

Hainesport Township Housing Plan Element And Fair Share Plan



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Prepared by:

Hainesport Township Planning Board

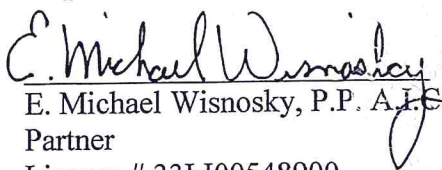
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The original of this document was signed and sealed in accordance with N.J.A.C. 13:41-1.3(b)

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HAINESPORT TOWNSHIP HOUSING PLAN ELEMENT

1.0 Executive Summary

Hainesport Township is located in central Burlington County, and is comprised of approximately 6.9 square miles. As of the year 2000, existing land uses in Hainesport contained 22% in agriculture, 29% were developed, 30% were designated as State Parkland, Green Acre's land or wetlands and 19% were considered vacant¹. Hainesport Township has experienced a rapid rate of residential growth over the past few years. In 1996, there were approximately 650 acres of farmland in southern Hainesport Township. The land use in this area consisted of predominately agriculture and single-family detached homes on lot sizes of two acres. Unfortunately, land ownership has changed, resulting in the demise of some farming activities.

The decrease in agricultural land is directly proportionate to the increase in the Township's housing stock and population. According to the 1990 census data, the number of housing units in Hainesport totaled 1,209. By the year 2000, the total number of units equaled 1,555, an increase of 22%. More startling is the increase in new housing construction since the year 2000. As of July 2003, a total of 2,223 units were either recently built or being constructed, an increase of 30% since the time of the 2000 census. Similarly, the population in Hainesport has increased dramatically in recent years. In 1990, Hainesport had a population of 3,249 persons. By the year 2000, Hainesport's population had increased to 4,126, an increase of 21%. These housing and population characteristics are dissimilar to those of Burlington County and the State where a slower growth rate has been realized.

In response to the acceleration of residential development during the last housing boom, and the goal of preserving the rural character of the southern portions of Hainesport as documented in the past three Master Plans, the Joint Land Use Board in 2005 commissioned their planner to analyze the environmental factors and land capacities within the southern portions of the township. The result of this study was an amendment to the Land Use Element of the Master Plan and the rezoning of the southern portions of Hainesport from one residential dwelling unit per two acres to one residential dwelling unit per five acres. This five acre rezoning was based on the criteria as established in N.J.A.C. 7:9A "Standards for Individual Subsurface Sewage Disposal Systems".

Anticipated growth in residential development will continue to expand, however it is anticipated that future housing will be constrained by a reduction in allowable density based on the 2005 Master Plan Amendment by the location of the municipal sewer service area and a continued limited supply of buildable land parcels within the areas designated for growth in the State Development and Redevelopment Plan (PA-2, PA-4 & PA-8, Appendix A).

¹ *Environmental Resource Inventory*(Adams, Raymond & Hagan, May 2000)

2.0 Introduction

As required by the Fair Housing Act, municipalities that choose to enact and enforce a zoning ordinance are obligated to prepare a Housing Element as part of the community's Master Plan. The Fair Housing Act also established the Council on Affordable Housing (COAH) as the State agency to administer municipal implementation of municipal plans and to create rules and regulations to develop low and moderate housing in New Jersey.

COAH has established both procedural and substantive rules for a Compliance Plan to address the affordable housing obligation, based on a regional growth share allocation formula. Municipal land development regulations are now entitled to a ten-year presumption of validity against a builder's challenge where a local Housing Element Fair Share Plan either receives substantive certification from COAH or a Judgment of Compliance and Repose approved by a Court.

The first round COAH regulations covered the 1987-1993 time periods. In 1994, COAH adopted substantive rules establishing the requirements for the Second Round of affordable housing plans, covering a twelve-year cumulative period from 1987-1999. The substantive rules for COAH's Third Round were adopted on December 20, 2004, covering the period from January 2000 to December 2013, although compliance is to be achieved during the period from January 2004 to December 2013. In 2006 Hainesport Township developed a Housing Element and Fair Share Plan consistent with the new Third Round criteria (through 2013) as established by the Council on Affordable Housing. This plan was prepared, adopted and submitted to COAH on or about May 15, 2006.

The third round rules were challenged and a majority of COAH's methodology was overturned by a higher level court decision in January 2007. COAH responded by adopting a new set of third round rules in January of this year. These new rules essentially made Hainesport's 2006 third round plan obsolete. This past May, COAH yet again re-proposed more rule changes and adopted these rules on June 2, 2008. On June 16, 2008 COAH yet again proposed a new set of rules and adopted these rules in October 2008. COAH is also requiring municipalities to submit new housing plans based on these rules by the end of 2008.

The new rules issued in January by the Council on Affordable Housing changed the affordable housing demand projection in Hainesport Township from 71 to 158 and then on May 6, 2008 reduced the number to 136 units. Other major changes include an increase in the housing obligation of one (1) affordable unit among five (5) market units (previously 1 for 8), one (1) affordable housing unit for every sixteen (16) jobs (previously 1 for 25), and a provision to allow a developer a density increase on a one for one basis (e.g. if a developer is required to provide 5 affordable units, he is entitled to 5 additional market rate units regardless of zoning). COAH has also calculated the cost of a payment in lieu amount of \$156,089 for our region (5) and is allowing an increase in development fees for residential of 1.5% (previously 1%) and 2.5% for non-residential (previously 2%).

This Plan follows the requirements of NJSA 52:27D-310 and 5:94-2.3. Sections include an Inventory and projection of Housing Stock, Inventory, a Demographic Analysis, an Employment Analysis, a Fair Share Determination based upon COAH's new third round methodology, an analysis of Land Appropriate for Affordable Housing, and a Fair Share Plan. The Housing Plan, through its land use policies, has provided opportunities to accommodate present and future housing demands. It is important to analyze existing land use patterns in order to assure that appropriate mix of housing opportunities are being provided to meet the needs of the community.

3.0 Housing Inventory and Projection of Housing Stock

The primary source of information for the inventory of the Township's housing stock is the 2000 U.S. Census. While the Census data was compiled in 2000, it remains the only source of information that provides the level of detail needed for this analysis. According to the 2000 Census, the Township had 1,555 housing units, of which 1,477 (95%) were occupied. Table A-1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. While the Township largely consists of one-family, detached dwellings (89.1%) of the total, compared to 65% in the County, there are 156 units in attached or multi-family structures. The Township has a relatively low percentage of renter-occupied units, 10%, compared to 29% in Burlington County and 52% in the State.

Table A-1: Units in Structure by Tenure

Units in Structure	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1, detached	1,399	78	1,321	1,250	71
1, attached	57	0	57	37	20
2	14	0	14	0	14
3 or 4	22	0	22	8	14
5 to 9	0	0	0	0	0
10 to 19	33	0	33	26	7
20+	30	0	30	0	30
Mobile Home	0	0	0	0	0
Total	1,555	78	1,477	1,321	156

Source: 2000 U.S. Census, QT-H5 & QT-H10 (STF-3) for Township

Table A-2 presents the data concerning the year housing units were built by tenure, while Table 3 compares the Township to Burlington County and the State. Approximately 50.8% of all the units in the Township have been built since 1960, 53.1% of the owner-occupied units were built after 1960. The presence of an older housing stock (46.8% of owner-occupied housing and 67.9% of renter-occupied housing built before 1960) particularly rental housing is one of the factors which correlates highly with filtering.

Filtering is a downward adjustment of housing need which recognizes that the housing requirements of lower-income groups can be served by supply additions to the higher-income sections of the housing market.

