

# DRAFT

## **Township of Hainesport Burlington County, New Jersey**

### **Housing Plan Element and Fair Share Plan**

*December 2023*

Prepared by:

**DANIEL LEVIN**

New Jersey Professional Planner,  
License No. 6472

**MEGAN YORK**

New Jersey Professional Planner,  
License No. 5966



# ACKNOWLEDGEMENTS

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CGP&H, LLC

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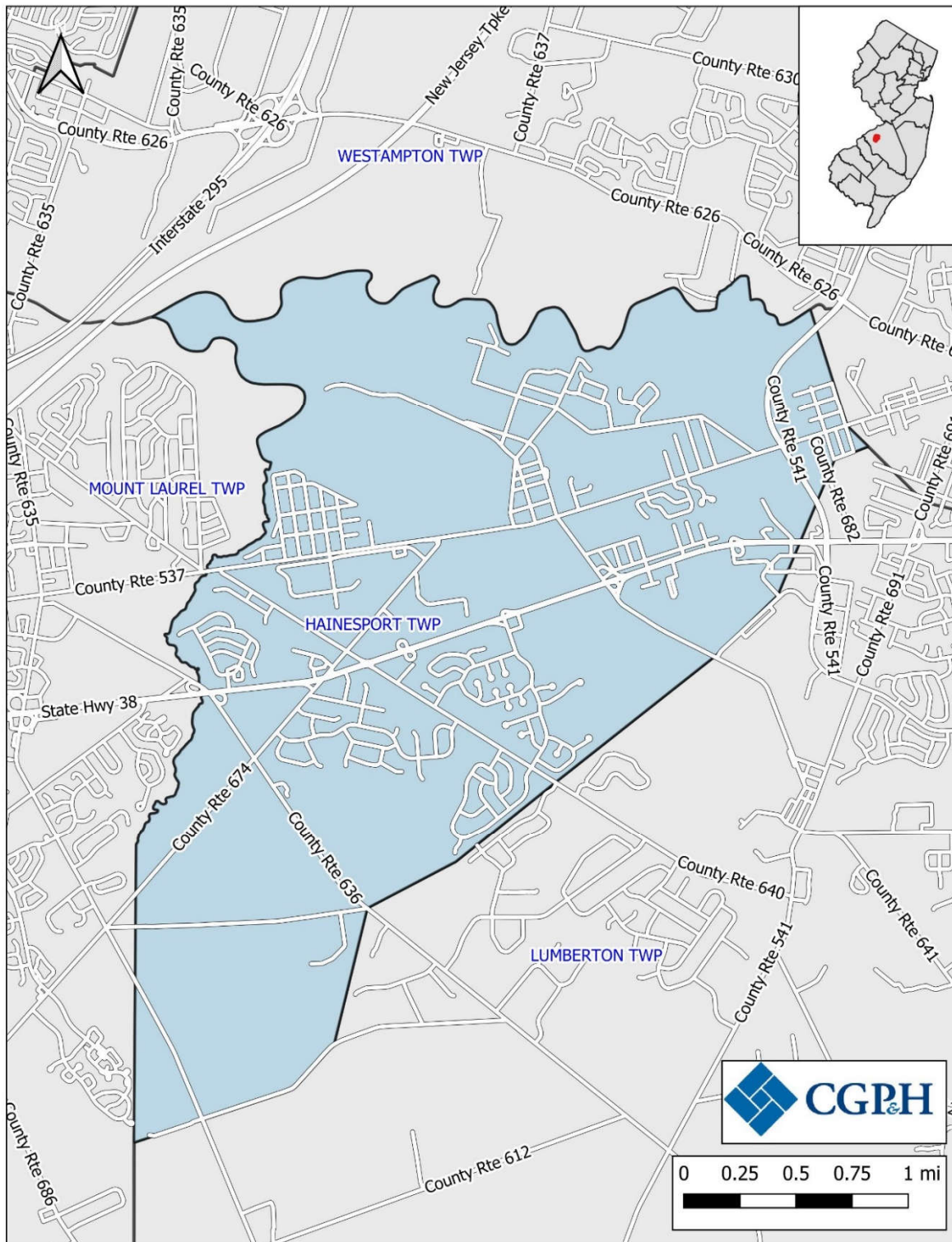
# **1. INTRODUCTION AND EXECUTIVE SUMMARY**

The Township of Hainesport is located in central Burlington County in the western portion of the state, approximately 21.5 miles from Center City Philadelphia. Hainesport is approximately 6.9 square miles in size and has undergone considerable changes over the last 20 years. In 2000, existing land uses in Hainesport contained 22% in agriculture, 29% were developed, 30% were designated as State Parkland, Green Acres land or wetlands and 19% were considered vacant. By 2012, there had been an approximately 7% decrease in agricultural land and an 11% increase in developed land. These changes in land use are due to the rapid rate of residential growth in the Township between 2000-2010, where Hainesport grew by nearly 50%. Since then however, growth has slowed considerably, with a population decrease between 2010-2020.

Within Hainesport, most housing is single-family detached but there also are single-family attached and multi-family units available at a variety of market rate and restricted income levels. This character of housing corresponds to Hainesport's residential zoning. The Township of Hainesport is proximate to I-295 and the NJ Turnpike with direct access to I-295 via Creek Road. US Route 38 is the major roadway in the municipality, connecting Hainesport to Cherry Hill and Philadelphia, with additional key roadways being the Marne Highway and Hainesport-Mt. Laurel Road. The majority of commercial uses are located along Route 38 and Creek Road, with industrial uses in the southern and eastern portions of the Township.

Additional demographic statistics of note include a considerable increase in the population aged over 55 years, high rates of homeownership compared to Burlington County, and low unemployment. All of these figures indicate that Hainesport is a town that is becoming increasingly financially stable but also older. This will have impacts on the housing typologies demanded through the year 2025, particularly the demand for affordable senior housing. This Housing Element and Fair Share plan recognizes the suburban nature of Hainesport and the changing demographic profile of the community and delivers a plan in consideration of those aspects that will meet the town's affordable housing obligations.

**FIGURE 1 - LOCATION MAP**



Source: NJ Bureau of GIS

## **HISTORY OF AFFORDABLE HOUSING IN HAINESPORT**

Hainesport has always actively addressed affordable housing issues. The Township received a First Round Certification on January 5, 1994. Hainesport received Second Round Substantive Certification from the Committee on Affordable Housing (COAH) on June 7, 2000. COAH's Round III regulations were the subject of litigation. As a result, significant changes were made and adopted by COAH in September of 2008. In response, the Township prepared an Amended Housing Element and Fair Share Plan that addressed COAH's revised regulations. On December 3<sup>rd</sup>, 2008, Hainesport adopted a new Housing Element and Fair Share Plan consistent with COAH's revised rules. A petition for Third Round Certification was then filed with COAH by letter dated December 15, 2008. COAH acknowledged receipt of that Petition for Third Round Substantive Certification by letter dated March 30, 2009. COAH's revised Third Round rules were challenged again and invalidated by the Appellate Division on October 8, 2010. The New Jersey Supreme Court upheld the appellate Court decision on September 26, 2013 and ordered COAH to adopt new rules, which it failed to do.

On March 10, 2016, the Supreme Court decided In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Committee on Affordable Housing, 221 N.J. 1 (2016) ("Mount Laurel IV"). In this decision, the Supreme Court held that since COAH was no longer functioning, trial courts were to resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations, and also established a process for municipalities to seek a Judgment of Compliance and Repose ("JOR") in lieu of Substantive Certification from COAH.

In response to Mount Laurel IV, Hainesport Township filed a Declaratory Judgment Action Bur-L-1558-15 on July 1, 2015 to seek approval of its Housing Element and Fair Share Plan, and simultaneously brought a motion to extend immunity from all Mount Laurel exclusionary lawsuits, including builder's remedy lawsuits. The Township however took a voluntary dismissal without prejudice of this action on Nov. 18, 2015. Additionally, the Hainesport Township Committee adopted an amended spending plan on July 10, 2012 and submitted that plan to COAH on July 13, 2012. On February 23, 2023 the Township filed a complaint for Declaratory Judgment pursuant to N.J.S.A. 52:27D-313 in the Superior Court, requesting the Court declare the Township in voluntary compliance and grant Hainesport immunity from Mount Laurel lawsuits.

