabilitation program manual and to administer this

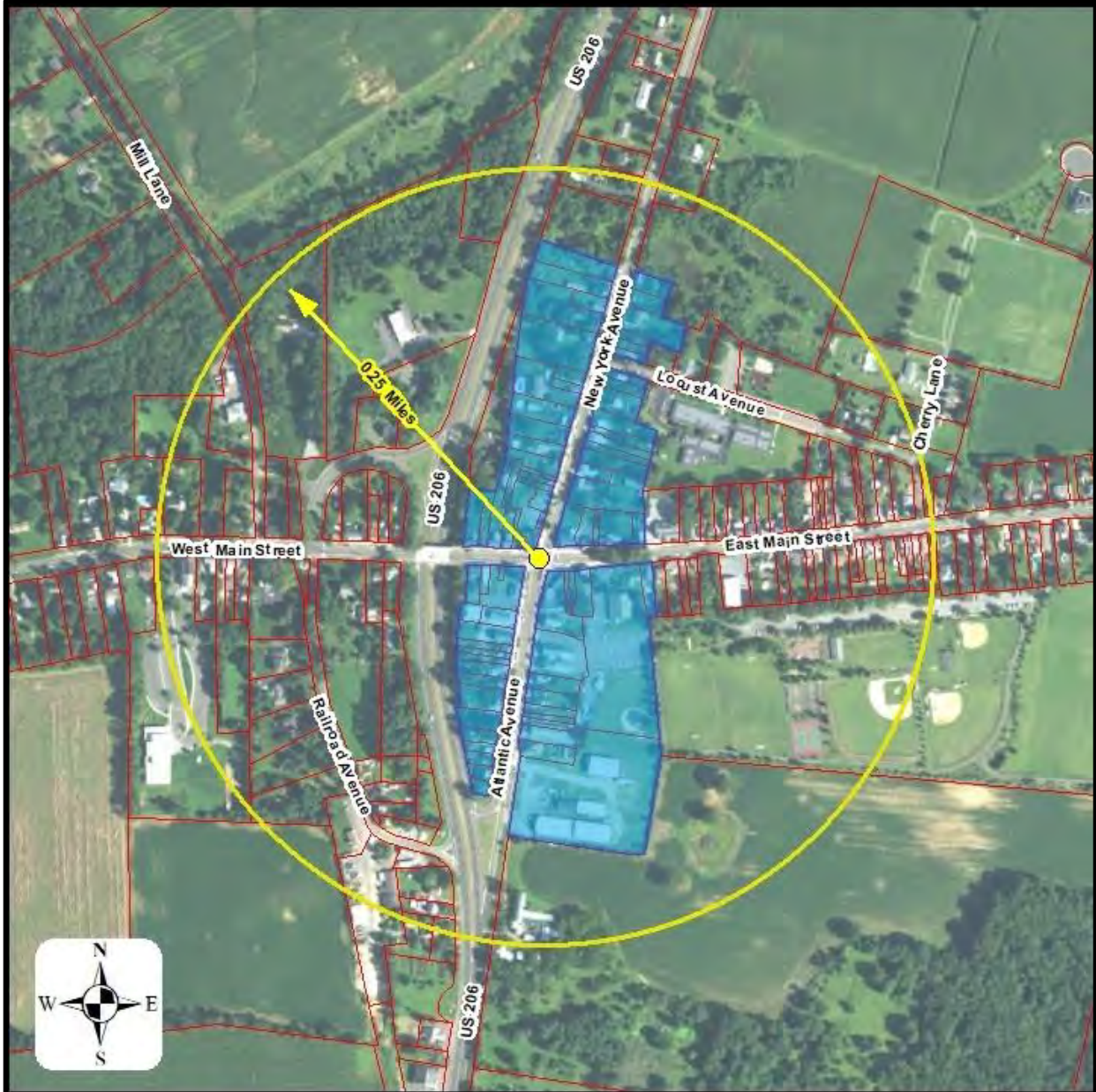
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program. The consultant shall submit the manual to the Court for its review and approval prior to program implementation.

All properties converted to affordable housing shall be required to have a 30-year deed restriction and mortgage lien. A minimum of 4 of the rehabilitated units shall be produced and deed restricted for very low-income households to meet the Township's minimum 13% very low-income household threshold. This represents 13% of the 22 units plus and an additional very low-income unit to make the Township's total very low-income requirement of 36 units.

The Township shall rehabilitate 50% (11) of the required units within the first two years of the program, another 6 in the third year and the final 5 in the fourth year. It will monitor and report this program's progress accordingly. If insufficient progress is made by 2023, the viability of this compliance technique will be reviewed the replaced with other compliance mechanisms.

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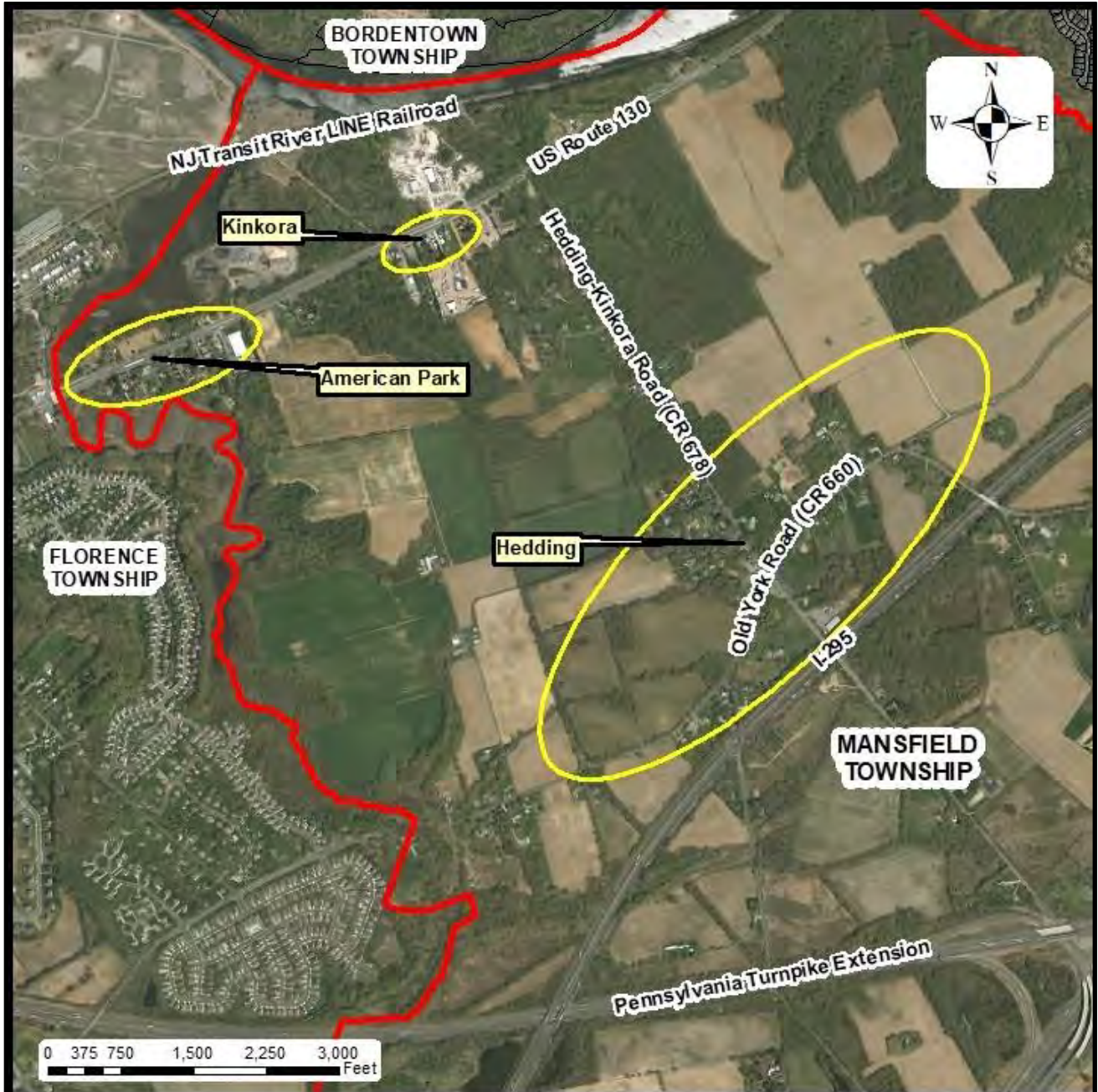
FS-III: MARKET-TO-AFFORDABLE REHABILITATION PROGRAM COLUMBUS VILLAGE

Legend

-  Tax Parcels
-  Rehabilitation / Redevelopment Areas

SOURCE: NJDEP GIS DATA

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FS-IV: ADDITIONAL MARKET-TO-AFFORDABLE HOUSING OPPORTUNITIES

**American Park, Kinkora, and Hedding
Mansfield Township, Burlington County, NJ**

SOURCE: NJDEP GIS DATA

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3. Additional Strategies to Meet Obligations

The three strategies identified above: encouraging inclusionary development, recognizing an existing community residence, and promoting a market-to-affordable rehabilitation program in Columbus Village center will provide opportunities for the Township to meet all but twelve (12) units of its combined Third Round and Prior (Second) Round affordable housing obligation. Mansfield will institute the four following strategies fulfill its 12-unit gap:

a. Additional Community Residence Opportunities

As provided by 5:93-5.8, Mansfield will establish a program to provide the Township an option to satisfy its obligation, if utilized, to open up to four (4) additional State-licensed community residences for persons with physical and mental developmental disabilities in residential health care facilities or for qualified veterans. It is assumed that these facilities' residents are on public assistance and, therefore, qualify as 100% very-low income individuals. (It is estimated that the average community residence includes three or four licensed bedrooms.) The Township will develop, publish, and mail Requests for Proposals (RFPs) directly to local and regional qualified / licensed facility providers to operate up to an additional 12 State-licensed bedrooms.

The Township also will make available part of the Township's affordable housing trust fund to enter into agreements for such facilities with deed restrictions for controls on affordability for 100% very-low income individuals for a total of 12 unit equivalents that will remain in effect for at least 30 years. The Township will not seek any additional rental bonus credits for these residences in this round. As part of its agreements, the Township will require annual reporting, or such other proof as may be available from these operators to ensure that these licensed bedrooms remain in place. The Township would contract with a qualified housing consultant to administer this program.

The Township shall complete 50% (6) of the required units within the first two years of the program, another 3 in the third year and the final 3 in the fourth year. It will monitor and report this program's progress accordingly. If no progress is made by 2023, the viability of this compliance technique will be reviewed the replaced with other compliance mechanisms.

Community residences for persons with physical and mental developmental disabilities are permitted in the Township's R-1 Residence District. (The term "community residences" will be used in this program because the New Jersey Municipal Land Use Law uses the term "group home" to refer to single-family dwellings where the State places children with special welfare needs.) The R-1 zone contains all the Township's residentially zoned properties outside the built-out R-4 Columbus Village Center and R-5 Homestead Residence districts and the proposed Pulte inclusionary housing site. This means that these uses cannot be denied in the R-1 zone, but bulk variances may be required if a property does not meet the minimum 3 acre lots size, 200 foot minimum lot frontage and depth, or if the building and other improvements exceed the minimum setback and maximum lot coverage requirements.

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Community residence developments would not be conducive in the R-4 zone, which has significant septic system constraints, or the R-5 zone, which comprises tightly spaced, age-restricted, detached housing units on 5,000 square foot lots. Although development in most of the R-1 zone requires installation of an individual sanitary septic system, as demonstrated by the Bellwether facility, connection to a public sanitary sewer system is not required to operate a community residence.

4. Summary

The Township will meet all but 12 of its total 379-unit affordable housing obligation through a combination of four (4) basic strategies:

1. Taking credit for 97 for-sale affordable townhouses in KHov's 508-unit "Villages of Mapleton" neighborhood with 30-year COAH deed restrictions from 1999.
2. Encouraging the inclusionary development of 144 affordable, rental, family-housing units and using 95 available rental bonus credits:
 - a. 48 units at the Pulte site, which will use 48 available bonus credits, and
 - b. 96 units at the Tower Gate site, which will use 47 available bonus credits.
3. Taking credit for nine (9) affordable bedroom-equivalent units from the Bellwether Behavioral Health facility at 1182 Hedding Road (Block 30, Lot 5.01), which is a State-licensed community residence for adults with physical and mental developmental disabilities.
4. Encouraging the rehabilitation of 22 market-rate units in Columbus Village and, if necessary, in the nearby American Park, Kinkora, and Hedding neighborhoods, by using part of the Township's affordable housing trust fund for writing-down / buying-down the rehabilitations and deed-restricting the units for affordable rental housing.

To fulfill its remaining 12-unit obligation, the Township will encourage the conversion of up to four (4) additional State-licensed community residences and up to 12 bedrooms for persons with physical and mental developmental disabilities or for qualified veterans with deed restrictions for controls on 100% very low income affordability for at least a 30-year period. The Township will develop and implement these strategies with the assistance of its Township Attorney, Township Planner, and a qualified housing consultant contracted to administer them.

The Township shall comply with all required parameters regarding income mix, bedroom mix, 13% very low-income, affirmative marketing, 30-year income controls, consistency with UHAC 5:80, and any other relevant information and standards.

The following tables summarize how the Township will meet its affordable housing obligations.