Table A-2: Year Structure Built by Tenure

Year Built	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1990 – 2000	358	0	358	323	35
1980 – 1989	137	0	137	137	0
1970 – 1979	171	39	132	132	0
1960 – 1969	125	0	125	110	15
1950 – 1959	383	39	344	302	42
Pre-1950	381	0	381	317	64

Source: 2000 U.S. Census, STF-3QT-H4 for Township

Table A-3 compares the year of construction for all dwelling units in the Township to Burlington County and the State. The Township has a smaller percentage of units built between 1970-2000 than does the County and a slightly larger percentage than the State. Hainesport has a larger percentage of units built pre-1950 than does the County, which lowers the median year built to 1961. This median year that a home was built is almost identical of the State.

Table A-3: Comparison of Year of Construction for Township, County and State

Year Built	%		
	Hainesport Township	Burlington County	New Jersey
1990-2000	23.0	16.5	10.5
1980 – 1989	8.8	15.9	12.4
1970 – 1979	11.0	19.9	14.0
1960 – 1969	8.1	17.9	15.9
1950 – 1959	24.6	13.5	17.1
Pre -1950	24.5	16.3	30.1
Median Year	1961	1971	1962

Source: 2000 U.S. Census, STF-3 DP-4 for Township, County and State.

Information reported in the 2000 Census concerning occupancy characteristics includes the household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; these data are reported in Tables 4 and 5, respectively. Table A-4 indicates that renter-occupied units generally house smaller households, with 68.3% of renter-occupied units having 2 persons or fewer compared to 50.7% of owner-occupied units.

Table A-5 indicates that renter-occupied units generally have fewer bedrooms, with 76.6% having two bedrooms or fewer, compared to 18.6% of owner-occupied units.

Table A-4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-Occupied Units	Renter-Occupied Units
1 person	259	192	67
2 persons	519	478	41
3 persons	262	244	18
4 persons	247	229	18
5 persons	136	127	9
6 persons	33	31	2
7+ persons	21	18	3
Total	1,477	1,319	158

Source: 2000 U.S. Census, STF-3 H-2 for Township.

Table A-5: Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(%)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No bedroom	0	0	0	0	0	0
1 bedroom	62	4.0	0	62	19	43
2 bedrooms	343	22.0	39	304	226	78
3 bedrooms	556	35.8	39	517	495	22
4 bedrooms	551	35.4	0	551	545	6
5+ bedrooms	43	2.8	0	43	36	7

Source: 2000 U.S. Census, STF-3QT-H8&H5 for Township.

Table A-6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units to those of the County and State. The Township's average household size for owner-occupied and renter-occupied units is higher than those of the County; while slightly lower than the State. The larger household size for owner-occupied units produces a smaller household size for all units in the Township when compared to the State.

**Table A-6: Average Household Size for Occupied Units for Township,
County and State**

Jurisdiction	All Occupied Units	Owner-Occupied Units	Renter-Occupied Units
Hainesport Township	2.54	2.84	2.25
Burlington County	2.50	2.77	2.24
New Jersey	2.68	2.85	2.37

Source: 2000 U.S. Census, STF-3 DP-1 for Township, County and State.

The distribution of bedrooms per unit, shown in Table A-7, indicates a similar pattern for the Township, County, and State. The State has considerably more units with no or one bedroom, and two or three bedrooms, and considerably fewer units with four or more bedrooms, than the Township and County.

**Table A-7: Percentage of All Units by Number of Bedrooms for Township,
County and State**

Jurisdiction	None or One	Two or Three	Four or More
Hainesport Township	4.0	57.8	38.2
Burlington County	12.2	58.3	29.5
New Jersey	18.3	59.1	22.6

Source: 2000 U.S. Census, STF-3 QT-H4 for Township, County and State.

In addition to data concerning occupancy characteristics, the 2000 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used by the Council on Affordable Housing (COAH) in calculating a municipality's deteriorated units and indigenous need. In Rounds I & II of COAH's fair share allocations (1987-1999), COAH used seven indicators to calculate indigenous need: age of dwelling, plumbing facilities, persons per room, heating fuel, sewer, and water. In the revised Round III rules, COAH has reduced this to three indicators. The surrogates used to identify housing quality, in addition to age (Pre-1950 units in Table A-2), are the following, as described in COAH's rules.

Plumbing Facilities: Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities.

Kitchen Facilities: Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove, or a refrigerator.

Crowding: In COAH's revised third round methodology, two changes were made to the Rehabilitation Share calculation: overcrowded units built in 1949 or earlier were identified and the new rules exclude spontaneous rehabilitation. Overcrowding is defined by the U.S. Department of Housing and Urban Development as any unit with more than

one person living per room. These figures are reported by the U.S. Census. The 2000 Census also specified occupancy levels by the year an individual unit was built. Therefore, using municipal level data it is possible to determine how many units built prior to 1950 (or at least fifty years old in 2000) were overcrowded. Table A-8 identifies the supporting data used to calculate Hainesport's total rehabilitation share.

Table A-8: Hainesport Township Total Rehabilitation Share

Condition	Number
Overcrowding (Pre 1950)	7
Inadequate plumbing	0
Inadequate kitchen	6
Low/Moderate Income Share	0.737
Rehabilitation Credit	0
Total Rehabilitation Share	10

Source: Third Round Substantive Rules Appendix B, for Hainesport Township.

Other factors used to characterize the municipal housing stock are the housing values and gross rents for residential units. With regard to values, the 2000 Census offers a summary of housing values, seen in Table A-9, which indicate that 34% of all residential properties in the Township were valued between \$100,000 and \$149,000 and 26% were valued between \$200,000 and \$299,000. The median housing value for the Township in 2000 was \$144,400.

Table A-9: Value of Residential Units

Value	Number of Units	%
\$0 – 50,000	0	0
\$50,000 – 99,000	241	19.3
\$100,000 – 149,000	430	34.4
\$150,000 – 199,000	163	13.1
\$200,000 – 299,000	321	25.6
\$300,000 – 499,000	82	6.6
\$500,000 – 999,000	12	1.0
\$1,000,000+	0	0.0
Total	1,249	100

Source: 2000 Census, SF-3 for Township, County, and State, DP-4

The data in Table A-10 indicates that in 2000 only 15% of housing units rented for greater than \$1,000/month with the largest percentage, 38%, found between \$500 and \$749 per month.

Table A-10: Gross Rents for Specified Renter-Occupied Housing Units

Monthly Rent	Number of Units	%
Under \$200	0	0.0
\$200 – 299	7	5.3
\$300 – 499	7	5.3
\$500 – 749	50	37.9
\$750 – 999	48	36.4
\$1,000 – 1,499	7	5.3
\$1,500 or more	6	4.5
No Cash Rent	7	5.3

Note: Median gross rent in Hainesport is \$744.

Source: U.S. Census, SF-3 for Township, QT-H12

The data in Table A-11 indicates that in 2000 there were 63 renter households with an annual income less than \$35,000 annually. At least 25 of these households are paying more than 30% of their income for rent; a figure of 30% is considered the limit of affordability for rental housing costs.

Table A-11: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999

Income	Number of Households	Percentage of Household Income					
		0 – 19%	20 – 24%	25 – 29%	30 – 34%	35% +	Not Computed
< \$10,000	15	0	0	0	0	15	0
\$10,000 – 19,999	14	0	7	0	0	0	7
\$20,000 – 34,999	34	0	7	23	0	4	0
\$35,000 +	69	40	15	8	0	6	0

Note: The universe for this Table is specified renter-occupied housing units.

Source: 2000 U.S. Census, STF-3 QT-H13 for Township.

3.1 Affordable Housing

Hainesport Township received second round substantive certification from the Council on Affordable Housing on June 7, 2000. The township's second round, 12-year cumulative obligation of 167 units included 17 rehabilitation units and 150 new construction units. Table A-12 summarizes Hainesport's COAH-certified compliance techniques.