This plan addresses the four components of the Township's affordable housing obligation: the Rehabilitation Share, the Prior Round Obligation (1987-1999), the Gap Obligation (1999-2016) and the Prospective Need Obligation (2016-2025), shown in Table 1. Tables 2 and 3 details how Hainesport complies with its Prior Round and Gap + Prospective Need obligations.

The Township's proposed present need (rehabilitation) obligation is zero (0) units, based on a concurrence of sources. Hainesport's Prior Round Obligation is already set at 150, and EConsult's March 28, 2018 report for the gap period and prospective period (1999 to 2025) identified the Township's obligation for the 3<sup>rd</sup> round to be 185 units. This is a reduction from FSHC's May 2016 "Municipal Summary, Fair Share Housing Obligations" report which listed Hainesport's Prospective Need as 437.

However, during the preparation of this plan, it was determined that the Township could realistically plan for and meet a larger total amounting to 197 units and has therefore upwardly revised its "Gap + Prospective Need" number to better reflect the Township's progressive approach to meeting its

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affordable housing obligation. Hainesport's prior success in achieving its affordable housing obligations is evident in this Plan, and this plan demonstrates Hainesport's proactive approach to achieving its affordable housing obligations in ways that will result in units on the ground as expediently as possible.

**TABLE 1 – SUMMARY OF 3RD ROUND OBLIGATION**

Component	Number of Units
<b>Present Need</b>	0
<b>Prior Round Obligation</b>	150
<b>Gap + Prospective Need Obligation</b>	197
<b>Total</b>	347

**TABLE 2 – COMPLIANCE MECHANISMS FOR PRIOR ROUND OBLIGATION 1987-1999**

Compliance Mechanisms	Credits	Bonuses	Total
<b>150 Unit Prior Round Obligation (1987-1999)</b>			
Davenport Village - Block 9.01, Lot 43	56	38	94
Glen at Mason's Creek (Senior, Tartan Lane) Block 101.08 Lots 1-11 and Block 101.07 Lots 2-29 (sale)	35		35
ARC of Burlington County (1015 Deacon Rd) Block 11 Lot 5.02	4		4
ARC of Burlington County (1512 Marne Hwy) Block 9 Lot 3.02	4		4
Regional Contributions Agreement (Mt. Holly)	7		7
Market to Affordable (existing)	2		2
<b>Total</b>	108	38	146
<i>Total Required</i>			146
	<b>Required</b>		<b>Provided</b>
<b>Maximum Senior - 25% of obligation</b>	35		35
<b>Min. Total Rental - 25% of obligation</b>	38		56
<b>Senior maximum bonus</b>	0		0
<b>Rental bonus maximum – not to exceed rental minimum</b>	38		38



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**TABLE 3 – COMPLIANCE MECHANISMS FOR THIRD ROUND OBLIGATION 1999-2025**

Compliance Mechanisms	VL Units	VL Units	Credits	Bonuses	Total
<b>197 Unit Third Round Obligation (1999-2025)</b>	Senior/SN	Family			
<b>Rental (R) or Sale (S)</b>					
<b>100% Municipally Sponsored Affordable Developments (Planned)</b>					
Walters/Creek Road (B: 104, L: 1.06) (R)		10	72	50	122
Randolph Senior Estates (Senior) – (B: 24, L:10) (R)	5		17		17
<b>Existing Developments (Completed)</b>					
2312 Walnut (B: 59, L: 1.01) (S)			1		1
Glen at Mason's Creek (Senior, Tartan Lane) B: 101.08 Lots 1-11 and B: 101.07 Lots 2-29 (S)	4		4		4
Legacy (B:98, L: 5) (R)	5		5		5
<b>Additional Mechanisms (Planned)</b>					
Extension of Controls (S)			13		13
Supportive/Special Needs Homes (R)	3		3		3
Davenport (Camden Diocese) (R)		3	16		16
Accessory Apartment Program (R)			9		9
Market to Affordable (S)			5		5
<b>Total</b>	<b>36</b>	<b>13</b>	<b>151</b>	<b>50</b>	<b>201</b>

	Required	Provided
Min. Total Family - 50% of obligation	99	103
Min. Very Low Required - 13% of units developed after 7/1/2008	26	26
Min. Very Low Family Required - 50% of total VL	13	13
Min. Total Rental - 25% of obligation	20	112
Min. Family Rental - 50% of total rental	10	88
Maximum Senior - 25% of obligation	49	40

## BACKGROUND OF AFFORDABLE HOUSING IN NEW JERSEY

### ***Mount Laurel I***

In 1975, the New Jersey Supreme Court established the doctrine that a developing municipality's land use regulations must provide a realistic opportunity for low and moderate income housing:

"We conclude that every such municipality must, by its land use regulations, presumptively make realistically possible an appropriate variety and choice of housing. More specifically, presumptively it cannot foreclose the opportunity of the classes of people mentioned for low and moderate-income housing and in its regulations, must affirmatively afford that opportunity, at least to the extent of the municipality's fair share of the present and prospective regional need therefore. These obligations must be met unless the particular municipality can sustain the heavy burden of demonstrating peculiar circumstances which dictate that it should not be required so to do." (*S. Burlington Cty. N.A.A.C.P. v. Mount Laurel Twp.*, 67 N.J. 151, 173–74 (1975) ("**Mount Laurel I**").

### ***Mount Laurel II***

Eight years later, the Supreme Court returned to the issue and concluded in *S. Burlington Cty. N.A.A.C.P. v. Mount Laurel Twp.*, 92 N.J. 158 (1983) ("**Mount Laurel II**") that while the Mount Laurel "doctrine has become famous [,] the Mount Laurel case itself threatens to become infamous ... After all this time, ten years after the trial court's initial order invalidating its zoning ordinance, Mount Laurel remains afflicted with a blatantly exclusionary ordinance. Papered over with studies, rationalized by hired experts, the ordinance at its core is true to nothing but Mount Laurel's determination to exclude the poor." The Supreme Court additionally found that Mount Laurel was not the only municipality to avoid its affordable housing obligations and that there was "widespread non-compliance".

As a result, the Supreme Court resolved to be: "[M]ore firmly committed to the original Mount Laurel doctrine than ever, and ... determined, within appropriate judicial bounds, to make it work. The obligation is to provide a realistic opportunity for housing, not litigation. We have learned from experience, however, that unless a strong judicial hand is used, Mount Laurel will not result in housing, but in paper, process, witnesses, trials and appeals. We intend by this decision to strengthen it, clarify it, and make it easier for public officials, including judges, to apply it." (*Mount Laurel II* at 198-99.) In its decision the Supreme Court provided a number of approaches to expand affordable housing, including the requirement that all (and not just "developing") municipalities must provide realistic opportunities for their share of decent housing to be determined on a regional basis. Proof of compliance would no longer be satisfied by a "good faith attempt", but rather determined by the actual number of units made available for immediate and future need. Importantly, the Supreme Court created a judicial remedy whereby a developer could file a lawsuit (called a "builder's remedy lawsuit") against a noncompliant municipality for judicial permission to create affordable housing, often at higher densities than permitted by existing zoning. As the Supreme Court stated, a builder's remedy lawsuit would be granted "where appropriate and on a case by case basis" where the developer had acted in good faith, attempted to obtain relief without litigation, and whose development would promote affordable housing and "located and designed in accordance with sound zoning and planning concepts, including its environmental impact." *Id.* at 218.

***The Fair Housing Act***

In response to the Mount Laurel I and II decisions, the New Jersey Legislature enacted the Fair Housing Act, N.J.S.A. 52:27D-301 *et seq.* (“**Act**”) in 1985. The Legislature’s intent was to establish a predictable statutory scheme to provide affordable housing “in accordance with regional considerations and sound planning concepts”. At the same time, the legislature sought to avoid litigation in preference of a mediation and review process that would promote alternatives to the use of the Builder’s Remedy as a method of achieving fair share housing.