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FS-4: Second and Third Round Obligation Summaries

379	Combined Second and Third Round Obligation
-97	Mapleton (The Villages) units
-48	Pulte units
-48	Pulte credits
-96	Tower Gate units
-47	Tower Gate units
-9	Bellwether community residence
-22	Market-to-Affordable Rental Rehabilitation units
-12	Up to 4 Additional Community Residences
0	Remaining Obligation

FS-5A: Proposed Fair Share Housing Plan Components

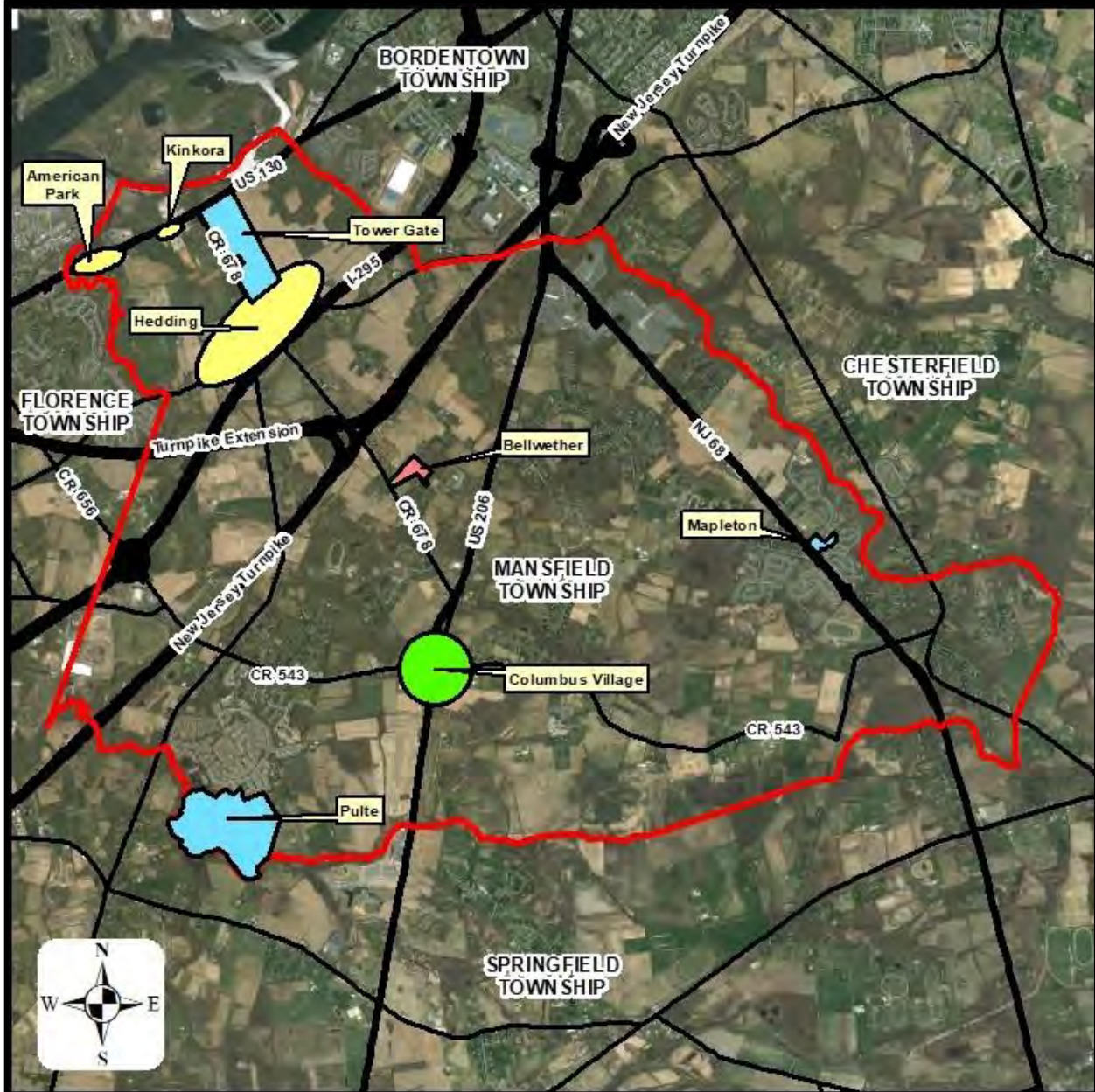
	A1	A2	A3	B	C	D1	Totals
Type	Inclusionary Development	Inclusionary Development	Inclusionary Development	Community Residence	Market-to-Affordable	Community Residence	N/A
Project	Mapleton (Prior Round)	Pulte Site	Tower Gate Site	Bellwether	Rental Rehabilitation	(See Below)	N/A
Location	Mapleton	Block 24, Lots 1 & 2.02	Block 70, Lot 6.02	Block 30, Lot 5.01	Columbus Village, Etc.	To Be Determined	N/A
Unit Type	Single-Family Attached	Multi-Family	Multi-Family	Licensed Bedrooms	Varied	Licensed Bedrooms	N/A
Tenure	For-Sale	Rental	Rental	Residential Inmate	Rental	Residential Inmate	N/A
Low/Mod Units	97	48	96	9	22	12	284
Bonus Credits	0	48	47	0	0	0	95
Total Credits	97	76	143	9	22	12	379

The table below indicates that the plan also complies with the Third Round Rules' general parameters, based on the Township's combined 379-unit obligation:

FS-5B: Minimum Requirements

Minimum Requirements	Total	Mapleton	Pulte	Tower Gate	Bellwether	Market-to-Affordable	Comm. Residences
50% Family (190)	241	97	48	96	0	0	0
25% Rental (95)	187	0	48	96	9	22	12
12% Family Rentals (48)	144	0	48	96	0	0	0
13% Very Low-Income (36)	45	0	7	13	9	4	12
Max. 25% Age-Restricted (95)	0	0	0	0	0	0	0

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FS-V: FAIR SHARE AFFORDABLE HOUSING PLAN OPPORTUNITY AREAS

- Inclusionary Development: Mapleton, Pulte, and Tower Gate
- Community Residence: Bellwether
- Market-to-Affordable Rehabilitation: Columbus Village
- Market-to-Affordable Rehabilitation: Additional Areas

SOURCE: NJDEP GIS DATA

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E. Affordable Housing Trust Fund Spending Plan

Mansfield Township, Burlington County has prepared a Housing Element and Fair Share Plan in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301), and the March 10, 2015 Supreme Court Order (Mount Laurel IV and N.J.A.C. 5:93-1 et seq).

A development fee ordinance creating a dedicated revenue source for affordable housing was prepared and on May 19, 1999, the Township Committee adopted Ordinance 1999-7. The ordinance establishes the Mansfield Township, Burlington County affordable housing trust fund for which this spending plan is prepared. Approval of the Ordinance and the Township's development fee program was effectuated by Judge Bookbinder's 2002 consent order and judgment of repose, as part of the resolution of a builder's remedy lawsuit by E'Town Properties, Inc. & D. R. Horton, Inc. against the Township and others. Since 1999, the Ordinance was revised several times. Final revisions to the Ordinance were made in 2009 and on January 28, 2009, the Township Committee adopted Ordinance 2009-1 amending §65-176 and §65-177 to revise mandatory development fees for approvals of all minor or major subdivisions or site plans for residential development and for all non-residential development approvals.

1. Revenues for the Certification Period

As of May 31, 2019, Mansfield Township, Burlington County has collected \$1,339,498.55, including interest, and expended \$527,650.27, resulting in a balance of \$811,848.28 as of May 31, 2019. 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 in 1st Constitution Bank for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:93-8.16, as described in the sections that follow.

To calculate a projection of revenue anticipated during the period of third round substantive certification, Mansfield Township, Burlington County considered the following:

a. Development Fees

1. Residential and nonresidential projects which the Township anticipates having development fees imposed upon them at the time of preliminary or final development approvals;

Nonresidential Projects Approved and Anticipated Development Fee

Margolis Development – 1175 Florence Road \$1,000,000.00

Total Anticipated Nonresidential Fees: **\$1,000,000.00**

Residential Anticipated Development Fees

The New Jersey Department of Community Affairs Construction Code Reporter reflects that for the ten-year period of 2008 through 2017, the Township of Mansfield issued 127 building permits for new construction of one and two-family homes for an average of approximately 12 permits per year. In 2015 the Township issued 27 building permits authorizing the new construction of one- and two-family homes and in 2016 it issued 4 permits and in 2017 it issued 9 permits authorizing the same. The Township

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has been experiencing a decline in construction of new one- and two-family homes, and therefore to be conservative the Township is projecting that an average of 10 housing units will be constructed per year for the remainder of the third round period, which yields 65 new homes from mid - 2019 through 2025.

The projection of development fees realized from residential development requires the application of the Township's equalization rate for 2018 was 81.88% and the average residential assessment is \$249,925.00 which yields an average equalized assessed value of \$305,233.00. Since this plan assumes the approximate development of 65 new units over the remainder of the Third Round period, the Township is projected to receive \$297,602.00, which is based on the multiplication of the average equalized assessed value of \$305,233.00 x 65 x 1.5% of equalized assessed value.

Total Anticipated Residential Fees: \$ 297,602.18

2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

b. Payment-in-Lieu (PIL)

Actual and committed payments in lieu (PIL) of construction from developers as follows:
None.

c. Other Funding Sources

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, proceeds from the sale of affordable units.

d. Projected Interest

Interest projected revenue in the municipal affordable housing trust fund Certificate of Deposit at the current average interest rate of 2.45%.

FS-6: Source of Funds

SOURCE OF FUNDS	2019	2020	2021	2022	2023	2024	2025	Total
(a) Development fees:		\$1,000,000	\$75,000	\$75,000	\$50,000	\$50,000	\$47,602	\$1,297,602
Approved Development								\$ -
Development Pending Approval								\$0
Projected Development								\$ -
(b) Payments in Lieu of Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0
(c) Other Funds (Specify source(s))								\$ -
(d) Interest		\$12,250	\$12,250	\$12,250	\$12,250	\$3,675	\$3,675	\$ 56,350.00
Total	\$0	\$1,012,250	\$87,250	\$87,250	\$62,250	\$53,675	\$51,277	\$1,353,952.18

Mansfield Township, Burlington County projects a total of \$1,353,952.18 in revenue to be collected between December 1, 2019 and December 31, 2025. This projected amount, when added to Mansfield Township's trust fund balance as of May 31, 2019, \$811,848.28 results in anticipated

FAIR SHARE PLAN

total revenue of \$2,165,800.46 available to fund and administer its affordable housing plan. All interest earned on the account shall be used only for the purposes of affordable housing. (See Table **FS-6: Source of Funds**.)

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 Mansfield Township

a. **Collection of Development Fee Revenues**

Collection of development fee revenues shall be consistent with Mansfield Township's development fee ordinance for both residential and non-residential developments in accordance with the Department's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

b. **Distribution of Development Fee Revenues**

Requests for distribution of funds will first be made to the Municipal Housing Liaison (MHL) for eligible activities. The MHL will evaluate the request and provide a synopsis and recommendation to the Township Administrator. The request for funds will detail the amount requested, the beneficiary of the distribution, the use of funds and the timeline for distribution. In this request for funds and determination of eligible activities the municipal staff may be assisted by the approved Administrative Agent and the Township Attorney.

Upon examination and approval, the Township Administrator will transmit the requested amount to the Chief Financial Officer (CFO) of the municipality. If sufficient funds are available, the requested amount will be brought before the Township Committee for approval and the amount encumbered in the affordable housing trust fund by the CFO. Township Committee approval may take one of any number of forms, including resolution authorizing the expenditure of funds, inclusion of the amount on a bill list for approval, or any other mechanism allowed by statute or rule for the dispersal of funds. Once approved, the payment will be made by the CFO to the designated individual or organization and the proper notation made in the affordable housing trust fund.

3. **Description of Anticipated Use of Affordable Housing Trust Funds**

a. **Rehabilitation and new construction programs and projects (N.J.A.C. 5:93-8.16)**

1. **Rehabilitation program: \$450,000.00**

In accordance with the May 1990 settlement agreement with K. Hovnanian Companies, K. Hovnanian agreed to contribute \$220,000.00 to Mansfield Township. The Settlement Agreement expressly provided that the funds were "to be used for the rehabilitation of twenty-two (22) existing housing units in Mansfield so as to enable Mansfield to obtain additional credit towards Mansfield's municipal present and prospective need as defined in N.J.A.C. 5:92-6.1." The Township will dedicate the \$220,000.00 and an additional \$230,000.00 towards the rehabilitation of (22) twenty-two owner-occupied units for a total of \$450,000.00.

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2. Write-Down / Buy-Down (Market-to-Affordable) Program: \$605,000.00

As provided by 5:93-5.11, Mansfield will establish a program that will use part of its affordable housing trust fund to write-down /buy-down the cost of rehabilitating 22 previously-owned, market-rate units in the designated Columbus Village’s core “area in need of rehabilitation” and deed-restricting them for affordable housing as a rental or for sale unit. The Township will dedicate \$605,000.00 for the program, averaging approximately \$27,500.00 per unit.

3. Other Projects: \$224,072.68

Additional funds of \$224,072.68 will be reserved for other projects identified in the Township Fair Share Plan, including additional State licensed community residences for persons with physical and mental developmental disabilities or for qualified veterans with deed restrictions for controls on affordability for at least a ten (10) year-period.

b. Affordability Assistance (N.J.A.C. 5:93-8.16)

The Township of Mansfield will dedicate \$722,453.08 from the affordable housing trust fund to render units more affordable. Following is a list of the Affordability Assistance programs offered. Program policies and procedures are included in the Township of Mansfield Affordability Assistance Manual. (See Table **FS-7: Affordability Assistance Calculation**.)

FS-7: Affordability Assistance Calculation

AFFORDABILITY ASSISTANCE CALCULATION		
Actual Development Fees and Other Fees through 5/31/19		\$ 1,224,696.61
Actual interest thru 5/31/2019	+	\$ 114,801.94
Projected Development Fees, 2019 thru 2025	+	\$ 1,297,602.18
Projected Trust Fund Interest, 2019 thru 2025	+	\$ 56,350.00
Less housing & admin Activity thru 5/31/2019	-	\$ 285,273.80
Total	=	\$ 2,408,176.93
30% Requirement	x .30	\$ 722,453.08
Less Affordability assist. expenditures thru 5/31/2019	-	\$ 242,376.46
Projected Min. Afford Asst, 12/1/2019 thru 12/31/2025	=	\$ 480,076.62
Proj Min Afford. Asst for Very Low Income, 2019 thru 2025	x 1/3	\$ 160,025.54

1. HOA/Mortgage/Taxes/Fees Assistance program is designed to assist current owners of affordable units retain stable finances. This program will provide a no-interest, deferred payment loan, of up to \$5,000.00, to homeowners of deed-restricted affordable properties within the Villages of Mapleton or the Township, who are in arrears with mortgage payments, taxes, utility payments, special assessments, or homeowners’ fees. The terms of the loan shall be a ten-year interest-free, deferred payment loan secured by a mortgage payable upon transfer of title. After the Five-Year Anniversary of the Loan Signing, 20% of the mortgage loan principal will be forgiven for each of the remaining five years. If the title has not transferred after ten years, the entire loan is considered forgiven.