**Table A-12: Hainesport Township's Second Round
Affordable Housing Obligation**

Second Round Plan	Units	Units
Rehabilitation Program	17	
Inclusionary Requirement (new construction)	<u>150</u>	
Total Obligation	167	
Credits and Reductions:		
ARC Group Home	4	
Age Restricted Housing	<u>39</u>	
Total Credits	43	
Compliance Plan:	Required	Completed
RCA (w/Mount Holly)	7	7
Write-Down/Buy-Down Program	7	2
Family Rental (Davenport Village)	56	56
Rental Bonus*	37	37
Rehabilitation Program	<u>17</u>	<u>18</u>
Total	124	120

Source: Council on Affordable Housing

* COAH granted a waiver to N.J.A.C. 5:93-6.1(b) on March 1, 2000

The data in Tables A-13, A-14 and A-15 indicate Hainesport Township's affordable housing inventory. The Davenport Village subdivision was funded through a federal grant program and is monitored for compliance by the Diocese of Camden County. The Glen at Masons Creek subdivision was funded by the developer through the township set aside requirement and is monitored by the township. The inventory includes both rental and for sale units, the townships rehabilitation program and the buy-down write-down program. As permitted in the prior round, Hainesport Township established a Regional Contribution Agreement with The City of Mount Holly and transferred 7 affordable units to Mount Holly. The locations of all affordable units are shown on the existing zoning map (Appendix B).

Table A-13 Affordable Housing Units as of 9/1/2008

Project Name	Address	# of Afford. Units	Year Comp.	Funding Sources	Risk of Conversion	Afford. Controls Expires
Davenport Village	Marne Highway	56 rental	2001	Federally Tax Credit Program	None	No Expiration
The Glen @ Masons Creek	State Highway Route 38	39 sale	2002	Private Developer % set-aside	Low	2032
ARC of Burl. Co.	1512 Marne Highway	4 group home	2000	ARC/ Federally Funded	None	No Expiration

Source: Hainesport Townships Affordable Housing Administrator

Table A-14 Buy-Down/Write-Down Program as of 9/1/2008

Address	Block	Lot	Income Level	Housing Type	CO Date	Length of Afford.	Afford. Controls Expires
1609 Albert Street	86	13	Low	Sale, Single-Family sale	12/31/2002	10 Years	2012
1617 Albert Street	86	9	Low	Sale, Single-Family sale	12/31/2002	10 Years	2012

Source: Hainesport Townships Affordable Housing Administrator

Table A-15 Rehabilitation Program as of 9/1/2008

Address	Income Level	Rental/Sale	Effective Date of Aff. Controls	Length of Afford.	Afford. Controls Expires
214 Broad Street	Low	Sale	6/1/2004	6 Years	6/1/2010
1421 Marne Highway	Mod	Sale	12/1/2003	6 Years	12/1/2009
1202 Woolman Lane	Low	Sale	6/1/2004	6 Years	6/1/2010
1107 N. Washington	Low	Sale	11/1/2004	6 Years	11/1/2010
406 First Street	Low	Sale	6/1/2004	6 Years	6/1/2010
403 Rancocas Avenue	Low	Sale	6/1/2004	6 Years	6/1/2010
19 Maryland Avenue	Low	Sale	6/1/2004	6 Years	6/1/2010
1603 Albert Street	Low	Sale	9/1/2004	6 Years	9/1/2004
1611 Edwin Avenue	Low	Sale	9/1/2004	6 Years	9/1/2004
109 Maryland avenue	Low	Sale	12/1/2004	6 Years	12/1/2010
1203 Washington	Low	Sale	7/1/2004	6 Years	7/1/2010
1323 Woodgreen Ave	Low	Sale	9/1/2004	6 Years	9/1/2010
207 Pennsylvania Ave	Low	Sale	5/1/2005	6 Years	5/1/2011
5 Delaware Avenue	Low	Sale	11/1/2004	6 Years	11/1/2010
8 Delaware Avenue	Low	Sale	10/1/2005	6 Years	10/1/2011
110 Maple Avenue	Low	Sale	3/1/2005	6 Years	3/1/2011
1619 Albert Street	Low	Sale	12/1/2004	6 Years	12/1/2010
212 Haines Avenue	Low	Sale	6/1/2005	6 Years	6/1/2011

Source: Hainesport Townships Affordable Housing Administrator

3.2 Housing Projections

When projecting new housing starts, several factors must be taken into consideration some of which are beyond the control of the Township. These include the economy, the vitality of the housing market, and the availability of developers to secure financing and most importantly in Hainesport, the amount of available land for housing.

COAH's third round regulations require an examination of development patterns over the last ten years to enable communities to project future development trends. Future development is directly linked to a community's growth share component of its fair share allocation. The number of new market rate housing units and the number of new non-residential building square footage will be converted into affordable housing unit totals, forming each municipal fair share allocation.

A review of every subdivision application filed in the last ten year period was conducted to determine the number of lots created for future development and to establish trends. Table A-16 lists by year the residential subdivisions creating new building lots between January 1998 and September 2008. The data in table A-16 clearly demonstrates that Hainesport Township experienced a housing boom in the early 2000's. The increase in the amount of residential housing in Hainesport was due to large production builders creating two major subdivisions. These included the Creekview/Lakeside development that was constructed by K. Hovnanian Venture One, LLC and the Beacon Hill development constructed by Paparone Homes of New Jersey. Consequently, between 2000 and 2005 Hainesport Township was the third fastest-growing municipality by population in Burlington County.² From the beginning of 2007 through September of this year the number of new single-family homes built in Hainesport Township has totaled just nine units.³ None of these units have been constructed in southern Hainesport Township.

The Joint Land Use Board has recently approved a single-family residential development of sixteen units located on a farm within the southern portion of Hainesport. However, this 85 acre farm is currently being evaluated by Burlington County for farmland/open space preservation. Hainesport Township has indicated their willingness to commit their proportionate fair share contribution for the purchase and placement of this farm into the county farmland preservation/open space program. This farm has been targeted for farmland preservation since the time of the 1987 Master Plan and was identified in the Township's 2000 Open Space and Preservation Plan at the request of Burlington County has a high priority for farmland/open space preservation.

Since the end of 2003, the number of new homes constructed in Hainesport has steadily declined. This is due to two factors; a slow down in the housing market and the amount of developable land remaining in the Township. New housing could be constructed as infill development on vacant parcels or on parcels where existing dwellings are razed and replaced by new construction.

² Southern Regional Fact Book, Burlington County Addition, October 2006

³ Certificate Activity Report, Hainesport Township, Office of the Construction Official

Given the amount of vacant developable land within the Township the assumption is, should the weak housing market continue, it is foreseeable to expect only a modest increase in residential construction of five to ten units per year over the next ten years. The existing Land Use Map is shown as Appendix C.

**Table A-16: Subdivisions Creating New Residential Building Lots
January 1, 1998 to September 30, 2008**

	98	99	00	01	02	03	04	05	06	07	08	Total
C.O.'S Issued	40	31	73	139	257	186	79	31	26	5	4	871

Source: Certificate Activity Report, Hainesport Township, Office of the Construction Official

4.0 POPULATION/DEMOGRAPHIC CHARACTERISTICS

As with the inventory of the municipal housing stock, the primary source of information for the analysis of the demographic characteristics of the Township's residents is the 2000 U.S. Census. The data collected in the 2000 Census provides a wealth of information concerning the characteristics of the Township's population. Hainesport Township had 4,125 residents, or 876 more residents than in 1990. The Township's 21.3% increase during the 1990's compares to a 6.7% increase in Burlington County and an 8% increase in New Jersey. The increase in population in Hainesport Township is directly related to two housing developments that were constructed during this time period. Table A-17 provides a history of population over the last two decades and projects future populations through 2030. Delaware Valley Regional Planning Commission's (DVRPC) projects that the Township's population will increase by 30% by the year 2030. Given the amount of remaining developable land, we believe that the DVRPC forecast is excessive.