The Act established the 12-member Committee on Affordable Housing (“**COAH**”) charged with proposing and adopting procedural rules to:

1. Determine the State housing regions;
2. Estimate the present and prospective need for low and moderate-income housing at the State and regional levels;
3. Determine each municipality’s present and prospective fair share of housing need in its respective region over a 6-year period (subject to adjustments based on statutory considerations such as vacant land, development patterns, existing land use, etc.);
4. Provide population and household projections for the State and housing regions; and
5. In its discretion, establish limits upon the aggregate number of units to be allocated to a municipality as its fair share of the region's present and prospective need for low and moderate-income housing.

The Act also established a voluntary process by which a municipality could prepare and file a municipal housing element and adopt a fair share ordinance to adopt the housing element. This initial step was required for a municipality to petition COAH for a grant of substantive certification, which provided it with a period of immunity from exclusionary lawsuits while COAH reviewed the municipality’s housing element and fair share plan.

The Act provided municipalities with the option, subject to prior COAH approval, of transferring up to 50% of its fair share to another municipality within its housing region by means of a contractual agreement (a “**Regional Contribution Agreement**” or “**RCA**”).

## THE AFFORDABLE HOUSING CYCLES

In 1986, COAH established its “**First Round**” regulations for the period 1987 to 1993 (N.J.A.C. 5:92-1 et seq.), establishing two categories of need: “present need” as the number of existing low and moderate-income households occupying substandard units, and “prospective need” as the number of new low and moderate-income households estimated to be formed over the six-year period.

In 1994, COAH’s “**Second Round**” regulations were adopted covering municipal affordable housing obligations, again for a six year time period (1987 to 1999) (N.J.A.C. 5:93-1 et seq.) In the Second Round, COAH additionally revised its First Round prospective need numbers for 1987 to 1993 as household growth did not occur as anticipated. Accordingly, COAH created new conservative projections for the 1993–1999 time period with the same projections used in the preparation of the New Jersey State Development and Redevelopment Plan.

After extending its Second Round rules from 1999-2003, COAH did not adopt initial “**Third Round**” regulations (N.J.A.C. 5:94-1 and 5:95-1 et seq.) in 2004. The 2004 Third Round regulations changed the period of compliance from six to ten years, and also differed significantly from prior rounds in that COAH no longer assigned each municipality its “number” of housing need, but instead adopted a “Growth Share” formula whereby a municipality’s allocation was determined by its projections of residential and non-residential development for the period 2004 to 2014.

## 2008 AMENDMENTS TO THE FAIR HOUSING ACT

In 2008, the Legislature enacted changes to the FHA that included the elimination of Regional Contribution Agreements and required a 20% affordable housing set aside for state funded initiatives and residential development within the jurisdiction of regional planning entities (the Meadowlands, Highlands, Fort Monmouth redevelopment and the Pinelands.) In addition, the 2008 changes to the FHA required at least 13% of affordable housing units in a municipality’s affordable housing plan be reserved for occupancy by very low-income households (defined as households with a gross household income equal to 30% or less of an area median income for households of the same size in the housing region).

## MOUNT LAUREL IV, THE DEMISE OF COAH, AND JUDICIAL REVIEW OF MUNICIPAL HOUSING ELEMENTS AND FAIR SHARE PLANS

Over the next ten years, the Third Round rules would be challenged in the courts (specifically the Growth Share analysis), revised by COAH in 2008 and 2014, and then challenged again.

Ultimately on March 10, 2015, the New Jersey Supreme Court declared COAH a nonfunctioning agency and removed the responsibility for overseeing affordable housing in New Jersey from it, holding “that the courts may resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations[.]” In re Adoption of N.J.A.C. 5:96 & 5:97 ex rel. New Jersey Council on Affordable Housing, 221 N.J. 1, 43 (2015) (“**Mount Laurel IV**”). As a result, the Supreme Court established what it considered to be a “transitional process” by which municipalities that had already obtained or were in the process of obtaining substantive certification from COAH, could file declaratory judgment actions seeking a court order to confirm that their housing element and implementing ordinances met their Mount Laurel obligations. (*Ibid.*) Under this “orderly process”, “[n]o builder’s remedy shall be authorized to proceed against any town unless a court determines that the substantive

certification that was granted is invalid, no constitutionally compliant supplement plan is developed and approved by the court after reasonable opportunity to do so, and the court determines that exclusionary zoning actions, including actions for a builder's remedy, are appropriate and may proceed in a given case." Id. at 45, 46.

Two years later, the New Jersey Supreme Court again would address the judicial remedy it fashioned in Mount Laurel IV, when it held that a municipality's current housing obligation was to include not only the prospective need period (2016-2025), but the Gap Period (1999-2016) as well. According to the court, a municipality's housing obligation is now composed of four components: (1) a present need Rehabilitation Obligation, (2) a Prior Round obligation (1987-1999), (2) a present need Gap Period obligation (1999-2016), and (4) a prospective need obligation (1999-2025). Specifically, the court held that the definition of "present need" needed to be expanded to include in its analysis "in addition to a calculation of overcrowded and deficient housing units, an analytic component that addresses the affordable housing need of presently existing New Jersey low- and moderate-income households, which formed during the gap period and are entitled to their delayed opportunity to seek affordable housing." (In re Declaratory Judgment Actions Filed by Various Municipalities, 227 N.J. 508, 519, 531 (2017).)

## **THE HOUSING ELEMENT AND FAIR SHARE PLAN**

Under the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. (“**MLUL**”), a municipal Master Plan must contain a Housing Element if the governing body chooses to adopt or amend a zoning ordinance. N.J.S.A. 40:55D–28(b)(3); N.J.S.A. 40:55D–62(a)). Pursuant to the Fair Housing Act, a master plan housing element is required to “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” with the following required components, as per N.J.S.A. 52:27D-310 (a) – (f):

1. An inventory of the municipality’s housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate-income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality’s housing stock, including the probable future construction of low and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality’s demographic characteristics, including but not necessarily limited to, household size, income level, and age;
4. An analysis of the existing jobs and employment characteristics of the municipality, and a projection of the probable future jobs and employment characteristics of the municipality;
5. A determination of the municipality’s present and prospective fair share for low and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate-income housing; and
6. A consideration of the lands that are most appropriate for construction of low and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate-income housing.

This Housing Element and Fair Share Plan meets all of above statutory requirements of the MLUL, as well as the judicial guidelines of the FHA, applicable COAH regulations, Uniform Housing Affordability Controls (“UHAC”) and the Court approved Settlement Agreement between FSHC and the Township of Hainesport.

## 2. DEMOGRAPHIC, HOUSING STOCK, AND EMPLOYMENT ANALYSIS

### DEMOGRAPHIC CHARACTERISTICS

#### POPULATION DEMOGRAPHICS

As evidenced in Table 4, the largest growth in population in both the Township and County occurred between the 1950s and the 1970s, with an additional boom period in Hainesport between 2000-2010. The 1950-1970 period corresponds to the suburbanization of sparsely settled areas of New Jersey. Hainesport grew 191.4% (+2,413) and Burlington County grew 109.1% (+226,119) during this time. Hainesport's population contracted during the 1970s and was essentially unchanged until the 2000s, when the Township experienced a second population surge of 75.1% growth (+2,861). Burlington County also grew during this time, but not nearly at the rate of Hainesport. Current population figures observe the Township as having a slight reduction in population over the 2010-2020 period, which may indicate that the most recent population growth period has ended.

TABLE 4 - POPULATION TRENDS 1930 – 2020, TOWNSHIP OF HAINESPORT AND BURLINGTON COUNTY

<u>Year</u>	<u>Hainesport</u>		<u>Burlington County</u>	
	<u>Number</u>	<u>Change</u>	<u>Number</u>	<u>Change</u>
1930	984	-	93,541	-
1940	858	-12.8%	97,013	3.7%
1950	1,793	109.0%	135,910	40.1%
1960	3,271	82.4%	224,499	65.2%
1970	2,990	-8.6%	323,132	43.9%
1980	3,236	8.2%	362,542	12.2%
1990	3,249	0.4%	395,066	9.0%
2000	4,126	27.0%	423,394	7.2%
2010	6,110	48.1%	448,734	6.0%
2020	6,035	-1.2%	461,860	2.9%

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### HOUSING ELEMENT & FAIR SHARE PLAN

#### AGE DISTRIBUTION OF POPULATION

The percent figures at Table 5 shows a decrease in the young child (Under 5) and school age (5-19) cohorts, while cohorts aged over 45 years old increased in each category in the Township since 2010. Comparison to Burlington County percentages show similarities to those in Hainesport and are typical to New Jersey suburban communities, though Hainesport's median age profile skews 5.5 years older than Burlington County. The significant growth in the over-55 group indicates that Hainesport has seen an influx of new, older residents.