2. Down Payment Assistance program is designed to help low- and moderate-income households achieve the goal of homeownership. This program will provide a no interest,

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deferred payment loan, up to \$5,000 to homebuyers of approved deed restricted affordable properties within the Township to use as a principal down payment or for closing costs. The goal of the program is to provide financial assistance to income-qualified homebuyers moving to Mansfield. The Township anticipates providing such assistance to up to 25 households. The terms of the loan shall be a ten-year interest-free, deferred payment loan secured by a mortgage payable upon transfer of title. After the Five-Year Anniversary of the Loan Signing, 20% of the mortgage loan principal will be forgiven for each of the remaining five years. If the title has not transferred after ten years, the entire loan is considered forgiven

3. Emergency and Health/Safety Repairs – Affordability assistance funding is available to assist owners of deed-restricted properties located in the Township and /or the Villages of Mapleton, to make emergency and/or health and safety related repairs, “essential appliance” repair and replacement, up to \$5,000.00, that they do not have the financial resources to make otherwise. Funding is not provided for standard maintenance items, work covered by the homeowner association, damage covered by homeowner insurance and/ or minor repairs such as small areas of peeling paint or other items that can be addressed easily by the homeowner. It will, however, include “essential appliance” repair and replacement that would be reasonably categorized under this program. This funding will help preserve the affordable deed restricted housing stock and assist the residents who reside in the homes. Only units in the Township’s Fair Share Plan (portfolio of affordable units) may be eligible to apply.

The \$5,000 maximum for Emergency/Health/Safety repairs shall be a “soft per unit cap,” subject to review by the Township's affordable housing administrative agent. Final approvals for exceeding the maximum will be presented to Township Council for review and approval. In the event the repairs relate to an integrated multi-unit building, then same may be provided on a pro rata basis.

The terms of the loan shall be a ten-year interest-free, deferred payment loan secured by a mortgage payable upon transfer of title. After the Five-Year Anniversary of the Loan Signing, 20% of the mortgage loan principal will be forgiven for each of the remaining five years. If the title has not transferred after ten years, the entire loan is considered forgiven.

c. Administrative Expenses (N.J.A.C. 5:93-8.16(e))

Mansfield Township projects that \$406,661.16 will be available from the Affordable Housing Trust Fund for administrative purposes. If the Township has expended funds, or expends funds, from its General Operating Fund for administrative purposes, the Township can subsequently reimburse the Operating Fund from the Trust Fund. Projected administrative expenditures, subject to the 20 percent cap, are as follows: (See Table **FS-8: Administrative Expense Calculation**.)

1. Salaries of staff required to complete annual monitoring tasks, implement housing rehabilitation programs, affordability assistance programs, and coordinate assistance with local nonprofit housing agencies;
2. Consultant fees to update the Fair Share Plan and to monitor progress; and

FAIR SHARE PLAN

3. Administrative fees incurred by the Township to implement affirmative marketing requirements and affordability controls.

FS-8: Administrative Expense Calculation

Actual Fees and Interest thru 5/31/2019		\$ 966,153.69
Projected Development Fees and Interest 2019 thru 2025	+	\$ 1,353,952.18
Payments-In-Lieu of Construction and Other Deposits thru 5/31/19	+	\$ 373,344.86
Less RCA expenditures thru 12/31/25	-	\$ -
Total for Admin. Calculation, 12/1/2019 to 12/31/2025	=	\$ 2,693,450.73
20% Maximum for Admin Expense	x .20	\$ 538,690.15
Less Admin thru 5/31/2019	-	\$ 132,028.99
Available for Admin 12/1/2019 Thru 12/31/2025	=	\$ 406,661.16

4. Expenditure Schedule

The following plan implementation schedule should enable the Township to fulfill its affordable housing obligations by 2025. Mansfield Township retained Affordable Housing Administrative Agent on January 1, 2020 to implement the Township's market-to-affordable housing rehabilitation, additional adult community residence (supportive / special needs housing), and affordability assistance programs as provided in this plan and the Township's affordable housing ordinances, as may be amended, as required. The administrative agent will also administer the required affirmative marketing, intake, program monitoring, reporting, and other affordable housing function described in this plan and the Township's affordable housing ordinances, as may be amended, as required.

By the end of 2020, or earlier, the administrative agent will have developed the required program instruments necessary to implement these programs, such as a housing rehabilitation program manual, and have had them approved to use by the Court, or other party it designates. This will enable these programs to be fully implemented by January 2011.

The administrative agent will monitor the status of these programs, as well as the status of the two proposed inclusionary affordable housing projects and will report the same to the Township Administrator and the Court, or other party it designates on a quarterly basis. The viability of the market-to-affordable housing rehabilitation and supportive / special needs housing programs should be reviewed and replaced with other compliance mechanism(s) if they are not found to be viable or if no progress is made.

Mansfield Township, Burlington County intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units. (See Table **FS-9: Expenditure Table**.) This table has been revised to classify the development fee expenditures related to The Villages of Mapleton re-sales as affordability assistance.

FAIR SHARE PLAN

FS-9: Expenditure Table

Projects / Programs	Projected Units	2019	2020	2021	2022	2023	2024	2025	Total
Rehabilitation	22		\$125,000	\$125,000	\$50,000	\$50,000	\$50,000	\$50,000	\$450,000.00
New Construction	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Market-to-Affordable	10		\$100,833	\$100,833	\$100,833	\$100,833	\$100,833	\$100,835	\$605,000.00
To-Be-Determined	TBD		\$37,344	\$37,344	\$37,344	\$37,344	\$37,344	\$37,344	\$224,072.68
Total	Total		\$263,177	\$263,177	\$188,177	\$188,177	\$188,177	\$188,179	\$1,279,072.68
Affordability Assistance	TBD		\$80,013	\$80,013	\$80,013	\$80,013	\$80,013	\$80,013	\$480,076.62
Administration	TBD		\$67,777	\$67,777	\$67,777	\$67,777	\$67,777	\$67,777	\$406,661.16
Total	Total	0	\$410,966	\$410,966	\$335,966	\$335,966	\$335,966	\$335,968	\$2,165,790.46

5. Excess or Shortfall of Funds

In the event of any expected or unexpected shortfall if the anticipated revenues are not sufficient to implement the plan, Mansfield Township will seek grants, low-cost loans or other revenue sources.

In the event more funds than anticipated are collected, projected funds exceed the amount necessary to implement the Fair Share Plan, or Mansfield Township is reserving funds for affordable housing projects to meet a future affordable housing obligation, these excess funds will be used to fulfill housing activities.

6. Barrier-Free Escrow

Collection and distribution of barrier free funds shall be consistent with Mansfield Township's Affordable Housing Ordinance in accordance with prevailing State regulation.

7. Summary

Mansfield Township intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:93-8.16 and consistent with the housing programs outlined in the adopted Housing Plan Element and Fair Share Plan.

Mansfield Township, Burlington County has a balance of \$811,848.28 as of May 31, 2019 and anticipates an additional \$1,353,952.18 in revenues through 2025 for a total of \$2,165,800.46. The municipality will dedicate \$1,351,775.62 of revenue for housing activities towards rehabilitation programs, new construction programs and market to affordable programs, \$480,076.62 to render units more affordable, and \$406,661.16 to administrative costs. Any shortfall of funds will be offset by the Township seeking grants, low cost loans or use of general revenues and its bonding capacity. The municipality will dedicate any excess funds or remaining balance toward future housing activities. (See Table **FS-10: Spending Plan Summary**.)

FAIR SHARE PLAN

FS-10: Spending Plan Summary

Balance as of May 31, 2019	\$811,848.28
Projected Revenue 2019-2025	
Development Fees	+ \$1,297,602.18
Payments-in-Lieu of Construction	+ \$ -
Other Funds	+ \$ -
Interest	+ \$56,350.00
Total Available Funds	= \$2,165,800.46
Projected Expenditures 2019-2025	
Funds used for Rehabilitation	\$450,000.00
Funds used for Additional Community Residences	\$224,062.68
Market-to-Affordable Program	+ \$605,000.00
Affordability Assistance*	+ \$480,076.62
Administration **	+ \$406,661.16
Excess Funds or Remaining Balance Reserved for Additional Affordable Housing Activity	= \$ -
Total Projected Expenditures	= \$2,165,800.46
Remaining Balance	= \$ -
<p>* Actual affordability assistance minimums are calculated on an ongoing basis, based on actual revenues.</p> <p>** Administrative expenses are limited to 20 percent of what is actually collected.</p>	

Appendix P-A: Affordable Housing Income Limits for 2019

Prepared by Affordable Housing Professionals of New Jersey (AHPNJ) - May 2019

2019 AFFORDABLE HOUSING REGIONAL INCOME LIMITS BY HOUSEHOLD SIZE

Income limits not officially adopted by the State of New Jersey. Contact your municipality to see if applicable in your jurisdiction. Additional information about AHPNJ income limits is posted on AHPNJ.org

	1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8+ Person	Max Increase Rents** Sales***	Regional Asset Limit****
Region 1												
Median	\$66,607	\$71,365	\$76,122	\$85,637	\$95,153	\$98,959	\$102,765	\$110,377	\$117,989	\$125,602		
Moderate	\$53,286	\$57,092	\$60,898	\$68,510	\$76,122	\$79,167	\$82,212	\$88,302	\$94,391	\$100,481	2.6%	\$183,994
Low	\$33,303	\$35,682	\$38,061	\$42,819	\$47,576	\$49,479	\$51,382	\$55,189	\$58,995	\$62,801	4.73%	
Very Low	\$19,982	\$21,409	\$22,837	\$25,691	\$28,546	\$29,688	\$30,829	\$33,113	\$35,397	\$37,680		
Region 2												
Median	\$70,537	\$75,576	\$80,614	\$90,691	\$100,767	\$104,798	\$108,829	\$116,890	\$124,952	\$133,013		
Moderate	\$56,430	\$60,460	\$64,491	\$72,553	\$80,614	\$83,838	\$87,063	\$93,512	\$99,961	\$106,410	2.6%	\$193,321
Low	\$35,269	\$37,788	\$40,307	\$45,345	\$50,384	\$52,399	\$54,414	\$58,445	\$62,476	\$66,506	5.67%	
Very Low	\$21,161	\$22,673	\$24,184	\$27,207	\$30,230	\$31,439	\$32,649	\$35,067	\$37,485	\$39,904		
Region 3												
Median	\$82,810	\$88,725	\$94,640	\$106,470	\$118,300	\$123,032	\$127,764	\$137,228	\$146,692	\$156,156		
Moderate	\$66,248	\$70,980	\$75,712	\$85,176	\$94,640	\$98,426	\$102,211	\$109,782	\$117,354	\$124,925	2.6%	\$225,261
Low	\$41,405	\$44,363	\$47,320	\$53,235	\$59,150	\$61,516	\$63,882	\$68,614	\$73,346	\$78,078	9.64%	
Very Low	\$24,843	\$26,618	\$28,392	\$31,941	\$35,490	\$36,910	\$38,329	\$41,168	\$44,008	\$46,847		
Region 4												
Median	\$72,165	\$77,319	\$82,474	\$92,783	\$103,092	\$107,216	\$111,340	\$119,587	\$127,834	\$136,082		
Moderate	\$57,732	\$61,855	\$65,979	\$74,226	\$82,474	\$85,773	\$89,072	\$95,670	\$102,268	\$108,865	2.6%	\$193,919
Low	\$36,082	\$38,660	\$41,237	\$46,392	\$51,546	\$53,608	\$55,670	\$59,794	\$63,917	\$68,041	3.91%	
Very Low	\$21,649	\$23,196	\$24,742	\$27,835	\$30,928	\$32,165	\$33,402	\$35,876	\$38,350	\$40,825		
Region 5												
Median	\$63,070	\$67,575	\$72,080	\$81,090	\$90,100	\$93,704	\$97,308	\$104,516	\$111,724	\$118,932		
Moderate	\$50,456	\$54,060	\$57,664	\$64,872	\$72,080	\$74,963	\$77,846	\$83,613	\$89,379	\$95,146	2.6%	\$166,981
Low	\$31,535	\$33,788	\$36,040	\$40,545	\$45,050	\$46,852	\$48,654	\$52,258	\$55,862	\$59,466	3.09%	
Very Low	\$18,921	\$20,273	\$21,624	\$24,327	\$27,030	\$28,111	\$29,192	\$31,355	\$33,517	\$35,680		
Region 6												
Median	\$53,714	\$57,550	\$61,387	\$69,061	\$76,734	\$79,803	\$82,873	\$89,011	\$95,150	\$101,289		
Moderate	\$42,971	\$46,040	\$49,110	\$55,248	\$61,387	\$63,843	\$66,298	\$71,209	\$76,120	\$81,031	2.6%	\$143,713
Low	\$26,857	\$28,775	\$30,694	\$34,530	\$38,367	\$39,902	\$41,436	\$44,506	\$47,575	\$50,644	5.15%	
Very Low	\$16,114	\$17,265	\$18,416	\$20,718	\$23,020	\$23,941	\$24,862	\$26,703	\$28,545	\$30,387		

Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.

* These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.4(a).

** This column is used for calculating the pricing for rent increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The increase for 2015 was 2.3%, the increase for 2016 was 1.1%, the increase for 2017 was 1.7%, and the increase for 2018 was 2.2%. The increase for 2019 is 2.6% (Consumer price index for All Urban Consumers (CPI-U); Regions by expenditure category and commodity and service group). Landlords who did not increase rents in 2015, 2016, 2017, or 2018 may increase rent by up to the applicable combined percentage including 2019 or 9.0% whichever is less in accordance with N.J.A.C. 5:97-9.3(c). In no case can rent for any particular apartment be increased more than one time per year.

*** This column is used for calculating the pricing for resale increases for units (as previously calculated under N.J.A.C. 5:97-9.3). 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.

Low income tax credit developments may increase based on the low income tax credit regulations.