Table A-17: Population Forecast

Population Censuses		Population Forecasts⁴		
<u>1990</u>	<u>2000</u>	<u>2005</u>	<u>2015</u>	<u>2030</u>
3,249	4,125	5,863	7,015	8,514

Source: DVRPC, Forecasted Population Change 2000 through 2030, County Delaware Valley Region

The age distribution of the Township's residents is shown in Table A-18. The age cohorts remained relatively evenly split between males and females with a male predominance in the age range of 35-54 and a female predominance in the 20-34 and 55+ age groups.

⁴ Population Forecasts 2006, Burlington County Department of Economic Development, 2015 & 2030, Delaware Valley Regional Planning Commission

Table A-18: Population by Age and Sex

Age	Total Persons	Male	Female
0 to 4	321	146	175
5 to 19	836	432	404
20 to 34	607	291	316
35 to 54	1,487	751	736
55 to 69	526	260	266
70 +	349	138	211
Total	4,126	2,018	2,108

Source: 2000 U.S. Census, STF-3 QT-P1 for Township.

Table A-19 compares the Township to the County and State by age categories. The principal differences among the Township, County, and State occur in the 20-34 age category, whereas the Township has a lower proportion than the County and State, and all age categories 35 and above, except for 70+, where the Township's proportion is higher than the County and State. The average age of Hainesport Township residents (38.4 years) reflects this more mature local population, compared to the County (37.1) and the State (36.7).

**Table A-19: Comparison of Age Distribution for Township, County
And State (% of persons)**

Age	Hainesport Township	Burlington County	New Jersey
0 to 4	7.8	6.4	6.7
5 to 19	20.3	20.9	20.4
20 to 34	14.7	18.9	19.9
35 to 54	36.0	32.2	30.9
55 to 69	12.7	12.6	12.4
70 +	8.5	9.0	9.7
Median	38.4	37.1	36.7

Source: 2000 U.S. Census, STF-3 QT-P1 for Township, County and State.

Table A-20 provides the Census data on household size for the Township, while Table A-21 compares household sizes in the Township to those in Burlington County and the State. The Township differs from the County and State in terms of the distribution of household sizes by having fewer households of one person and more households of 2, 3, and 4 persons.

Table A-20: Persons in Household

Household Size	Total Units
1 person	259
2 persons	519
3 persons	262
4 persons	247
5 persons	136
6 persons	33
7+ persons	21
Total	1,477

Source: 2000 U.S. Census, STF-3 QT-P10 for Township.

Table A-21: Comparison of Persons in Household for Township, County and State (% of households)

Household Size	Township	County	State
1 person	17.5	22.9	24.5
2 persons	35.1	32.2	30.3
3 persons	17.7	17.6	17.3
4 persons	16.7	16.6	16.0
5 persons	9.2	7.3	7.5
6 persons	2.2	2.3	2.7
7 or more persons	1.4	1.1	1.7
Persons per Household	2.78	2.65	2.68

Source: 2000 U.S. Census, STF-3 QT-P10 for Township, County and State.

Table A-22 presents a detailed breakdown of the Township's population by household type and relationship in 2000. There were 4,103 people living in family households in the Township and 278 people living in non-family households; a family household includes a householder living with one or more persons related to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only. In terms of the proportion of family and non-family households, the Township has more family households than the County or State (77.9% for the Township, 72.3% for the County, and 70.3% for the State).

Table A-22: Persons by Household Type and Relationship

Households by Type	Total
Total Households:	1,477
In family Households:	1,150
Male householder	1,044
Female householder	106
In Non-Family Households:	327
Male householder	154
Living alone	112
Not living alone	42
Female householder	173
Living alone	147
Not living alone	26
Households by Relationship	
Total Population:	4,126
Household Population	4,103
Householder	1,477
Married	997
Child	1,309
Non-relatives	278
Household population 65 years & over	482
Institutionalized:	0
Non-institutionalized:	23

*Source: 2000 U.S. Census, SF-1QT-P10, QT-P11, QT-P12
and QT-H3 for Township.*

Table A-23 provides 1999 income data for the Township, County and State which is the last full year of income before the 2000 Census questionnaires were distributed. The Township's per capita income is higher than the County and the State. The Township's median incomes are also higher than those of the County and the State.

Table A-23: 1999 Income for Township, County and State

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Hainesport Township	\$28,091	\$66,417	\$72,005
Burlington County	\$26,339	\$58,608	\$67,481
New Jersey	\$27,006	\$55,146	\$65,370

Source: 2000 U.S. Census, SF-3 DP-3 for Township, County and State.

Table A-24 addresses the lower end of the income spectrum by providing data on poverty levels for persons and families. The determination of poverty status and the associated income levels is based on the cost of an economy food plan and ranges from an annual income of \$8,501 for a one-person household to \$28,967 for an eight-person family for the year 1999. According to the data in Table A-20, the Township proportionally has fewer persons qualifying for poverty status than do the County or State. However, the 2000 census states that 121 persons and 23 families are classified in poverty status. Thus, the family households have a much larger share of the population in poverty status.

Table A-24: Poverty Status for Persons and Families for Township, County and State (% with 1999 income below poverty)

Jurisdiction	Persons (%)	Families (%)
Hainesport Township	3.0	2.0
Burlington County	4.7	3.2
New Jersey	8.5	19.4

Source: 2000 U.S. Census, SF-3 DP-3 for Township, County and State.

The U.S. Census includes a vast array of additional demographic data that provides interesting insights into an area's population. For example, Table A-25 provides a comparison of the percentage of population 5 years and over who live in the same house as in 1995; this is a surrogate measure of the mobility/stability of a population. The data indicates that the percentage living in the same house in the Township far exceeds the State and is slightly less than the County. This indicates a relatively stable Township population.

Table A-25: Comparison of 1995 Place of Residence for Township, County and State

Jurisdiction	Percent living in same house in 1995
Hainesport Township	65.5
Burlington County	60.0
New Jersey	27.7

Source: 2000 U.S. Census, SF-3 DP-2 for Township, County and State.

Table A-26 compares the educational attainment for Township, County, and State residents over age 25. These data indicates that Township residents exceed the County and the State in achieving a high school diploma or higher. Township residents are lower than the State in post secondary education.

**Table A-26: Educational Attainment for Township, County and State Residents
(Persons 25 years and over)**

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Hainesport Township	88.7	24.8
Burlington County	87.2	28.4
New Jersey	82.1	29.8

Source: 2000 U.S. Census, SF-3 DP-2 for Township, County and State.

5.0 EMPLOYMENT ANALYSIS

Hainesport's probable future employment under COAH's third round rules will generate a need of affordable housing based upon a ratio of 1 housing unit for every 16 jobs. An analysis of job opportunities and job growth are critical now that COAH has tied affordable housing creation to jobs. Historic records of non-residential development approvals give an indication of the types of employment opportunities available now and in the future.

The labor force is defined by population of workers 16 years and over. At the time of the 2000 census, Hainesport Township had a labor force of 2,321 persons or 72.6% which is above the national labor force of 63.9%. The unemployment rate for Hainesport Township according to the 2000 census is 2.0 percent. Table A-27 provides the Census data on occupation and industries. The majority of workers are in the management, professional sector (37.6%) followed closely by the sales and office sector. Manufacturing and the government sector are also major employers of Township employees. Less than 1% of the workforce is within the agricultural sector of the workforce. This figure represents a decline in this industry in Hainesport Township over the past 20 year period.