**TABLE 5 – HAINESPORT POPULATION BY AGE COHORT 2020**

Age Group	Hainesport		Burlington County	
	2010 Percentage	2020 Percentage	2010 Percentage	2020 Percentage
Under 5	4.3%	2.2%	5.8%	5.1%
5-19	23.5%	17.5%	20.2%	17.8%
20-24	6.0%	5.7%	5.9%	6.2%
25-34	8.6%	7.8%	11.5%	12.5%
35-44	16.0%	9.4%	14.9%	12.4%
45-54	15.9%	13.7%	16.4%	14.3%
55-64	11.7%	22.2%	11.8%	14.6%
65 and over	14%	21.5%	13.4%	17.0%
Median Age (years)	50.6		41.6	

Source: 2010 & 2020 ACS Table DP05



## Township of Hainesport

### HOUSING ELEMENT & FAIR SHARE PLAN

#### HOUSEHOLD SIZE & TYPE

As shown in Table 6, the Township is composed primarily of households with fewer than 4 people. These households represent 92.9% of all Hainesport households, roughly equal to that of the County (90.0%). The higher incidence of two-person households in the in owner-occupied category is likely a function of the older population no longer having children in the home.

**TABLE 6 – HAINESPORT HOUSEHOLD SIZE BY HOUSING TENURE - 2020**

Owner Occupied	Number	Percentage	Renter occupied	Number	Percentage
1-person	349	15.6%	1-person	82	49.7%
2-person	1,135	50.6%	2-person	49	29.7%
3-person	260	11.6%	3-person	0	0.0%
4-person	325	14.5%	4-person	34	20.6%
5-person	133	5.9%	5-person	0	0.0%
6-person	11	0.5%	6-person	0	0.0%
7+ person	28	1.2%	7+ person	0	0.0%
Total Households	2,241	100.0%	Total Households	165	100.0%

Total Households	Number	Percentage
1-person	431	17.9%
2-person	1,184	49.2%
3-person	260	10.8%
4-person	359	14.9%
5-person	133	5.5%
6-person	11	0.5%
7+ person	28	1.2%
Total Households	2,406	100.0%

Source: 2020 ACS Table B25009

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### HOUSING ELEMENT & FAIR SHARE PLAN

Table 7 reveals that regarding the composition of households in Hainesport, the overwhelming majority are family households (82%). Married-couple households represent 2/3rds of all households in the municipality.

**TABLE 7 – HAINESPORT HOUSEHOLD TYPE - 2020**

Household type	Hainesport		Burlington County	
Type	Number	Percentage	Number	Percentage
<b>Family Households</b>	<b>1,975</b>	<b>82.0%</b>	<b>125,202</b>	<b>74.4%</b>
Married-couple family	1,626	67.6%	89,851	53.4%
Cohabiting couple	92	3.8%	9,532	5.7%
Male householder, no partner	183	7.6%	24,885	14.8%
Female householder, no partner	505	21.0%	43,927	26.1%
<b>Non-family households</b>	<b>431</b>	<b>17.9%</b>	<b>42,993</b>	<b>25.6%</b>
<b>TOTAL</b>	<b>2,406</b>	<b>100.0%</b>	<b>168,195</b>	<b>100.0%</b>

Source: 2020 ACS Tables DP02 & B11010

## HOUSING STOCK

### HOUSING TYPE

A substantial majority of housing units in Hainesport is single family detached units (90.6%), and over 95% of the residential structures in Hainesport are less than two units. This percentage is characteristic of a rural/suburban municipality. This contrasts however, to a lower percent of single family detached homes in the County, at 65%. Conversely, the County has much more multi-family homes with 5+ units, with 13.1% versus Hainesport with only 2%. See Table 8.

**TABLE 8 – HAINESPORT HOUSING TYPE BY UNITS IN STRUCTURE - 2020**

Units	Hainesport		Burlington County	
	Number	Percentage	Number	Percentage
One Unit Detached	2,259	90.6%	116,950	65.0%
One Unit Attached	111	4.5%	27,310	15.2%
2 Units	0	0.0%	3,500	1.9%
3 to 4 Units	40	1.6%	6,464	3.6%
5 to 9 Units	34	1.4%	7,444	4.1%
10 or more Units	15	0.6%	16,183	9.0%
Other	34	1.4%	2,104	1.2%
<b>Total</b>	<b>2,493</b>	<b>100.0%</b>	<b>179,955</b>	<b>100.0%</b>

Source: 2020 ACS Table DP04

## Township of Hainesport

### HOUSING ELEMENT & FAIR SHARE PLAN

#### OCCUPANCY STATUS

As of the 2020 American Community Survey, Hainesport contained a total of 2,493 housing units with 2,406 (96.6%) units occupied and 87 units (3.4%) vacant. Of the occupied units, 93.1% (2,241 units) were owner-occupied and just 6.9% (165 units) were renter-occupied. Compared to the County, Hainesport has a higher percentage of home ownership and a lower vacancy rate. See Table 9.

**TABLE 9 – HAINESPORT OCCUPANCY STATUS – 2020**

Occupancy Status	Hainesport		Burlington County	
	Households	Percentage	Households	Percentage
<b>Occupied Total</b>	<b>2,406</b>	<b>96.6%</b>	<b>168,195</b>	<b>93.5%</b>
Owner Occupied	2,241	93.1%	126,343	75.1%
Renter Occupied	165	6.9%	41,852	24.9%
<b>Vacant Total</b>	<b>87</b>	<b>3.4%</b>	<b>11,760</b>	<b>6.5%</b>
For rent	0	0.0%	2,105	17.9%
Rented, not occupied	0	0.0%	719	6.1%
For Sale	0	0.0%	1,977	16.8%
Sold, not occupied	0	0.0%	585	5.0%
Seasonal	0	0.0%	470	4.0%
Other	87	100.0	5,904	50.2%
<b>Total</b>	<b>2,493</b>	<b>100.0%</b>	<b>179,955</b>	<b>100.0%</b>

Source: 2020 ACS Tables DP04 & B25004

## Township of Hainesport

### HOUSING ELEMENT & FAIR SHARE PLAN

#### VALUE & RENT OF HOUSING STOCK

Table 10 reveals that the value of owner-occupied housing in Hainesport, is about 26.7% higher than Burlington County. The median values of homes are at \$328,900 in the Township and \$259,600 in the County. The greater diversity in housing values in the County reflects the greater diversity in incomes in the County. Still, there is some diversity of housing values in the Township, as 21.9% of housing units are valued at \$199,000 or less.

Per Table 11, the median gross rent in Hainesport is \$1,102/mo, \$286 less than Burlington County. From an affordability perspective, rental housing is considerably more affordable than owner occupied options in the Township and is generally more affordable than the County.

**TABLE 10 – HAINESPORT VALUE OF OWNER OCCUPIED UNITS - 2020**

Value	Hainesport		Burlington County	
	Number	Percentage	Number	Percentage
Less than \$99,999	105	4.7%	6,934	5.5%
\$100,000-\$149,000	133	5.9%	11,579	9.2%
\$150,000-\$199,000	254	11.3%	21,902	17.3%
\$200,000-\$299,999	477	21.3%	37,333	29.5%
\$300,000-\$499,000	923	41.2%	37,228	29.5%
\$500,000-\$999,000	199	8.9%	10,171	8.1%
\$1,000,000 or more	150	6.7%	1,196	0.9%
<b>Median</b>	<b>\$328,900</b>		<b>\$259,600</b>	

Source: 2020 ACS Table DP04

**TABLE 11 – HAINESPORT COST OF RENTAL UNITS - 2020**

Cost of Rental Units	Hainesport		Burlington County	
	Number of Units	Percentage	Number of Units	Percentage
Less than \$500	0	0.0%	1,265	3.1%
\$500 to \$999	54	36.5%	6,146	15.1%
\$1000 to \$1499	69	46.6%	16,591	40.8%
\$1500 to \$1999	0	0.0%	10,085	24.8%
\$2000 to \$2499	12	8.1%	4,795	11.8%
\$2500 to \$2999	13	8.8%	1,302	3.2%
\$3000 or more	0	0.0%	449	1.1%
<b>Total</b>	<b>148</b>	<b>100.0%</b>	<b>40,633</b>	<b>100.0%</b>
<b>Median Rent</b>	<b>\$1,102</b>		<b>\$1,388</b>	

Source: 2020 ACS Table DP04

## Township of Hainesport

### HOUSING ELEMENT & FAIR SHARE PLAN

Within Hainesport, few people are paying more than 30% of their income towards housing costs. For homeowners with a mortgage, 28.6% are paying over 30%. Renters, however, are significantly more burdened – with 46.6% paying over 35% of their income towards rent. Over 42% of homeowners with a mortgage are paying less than 20% of their income to housing costs, nearly 10 points better than the County rate. The relatively low rate of housing burden is indicative of the affordable, middle-income quality of the Township. See Table 12.