**** The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3.

Appendix FS-A1: Proposed Inclusionary Housing Site #1 Pulte Site

**Pulte Site: Set-aside 20%
89 Petticoat Bridge Road
Block 42, Lots 1 and 2.02**

1. **Site Control:** Tax records indicate that Centex Homes, LLC, 150 Allen Road, Suite 303, Basking Ridge, NJ 07920 owns this site. In 2009, Centex Homes, LLC was acquired by and became a division of the PulteGroup, Inc. (Pulte), 3350 Peachtree Road, NE, Atlanta, GA.
2. **Site Suitability:** The site is available, suitable, developable and approvable. (See Figure 1 - Tax Parcel Map.)
 - a. **Available:** The owner's current intent for the property is have the approximately 198-acre property rezoned for a density of 4 non age-restricted units per acre with the stipulation that 20% of the total number of units be deed-restricted for non-age-restricted low and moderate income housing, in accordance with the State's affordable housing regulations (N.J.A.C. 5:93). The developer currently proposes to build on only one-half of the site, generating 240 market-rate units and 48 affordable units by this plan's 2025 horizon year.
 - b. **Suitable:** The site is adjacent to compatible land uses and is consistent with environmental policies in N.J.A.C. 5:93-4, considering the amount of vegetated wetlands buffering to the north, south and west of the property and final delineation of wetlands boundaries. To the north of the Pulte site is Homestead at Mansfield, which is a 1,092-unit planned age-restricted community, and its sewage treatment plant. To the east, opposite Petticoat Bridge Road, is the approximately 66-acre preserved Puglia Farm and several single-family detached homes on large-lots. To the south, opposite Assiscunk Creek in Springfield Township, is the 84-acre preserved Branin Farm, the 86-acre Bauma Limited Partnership Farm, and several other smaller farms along the creek's wetlands corridor. To the west are a handful of roughly 10-acre farms and homesteads fronting on Jacksonville Road (CR 628) in Mansfield Township. Streams and wetlands corridors buffer the Pulte site from adjacent development to the north and from farmlands to the south and west.
 - c. **Developable:** The site has access to public water and sewer infrastructure and is consistent with the Mansfield Township chapter of the Burlington County Wastewater Management Plan. The site is situated within the public water service area of New Jersey American Water Company (NJAWC). The Homestead wastewater treatment plant (WTP) is privately-owned. The site can be developed consistent with the Residential Site Improvement Standards ("RSIS") and all other regulations of agencies with jurisdiction over the site, e.g., NJDEP, Burlington County Planning Board, etc.
 - d. **Approvable:** The site can be developed for low and moderate-income housing in a manner that is consistent with the Mansfield Township Code Chapters: 22 Flood Damage Prevention, 27 Land Use Procedures, 44A Site Plan Review, 48 Stormwater Control, 50 Subdivision of Land, 60A Trees, Shrubbery and Landscaping, 63A Water Resource Buffer Conservation Zones, and 65 Zoning. The owner has proposed amendments to the existing R-6 District regulations, which were specially crafted to comply with the prior 2005 settlement agreement. The Township is reviewing these proposed amendments presently.

Appendix FS-A1: Proposed Inclusionary Housing Site #1 Pulte Site

3. Site Documentation

- a. General Description:** The approximately 198-acre property comprises two parcels but has been actively farmed as one unit for many years. It fronts on Petticoat Bridge Road from which a roughly 2,000-foot straight farm lane rises 22.5 feet to the top of a 62.7-foot elevation where the old farmhouse once stood. From this point, the land gently slopes south and west to Assiscunk Creek. The land rises slightly more to the north, but then abruptly ends near some steep slopes associated with a run of water and wetlands corridor that separate the property from the Homestead community.
- b. Environmental Constraints:** The property contains protected wetlands corridors on three of its sides. The Assiscunk Creek wetlands corridor is also in the 100-year flood plain. Because Assiscunk Creek is a Category 1 stream above Barkers Brook, the southern portion of the property will be required to have a 300-foot wetlands buffer. The property owner does not have an NJDEP-approved Freshwater Wetlands Letter of Interpretation (LOI) for the property. Receipt of this delineation is important because USDA National Resource Conservation Service mapping indicates that hydric soils cover much of the property. Cleared hydric soils are a potential indicator of agriculturally modified wetlands.

NJDEP's landscape habitat species identification system (Landscape Project, version 3.3) typically categorizes larger farmland properties in this part of Burlington County as a Piedmont Plains grassland habitat. NJDEP's database recorded one sighting of the state-endangered Northern Harrier in 2006 during breeding season. There was one sighting of the state-endangered Bog Turtle in 2006 in the property's wetlands area. Development of this property will necessitate design development and construction permit coordination with NJDEP.

- c. NJ State Development and Redevelopment Plan (SDRP):** The property is within the Rural (PA4) planning area. It is adjacent to the Homestead and Country Walk neighborhoods, which are also within the PA4. The property is within a future sewer service area in Burlington County's NJDEP-approved wastewater management plan.
- d. Density:** The proposed density is 4 units / acre gross density. Because the developer has not yet received an NJDEP LOI, net density cannot be determined at this time.
- e. Location, Size, Capacity of Lines and Status of Waste Management Plan:** The property is adjacent to the Homestead at Mansfield WTP. The plant is permitted to discharge 0.25 million gallons per day (MGD) to surface water of Assiscunk Creek. Table 26 of the Burlington County Wastewater Management Plan (WMP) indicates that the plant's 2008 average daily flow was 0.16 MGD. NJDEP regulations indicate that treatment plants may not handle more than 80% of their permitted discharge flow without a review of future plant upgrades. Because the Homestead Plant is realistically limited to 0.20 MGD (0.25 X 80%), or only 0.04 GPD (0.20 MGD – 0.16 MGD) more than it discharges now, i.e. 40,000 GPD.
- 4. Administrative Entity:** Mansfield has contracted with Triad Associates, an experience affordable housing administrator to administer and affirmatively market the units at the site, income-qualify applicants, place affordability controls on the units and provide long-term

Appendix FS-A1: Proposed Inclusionary Housing Site #1 Pulte Site

administration of the units in accordance with State's affordable housing regulations at N.J.A.C. 5:93 et seq. and UHAC per N.J.A.C. 5:80-26.1, or any successor regulation. A copy of the contract between the Township and Triad Associates is included as **Appendix FS-F**.

5. **Affirmative Marketing**: The units will be affirmatively marketed in accordance with UHAC per N.J.A.C. 5:80-26.1. The Affirmative Marketing Plan, included as **Appendix FS-G**, has been drafted 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 the affordable units located in the Township.
6. **Low/Moderate Income Split**: At least half of the affordable units developed at the site will be affordable to low income households (13% of all affordable units will be very low income) and an odd number of affordable units will always be split in favor of the low-income unit per UHAC at N.J.A.C. 5:80-26.1.
7. **Bedroom Distribution**: The units will meet the bedroom distribution requirements established by UHAC by providing no more than 20% one-bedroom units, a minimum of 20% three-bedroom units and the balance (at least 30%) two-bedroom units in accordance with N.J.A.C. 5:80-26.3.
8. **Controls on Affordability**: Affordability controls shall comply with all standards set forth in UHAC per N.J.A.C. 5:80-26.1 *et seq.*

**Appendix FS-A1: Proposed Inclusionary Housing Site #1
Pulte Site**

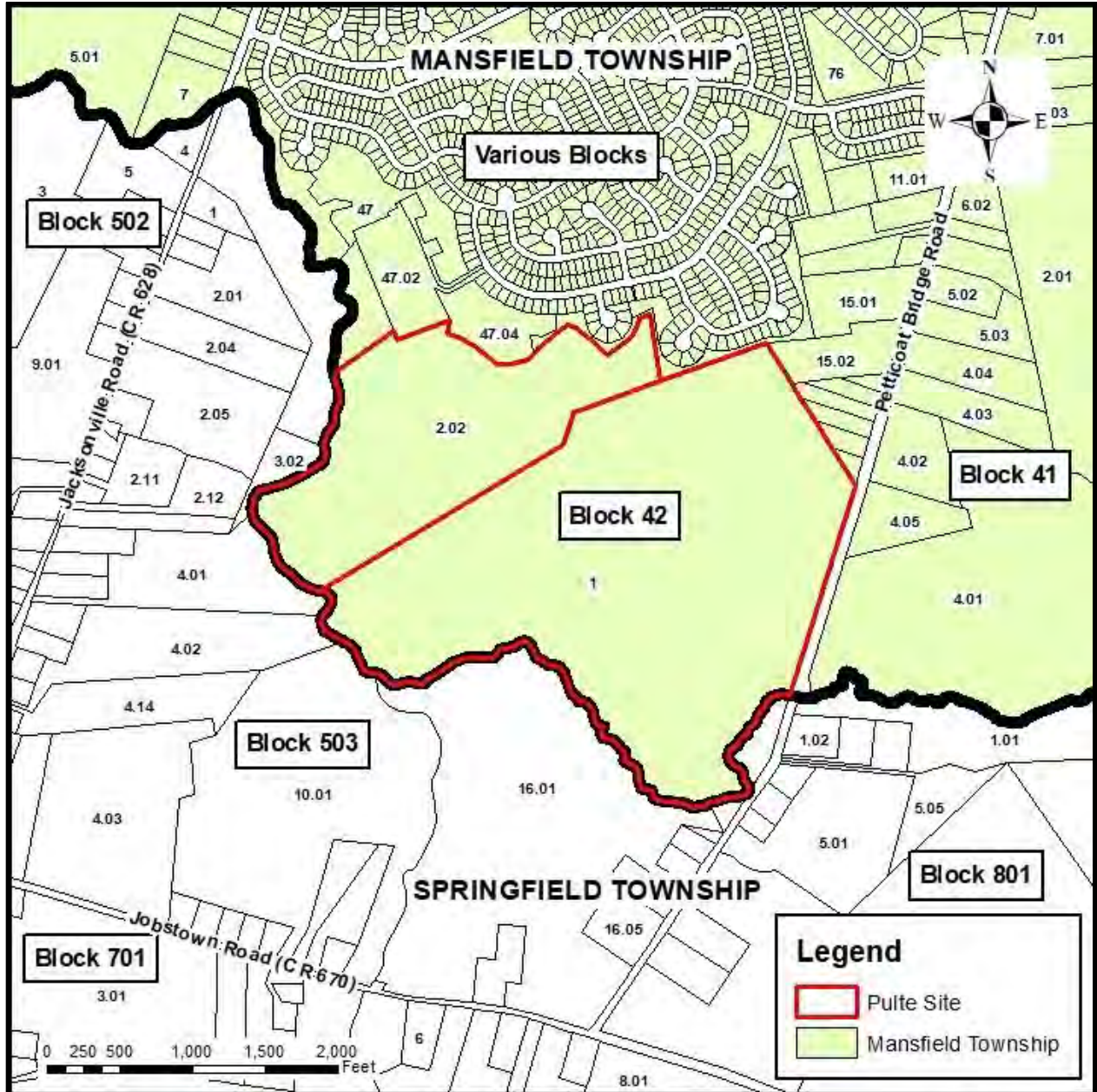


FIGURE 1 - TAX PARCEL MAP

**Pulte Site (Block 42, Lots 1 and 2.02)
Mansfield Township, Burlington County, NJ**

**Density: 4 Units per Acre
Affordable Unit Set-Aside: 20%**

SOURCE: NJDEP GIS DATA

SCALE: 1"=1,000'



**ENVIRONMENTAL
RESOLUTIONS, INC.**

*Engineers * Planners * Scientists * Surveyors*
815 EAST GATE DR. SUITE 103
MOUNT LAUREL, NEW JERSEY 08054
TEL 856-235-7170 FAX 856-273-9239

**Appendix FS-A2: Proposed Inclusionary Housing Site #2
Tower Gate Site**

**Tower Gate Site: Set-aside 13%
US Route 130 and Hedding-Kinkora Road (CR 678)
Block 70, Lot 6.02**

1. **Site Control:** Tax records indicate that the site is owned by Tower Gate Associates, 160 Grand Avenue, Suite 475, Englewood, NJ 07631.
2. **Site Suitability:** The site is available, suitable, developable and approvable. (See Figure 1 - Tax Parcel Map.)
 - a. **Available:** The owner's current intent for the property is have the approximately 118-acre property rezoned to enable the development of: three, single-story structures totaling 40,500 square feet in commercial floor area and 488 multi-family and townhouse residential units of which 15% (74) will be deed restricted for low and moderate-income housing in accordance with the State's affordable housing regulations (N.J.A.C. 5:93). Development of those affordable rental units provides the Township 55 bonus credits towards its total 221 Third Round affordable housing obligation.
 - b. **Suitable:** The proposed mixed-use development along the frontage of US Route 130 is similar to development in adjacent Bordentown Township just east of Crystal Lake, while the proposed townhouse development is comparable to those in Roebling in adjacent Florence Township just east of Crafts Creek. Preliminary wetlands data indicates that the proposed development is consistent with environmental policies in N.J.A.C. 5:93-4. To the northeast is of the Tower Gate site is the 370-acre Burlington County Crystal Lake Park. To the southeast is the rural, historic hamlet of Hedding. To the southwest, opposite Hedding-Kinkora Road (CR 678) are the 244 acres of the preserved Wainwright family farms. To the northwest is a small collection of 1940s-era dwellings and home-based businesses, a diner, a cabin motel on the south side of US Route 130 and a modern ready-mixed and pre-cast concrete plant on the other side of the highway.
 - c. **Developable:** The site can be made accessible to public water and sewer infrastructure. The site is within the water franchise area of New Jersey American Water Company (NJAWC). The property owner, who has been in contact with the nearby Bordentown Sewerage Authority, understands that providing public sewer to the site will require an amendment to the Mansfield Township chapter of the Burlington County Wastewater Management Plan. The site can be developed consistent with the Residential Site Improvement Standards ("RSIS") and all other regulations of agencies with jurisdiction over the site, e.g., NJDEP, Burlington County Planning Board, etc.
 - d. **Approvable:** The site can be developed for low and moderate-income housing in a manner that is consistent with the Mansfield Township Code Chapters: 22 Flood Damage Prevention, 27 Land Use Procedures, 44A Site Plan Review, 48 Stormwater Control, 50 Subdivision of Land, 60A Trees, Shrubbery and Landscaping, 63A Water Resource Buffer Conservation Zones, and 65 Zoning. The property owner and the Township have discussed amendments to the Zoning Ordinance to realize the development concept site plan.