Table A-27: Employment Characteristics for Hainesport Township(16 years & over)

Area	Percentage Distribution by Occupancy						% in Selected Industries		% Govt. Workers
	Mgmt Prof.	Service	Sales & Office	Farming Fishing & Forestry	Const. Extract & Maint.	Prod. Transpt. & Material Moving	Ag. Forestry Fishing & Hunting	Manf.	
Hspt. Twp.	37.6	12.4	29.5	0.2	8.5	11.9	0.2	13.7	13.5

Source: 2000 U.S. Census, GCT-P13 for Hainesport

Table A-28 identifies the employed civilian population by category of businesses within Hainesport according to the 2000 census and Table A-29 identifies the number and category of businesses within the Township as of 2006. The largest number of business is located within the retail trade and construction industry. Similarly, the highest number of jobs can be found within this same segment. A number of specialty businesses also exist representing a large percentage of business that does not fall within one specific category.

Table A-28: Employed Civilian Population Hainesport Township 2000

Occupation	Number of Jobs	Percent
Management, professional & related	843	37.6%
Service	278	12.4%
Sales & office	662	29.5%
Farming, fishing & forestry	4	0.2%
Construction, extraction & maintenance	191	8.5%
Production, transportation & material moving	266	11.9%
Total	2,244	100%

Source: 2000 U.S. Census, SF-3 DP-3 for Hainesport

Table A-29: Business Data for Hainesport Township 2006

	Number of Businesses	Percent
Construction	25	13.30%
Manufacturing	13	6.91%
Wholesale trade	15	7.97%
Retail trade	29	15.42%
Transportation & warehousing	8	4.26%
Information	2	1.06%
Finance & Insurance	5	2.66%
Real estate, rental & leasing	5	2.66%
Professional, scientific & technical service	16	8.51%
Management of companies & enterprises	1	0.53%
Admin, support, waste mgt, remediation services	15	8.00%
Educational services	2	1.06%
Health care & social assistance	16	8.51%
Arts, entertainment & recreation	5	2.66%
Accommodation & food services	6	3.19%
Other services (except public administration)	25	13.30%
Totals	188	100%

Source: 2006 U.S. Census update, Business patterns for Hainesport

5.1 Employment Projections

The lack of ratable growth and the ability to attract quality commercial and office development along the Route 38 corridor was identified as a major problem in the 2002 Master Plan Re-examination Report. Since the time of the 2002 Reexamination Report, the Township has taken steps to encourage and attract new development opportunities along the Route 38 corridor. In 2003, the Township found that the entire corridor was in need of redevelopment. Therefore, the entire corridor was determined a redevelopment area. Redevelopment plans were created for three areas of the corridor, on the south side of Route 38 between Fostertown Road and Hainesport-Mount Laurel Road, at the intersection of Route 38 and Creek Road and at the intersection of Route 38 and Industrial Boulevard. This has resulted in modest success with the approval of a Home Depot Home Improvement Center at the Industrial Boulevard intersection. Although approved in 2005, due to the current economic climate the township has been informed that this project in its approved form will not be developed. There has also been sporadic commercial development along the corridor including an approval for a bank at the intersection of Hainesport-Mount Laurel Road and the construction of a diner at the intersection of Bancroft Lane. Notwithstanding the limited success, attracting quality commercial and office development along the Route 38 corridor continues to be a challenge and a high priority goal and major objective of Hainesport Township.

There is one industrial park located in Hainesport Township. This ±80 acre parcel is subdivided in to approximately lots of two acres. With the completion of one building in early 2008, the industrial park is now fully developed. Currently there are only a few remaining parcels

not located along the Route 38 corridor that may accommodate non-residential development. The existing Land Use Map is shown as Appendix C.

A review of every non-residential application filed in the last ten year period was conducted to establish employment trends. Table A-30 lists by year the projects that received certificate of occupancies between January 1998 and September 2008.

Table A-30: New Non-Residential Development Square Footage
January 1, 1998 to September 30, 2008

	98	99	00	01	02	03	04	05	06	07	08
C.O.'S Issued by S.F	18,050	85,043	64,732	17,250	0	99,219	37,772	23,880	169,569	48,620	73,683

It is anticipated that the Township's redevelopment efforts will bring more employment opportunities, mostly in retail and personal service, and perhaps some general office. Restaurant growth is not anticipated due to zoning restrictions on fast food restaurants and the absence of a liquor license that support sit down restaurants.

6.0 LANDS MOST APPROPRIATE FOR AFFORDABLE HOUSING

The Township has historically encouraged the preservation of all farmlands and environmentally sensitive lands in the southern portion of Hainesport Township, outside of the sewer service area. Areas known as "Hainesport proper" located along Broad Street and Marne Highway are areas that have the infrastructure to support development. However, the production of housing including affordable housing developments of any significant size is limited in older suburbs like Hainesport which lack large vacant tracts of land. There has been some interest by non-profit affordable housing developers in constructing affordable housing on small parcels within Hainesport proper. However, the amount of land is limited thereby reducing the number of affordable units that can be constructed. Another limiting factor is the current price of vacant land. It is very difficult to produce affordable housing in Hainesport Township without some type of federal, state, or local assistance unless the market rate development is so profitable that it offsets the cost of the affordable component. There simply are not large tracts of vacant land located within the Townships sewer service area that would support large scale residential development that would generate a significant amount of affordable housing. In addition, Hainesport, like other municipalities throughout the state, will continue to compete for limited dollars to produce new units or to rehabilitate existing substandard units to meet their COAH obligations.

To determine whether there are available parcels of land for affordable housing development, both private and public land has been considered. Hainesport proper is almost fully developed with only a few acres of remaining vacant land that can support development. Most of this land is privately owned and scattered throughout the sewer service area of the community. Construction of new affordable housing units will likely be on small parcels of land. Existing substandard housing can be rehabilitated and affordability controls applied to create additional units however, Hainesport has reached its obligation of rehabilitated units. There appears to be a significant number of units in need of rehabilitation within the community. As identified in Table A-15, since 2003, Hainesport has used its development fees by successfully by rehabilitating 18 units. The program administrator has indicated that there continues to be a need for the rehabilitation of units for low and moderate

income households. Given the amount of developable land within the Township, Hainesport wishes to continue this program.

Although the municipality owns 35 properties (not including Board of Education lands), almost all are used as parks and recreation facilities, municipal offices, public work facilities or the land has an improvement such as a detention basin located on the property. The remaining large vacant parcels are located outside the sewer service. A portion of the Rancocas State Park is located within Hainesport Township. This park is located at the confluence of the north and south branches of the Rancocas Creek. In addition to the main parkland, the State of New Jersey also owns out parcels around the park located along Deacon Road and at the end of Broad Street and Washington Avenue. This portion of the community is located within the sewer service area and has both public water and sewer and is located immediately adjacent to Planning Area 2. It is being recommended that some of this land be considered for the construction of affordable housing units. The location of this park is shown on the existing land use map.

There is one farmland parcel located along Marne Highway (Block 9, Lot 3), that is approximately 23.62 acres. This parcel was rezoned in 2006 for senior housing that includes an affordable component. It is anticipated that Hainesport can fulfill a portion of its affordable housing with the development of this parcel. A few private vacant properties located off Broad Street could be developed as affordable units. The Hainesport Joint Land Use Board is currently entertaining a development application brought forth by The Salt and Light Company, a non profit, for the construction of two duplex units to provide affordable housing for disabled adults. This property is located on Albert Street (Block 87, Lots 1 & 2 and Block 88, Lot1).

7.0 CALCULATION OF AFFORDABLE HOUSING NEED AND AFFORDABLE HOUSING PLAN

The Council on Affordable Housing's third round methodology represents a much different approach to municipal fair share allocation than the prior two rounds. The new methodology links the actual production of affordable housing to growth, both residential and non-residential. Ideally it is consistent with the New Jersey State Development and Redevelopment Plan in that it requires the provision of affordable housing in locations that are appropriate for growth. The municipal fair share is now composed of three components: rehabilitation, remaining prior round obligation and growth share. The sum of all three components is the municipality's fair share obligation for the years 2004-2018. According to the Council on Affordable Housing growth projections in Appendix F2 Hainesport Township have a projected growth share of 136 affordable units and a rehabilitation share of 10 units. Hainesport Township accepts these figures and proposes the following measures to satisfy their affordable housing obligation.