**TABLE 12 – HAINESPORT HOUSING COSTS AS A PERCENTAGE OF INCOME - 2020**

Housing costs as a percentage of income		
	Housing units w/ mortgage	Percentage
Less than 20 percent	593	42.1%
20.0 to 24.9 percent	283	20.1%
25.0 to 29.9 percent	130	9.2%
30.0 to 34.9 percent	82	5.8%
35.0 percent or more	322	22.8%
Not computed	0	0.0%
<b>Total</b>	<b>1,410</b>	<b>100.0%</b>
	Housing units w/o mortgage	Percentage
Less than 10 percent	271	32.6%
10.0 to 19.9 percent	268	32.3%
20.0 to 24.9 percent	82	9.9%
25.0 to 29.9 percent	72	8.7%
30.0 to 34.9 percent	34	4.1%
35.0 percent or more	36	4.3%
Not computed	68	8.2%
<b>Total</b>	<b>831</b>	<b>100%</b>
	Occupied units paying rent	Percentage
Less than 15.0 percent	54	36.5%
15.0 to 19.9 percent	0	0.0%
20.0 to 24.9 percent	12	8.1%
25.0 to 29.9 percent	0	0.0%
30.0 to 34.9 percent	13	8.8%
35.0 percent or more	69	46.6%
Not computed	17	0.0%
<b>Total</b>	<b>148</b>	<b>100.0%</b>

Source: 2020 ACS Table DP04

## Township of Hainesport

### HOUSING ELEMENT & FAIR SHARE PLAN

#### CONDITION OF HOUSING STOCK

The U.S. Census or other sources do not directly measure housing quality. Therefore, other indicators are required to be used as per N.J.A.C. 5:93-5 to determine inadequate housing stock in Hainesport. To determine inadequate housing, the following indicators were used from U.S. Census data:

- Constructed prior to 1950
- More than one person per room
- Incomplete plumbing facilities
- Inadequate kitchen facilities
- Inadequate Heating (coal, coke, or wood used for heating, or no heating)

TABLE 13 – SUBSTANDARD HOUSING INDICATORS IN HAINESPORT - 2020

Indicator	Hainesport		Burlington County	
	Total	Percentage	Total	Percentage
Constructed Prior to 1950	276	11.1%	26,166	14.5%
Overcrowded (more than one person per room)	0	0.0%	2,562	1.5%
Inadequate Plumbing Facilities	0	0.0%	206	0.3%
Inadequate Kitchen Facilities	0	0.0%	564	0.8%
Inadequate Heating	28	1.8%	1,559	1.0%

Source: 2020 ACS Table DP04

According to the above factors in Table 13, a total of 304 units, or 12.9% of occupied units, have at least one indicator of inadequate housing. However, this does not account for single units having more than one indicator, and therefore the total number of units with one or more of these indicators is expected to be somewhat less than 304 units. Moreover, since the New Jersey Council on Affordable Housing (COAH) requires units to include at least two of the indicators, and to be occupied by a “low” or “moderate” income household to be considered substandard for their purposes, the actual number of units is likely substantially less. In fact, since 276 of the 2,406 occupied units were constructed prior to 1950, and only 1.8% (28 units) had other indicators, only a **maximum of 28 units** could have two or more indicators and be occupied by a low or moderate-income household, and thereby be considered inadequate.

## Township of Hainesport

### HOUSING ELEMENT & FAIR SHARE PLAN

In 2020, Hainesport contained mostly newer units, with almost 52% of all housing units constructed after 1990. By contrast, housing in Burlington County is older, with 27.9% of the housing stock constructed after 1990. The Township and County both have comparable amounts of housing units built prior to 1959, with Hainesport having 25% and Burlington County having 26%. See Table 14.

**TABLE 14 – HAINESPORT AGE OF HOUSING STOCK – 2020**

Year Built	Hainesport		Burlington County	
	Total	Percentage	Total	Percentage
Built 2010 to 2020	19	0.8%	6,553	3.6%
Built 2000 to 2009	856	34.3%	19,224	10.7%
Built 1990 to 1999	412	16.5%	27,118	15.1%
Built 1980 to 1989	44	1.8%	24,312	13.5%
Built 1970 to 1979	234	9.4%	30,249	16.8%
Built 1960 to 1969	305	12.2%	25,626	14.2%
Built 1950 to 1959	347	13.9%	20,707	11.5%
Built prior to 1950	276	11.1%	26,166	14.5%
<b>Total</b>	<b>2,493</b>	<b>100.0%</b>	<b>179,995</b>	<b>100.0%</b>

Source: 2020 ACS Table DP04

### PROJECTION OF HOUSING STOCK

Table 15 below displays new housing permits, certificates of occupancy, and demolition permits issued for Hainesport Township from 2012 to 2021. Hainesport has generally had steady development action, excepting two years, 2015 and 2021, which account for 2/3<sup>rd</sup> of all new housing permits issued since 2012. In total, 67 new housing permits were issued over the 10-year period, with 34 demolition permits, resulting in a net development of 33 dwelling units. It should be noted that this new permit activity is overwhelmingly single-family homes.

Adding the 28 permits issued in 2021 to the 2,493 housing units existing in 2020, it can be estimated that as of Jan. 1, 2022, Hainesport contained approximately 2,521 housing units. Due to the built form character of the Township being predominantly low density single family detached housing and existing zoning, new housing stock will likely continue to be mostly lower density single family dwelling units with some multi-family rentals.

**TABLE 15 – HAINESPORT NEW HOUSING CONSTRUCTION AND DEMOLITION PERMITS 2012-2022**

Year	'12	'13	'14	'15	'16	'17	'18	'19	'20	'21	Annual Avg.
<b>New Housing Permits Issued</b>	3	2	1	18	6	4	1	2	2	28	7
<b>COs Issued</b>	2	3	0	12	8	3	2	2	0	0	3
<b>Demolitions</b>	4	1	4	2	4	11	5	1	2	0	3
<b>Net Development (Permits less Demos)</b>	-1	1	-3	16	2	-7	-4	1	0	28	4

Source: 2012 - 2021 "New Jersey Construction Reporter" - New Jersey Department of Community Affairs.

**EMPLOYMENT DEMOGRAPHICS**

Hainesport has approximately 3,482 people in its labor force – roughly 67% of the municipality. Of that population, 2.5% are unemployed, less than Burlington County at 3.5%. Hainesport has a slightly larger percentage of its population in the labor force than Burlington County. See Table 16.

**TABLE 16 – EMPLOYMENT STATUS OF HAINESPORT RESIDENTS – 2020**

Employment Status	Hainesport		Burlington County	
	Estimate	Percentage	Estimate	Percentage
Population 16 years and over	5,204	NA	364,861	NA
In Labor Force	3,482	66.9%	242,805	66.5%
Civilian Labor Force	3,469	66.7%	237,239	65.0%
Employed	3,341	64.2%	224,384	61.5%
Unemployed	128	2.5%	12,855	3.5%
Armed Forces	13	0.2%	5,566	1.5%
Not in Labor Force	1,722	33.1%	122,056	33.5%

Source: 2020 ACS Table DP03

In addition, almost 83% of workers are private wage and salary workers, 11.6% are government workers and 5.6% are self-employed. Hainesport has lower percentage of government workers than the County. See Table 17, below.