Appendix FS-A2: Proposed Inclusionary Housing Site #2 Tower Gate Site

3. Site Documentation

- a. General Description:** The approximately 118-acre property is mostly forested, except for a roughly 28-acre section near Hedding that is farmed. It is a rectangular corner property that has about 1,500 feet of frontage on US Route 130 and about 3,900 feet along Kinkora-Hedding Road, except for a 3-acre house lot on that road. The land slopes gently down from Hedding to the Delaware River. A small run from the river forms a gully in the north-west corner of the tract.
- b. Environmental Constraints:** The run and gully are within a vegetated wetlands corridor that separates the front one-third of the property from the remainder. There is also a small vegetated wetlands area at the southwest corner. The property owner does not have an NJDEP-approved Freshwater Wetlands Letter of Interpretation (LOI) for the property. Receipt of this delineation is important because USDA National Resource Conservation Service mapping indicates that hydric soils cover much of the property. Cleared hydric soils are a potential indicator of agriculturally modified wetlands.

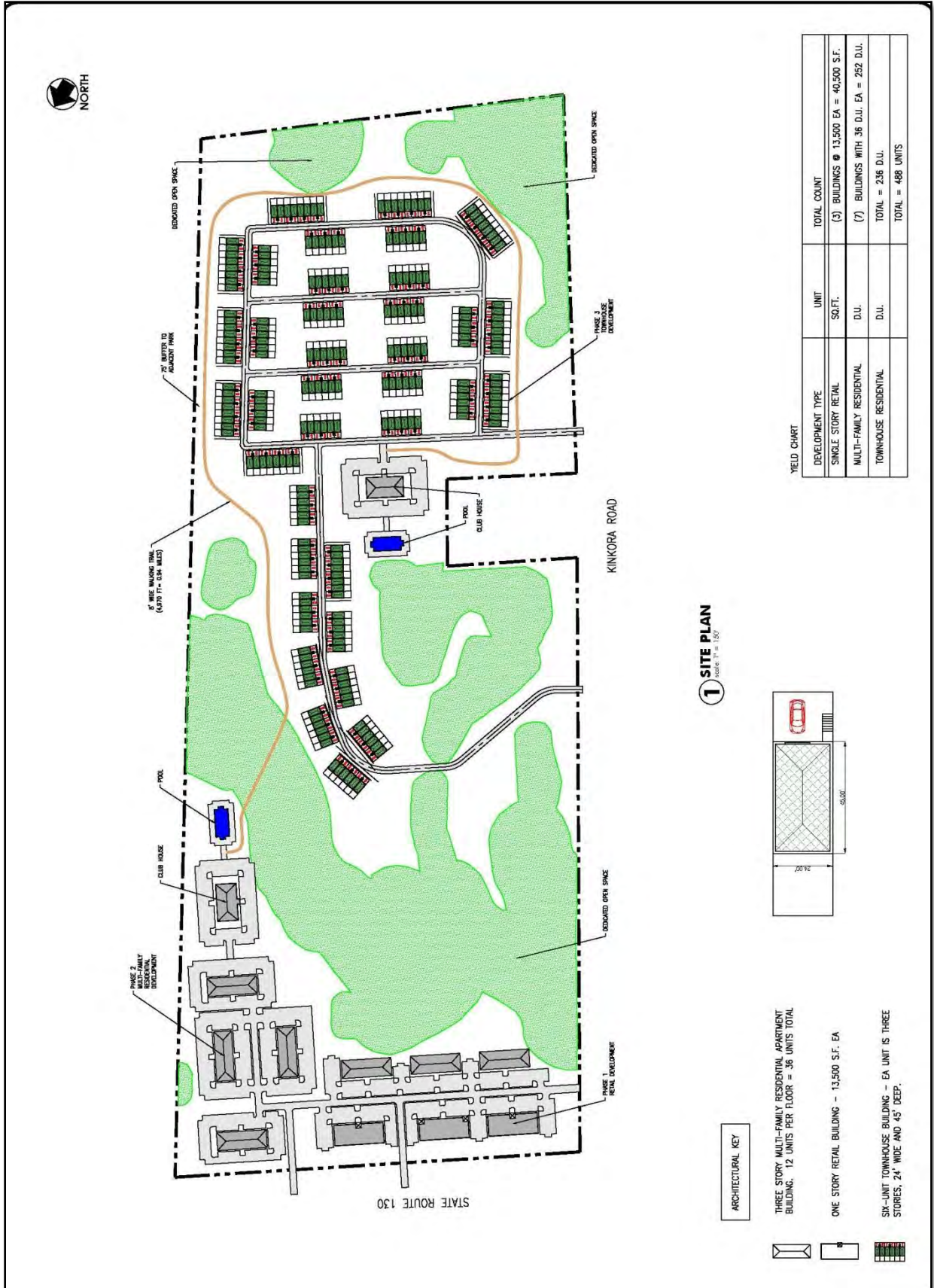
NJDEP's landscape habitat species identification system (Landscape Project, version 3.3) identified the presence of a bald eagle nest in or near the northern one-third of the property and wood turtles in the southern one-third. Bald eagles are a State-endangered species and wood turtles are a State-threatened species. Development of this property will necessitate design development and permit coordination with NJDEP.

- c. NJ State Development and Redevelopment Plan (SDRP):** The northern one-third of the property is within the Suburban (PA2) planning area, which stretches along the US Route 130 corridor in Burlington County. The remainder of the property is in the Fringe (PA3) planning area.
- 4. Administrative Entity:** Mansfield has contracted with Triad Associates, an experience affordable housing administrator to administer and affirmatively market the units at the site, income-qualify applicants, place affordability controls on the units and provide long-term administration of the units in accordance with State's affordable housing regulations at N.J.A.C. 5:93 et seq. and UHAC per N.J.A.C. 5:80-26.1, or any successor regulation. A copy of the contract between the Township and Triad Associates is included as **Appendix FS-F**.
 - 5. Affirmative Marketing:** The units will be affirmatively marketed in accordance with UHAC per N.J.A.C. 5:80-26.1. The Affirmative Marketing Plan, included as **Appendix FS-G**, has been drafted 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 the affordable units located in the Township.
 - 6. Low/Moderate Income Split:** At least half of the affordable units developed at the site will be affordable to low income households (13% of all affordable units will be very low income) and an odd number of affordable units will always be split in favor of the low-income unit per UHAC at N.J.A.C. 5:80-26.1.

Appendix FS-A2: Proposed Inclusionary Housing Site #2 Tower Gate Site

- 7. Bedroom Distribution:** The units will meet the bedroom distribution requirements established by UHAC by providing no more than 20% one-bedroom units, a minimum of 20% three-bedroom units and the balance (at least 30%) two-bedroom units in accordance with N.J.A.C. 5:80-26.3.
- 8. Controls on Affordability:** Affordability controls shall comply with all standards set forth in UHAC per N.J.A.C. 5:80-26.1 *et seq.*
- 9. Settlement Agreement with Tower Gate Associates:** As part of its settlement agreement with Mansfield Township dated November 18, 2019 and amended December 24, 2019, the Township and Tower Gate Associates agree to the following conditions noted in the Court Master's report (Banisch) dated February 3, 2020 and testimony on February 10, 2020:
- a. Non-Residential Developer's Fee: Tower Gate Associates and/or its successors-in-interest shall pay to the Township of Mansfield a non-residential developer's fee of 2.5% of the equalized assessed value of the proposed commercial space within the development, with one-half being paid upon the issuance of Building Permits for each of the buildings, and the balance to be paid upon the issuance of Certificates of Occupancy for each of said buildings. (Banisch, Condition 1, p.7.)
 - b. Term of Affordability Controls: The affordable housing units identified in the Settlement Agreement, shall be subject to affordability controls for at least thirty (30) years following the issuance of the initial Certificate of Occupancy for the affordable housing unit, and thereafter, the municipality's decision as to when and whether to extinguish the affordability controls shall be governed by the applicable UHAC provisions. (Banisch, Condition 1, p.7.)
 - c. Identification of the Total Number of Affordable Housing Units to be Provided: 96 affordable units, and the number of very low income units to be provided 13 very low income units, which may also include the two-tiered schedule specified in the First Amendment to the Settlement Agreement (e.g., "...fifteen percent (15%) of the Dwelling Units up to a total of four hundred eighty-eight (488) (i.e., seventy-four (74) AHUs if the Inclusionary Development consists of a total of four hundred eighty-eight (488) Dwelling Units"; and thirty percent (30%) of the Dwelling Units between a development yield of 489 and 560 total Dwelling Units (i.e., twenty-two (22) additional AHUs if the Inclusionary Development consists of a total of five hundred sixty (560) Dwelling Units), shall be family rental AHUs. (Banisch, Condition 1, p.7.)

Appendix FS-A2: Proposed Inclusionary Housing Site #2 Tower Gate Site



Initial Conceptual Plan: Jarmel Kizel (August 2019)

**Appendix FS-A2: Proposed Inclusionary Housing Site #2
Tower Gate Site**

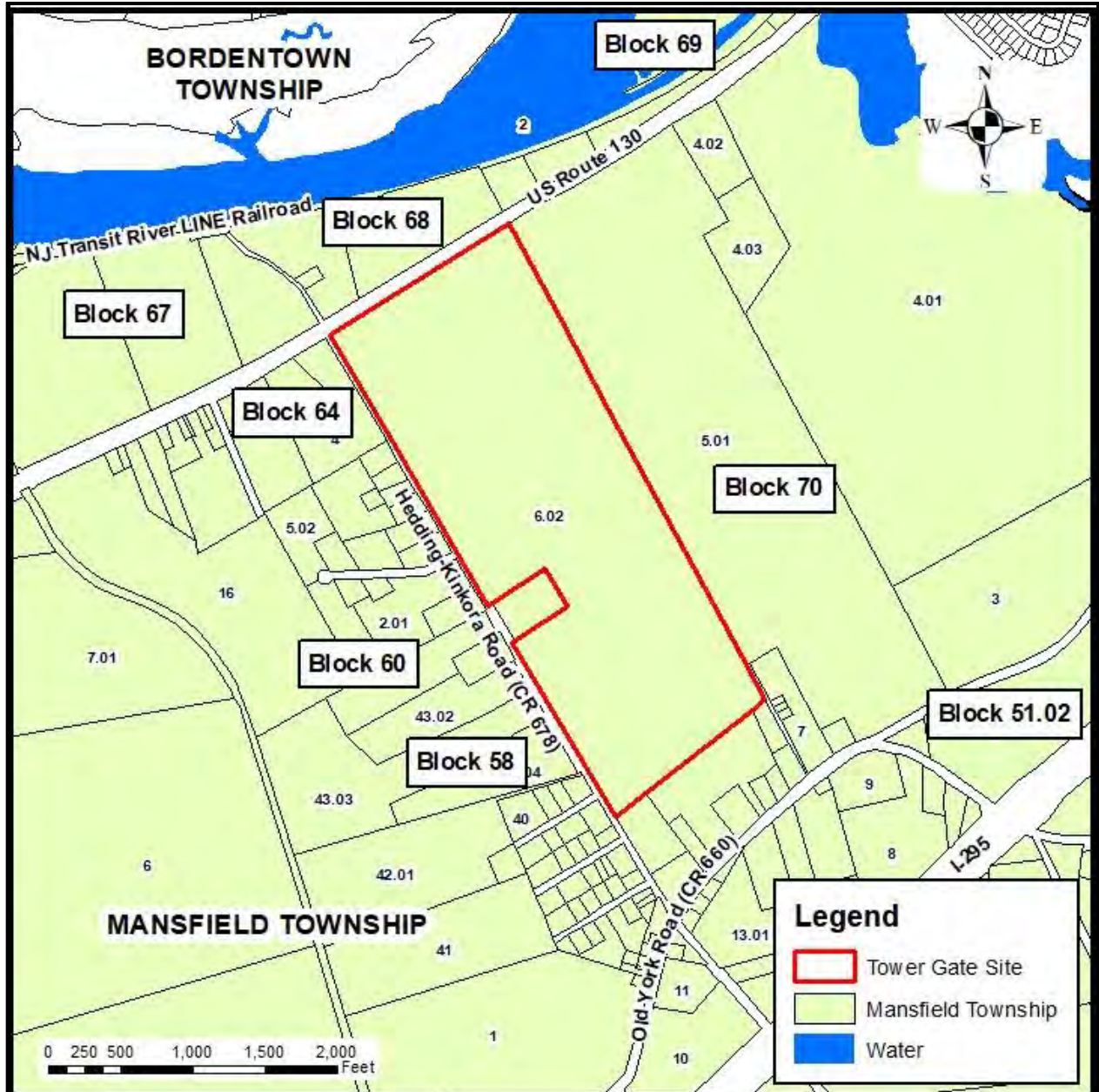


FIGURE 1 - TAX PARCEL MAP

**Tower Gate Site (Block 70, Lot 6.02)
Mansfield Township, Burlington County, NJ**

**Maximum Build Out: 488 Units
Affordable Unit Set-Aside: 73 Units (15%)**



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors
815 EAST GATE DR. SUITE 103
MOUNT LAUREL, NEW JERSEY 08054
TEL. 856-235-7170 FAX 856-273-9239

SOURCE: NJDEP GIS DATA

SCALE: 1"=1,000'