7.1 Rehabilitation Share

This component is provided by COAH for each municipality. It represents the number of housing units that are substandard, in need of rehabilitation and occupied by low and moderate income households. The calculation uses US Census indicators including overcrowding (more than 1 person per room), lack of complete plumbing, and lack of complete kitchen facilities.

Hainesport's Rehabilitation Share = 10 housing units

Hainesport will take credit for 10 affordable housing units rehabilitated since April 1, 2000 to reduce the rehabilitation requirement to zero (0).

As identified in Table A-15 Hainesport Township has rehabilitated 18 units. These units were rehabilitated using funds collected through the development fee account. All of these units have appropriate affordability controls in place, are occupied by income-qualifying households and were renovated after April 1, 2000.

7.2 Prior Round Obligation

This component is provided by COAH for each municipality. It represents the cumulative 1987-1999 fair share obligation.

Hainesport's Prior Round Obligation = 150

Hainesport has completed 146 affordable housing units

Hainesport's prior round obligation and compliance mechanisms have been identified in Table A-12. The number of constructed affordable housing units has been identified in Tables A-13 and A-14. Hainesport carries forward 4 affordable housing units to the 2004-2018 obligations.

7.3 Growth Share Obligation

This third component is provided by COAH based upon projected residential and non-residential growth. Alternatively, a municipality may calculate its own growth share obligation and use those figures if they exceed COAH's calculations. Hainesport Township accepts COAH's growth share obligation. For every 4 market housing units that are constructed, 1 affordable housing unit must be provided. For every 16 jobs that are created from commercial development, 1 affordable housing unit must be provided. Based upon Appendix F (2) of the third round rules, Hainesport's net 2004-2018 (growth in residential units) equals 458 housing units. Hainesport's residential growth share is 458 divided by 5, or 91.6 units. Hainesport's net changes 2004-2018 (growth in employment) equals 708 jobs, divided by 16, or 44.25 units. The two figures are then added together for a total of 136 units.

Hainesport's Growth Share Obligation = 136 housing units

In addition to this obligation, Hainesport carries forward their prior round shortfall of 4 housing units bringing Hainesport's total obligation to 140 units

Hainesport Total Fair Share Housing Obligation = 140 units

8.0 AFFORDABLE HOUSING PLAN

COAH mandates the following subcategories applicable to the obligation of 141 units:

- A maximum of 25% or 35 units may be age-restricted (Sect. 5:94-3.10c2)
- A minimum of 50% or 70 units must be low income (Sect. 5:94-3.3)
- A minimum of 25% or 35 units must be rental (Sect. 5:94-3.10b3)
- A minimum of 50% or 17 units of the total rental units must be non age-restricted (Sect. 5:94-3.4b)
- A minimum of 50% or 70 units must be non-age restricted (Sect. 5:94-3.9)
- A minimum of 13% or 18 units must be reserved for very low income households (A500)

For the Third Round, Hainesport Township's fair share plan is to address its third round growth share obligation by implementing various options as established in N.J.A.C. 5:97 et seq. As indicated in the previous section, the Township has established that under the housing plan element there is a need for 140 units. The Township will meet this need through a variety of means that include; age restricted development, the market to affordable program, supportive and special needs housing and zoning for inclusionary development. These measures are depicted in Table A-31.

Table A-31: Summary of Methods to Address Fair Share Housing Obligation

Method	Number of Units
Senior Age-restricted Units (50% low & 50% moderate)	35
Market To Affordable Program	10
Supportive and Special Needs Housing 4-2 BR. Duplexes	8
Family Rental Davenport Village II = 16 units	16
Family Rental Rancocas State Park = 38 units (1 unit of credit for each bonus unit up to 25% of growth share obligation)	72
TOTAL	141

8.1 Age –restricted Housing (N.J.A.C. 5:97-3.8)

Hainesport Township has lands throughout the Township zoned for senior citizen housing. The current senior citizen zoning ordinance has a maximum density of four units per acre and a fifteen percent affordable housing set aside requirement. The senior citizen district is located within the township's sewer service area and Planning Area 2. Within the past year a conceptual plan has been submitted on a parcel of land within this district. This parcel is located along Marne Highway, Block 9, and Lot 3 and is \pm 24 acres in size. A second parcel located along Bancroft Lane, Block 100, P/O Lot 8 totaling \pm 21 acres is currently being considered to be rezoned for senior citizen housing as part of the township's Master Plan Reexamination Report.

It is being recommended that the senior citizen zoning ordinance be amended to increase the minimum density to six units per acre and an affordable housing set aside of 20% consistent with the COAH's regulations. These amendments to the land development ordinance will yield a minimum of 35 affordable housing units satisfying this portion of the township's fair share plan.

8.2 Market to Affordable Program (N.J.A.C. 5:97-6.9)

The Market to Affordable Program allows the Township to subsidize the cost of market rate units purchased and either sold or rented to low and -or moderate-income households. The Township's previous certification proposed 7 units, 2 of which were completed as part of the previous Write-Down/Buy-Down Program. The Market to Affordable Program is an attractive program for the Township given the high cost of housing and the difficulty many households have obtaining a mortgage. Furthermore, there are smaller, older homes located within "Hainesport Proper" are good candidates to be affordable with this program. The Township has a proven tract record of administering this program and plans to further this effort by contributing extra funds to buyers from the development impact fees collected to augment the Buy Down program. As of September 30, 2008 Hainesport's COAH development fund totaled \$514,642.80. The Township therefore has the funding to create 10 affordable housing units through this program.

8.2 Supportive and Special Needs Housing-Crediting (N.J.A.C. 5:97-6.10)

This program allows Hainesport to meet the housing needs of specific group of individuals that need supportive housing within the community. The Salt & Light Company proposes to construct two duplex units within "Hainesport Proper" for conveyances to Family Service of Burlington County, Inc. Family Service of Burlington County is a 36 year old private, non-profit agency providing housing, health care and related services to persons in need in a six county area of southern New Jersey. The property is located at the intersections of Cottage Avenue, Rancocas Avenue and Albert Street (Block 87, Lots 1&2, Block 88, Lot1).

Family Service will own and operate the properties to provide housing for persons who are classified Developmentally Disabled or who have mental health conditions that require supervised housing in a group home environment. Services to these persons are provided by funding from either the New Jersey Department of Developmental Disabilities or the Division of Mental Health. There will be two or three adult persons per house, with no more than one person per bedroom. The homes will be staffed with on-site staff 24 hours per day. As a result of this project Hainesport will be seeking a bonus credit for a total of 8 units toward the fulfillment of the Township's obligation.

8.4 Rental Housing (N.J.A.C. 5:97-3.4)

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. There is additional land available on this site upon which additional units could be constructed. Hainesport Township proposes to work with the Dioceses of Camden County for the construction of 16 additional family rental units at this location. Hainesport Township is willing to subsidize a portion of the construction of the 16 additional family rental units through revenues generated by the Housing Trust Fund and will be seeking a bonus credit of two per unit for each additional rental unit in excess of its growth share rental obligation.

8.5 Zoning for Inclusionary Development/Rental Housing (N.J.A.C.-6.4 & N.J.A.C. 5:97-3.4)

As noted in Section 6.0, a portion of the Rancocas State Park is located within Hainesport Township. This park is located at the confluence of the north and south branches of the Rancocas Creek. In addition to the main parkland, the State of New Jersey also owns out parcels around the park located along Deacon Road and at the end of Broad Street and Washington Avenue. This is unimproved state parkland located within the sewer service area of the township. This land is in close proximity to both public water and sewer. COAH has indicated that public lands are not exempt from the requirement of lands upon which a municipality may use to meet its fair share housing obligation through inclusionary zoning.