**TABLE 17 – CLASS OF WORKER OF HAINESPORT RESIDENTS - 2020**

Class of worker	Hainesport		Burlington County	
	Number	Percentage	Number	Percentage
Private wage and salary workers	2767	82.8%	176,458	78.6%
Government workers	387	11.6%	39,016	17.4%
Self-employed in own not incorporated business workers	187	5.6%	8,392	3.7%
Unpaid family workers	0	0.0%	518	0.2%

Source: 2020 ACS Table DP03



**OCCUPATIONAL CHARACTERISTICS**

Over 45% of workers in Burlington County are in Management occupations compared to 31.5% for Hainesport. However, 38.4% of workers in Hainesport have sales and office occupations, as opposed to 23% in the County. The diversity of occupations in the Township correlates with the middle-class character of Hainesport. See Table 18.

**TABLE 18 – EMPLOYED CIVILIAN POPULATION BY OCCUPATION OF HAINESPORT RESIDENTS - 2020**

Employed Civilian Population by Occupation				
	Hainesport		Burlington County	
Occupation	Number	Percentage	Number	Percentage
Management, business, science, and arts occupations	1,054	31.5%	102,060	45.5%
Service occupations	393	11.8%	31,683	14.1%
Sales and office occupation	1,282	38.4%	51,556	23.0%
Natural resources, construction, and maintenance occupations	415	12.4%	15,166	6.8%
Production, transportation, and material moving occupations	197	5.9%	23,919	10.7%

Source: 2020 ACS Table DP03

**IN-PLACE EMPLOYMENT BY INDUSTRY**

According to data from New Jersey's Department of Labor and Workforce Development, there was an average of 226 private sector employers, employing on average 2,345 private sector employees within

## Township of Hainesport

### HOUSING ELEMENT & FAIR SHARE PLAN

the Township in 2020. Health/Social employed the most people in the Township at 372 employees, with Retail Trade next with 352. “Other Services” and “Wholesale Trade” were other key categories in the private sector. Local government provides a small amount of the Township’s employment. Average annual wages in the private sector within the Township are at \$56,720. This would put the average Hainesport worker within the “moderate income” bracket, based on the regional median income for Burlington County (See Section 4) if they were a single person household. See Table 19.

**TABLE 19 – HAINESPORT IN PLACE EMPLOYMENT BY INDUSTRY, 2020**

Industry	Establishments		Employees		Annual Wages
	Number	Percentage	Number	Percentage	Average
Agriculture	NA	NA	NA	NA	NA
Construction	29	12.8%	209	8.9%	\$62,482
Manufacturing	11	4.9%	189	8.1%	\$74,381
Wholesale Trade	16	7.1%	282	12.0%	\$78,364
Retail Trade	20	8.8%	352	15.0%	\$37,694
Transportation/Warehousing	NA	NA	NA	NA	NA
Information	NA	NA	NA	NA	NA
Finance/Insurance	7	3.1%	27	1.1%	\$79,995
Real Estate	NA	NA	NA	NA	NA
Professional/Technical	19	8.4%	107	4.6%	\$56,481
Management	5	2.2%	134	5.7%	\$70,489
Admin/Waste Remediation	22	9.7%	205	8.7%	\$48,604
Education	4	1.8%	31	1.3%	\$14,441
Health/Social	46	20.4%	372	15.8%	\$57,279
Arts/Entertainment	NA	NA	NA	NA	NA
Accommodations/Food	9	4.0%	99	4.2%	\$19,630
Other Services	17	7.5%	234	10.0%	\$47,592
Unclassified	8	3.5%	8	0.3%	\$14,883
<b>Private Sector Total</b>	226	100.0%	2,345	100.0%	\$56,720
Local Government Total	2	NA	100	54.3%	\$61,090
Local Government Education	1	NA	84	45.7%	\$65,287

Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2020 Annual Report

***Employment Trends***

Private sector employment had increased at inconsistent rates since 2012 until 2019. Annual job growth since 2012 had been 27 jobs per year, or 1.1% year over year until 2019, when Hainesport saw a small contraction in the local economy. The considerable job losses in 2020 are assumed to be due to Covid-19 related shutdowns and flow on economic impacts. See Table 20 below.

**TABLE 20 – HAINESPORT EMPLOYMENT TRENDS 2012-2020**

Year	Jobs	Change	Percent Change
2012	2,394	13	0.5%
2013	2,402	8	0.3%
2014	2,409	7	0.3%
2015	2,488	79	3.3%
2016	2,493	5	0.2%
2017	2,526	33	1.3%
2018	2,568	42	1.7%
2019	2,549	-19	-0.7%
2020	2,345	-204	-8.0%

Source: NJ Department of Labor and Workforce Development, *Employment and Wages, Annual Reports*

***Employment Projections***

Due to the extreme impact Covid-19 had on employment rates, it is not prudent to project future employment figures beyond the assumption that employment figures will remain around their current levels.

**TRAVEL TIME TO WORK**

People living in Hainesport tend to have a short commute. Over 50% of people need less than 24 minutes to get to or from work each day, which is roughly equivalent to the County rate. See Table 21.

**TABLE 21 – TRAVEL TIME TO WORK FOR HAINESPORT RESIDENTS - 2020**

<b>Travel Time to Work</b>				
	<b>Hainesport</b>		<b>Burlington County</b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
<b>Less than 5 minutes</b>	305	9.8%	4,295	2.1%
<b>5 to 9 minutes</b>	266	8.6%	16,341	7.8%
<b>10 to 14 minutes</b>	219	7.1%	23,111	11.1%
<b>15 to 19 minutes</b>	469	15.1%	28,705	13.7%
<b>20 to 24 minutes</b>	338	10.9%	27,969	13.4%
<b>25 to 29 minutes</b>	222	7.2%	15,265	7.3%
<b>30 to 34 minutes</b>	416	13.4%	28,590	13.7%
<b>35 to 39 minutes</b>	122	3.9%	8,183	3.9%
<b>40 to 44 minutes</b>	162	5.2%	9,839	4.7%
<b>45 to 59 minutes</b>	208	6.7%	21,059	10.1%
<b>60 to 89 minutes</b>	234	7.6%	17,892	8.6%
<b>90 or more minutes</b>	136	4.4%	7,612	3.6%
<b>Total</b>	3,097	100.0%	208,861	100.0%

Source: 2020 ACS Table B08303

**INCOME AND POVERTY STATUS**

Median household income for Hainesport was at \$109,013 in 2020, greater than Burlington County's at \$90,329. Almost 56% of households in Hainesport earn over \$100,000/year, with 25.7% earning over \$200,000 a year in income. Burlington County, by comparison, has 44.7% of households earning over \$100,000/year and 13.3% make over \$200,000 annually. Similarly, the poverty rate is lower in Hainesport compared to the County, with 2.5% of all people in the Township having incomes below poverty level, whereas Burlington County has a 4% poverty rate. See Table 22.

**TABLE 22 – HAINESPORT INCOME AND BENEFITS – 2020**

Income and Benefits				
	Hainesport		Burlington County	
	Number	Percentage	Number	Percentage
Less than \$10,000	15	0.6%	4,872	2.9%
\$10,000 to \$14,999	39	1.6%	3,281	2.0%
\$15,000 to \$24,999	52	2.2%	9,174	5.5%
\$25,000 to \$34,999	123	5.1%	8,827	5.2%
\$35,000 to \$49,999	139	5.8%	16,292	9.7%
\$50,000 to \$74,999	416	17.3%	26,428	15.7%
\$75,000 to \$99,999	283	11.8%	24,177	14.4%
\$100,000 to \$149,999	594	24.7%	33,328	19.8%
\$150,000 to \$199,999	127	5.3%	19,529	11.6%
\$200,000 or more	618	25.7%	22,287	13.3%
Total	2,406	100.0%	168,195	100.0%
Median HH Inc	\$109,013		\$90,329	
	Percentage		Percentage	
Poverty Status (all people)	2.5%		4.0%	

Source: 2020 ACS Table DP03

### **3. CAPACITY FOR FAIR SHARE**

#### **WATER & WASTEWATER CAPACITY**

The southern area of the municipality, zoned RR-5 Rural Residential 5-acre lot, does not have public sewer access. As such, all lots that are capable of supporting additional affordable housing are located north of the RR-5 Rural Residential zoning district. Hainesport will seek the expert opinion of its municipal engineers to confirm the carrying capacity of the identified parcels in this plan.