Appendix FS-B: Bellwether Behavioral Health

**Council on Affordable Housing (COAH)
Alternative Living Arrangement Survey**

Municipality: Mansfield Township County: Burlington

Sponsor: Meraeky NJ Inc Developer: _____

Block: 30 Lot: 5.01 Street Address 1182 Hedding Rd Columbus NJ

Facility Name: _____

<p>Section 1: Type of Facility: <input checked="" type="checkbox"/> Licensed Group Home <input type="checkbox"/> Transitional facility for the homeless (not eligible for COAH credit after June 2, 2008) <input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS) <input type="checkbox"/> Permanent supportive housing <input type="checkbox"/> Supportive shared housing <input type="checkbox"/> Other – Please Specify: _____</p>	<p>Section 2: Sources and amount of funding committed to the project : Capital Application Funding Unit \$ <u>N/A</u> HMFA Special Needs Housing Trust Fund \$ _____ Balanced Housing – Amount \$ _____ HUD – Amount \$ _____ Program _____ Federal Home Loan Bank – Amount \$ _____ Farmers Home Administration – Amount \$ _____ Development fees – Amount \$ _____ Bank financing – Amount \$ _____ Other – Please specify: _____</p> <p>For proposed projects, please submit a pro forma Municipal resolution to commit funding, if applicable Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing: Total # of bedrooms reserved for: <u>10</u> Very low-income clients/households _____ Low-income clients/households _____ Moderate-income clients/households _____ Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing: Total # of units <u>1</u>, including: # of very low-income units _____ # of low-income units _____ # of moderate-income units _____ # of market-income units _____</p>
<p>Section 5: Length of Controls: _____ years Effective Date of Controls: __/__/__ Expiration Date of Controls: __/__/__ Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6: CO Date: <u>12</u> / <u>8</u> / <u>17</u> For licensed facilities, indicate licensing agency: <input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF Other _____ Initial License Date: __/__/__ Current License Date: __/__/__</p>
<p>Section 7: Has the project received project-based rental assistance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No; Length of commitment: _____ Other operating subsidy sources: _____; Length of commitment: _____ Is the subsidy renewable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Section 8: The following verification is attached: <input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.) <input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9: Residents 18 yrs or older? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Population Served (describe): <u>Individuals with Developmental Disabilities</u> Age-restricted? <input type="checkbox"/> Yes <input type="checkbox"/> No Accessible (in accordance with NJ Barrier Free Subcode)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	

Section 10: Affirmative Marketing Strategy (check all that apply):

- DDD/DMHS/DHSS waiting list
- Affirmative Marketing Plan approved by the Council’s Executive Director

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: Khalia Maddrey 7/20/20
Project Administrator Date

Certified by: _____
Municipal Housing Liaison Date

Tawana James State
Director [tjames@me-
rakey.org](mailto:tjames@merakey.org)
105H Evesboro-Medford Rd.
Marlton, NJ 08053
Office- 856-797-1250 ext. 13
Cell- 609-760-9144
Fax- 856-797-1251
www.merakey.org



State of New Jersey
Department of Human Services
Office of Licensing
LICENSE

MERAKEY NEW JERSEY, INC.

105H Evesboro-Medford Road
Marlton, NJ 08053

License No. GH1628A

Having met the requirements of the New Jersey Statute, P.L. 1977, c. 448, and the regulations of this Department, is hereby licensed as a

Group Home Developmental Disability
for 8 individuals

at



1182 Hedding Rd, Mansfield NJ

This License is effective from 07/29/2019 to 05/31/2020

A handwritten signature in cursive script, appearing to read "Carole Johnson".

Carole Johnson, Commissioner, Department of Human Services

Appendix FS-B: Bellwether Behavioral Health



Mansfield Township Bureau of Fire Prevention
3135 Route 206
Suite 4
Columbus, NJ 08022
P: (609) 298-5325 x 102
F: (609) 298-8429
firemarshal@mansfieldtwp.com

Registration Contacts

Printed On: 07/06/20 09:40

Mansfield Township

Base : 164 Occupant : Advoserv of NJ Inc Phone : (302) 365-8050 Business
Penalty Amt
Address : 1182 Hedding Rd Columbus 08022 Email :

Contacts

Agency	Type	Order	Name	Address	Phone# 1	Phone# 2
FD	Manager	0	Bailey, Kyle		(302) 365-8050 (W)	
FD	Manager	0	Calliste, Racardo		(732) 489-2648 (C)	
FD	Business Owner	1	Advo Opco LLC	2520 Wrangle Hill Rd, Bear, DE 19701	(302) 365-8050 (B)	

ProPhoenix rev. 03/22/2019

**** Confidential - Unauthorized Use Prohibited ****

Appendix FS-C: Residential and Mixed-Use Property Inventory: Columbus Village

Block	Lot	Location	Use	Tenure	Designation
24	1	644 New York Ave	Single-Fam. Detached	Renter	Rehabilitation
24	2.01	592 New York Ave	Single-Fam. Detached	Renter	Rehabilitation
24	2.02	522 New York Ave	Single-Fam. Detached	Renter	Rehabilitation
24	3	482 New York Ave	Single-Fam. Detached	Renter	Rehabilitation
24	4	450 New York Ave	Single-Fam. Attached	Renter	Rehabilitation
24	5	416 New York Ave	Single-Fam. Attached	Owner	Rehabilitation
24	6, 7	24 Locust Ave	4 Unit Apt. Bldg.	Renters	N/A
24	9.01	19 Cherry Ln	Single-Fam. Detached	Owner	N/A
24	9.02	4 Locust Ave	Single-Fam. Detached	Renter	N/A
24	9.03	8 Locust Ave	Single-Fam. Detached	Owner	N/A
24	11, 12	14 Cherry Ln	Single-Fam. Detached	Renter	N/A
24	13	24755 E Main St	Single-Fam. Detached	Owner	N/A
24	14	24763 E Main St	Single-Fam. Detached	Owner	N/A
24	38.02	1066 New York Ave	Single-Fam. Detached	Renter	N/A
26	1.01	392 New York Ave	Single-Fam. Attached	Renter	Rehabilitation
26	1.02	382 New York Ave	Single-Fam. Detached	Renter	Rehabilitation
26	1.03	396 New York Ave	Single-Fam. Attached	Owner	Rehabilitation
26	2.01	364 New York Ave	Single-Fam. Attached	Renter	Rehabilitation
26	2.02	360 New York Ave	Two-Fam. Attached	Renter	Rehabilitation
26	2.03	372 New York Ave	Two-Fam. Detached	Renter	Rehabilitation
26	3	356 New York Ave	Two-Fam. Detached	Owner	Rehabilitation
26	4	350 New York Ave	Single-Fam. Detached	Renter	Rehabilitation
26	5	342 New York Ave	Single-Fam. Detached	Renter	Rehabilitation
26	6	334 New York Ave	Single-Fam. Detached	Owner	Rehabilitation
26	7	24509 E Main St	5 Units + Tavern	Renters	Redevelopment
26	8	24521 E Main St	Single-Fam. Detached	Renter	Rehabilitation
26	9	24529 E Main St	Single-Fam. Detached	Renter	Rehabilitation
26	10	24539 E Main St	Single-Fam. Detached	Owner	Rehabilitation
26	14	24607 E Main St	Single-Fam. Detached	Renter	N/A
26	15	24615 E Main St	Single-Fam. Detached	Renter	N/A
26	16	24625 E Main St	Single-Fam. Detached	Owner	N/A
26	17	24633 E Main St	Single-Fam. Detached	Owner	N/A
26	18	24643 E Main St	Single-Fam. Detached	Renter	N/A
26	19	24655 E Main St	Single-Fam. Detached	Renter	N/A
26	20	24669 E Main St	Single-Fam. Detached	Owner	N/A
26	21.01	24681 E Main St	Single-Fam. Attached	Owner	N/A
26	21.02	24685 E Main St	Single-Fam. Attached	Owner	N/A
26	22	24689 E Main St	Single-Fam. Detached	Renter	N/A
26	23.01	24701 E Main St	Single-Fam. Detached	Owner	N/A
26	23.02, 24	24719 E Main St	Single-Fam. Detached	Owner	N/A
26	25	24725 E Main St	Single-Fam. Detached	Owner	N/A
26	26	24739 E Main St	Three-Fam. Detached	Owner	N/A
26	27	11 Locust Ave	Single-Fam. Detached	Owner	N/A
28	1	266 Atlantic Ave	3 Units + Stores	Renters	Redevelopment
28	4	24520 E Main St	Single-Fam. Detached	Renter	Rehabilitation
28	7	24570 E Main St	Single-Fam. Detached	Renter	N/A
28	8	24582 E Main St	Single-Fam. Detached	Renter	N/A
28	9	24590 E Main St	Single-Fam. Detached	Renter	N/A

Appendix FS-C: Residential and Mixed-Use Property Inventory: Columbus Village

Block	Lot	Location	Use	Tenure	Designation
28	10	24594 E Main St	Single-Fam. Detached	Renter	N/A
28	11	24640 E Main St	Single-Fam. Detached	Owner	N/A
28	12	24654 E Main St	Single-Fam. Detached	Owner	N/A
28	13	24664 E Main St	Single-Fam. Detached	Renter	N/A
28	14	24674 E Main St	Single-Fam. Detached	Renter	N/A
28	15	24680 E Main St	Single-Fam. Detached	Renter	N/A
28	16	24688 E Main St	Single-Fam. Detached	Owner	N/A
28	17	24696 E Main St	Single-Fam. Detached	Owner	N/A
28	18.01	24702 E Main St	Single-Fam. Attached	Owner	N/A
28	18.02	24706 E Main St	Single-Fam. Attached	Renter	N/A
28	19	24714 E Main St	Single-Fam. Attached	Owner	N/A
28	20, 21	24720 E Main St	Single-Fam. Attached	Owner	N/A
28	22	24726 E Main St	Single-Fam. Detached	Renter	N/A
28	23	24734 E Main St	Single-Fam. Detached	Renter	N/A
28	24	24740 E Main St	Single-Fam. Attached	Owner	N/A
28	25	24744 E Main St	Single-Fam. Attached	Renter	N/A
28	27	24750 E Main St	Single-Fam. Detached	Renter	N/A
28	28	24756 E Main St	Single-Fam. Detached	Renter	N/A
28	39	154 Atlantic Ave	Single-Fam. Detached	Renter	Rehabilitation
28	40	134 Atlantic Ave	Single-Fam. Detached	Renter	Rehabilitation
28	41	120 Atlantic Ave	Single-Fam. Detached	Renter	Rehabilitation
28	42	112 Atlantic Ave	Single-Fam. Attached	Renter	Rehabilitation
28	43	100 Atlantic Ave	Single-Fam. Attached	Renter	Rehabilitation
28	45	66 Atlantic Ave	Two-Fam. Attached	Renter	Rehabilitation
29	8	645 New York Ave	Single-Fam. Detached	Owner	Rehabilitation
29	9	591 New York Ave	Single-Fam. Detached	Owner	Rehabilitation
29	10	543 New York Ave	Single-Fam. Detached	Renter	Rehabilitation
29	11	487 New York Ave	Single-Fam. Detached	Renter	Rehabilitation
29	12	399 New York Ave	Single-Fam. Detached	Renter	Rehabilitation
29	13	385 New York Ave	Single-Fam. Detached	Owner	Rehabilitation
29	14	379 New York Ave	Single-Fam. Detached	Renter	Rehabilitation
29	15	375 New York Ave	Single-Fam. Detached	Renter	Rehabilitation
29	16	367 New York Ave	Two-Fam. Detached	Renter	Rehabilitation
29	17	357 New York Ave	Three-Fam. Detached	Renter	Rehabilitation
29	18.01	347 New York Ave	Single-Fam. Attached	Owner	Rehabilitation
29	18.02	341 New York Ave	Single-Fam. Attached	Renter	Rehabilitation
29	19.01	333 New York Ave	Single-Fam. Attached	Renter	Rehabilitation
29	19.02	335 New York Ave	Single-Fam. Attached	Renter	Rehabilitation
29	20	331 New York Ave	Single-Fam. Detached	Owner	Rehabilitation
29	28	24443 W Main St	Single-Fam. Detached	Renter	Rehabilitation
29	29	24425 W Main St	Single-Fam. Detached	Owner	Rehabilitation
29	30	24411 W Main St	Single-Fam. Detached	Renter	Rehabilitation
31	1	3067 Route 206	Single-Fam. Detached	Owner	N/A
31	2.01	3069 Route 206	Single-Fam. Detached	Renter	N/A
32	1	24393 W Main St	Single-Fam. Detached	Renter	N/A
32	2	24387 W Main St	Single-Fam. Detached	Renter	N/A
32	3	24381 W Main St	Single-Fam. Detached	Owner	N/A
32	4	24369 W Main St	4 Units + Restaurant	Renters	N/A
32	5	24357 W Main St	Single-Fam. Detached	Owner	N/A

Appendix FS-C: Residential and Mixed-Use Property Inventory: Columbus Village

Block	Lot	Location	Use	Tenure	Designation
33.01	25	24219 W Main St	Single-Fam. Detached	Owner	N/A
33.01	26	24239 W Main St	Single-Fam. Detached	Owner	N/A
33.01	27	24249 W Main St	Single-Fam. Detached	Owner	N/A
33.01	28	24269 W Main St	Single-Fam. Detached	Owner	N/A
33.01	29	24285 W Main St	Single-Fam. Detached	Renter	N/A
34	1	24305 W Main St	Single-Fam. Detached	Owner	N/A
36	1, 2	19 Atlantic Ave	Single-Fam. Detached	Renter	Rehabilitation
36	3	47 Atlantic Ave	Single-Fam. Attached	Owner	Rehabilitation
36	4	61 Atlantic Ave	Single-Fam. Attached	Owner	Rehabilitation
36	5	75 Atlantic Ave	Single-Fam. Detached	Renter	Rehabilitation
36	6	97 Atlantic Ave	Single-Fam. Detached	Renter	Rehabilitation
36	7	125 Atlantic Ave	Single-Fam. Detached	Renter	Rehabilitation
36	8	145 Atlantic Ave	Single-Fam. Detached	Owner	Rehabilitation
36	9	163 Atlantic Ave	Single-Fam. Attached	Owner	Rehabilitation
36	10	175 Atlantic Ave	Single-Fam. Attached	Owner	Rehabilitation
36	11	183 Atlantic Ave	Single-Fam. Attached	Owner	Rehabilitation
36	12	191 Atlantic Ave	Single-Fam. Attached	Renter	Rehabilitation
36	13	207 Atlantic Ave	2 Units + Hair Salon	Renters	Rehabilitation
36	14.02	24430 W Main St	1 Units + Jeweler	Renter	Redevelopment
36	15	24414 W Main St	Two-Family Detached	Renters	Rehabilitation
37	1	24394 W Main St	Single-Fam. Detached	Owner	N/A
37	2	24384 W Main St	Single-Fam. Detached	Owner	N/A
37	3	24364 W Main St	Single-Fam. Detached	Owner	N/A
37	5.01	14 Railroad Ave	Single-Fam. Detached	Owner	N/A
37	6	12 Railroad Ave	Single-Fam. Detached	Owner	N/A
37	7	10 Railroad Ave	Single-Fam. Detached	Owner	N/A
38	8.01	3033 Route 206	Single-Fam. Detached	Owner	N/A
38	9	3035 Route 206	Single-Fam. Detached	Owner	N/A
38	10	3037 Route 206	Single-Fam. Detached	Owner	N/A
41	16.01	24240 W Main St	7-Unit Apt. Bldg.	Renters	N/A
41	19.01	24280 W Main St	Single-Fam. Detached	Renter	N/A
41	20	24290 W Main St	Single-Fam. Detached	Owner	N/A
41	21	24300 W Main St	Single-Fam. Detached	Owner	N/A
41	22.01	24318 W Main St	Single-Fam. Detached	Owner	N/A
41	22.02	17 Railroad Ave	Single-Fam. Detached	Owner	N/A
41	22.03	13 Railroad Ave	Single-Fam. Detached	Renter	N/A
41	22.04	21 Railroad Ave	Single-Fam. Detached	Owner	N/A
41	22.05	25 Railroad Ave	Single-Fam. Detached	Owner	N/A
41	22.06	29 Railroad Ave	Single-Fam. Detached	Owner	N/A