It is being recommended that ± 10 acres of this public land be rezoned and considered for a second family rental project. With the permitted bonus, a 38 unit family rental project will satisfy a 72 unit obligation. Hainesport Township proposes to enter into discussions with the State of New Jersey Department of Environmental Protection Division of Parks and Forestry to secure ownership or the lease of a parcel of land within the park for the construction of the family rental project. Once secured, Hainesport will establish an RFP and reach out to organizations such as the Dioceses of Camden County and The Salt & Light Company for the construction of this housing development. Hainesport Township is willing to subsidize a portion of the construction of the additional family rental units through revenues generated by the Housing Trust Fund.

9.0 SPENDING PLAN OVERVIEW

Hainesport Township currently does not have on-site commitments from developers for COAH units (only fee-in-lieu). As of the 2000 census, the median housing value for the Township was \$144,400. Given the fluctuation in today's market even with the current housing crisis we project that the average house price is assessed at $\pm \$200,000$. New homes built over the past four years are being assessed at $\pm \$375,000$. COAH is allowing an increase in development fees for residential of 1.5%. A 1.5% fee of the assessed value would generate \$5,625.00 per unit. Our analysis estimates that a total of ± 50 could be approved within the next ten years. The 1.5% fee would yield $\pm \$281,250.00$ toward the Round Three obligation.

Regarding non-residential development, Hainesport has in recent years established a redevelopment area along portions of the Route 38 corridor. This overlay zone has attracted redevelopers that have submitted various development proposals. As indicated in Section 5, Hainesport is positioned to generate additional revenue for affordable housing based on the Township's COAH development fee 2.5% contribution based on the assessed value of the development.

Our analysis indicates that a total of ±500,000 square feet of non-residential space could be constructed within the next ten years. The 2.5% percent fee should yield \$1,250,000 (assessment @\$100/s.f. less equalization @ 93% = \$1,162,500) toward the Round Three obligation.

Total Income

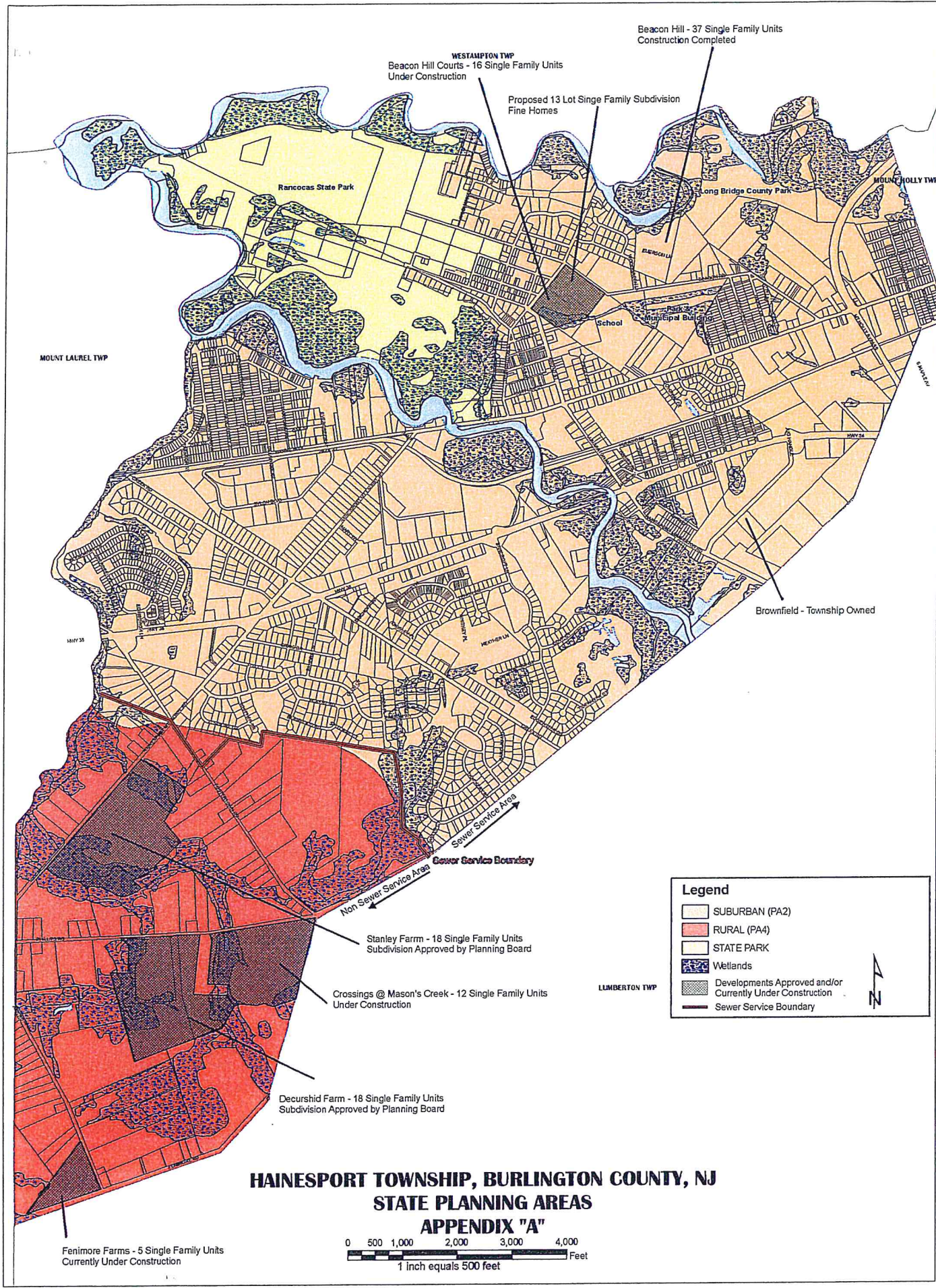
1.5% Residential Fee =	\$281,250
2.5% Non-Residential Fee =	<u>+ \$1,250,000</u>
Subtotal =	\$1,531,250
Housing Fund Balance	<u>+ \$ 514,643</u>
Total =	\$2,045,893

The Township will continue to fund fair share projects through the Housing Trust Fund. As of September 30, 2008, Hainesport Township has a balance of approximately \$514,643 in this fund. Based on the Township's Third Round affordable housing requirement, the plan advances the following:

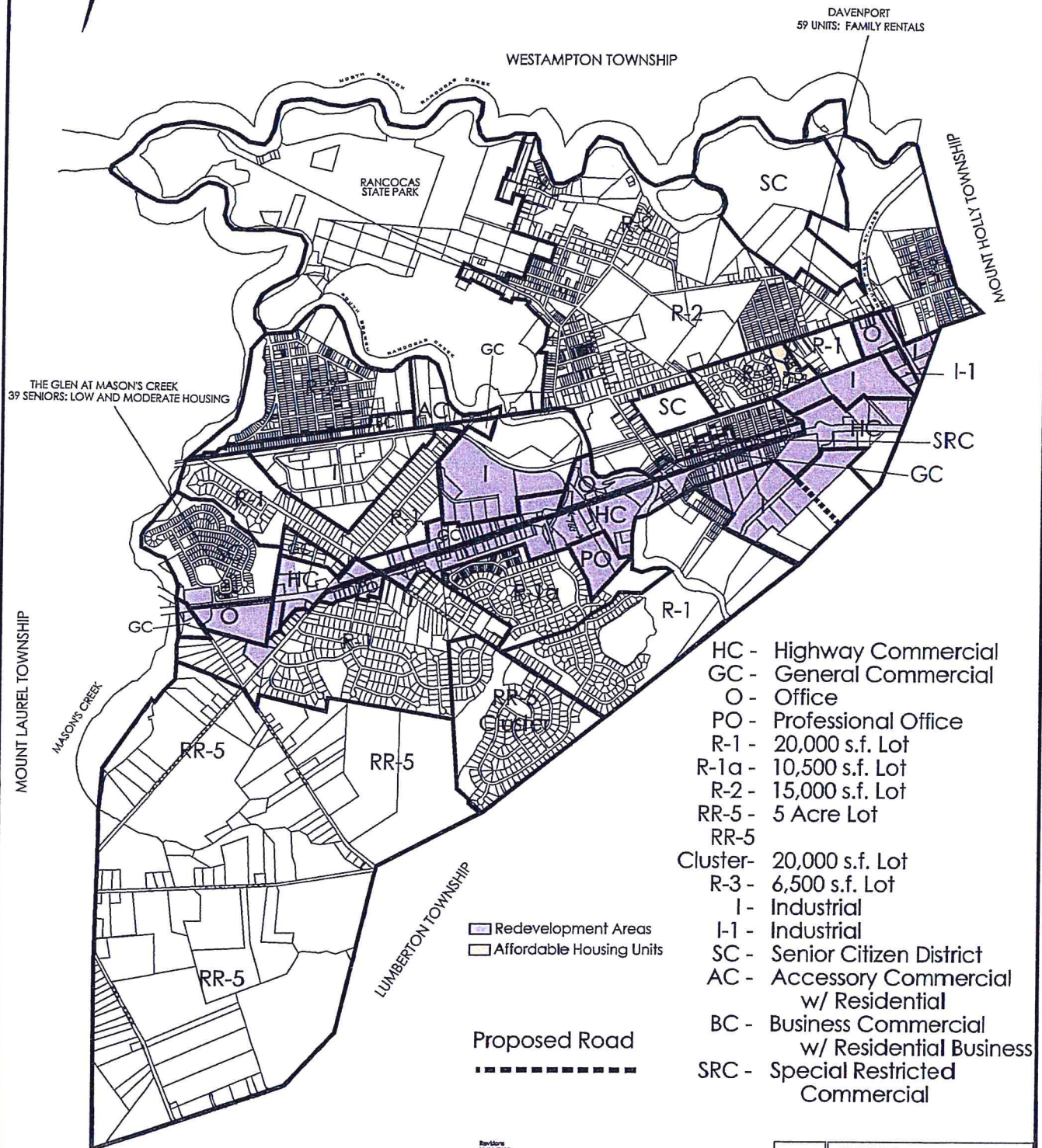
Expenditures:

Program	Unit Costs	Total Costs
Market to Affordable Housing	5 Units @ \$30,000/unit 5 Units @ \$25,000/unit	\$150,000 \$125,000
Davenport Family Rental Negotiated Subsidy \$20,000 [Land Already Purchased]	\$320,000.00	\$320,000
Inclusionary Zoning/Municipally Subsidized New Construction	38 Units @ \$30,000/unit	\$1,140,000
Administrative, Legal, & Soft Costs	\$150,000.00	\$150,000
Contingencies & Reserves	\$46,250.00	\$160,893
Total Expenditures		\$2,045,893

This analysis represents an overview of income and expenditures of funding that potentially may become available to assist in the construction of affordable housing in Hainesport Township within the next ten year period. As required by 5:97-8.10 each municipality must spend existing balances as of July 17, 2008 within four years of the date the municipality's spending plan is approved by COAH. Hainesport Township will administer the expenditure of development fees collected based on the requirements established in the approved Affordable Housing Trust and Spending Plan.



Appendix "B"

Revisions
11/11/2009

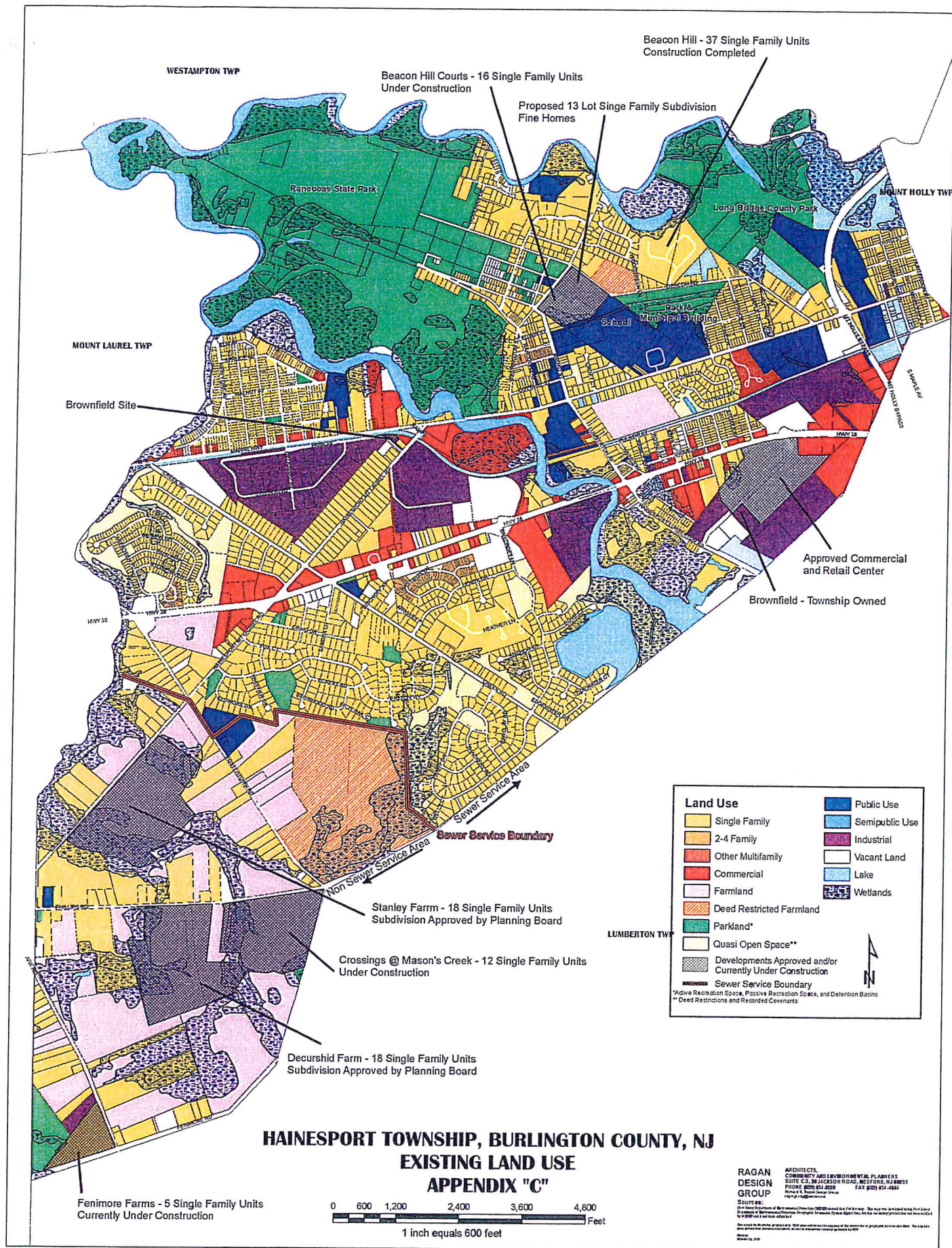
Scale : 1" = 600'



Base Map Information Obtained by The Burlington County Office of Data Processing

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Richard R. Ringman



PUBLIC NOTICE

TAKE NOTICE that the Governing Body of the Hainesport Township Planning Board will hold a special public meeting on Monday, April 26, 2004 at 7:30 P.M. at the Municipal Building, 1 Hainesport Center, Hainesport, New Jersey to discuss the amendment to a portion of the Hainesport Township Master Plan as it pertains to the Land Use Plan Element, the Open Space Plan Element, and the Conservation Plan Element. You may inspect documents relative to this matter at the Planning Office in the Municipal Building during regular business hours Monday through Friday.

CLERK, TOWNSHIP OF HAINESPORT

Dated: April 12, 2004