#### **POTENTIAL AFFORDABLE HOUSING DEVELOPERS**

Hainesport has been actively approached by landowners and private development parties wishing to provide affordable housing within the municipality at a number of locations. Hainesport has included what it considered to be the most realistic affordable housing opportunities from those discussions, as identified in this Housing Element and Fair Share Plan.

#### **ANTICIPATED DEVELOPMENT PATTERNS**

It is expected that development patterns within Hainesport will follow the established zoning, with a moderate increase in multifamily development to support an aging population. Hainesport is zoned for single family detached, single family detached on lot sizes of 6,500, 15,000, 10,500, and 20,000 sq. ft, rural residential; highway commercial, general commercial, office, industrial, senior citizen district, and business commercial w/ residential business. Between 2010-2020 there was a decrease of 75 people, which indicates a relatively stable to slowly-decreasing population. As previously noted, Hainesport's population has aged considerably over the decade. It is likely that these demographic shifts will continue over the compliance period, resulting in limited single-family housing growth. Multifamily development catering to the senior population will probably comprise many new residential units in the Township. Please see the zoning map at Appendix 8 for more details.

## **4. FAIR SHARE PLAN**

In adopting its housing element, a municipality may provide for its fair share of affordable housing through any single or combination of mechanisms that would result in a plausible likelihood for the provision of the Fair Share. As per N.J.A.C. 5:93, the following mechanisms have been utilized in this plan:

- Group Homes/Supportive Housing;
- Extension of Controls;
- Accessory apartments
- Purchase of existing homes (market to affordable program);
- Non-Inclusionary (100% affordable) Housing

These mechanisms are discussed in greater detail in the following sections of this plan. A thorough discussion of how the Township addresses its Present Need and Prior Round obligations is also included.

### **REGIONAL INCOME LIMITS**

Regional incomes are used to help define what constitutes whether a dwelling unit is affordable. Income categories are taken as a percentage of regional median income. Income categories and their maximum levels are as follows:

- Moderate Income: cannot exceed 80% of the Regional Median Income
- Low Income: cannot exceed 50% of the Regional Median Income
- Very Low: cannot exceed 30% of the Regional Median Income

Under New Jersey's Fair Housing Act, housing units are considered affordable if a dwelling (either for sale or rental) is within the financial means of households that are very low, low or moderate-income (defined within each housing region). Hainesport is located in Burlington County, which is within Region 5.

COAH's last regional income limits were released in 2014. The Affordable Housing Professionals of New Jersey (AHPNJ) have developed a methodology to calculate new income limits for 2023, in consultation with the Fair Share Housing Center. For example, within Region 5, a one (1) person moderate income household cannot earn over \$64,064 using the 2023 AHPNJ regional income limits. See Table 23 for more details. It is the intent that all annual income increases will be based on data annually provided by the AHPNJ, unless changed by the Court, COAH or another entity charged by the State with annually updating that information.

## Township of Hainesport

### HOUSING ELEMENT & FAIR SHARE PLAN

TABLE 23 - 2023 REGIONAL INCOME LIMITS (REGION 5)

2022 AHPNJ Regional Income Limits for Region 5				
Income Level	1 Person	2 Person	3 Person	4 Person
Median	\$80,080	\$91,520	\$102,960	\$114,400
Moderate	\$64,064	\$73,216	\$82,368	\$91,520
Low	\$40,040	\$45,760	\$51,480	\$57,200
Very Low	\$24,024	\$27,456	\$30,888	\$34,320

#### ***Satisfaction of Rehabilitation Obligation***

PRESENT NEED (REHABILITATION OBLIGATION) - 0

As identified in the May 2016 report issued by Dr. David Kinsey, Hainesport's Rehabilitation Obligation is 0 units.

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

PRIOR ROUND (1987-1999) - 150 UNITS

Hainesport's second round plan included a total obligation of 167, of which 17 were rehabilitation credits. As rehabilitation credits cannot carry over to the 3<sup>rd</sup> round, the proper second round obligation is considered to be 150 units.

PRIOR ROUND CREDITS

The Township has satisfied 146 units out of its 150-unit Prior Round obligation as follows:

**Glen at Mason's Creek (Block 101.08 Lots 1-11 and Block 101.07 Lots 2-29)** – The Glen at Mason's Creek is a 255 unit over 55+ townhome community located at US Route 38 and Edinburg Lane. Thirty-nine (39) of these units are deed restricted to be affordable units until 2032, all of which are located along Tartan Lane. Four of these units will be carried over to the 3<sup>rd</sup> round, as the maximum number of senior credits allowed under the regulations is 25% or 36 units.

**Davenport Village (Block 9.01, Lot 43)** - In 1999, Hainesport Township approved a 56 unit affordable family rental project known as Davenport Village. This project was completed in 2001 and is operated by the Dioceses of Camden County. The project consists of seven 8-unit apartment buildings on 10.67 acres.

**Regional Contribution Agreement** – Hainesport established a Regional Contribution Agreement with the Township of Mount Holly and transferred seven (7) affordable units to Mount Holly. Records of these transactions are located in the appendix.

**Supportive/Special Needs Homes** – ARC of Burlington County developed two supportive/special needs home in Hainesport, at 1015 Deacon Road (Block 11, Lot 5.02) and at 1512 Marne Highway (Block 9, Lot 3.02). Both of these properties contain four (4) bedrooms each for a total of eight (8) credits.



## Township of Hainesport

### HOUSING ELEMENT & FAIR SHARE PLAN

**Market to Affordable Program** - The Township has completed two market to affordable properties for owner-occupancy at 1617, and 1623 Albert Street (Block 86, Lots 9 and 6).

**TABLE 24 – COMPLIANCE MECHANISMS FOR PRIOR ROUND 1987-1999**

Compliance Mechanisms	Credits	Bonuses	Total
<b>150 Unit Prior Round Obligation (1987-1999)</b>			
Davenport Village - Block 9.01, Lot 43	56	38	94
Glen at Mason's Creek (Senior, Tartan Lane) Block 101.08 Lots 1-11 and Block 101.07 Lots 2-29 (sale)	35		35
ARC of Burlington County (1015 Deacon Rd) Block 11 Lot 5.02	4		4
ARC of Burlington County (1512 Marne Hwy) Block 9 Lot 3.02	4		4
Regional Contributions Agreement (Mt. Holly)	7		7
Market to Affordable (existing)	2		2
<b>Total</b>	<b>108</b>	<b>38</b>	<b>146</b>
<i>Total Required</i>			<b>146</b>
	<b>Required</b>		<b>Provided</b>
Maximum Senior - 25% of obligation	35		35
Min. Total Rental - 25% of obligation	38		56
Senior maximum bonus	0		0
Rental bonus maximum – not to exceed rental minimum	38		38

## **SATISFACTION OF THIRD ROUND OBLIGATION**

### ***Third Round Credit Obligation Requirements***

A realistic prospective need obligation was required to be determined for the purpose of this Plan. Initially based on the report “New Jersey Affordable Housing Need and Obligations” by Peter Angelides, AICP of Econsult Solutions, we have calculated a prospective need obligation of 197 units which is 82 units more than the Econsult report (121 units). Hainesport did not undertake its own calculations similar to those 3rd party analyses due to budget constraints. While Hainesport could simply create overlay zones for affordable housing throughout the Township, and then units may never be constructed through private market forces based on observed recent lack of population growth and local development trends, the Township is taking a far more proactive approach, including supporting multiple 100% affordable developments and have identified other very real projects to meet the majority of their obligation instead. In other words, unlike many other towns throughout the state, Hainesport is prepared to aggressively promote affordable housing in order to meet its affordable housing obligation, so that both the 150 prior round numbers, as well as the proposed 197 gap and prospective round numbers will continue to result in actual units in the ground. The actual development credits planned to address these requirements are also shown. The Township will be in compliance with these requirements. The credit obligation requirements are as follows:

- The Township agrees to require 13% of all the affordable units referenced in this HEFSP, with the exception of units constructed as of July 1, 2008 and units subject to preliminary or final site plan approval as of July 1, 2008, to be very-low income units (defined as units affordable to households earning 30% or less of the regional median income by household size), with half of the very-low income units being available to families.
- At least 50% of the units addressing the Township’s Third Round Prospective Need obligation shall be affordable to very-low income and low-income households with the remainder affordable to moderate-income households.
- A minimum of 25% of the Township’s Third Round fair share obligation shall be met through rental units, including at least half of those in rental units available to families.
- At least half of all the units addressing the Township’s Third Round fair share obligation will be available to families.
- The Township agrees to comply with COAH’s Round 2 age-restricted cap of 25%, and to not request a waiver of that requirement.