Appendix FS-D: Residential Property Inventory: Hedding, American Park, and Kinkora

HEDDING

Block	Lot	Location	Use	Tenure	Age Concern
50.02	8,9.02	1392 Jacksonville Rd	Single-Fam. Detached	Owner	> 100 Years Old
50.02	9.01	1388 Jacksonville Rd	Single-Fam. Detached	Owner	> 100 Years Old
50.02	11	2280 Old York Rd	Single-Fam. Detached	Owner	> 100 Years Old
50.02	12	2286 Old York Rd	Single-Fam. Detached	Owner	> 100 Years Old
50.02	13	2297 Hedding Rd	Single-Fam. Detached	Owner	> 100 Years Old
51.02	7.01	2336 Old York Rd	Single-Fam. Detached	Owner	> 100 Years Old
51.02	7.02	2338 Old York Rd	Single-Fam. Detached	Owner	N/A
51.02	8.01	2332 Old York Rd	Single-Fam. Detached	Owner	> 50 Years Old
51.02	9	2324 Old York Rd	Single-Fam. Detached	Owner	> 50 Years Old
51.02	10	2322 Old York Rd	Single-Fam. Detached	Owner	> 50 Years Old
51.02	11.01	2320 Old York Rd	Single-Fam. Detached	Owner	N/A
51.02	11.02	2316 Old York Rd	Single-Fam. Detached	Owner	> 50 Years Old
51.02	12	2192 Hedding Rd	Single-Fam. Detached	Owner	> 50 Years Old
51.02	13.02	2310 Old York Rd	Single-Fam. Detached	Owner	> 50 Years Old
51.02	14	2300 Old York Rd	Single-Fam. Detached	Owner	> 100 Years Old
51.02	15	2298 Old York Rd	Single-Fam. Detached	Owner	> 100 Years Old
51.02	16	2296 Old York Rd	Single-Fam. Detached	Owner	> 100 Years Old
51.02	17	2290 Old York Rd	Single-Fam. Detached	Rental	> 100 Years Old
53.02	3.05	2252 Old York Rd	Single-Fam. Detached	Owner	N/A
53.02	3.06	2256 Old York Rd	Single-Fam. Detached	Owner	N/A
53.02	3.07	2260 Old York Rd	Single-Fam. Detached	Owner	N/A
53.02	3.08	1385 Jacksonville Rd	Single-Fam. Detached	Owner	N/A
53.02	5	1389 Jacksonville Rd	Single-Fam. Detached	Owner	> 100 Years Old
53.02	6	1393 Jacksonville Rd	Single-Fam. Detached	Owner	> 100 Years Old
57.02	4.02	2454 Axe Factory Rd	Single-Fam. Detached	Owner	> 50 Years Old
57.02	6	2329 Old York Rd	Single-Fam. Detached	Rental	> 50 Years Old
58	2	2277 Old York Rd	Single-Fam. Detached	Rental	> 50 Years Old
58	3.01	2279 Old York Rd	Single-Fam. Detached	Owner	> 100 Years Old
58	3.02	2281 Old York Rd	Single-Fam. Detached	Owner	> 50 Years Old
58	4	2283 Old York Rd	Single-Fam. Detached	Rental	> 100 Years Old
58	5	2285 Old York Rd	Single-Fam. Detached	Owner	> 100 Years Old
58	9	2337 Kinkora Rd	Single-Fam. Detached	Owner	> 50 Years Old
58	10	2347 Kinkora Rd	Single-Fam. Detached	Owner	> 50 Years Old
58	12.01	315 First St	Single-Fam. Detached	Owner	> 50 Years Old
58	12.02	311 First St	Single-Fam. Detached	Owner	> 50 Years Old
58	13	319 First St	Single-Fam. Detached	Owner	> 50 Years Old
58	14	323 First St	Single-Fam. Detached	Owner	> 50 Years Old
58	15	327 First St	Single-Fam. Detached	Owner	> 50 Years Old
58	16	2351 Kinkora Rd	Single-Fam. Detached	Owner	> 50 Years Old

**Appendix FS-D: Residential Property Inventory:
Hedding, American Park, and Kinkora**

Block	Lot	Location	Use	Tenure	Age Concern
58	17	308 First St	Single-Fam. Detached	Owner	> 50 Years Old
58	18	312 First St	Single-Fam. Detached	Owner	N/A
58	19	316 First St	Single-Fam. Detached	Owner	> 50 Years Old
58	20, 21	328 First St	Single-Fam. Detached	Owner	> 50 Years Old
58	22	2375 Kinkora Rd	Single-Fam. Detached	Owner	> 50 Years Old
58	24	311 Second St	Single-Fam. Detached	Owner	> 50 Years Old
58	25	319 Second St	Single-Fam. Detached	Owner	> 50 Years Old
58	26	325 Second St	Single-Fam. Detached	Owner	> 50 Years Old
58	27	2461 Kinkora Rd	Single-Fam. Detached	Rental	> 50 Years Old
58	28	308 Second St	Single-Fam. Detached	Owner	> 50 Years Old
58	29, 30	312 Second St	Single-Fam. Detached	Owner	> 50 Years Old
58	31	324 Second St	Single-Fam. Detached	Owner	> 50 Years Old
58	32, 33	2425 Kinkora Rd	Single-Fam. Detached	Owner	> 50 Years Old
58	34	311 Third St	Single-Fam. Detached	Owner	> 50 Years Old
58	36	323 Third St	Single-Fam. Detached	Owner	N/A
58	37	304 Third St	Single-Fam. Detached	Owner	> 50 Years Old
58	38	308 Third St	Single-Fam. Detached	Owner	N/A
58	40	320 Third St	Single-Fam. Detached	Owner	> 50 Years Old
58	42.02	327 Third St	Single-Fam. Detached	Owner	
70	2	2453 Axe Factory Rd	Single-Fam. Detached	Owner	> 100 Years Old
70	2.01	2441 Axe Factory Rd	Single-Fam. Detached	Owner	N/A
70	5.02	2323 Old York Rd	Single-Fam. Detached	Owner	> 50 Years Old
70	6.01	2684 Kinkora Rd	Single-Fam. Detached	Owner	> 100 Years Old
70	7	2321 Old York Rd	Single-Fam. Detached	Owner	> 50 Years Old
70	8, 9	24 Charles Ave	Single-Fam. Detached	Owner	> 50 Years Old
70	10	20 Charles Ave	Single-Fam. Detached	Owner	> 50 Years Old
70	11	15 Charles Ave	Single-Fam. Detached	Owner	N/A
70	12	2317 Old York Rd	Single-Fam. Detached	Owner	> 100 Years Old
70	13	2315 Old York Rd	Single-Fam. Detached	Rental	> 100 Years Old
70	14	2313 Old York Rd	Single-Fam. Detached	Rental	> 50 Years Old
70	15	2307 Old York Rd	Single-Fam. Detached	Owner	> 50 Years Old
70	17	2301 Old York Rd	Single-Fam. Detached	Owner	> 50 Years Old
70	18.01	2295 Old York Rd	Single-Fam. Detached	Owner	> 100 Years Old
70	18.02	2400 Kinkora Rd	Single-Fam. Detached	Owner	N/A

AMERICAN PARK

Block	Lot	Location	Use	Tenure	Age Concern
59	1	2235 Old York Rd	Single-Fam. Detached	Owner	> 50 Years Old
59	4.02	2213 Old York Rd	Single-Fam. Detached	Owner	> 50 Years Old
59	4.03	2219 Old York Rd	Single-Fam. Detached	Owner	> 50 Years Old

**Appendix FS-D: Residential Property Inventory:
Hedding, American Park, and Kinkora**

Block	Lot	Location	Use	Tenure	Age Concern
59	4.04	2221 Old York Rd	Single-Fam. Detached	Owner	N/A
59	4.05	2215 Old York Rd	Single-Fam. Detached	Owner	> 50 Years Old
59	7.02	5214 Route 130	Single-Fam. Detached	Owner	N/A
59	10	115 Maple Ave	Single-Fam. Detached	Owner	> 100 Years Old
59	11	116 Maple Ave	Single-Fam. Detached	Owner	> 50 Years Old
59	12	5194 Route 130	Single-Fam. Detached	Owner	> 50 Years Old
59	14	111 Maple Ave	Single-Fam. Detached	Owner	> 50 Years Old
59	15	105 Maple Ave	Single-Fam. Detached	Owner	> 50 Years Old
59	17	114 Maple Ave	Single-Fam. Detached	Rental	> 100 Years Old
59	18, 19	112 Maple Ave	Single-Fam. Detached	Owner	> 50 Years Old
59	23	5188 Route 130	Single-Fam. Detached	Rental	> 50 Years Old
59	24	3 Temple Ave	Single-Fam. Detached	Owner	> 50 Years Old
59	20, 25	5 Temple Ave	Single-Fam. Detached	Owner	> 50 Years Old
59	26, 27, 28	7 Temple Ave	Single-Fam. Detached	Owner	> 50 Years Old
59	29	13 Temple Ave	Single-Fam. Detached	Rental	> 50 Years Old
59	30, 31	14 Temple Ave	Single-Fam. Detached	Rental	> 50 Years Old
59	32	6 Temple Ave	Single-Fam. Detached	Owner	> 50 Years Old
59	33	2 Temple Ave	Single-Fam. Detached	Owner	> 50 Years Old
59	35-38	11 Albert Ave	Single-Fam. Detached	Rental	> 50 Years Old
59	39	14 Albert Ave	Single-Fam. Detached	Owner	> 50 Years Old
59	42	4 Albert Ave	Single-Fam. Detached	Owner	> 50 Years Old
59	44	3 Pond Ave	Single-Fam. Detached	Rental	N/A
59	45	9 Pond Ave	Single-Fam. Detached	Owner	> 50 Years Old
59	46	6 Pond Ave	Single-Fam. Detached	Owner	> 50 Years Old
59	47	5170 Route 130	Single-Fam. Detached	Rental	> 50 Years Old
66	2	5167 Route 130	Single-Fam. Detached	Owner	> 100 Years Old
66	4	5173 Route 130	Single-Fam. Detached	Owner	> 50 Years Old
66	11	5197 Route 130	Single-Fam. Detached	Rental	> 50 Years Old
66	12	5195 Route 130	Single-Fam. Detached	Owner	> 50 Years Old
66	13	5193 Route 130	Single-Fam. Detached	Rental	> 50 Years Old
66	14	5191 Route 130	Single-Fam. Detached	Owner	N/A
66	16	5185 Route 130	Single-Fam. Detached	Owner	> 100 Years Old

KINKORA

Block	Lot	Location	Use	Tenure	Age Concern
64	4	2989 Kinkora Rd	Single-Fam. Detached	Owner	> 100 Years Old
64	7	5250 Route 130	Single-Fam. Detached	Rental	> 50 Years Old
64	9	5252 Route 130	Single-Fam. Detached	Rental	> 50 Years Old
65	2.01, 2.02	5244 Route 130	Single-Fam. Detached	Owner	> 50 Years Old
65	4	5246 Route 130	Single-Fam. Detached	Rental	> 50 Years Old

**Appendix FS-D: Residential Property Inventory:
Hedding, American Park, and Kinkora**

Block	Lot	Location	Use	Tenure	Age Concern
65	5	5238 Route 130	Single-Fam. Detached	Rental	> 50 Years Old
65	5.01	5238 Route 130	Single-Fam. Detached	Rental	N/A
65	6	5236 Route 130	Single-Fam. Detached	Owner	> 50 Years Old
65	7.01	5232 Route 130	Single-Fam. Detached	Rental	> 50 Years Old
65	8	5230 Route 130	Single-Fam. Detached	Owner	> 50 Years Old
65	9	5228 Route 130	Single-Fam. Detached	Rental	> 50 Years Old

Appendix FS-E: Affordable Housing Administrative Agent Designation Form

Rev 6/16/08

Designation Form for Municipal Housing Officials

This form is for municipal employees only. More than one box may be checked. Complete one form per person

MUNICIPAL HOUSING LIAISON DESIGNATION

COAH requires each municipality to designate a municipal employee as its Municipal Housing Liaison.

Check here if the person listed below is the designated Municipal Housing Liaison.

RCA ADMINISTRATOR DESIGNATION

COAH requires each municipality receiving RCA funds to designate a municipal employee as its RCA Administrator.

Check here if the person listed below is the designated RCA Administrator.

MUNICIPAL MONITORING

COAH requires each municipality to designate a municipal employee to be the **primary person** assuming responsibility for providing monitoring information to COAH. Only the Municipal Housing Liaison may be the Primary person for Project/Program and Unit Monitoring and only the RCA Administrator in a receiving municipality may be the Primary person for RCA/Partnership monitoring. A **secondary person** may also be authorized to enter data into the CTM Monitoring System, but only one secondary person per title. Select the applicable function for the person below:

(Select Primary or Secondary. More than one monitoring function may be checked)

Primary Designation	Secondary Designation	Monitoring Function Designation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Affordable Housing Trust Fund
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project/Program and Unit
<input type="checkbox"/>	<input type="checkbox"/>	RCA/Partnership Receiving Muni


MUNICIPAL ADMINISTRATIVE AGENT DESIGNATION

Check here if the person listed below is a Municipal Employee who provides administrative services as an Administrative Agent for one or more affordable units in projects or programs in the municipality. Use the Administrative Agent Report Form to indicate the programs and/or projects administered by the Municipal Administrative Agent. If you contract with an outside agency to administer your affordable units, please complete Administrative Agent Report Form

X Check here if the person listed below is a change in designee. * required information

* Name: Katherine Packowski _____
 * Title: Administrative Agent (Triad Associates) _____
 * Municipality: Township of Mansfield _____
 * County: Burlington _____
 * Address: Triad Associates – 1301 W Forest Grove Road, Vineland, NJ _____

 * Phone #: 856-690-9590 _____ * FAX #: 856-690-3622 _____
 * E-mail: kpackowski@gmail.com _____ Cell #: _____

Signed:  Township Administrator Date: 6-10-19
 Mayor/Manager

Appendix FS-F: Affirmative Marketing Plan

AFFIRMATIVE FAIR HOUSING MARKETING PLAN For Affordable Housing in (REGION 5)

I. APPLICANT AND PROJECT INFORMATION

1a. Administrative Agent Name, Address, Phone Number Triad Associates 1301 W. Forest Grove Road Vineland NJ 856-690-9590		1b. Development or Program Name, Address Mansfield Township 3135 Route 206 South, Suite 1, Columbus, New Jersey 08022 Att: Municipal Housing Liaison Section 1 To Be Completed Separately for Each Projects/Developments	
1c. Number of Affordable Units: TBD Number of Rental Units: TBD Number of For-Sale Units: TBD	1d. Price or Rental Range From: To be Determined for To: Each Project	1e. State and Federal Funding Sources (if any)	
1f. <input checked="" type="checkbox"/> Age Restricted <input checked="" type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates Lottery Date: To be Determined for Each Project Occupancy:		
1h. County Burlington, Camden, Gloucester		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number To be Determined for Each Project			
1k. Application Fees (if any): Application fee applies. Credit and Criminal Background Check Fees may apply. To be Determined for Each Project			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

<p>2. Describe the random selection process that will be used once applications are received.</p> <p><u>Initial Randomization</u></p> <p>Applicants are selected at random before income-eligibility is determined, regardless of household size or desired number of bedrooms. The process is as follows:</p> <p>After advertising is implemented, applications are accepted for 60 days.</p> <p>At the end of the period, sealed applications are selected one-by-one through a lottery (unless fewer applications are received than the number of available units, then all eligible households will be placed in a unit).</p> <p>An applicant pool is created by listing applicants in the order selected.</p>

Appendix FS-F: Affirmative Marketing Plan

Applications are reviewed for income-eligibility. Ineligible households are informed that they are being removed from the applicant pool or given the opportunity to correct and/or update income and household information.

Eligible households are matched to available units based upon the number of bedrooms needed (and any other special requirements, such as the need for an accessible unit).

If there are sufficient names remaining in the pool to fill future re-rental, the applicant pool shall be closed.

When the applicant pool is close to being depleted, the Administrative Agent will re-open the pool and conduct a new random selection process after fulfilling the affirmative marketing requirements. The new applicant pool will be added to the remaining list of applicants.

Mansfield Township has by ordinance provided that households that live or work in Housing Region 5 comprised of the following counties Camden, Burlington and Gloucester shall be selected for an affordable housing unit before households from outside this region. Units that remain unoccupied after households who live or work in the region are exhausted, may be offered to the households outside the region.

III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)

- White (non-Hispanic)
 Black (non-Hispanic)
 Hispanic
 American Indian or Alaskan Native
 Asian or Pacific Islander
 Other group:

3b. HOUSING RESOURCE CENTER (www.nihrc.gov) A free, online listing of affordable housing. Listed for the duration of the affirmative marketing process

3c. Commercial Media (required) (Check all that applies)

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
TARGETS ENTIRE HOUSING REGION 5			
Daily Newspaper			
X	Listed for the duration of the affirmative marketing process	www.triadhousingprogram.com	
X	One display ad beginning at the start of the marketing process	Courier-Post	
X	Listed for the duration of the affirmative marketing process	Zillow/Social Media Sites	
TARGETS PARTIAL HOUSING REGION 5			
Daily Newspaper			

Appendix FS-F: Affirmative Marketing Plan

X	One display ad during the marketing process	Burlington County Times	Burlington
X	One display ad during the marketing process	South Jersey Times	Gloucester
Weekly Newspaper			
<input type="checkbox"/>		Central Record, The	Burlington
<input type="checkbox"/>		Fort Dix Post	Burlington
<input type="checkbox"/>		Maple Shade Progress	Burlington
<input type="checkbox"/>		News Weekly	Burlington
<input type="checkbox"/>		Register-News	Burlington
<input type="checkbox"/>		Gloucester City News	Camden
<input type="checkbox"/>		Haddon Herald	Camden
<input type="checkbox"/>		Record Breeze	Camden
<input type="checkbox"/>		Retrospect	Camden
<input type="checkbox"/>		Plain Dealer	Camden, Gloucester
<input type="checkbox"/>		News Report	Gloucester

TARGETS PARTIAL HOUSING REGION 5			
X		Comcast of Burlington County, Garden State, Gloucester County, South Jersey, Wildwood (Maple Shade System)	All Burlington, Camden, Gloucester

3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters) (Check all that applies)				
DURATION & FREQUENCY OF OUTREACH	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE	
TARGETS ENTIRE HOUSING REGION 5				
Weekly				
<input type="checkbox"/>	One display ad during the marketing process	Al Dia	Philadelphia Area	Spanish-Language
<input type="checkbox"/>		Nuestra Comunidad	Central/South Jersey	Spanish-Language

Appendix FS-F: Affirmative Marketing Plan

TARGETS PARTIAL HOUSING REGION 5				
Weekly				
<input type="checkbox"/>		El Hispano	Camden and Trenton areas	Spanish-Language
<input type="checkbox"/>		Ukrainian Weekly	New Jersey	Ukrainian community
3e. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) (Check all that applies)				
DURATION & FREQUENCY OF OUTREACH		NAME OF EMPLOYER/COMPANY	LOCATION	
Burlington County				
X	Flyers to be mailed at beginning of Marketing	Burlington County College	601 Pemberton Browns Mills Rd Pemberton	
X	Flyers to be mailed at beginning of Marketing	Our Lady of Lourdes Medical Center	218 Sunset Rd Lumberton, NJ	
X	Flyers to be mailed at beginning of Marketing	Masonic Home of NJ	902 Jacksonville Rd Burlington, NJ	
X	Flyers to be mailed at beginning of Marketing	Medford Leas Continuing Care	1 Medford Leas Medford, NJ	
X	Flyers to be mailed at beginning of Marketing	Virtua Geriatric Care Management	523 Fellowship Rd Mt Laurel, NJ	
X	Flyers to be mailed at beginning of Marketing	Virtua West Jersey Hospital	90 Brick rd Marlton, NJ	
Camden County				
X	Flyers to be mailed at beginning of Marketing	Campbell Soup Company	Campbell Place Camden, NJ 08103-1701	
X	Flyers to be mailed at beginning of Marketing	Lockheed Martin	Federal, Camden, NJ 08102	
X	Flyers to be mailed at beginning of Marketing	Bancroft Neurohealth	1000 Atlantic Ave Camden, NJ 08102	
X	Flyers to be mailed at beginning of Marketing	Cooper Health System	One Cooper Plaza Camden, NJ 08102	
X	Flyers to be mailed at beginning of Marketing	L-3 Communications Systems	1 Federal Street, Camden, New Jersey, 08103	
X	Flyers to be mailed at beginning of Marketing	Towers Perrin	101 Woodcrest Rd, Cherry Hill, NJ	
X	Flyers to be mailed at beginning of Marketing	Arch Manufacturing & Sales Co.	1213 S 6th St, Camden, NJ	
Gloucester County				
X	Flyers to be mailed at beginning of Marketing	Inspira I Hospital	509 North Broad Street, Woodbury, NJ 08096	
X	Flyers to be mailed at beginning of Marketing	Rowan University	201 Mullica Hill road Glassboro, NJ 08028	
X	Flyers to be mailed at beginning of Marketing	Kennedy Memorial Hospital	435 Hurffville-Cross Keys Road, Turnersville NJ 08012	

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<input type="checkbox"/>	Flyers to be mailed at beginning of Marketing	U.S. Food Services	2255 High Hill Rd, Swedesboro, NJ & Swedesboro
<input type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Direct Group	100 Berkeley Dr, Swedesboro, NJ and 800 Arlington Blvd, Swedesboro, NJ
<input type="checkbox"/>	Flyers to be mailed at beginning of Marketing	CompuCom Systems Inc.	1225 Forest Pkwy # 500, Paulsboro, NJ
<input type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Missa Bay LLC	101 Arlington Blvd, Swedesboro, NJ and 2339 Center Square Rd, Swedesboro, NJ and 730 Veterans Dr, Swedesboro, NJ
<input checked="" type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Delaware Valley Wholesale Florists	520 N. Mantua Boulevard Sewell, NJ 08080
<input type="checkbox"/>		Valero Refining Co	800 Billingsport Rd, Paulsboro, NJ
<input checked="" type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Heritage's Dairy Stores	376 Jessup Road Thorofare, NJ 08086
<input checked="" type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Cornell & Company	224 Cornell Ln, Westville, NJ
<input type="checkbox"/>	Flyers to be mailed at beginning of Marketing	Exxon Mobil Research & Engineering Co	800 Billingsport Rd, Paulsboro, NJ

3f. Community Contacts (names of community groups/organizations throughout the housing region who will receive direct notification of the availability of affordable housing units and who will be asked to post advertisements and distribute flyers and application forms regarding available affordable housing to their constituencies).

Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach
Camden County East NAACP PO Box 53 Lawnside 08045 Gloucester County NAACP PO Box 492 Swedesboro 08085 New Jersey NAACP Conference New Jersey State NAACP P.O. Box 1706 Montclair, NJ 0704 Burlington County United Way 595 Rancocas Rd, Westhampton, NJ 08060 Interfaith Hospitality Network of Burlington County (IHNBC) Moorestown, NJ 08057; Catholic Charities 383 W State Street	Region 5	Multi-racial/ethnic	When affordable housing units become available, notice of such availability to be provided, and application forms, flyers and advertising posters to be mailed at the initiation of Marketing

Appendix FS-F: Affirmative Marketing Plan

<p>Trenton, NJ 08607</p> <p>Anti-Poverty Network of NJ 272 Dunns Mill Road, Acme Commons Center, #327, Bordentown, NJ 08505</p> <p>Rancocas Valley Clergy Association 125 Garden St Mt Holly NJ 08060</p> <p>Bridge of Hope 307 High St, Mt Holly, NJ 0806</p> <p>American Red Cross 5425 Rt 70 West Pennsauken, NJ 08109</p> <p>Camden County Council on Economic Opportunity 538 Broadway Camden, NJ 08103</p> <p>Burlington Camden Association of Realtors 306 Kings Hwy S, Cherry Hill, NJ 08034</p> <p>Gloucester Salem Association of Realtors 343 Glassboro Rd #103, Woodbury Heights, NJ 08097</p> <p>Burlington/Gloucester/Camden County Departments of Human Services</p> <p>Burlington/Gloucester/Camden County Departments of Rental Assistance</p> <p>Burlington/Gloucester/Camden County Departments of Aging</p> <p>Burlington/Gloucester/Camden County Housing Authorities</p> <p>Fair Share Housing Center 510 Park Boulevard Cherry Hill, New Jersey 08002</p> <p>Fair Share Housing Development One Ethel Lawrence Boulevard Mount Laurel, New Jersey 08054</p> <p>Camden County NAACP 1123 1/2 Kaighns Avenue</p>			
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Appendix FS-F: Affirmative Marketing Plan

<p>Camden, New Jersey 08103</p> <p>Latino Action Network P.O. Box 943 Freehold, New Jersey 07728</p> <p>Willingboro NAACP P.O. Box 207 Roebling, New Jersey 09854</p> <p>Southern Burlington County NAACP P.O. Box 3211 Cinnaminson, New Jersey 08077</p> <p>Burlington County Community Action Program 718 Route 130 South Burlington, New Jersey 08016</p> <p>Supportive Housing Association 15 Alden Street, #14 Cranford, New Jersey 07016</p>			
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IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:	
4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)	
<input type="checkbox"/>	BUILDING
<input checked="" type="checkbox"/>	Burlington County Library Headquarters
<input checked="" type="checkbox"/>	Burlington County Office Building
<input checked="" type="checkbox"/>	Camden County Library Headquarters
<input checked="" type="checkbox"/>	Camden County Administration
<input checked="" type="checkbox"/>	Gloucester County Library
<input checked="" type="checkbox"/>	Gloucester County Administration Building
LOCATION	
5 Pioneer Boulevard, Westampton, NJ 08060	
49 Rancocas Rd, Mount Holly NJ 08060 (609)265-5000	
203 Laurel Road Voorhees, NJ 08043 (856)772-1636	
520 Market St, Camden NJ 08102-1375 (856)225-5000	
389 Wolfert Station Rd. Mullica Hill, NJ 08062 (856)223-6000	
2 S. Broad Street, Woodbury, NJ 08096 (856)853-3390	
4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)	
Mansfield Township Municipal Building 3135 Route 206 South, Suite 1, Columbus, New Jersey 08022 Att: Municipal Housing Liaison	
Burlington County Library System 5 Pioneer Boulevard Westhampton, NJ 08060 609-267-9960	
4c. Sales/Rental Office for units (if applicable)	

Appendix FS-F: Affirmative Marketing Plan

To Be Completed Separately for Each Projects/Developments

V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the (select one: Municipality's substantive certification or DCA Balanced Housing Program funding or HMFA UHORP/MONI/CHOICE funding).

Katherine Packowski

3/6/19

Katherine Packowski
Triad Associates/Administrative Agent for Mansfield Township

Date