### ***Third Round Prospective Need - 197 Credits***

Hainesport proposes to address a Third Round obligation of 197 affordable credits during the 1999-2025 period. Further details of how the Township will meet its obligation are located at Table 25:

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**TABLE 25 – COMPLIANCE MECHANISMS FOR THIRD ROUND OBLIGATION 1999-2025**

Compliance Mechanisms	VL Units	VL Units	Credits	Bonuses	Total
<b>197 Unit Third Round Obligation (1999-2025)</b>	Senior/SN	Family			
<b>Rental (R) or Sale (S)</b>					
<b>100% Municipally Sponsored Affordable Developments (Planned)</b>					
Walters/Creek Road (B: 104, L: 1.06) (R)		10	72	50	122
Randolph Senior Estates (Senior) – (B: 24, L:10) (R)	5		17		17
<b>Existing Developments (Completed)</b>					
2312 Walnut (B: 59, L: 1.01) (S)			1		1
Glen at Mason's Creek (Senior, Tartan Lane) B: 101.08 Lots 1-11 and B: 101.07 Lots 2-29 (S)	4		4		4
Legacy (B:98, L: 5) (R)	5		5		5
<b>Additional Mechanisms (Planned)</b>					
Extension of Controls (S)			13		13
Supportive/Special Needs Homes (R)	3		3		3
Davenport (Camden Diocese) (R)		3	16		16
Accessory Apartment Program (R)			9		9
Market to Affordable (S)			5		5
<b>Total</b>	<b>36</b>	<b>13</b>	<b>151</b>	<b>50</b>	<b>201</b>

	Required	Provided
Min. Total Family - 50% of obligation	99	103
Min. Very Low Required - 13% of units developed after 7/1/2008	26	26
Min. Very Low Family Required - 50% of total VL	13	13
Min. Total Rental - 25% of obligation	20	112
Min. Family Rental - 50% of total rental	10	88
Maximum Senior - 25% of obligation	49	40

**Non-Inclusionary 100% Affordable Development**

**Creek Road (B: 104, L: 1.06)** – The Creek Road site will be zoned to allow for a development density of up to six (6) dwelling units per acre to allow for a 72-unit 100% affordable family rental development that would be supported with affordable housing trust funds. An Affordable Housing Agreement was entered into between the developer and the Township on March 13, 2020.

*Site Suitability Table*

Criteria	Complies? (Y/N)	Notes
Clear title and is free of encumbrances which preclude development of affordable housing	Y	Lot is in private ownership, held by the developer.
Adjacent to compatible land uses and has access to appropriate streets.	Y	Lot is on Creek Road and adjacent to the Marne Hwy (County Route 537). Creek Road may require improvements to access the site. There are some light industrial uses to the east of the site, however these are not considered to preclude the site from residential development.
Adequate sewer and water capacity is available	Y	Letter Engineer
Can be developed in accordance with Residential Site Improvement Standards (RSIS)	Y	Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
Located in a Smart Growth Planning Area	Y	According to the New Jersey State Development and Redevelopment Plan 2001, this site is in Suburban Planning Area PA2
The development is not within the jurisdiction of a Regional Planning Agency or CAFRA	Y	The Township of Hainesport is not within the jurisdiction of a regional planning agency or CAFRA.
Comply with all applicable environmental regulations	Y	The development of the site will comply with all applicable environmental regulations
Not impact any historic or architecturally important sites and districts	Y	No historic or architecturally important sites will be impacted by this development

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**Randolph Senior Estates (B: 24, L: 10)** – Randolph Senior Estates is a 70-unit senior rental affordable housing development being developed jointly by Ingerman and BCM Affordable Housing at 810 Marne Highway. Because the Township is only able to receive credit for 17 senior units, the township will apply the remaining units to a future round. A PILOT agreement was entered into on May 11, 2021; and the Township passed Resolution 2021-91-6 on June 15, 2021 approving the allocation of \$100,000 from the Hainesport Affordable Housing Trust Fund towards the project.

#### *Site Suitability Table*

Criteria	Complies? (Y/N)	Notes
<b>Clear title and is free of encumbrances which preclude development of affordable housing</b>	Y	Lot is owned by the Church, which is a development partner in the project.
<b>Adjacent to compatible land uses and has access to appropriate streets.</b>	Y	Lot has immediate access to Marne Hwy (County Route 537). Adjacent uses are a church and sparse residential development – mostly vacant land.
<b>Adequate sewer and water capacity is available</b>	Y	Letter from Engineer
<b>Can be developed in accordance with Residential Site Improvement Standards (RSIS)</b>	Y	Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
<b>Located in a Smart Growth Planning Area</b>	Y	According to the New Jersey State Development and Redevelopment Plan 2001, this site is in Suburban Planning Area PA2
<b>The development is not within the jurisdiction of a Regional Planning Agency or CAFRA</b>	Y	The Township of Hainesport is not within the jurisdiction of a regional planning agency or CAFRA.
<b>Comply with all applicable environmental regulations</b>	Y	The development of the site will comply with all applicable environmental regulations
<b>Not impact any historic or architecturally important sites and districts</b>	Y	No historic or architecturally important sites will be impacted by this development

**Existing Developments**

**2312 Walnut Ave (Habitat for Humanity) (Block 59, Lot 1)** – Habitat for Humanity completed a single for-sale home in 2021 at 2312 Walnut Ave. The home will be occupied by a moderate-income family and will be deed restricted as affordable housing for at least 40 years.

**Legacy Center (Block 98 Lot 5)** – There is an existing group home at 1353 Route 38 that serves four (4) low-income special needs individuals. Hainesport will confirm the facility is operating with an active group home license under DCA during the compliance phase of these proceedings.

**Additional Mechanisms**

**Supportive Housing/Group Homes** –The Township will support the development of one (1) supportive house/group home, with four (4) bedrooms for a total of 4 units. It is anticipated that all of the bedrooms will be occupied by very low-income individuals.

**Extension of Controls** – The Township will implement an Extension of Controls program in accordance with N.J.A.C. 5:97-6.14. It is the goal of Hainesport to have deed restrictions extended for the following blocks and lots: Block 101.07, Lots 3-4, 7, 9, 18, 20-22, 24-26, and 28-29; and Block 101.08 Lots 2-4, 6-7, 9 & 11. All units will be extended for a minimum of 30 additional years.

**Davenport (Camden Diocese)** –The Camden Diocese is proposing to add an additional 16 rental units at its existing property at Davenport Village. Two buildings comprised of eight units each for a total of 16 affordable rental units are to be constructed.

**Market to Affordable Program** - Hainesport will complete an additional 4 units to meet the Prior Round obligation and one unit to meet the 3<sup>rd</sup> round obligation.

**Accessory Apartment Program** – Hainesport will create an accessory apartment program to develop 9 accessory apartments in the township that will be available to income-qualified households.

**Demonstration of Realistic Opportunity for Non-Inclusionary Sites**

The Affordable Housing Agreement between the Township and Walters Group (operating as Hainesport Family Apartments) demonstrates a realistic opportunity for the Creek Road site. It is considered that the PILOT and funding agreement for the Randolph Senior Estates project represents a demonstration of realistic opportunity.

**Cost Generation**

The Township of Hainesport will focus on complying with N.J.A.C. 5:93-10 regarding ensuring the elimination of unnecessary cost generating features from municipal land use ordinances. The municipality will eliminate development standards that are not essential to protecting the public welfare and will expedite (“fast track”) approvals/denials on inclusionary development applications. The Township will cooperate with developers of inclusionary developments in scheduling pre-application meetings, and municipal boards shall schedule regular and special monthly meetings (as needed) and provide ample time at those meetings to consider the merits of the inclusionary development application.