

**HOUSING ELEMENT AND  
FAIR SHARE PLAN  
2015-2025**

**MEDFORD TOWNSHIP  
BURLINGTON COUNTY, NEW JERSEY**



**ENVIRONMENTAL  
RESOLUTIONS, INC.**

*Engineers • Planners • Scientists • Surveyors*

Prepared By  
Environmental Resolutions, Inc.  
815 East Gate Drive, Suite 103  
Mount Laurel, New Jersey 08054  
(856) 235-7170

A handwritten signature in blue ink that reads "Barbara J. Fegley". The signature is written in a cursive style and is positioned above a horizontal line.

Barbara J. Fegley, AICP, PP  
New Jersey Professional Planner #3259

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## FAIR SHARE PLAN

### I. INTRODUCTION

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

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

On October 31, 2014, Fair Share Housing Center (FSHC) filed a Motion In Aid of Litigant's Rights urging the Supreme Court, among other things, to direct trial judges, instead of COAH, to establish standards with which municipalities must comply. FSHC's motion included an alternative fair share calculation for each municipality prepared by its expert David N. Kinsey, FAICP, who updated his initial report on April 16, 2015. The existence of a second set of fair share numbers from FSHC further highlighted the uncertainty of the framework with which municipalities must ultimately comply because there are no standards with which to comply.

The New Jersey Supreme Court held that COAH's administration process had become futile so that parties concerned about municipal compliance with constitutional affordable housing obligations, as well as municipalities that believe they are currently compliant or are ready and willing to demonstrate such compliance, would process exclusionary zoning and/or affordable housing matters in the courts commencing on June 8, 2015. The Decision provided that municipalities which had received Third Round substantive certification from COAH would be permitted within a period of thirty days, beginning on June 8, 2015, and ending on July 8, 2015, within which to file a declaratory judgment action in the Superior Court in order to obtain the judicial equivalent of the substantive certifications that they had either received or that they had applied for but had not yet received.

The Decision also recognized that Approved Municipalities would have five months from either the effective date of the 2015 Decision (June 8, 2015) or from the date in which the municipality filed a Declaratory Judgment action, but no later than July 8, 2015, to submit an amended or supplemental Housing Element and Fair Share Plan. The amended or supplemental Housing Plan Element and Fair Share Plan would revise the municipal fair share number which had been based on COAH's "growth share" methodology and would revise the plans to show how the municipality proposed to comply with its Mount Laurel affordable housing obligations based on a "fair share" methodology. The amended or supplemental Housing Element and Fair Share Plan would have to be submitted to the court

by either November 8, 2015 or December 8, 2015. Trial courts must now calculate the “fair share” obligations for Round 3 and establish the standards with which municipalities must satisfy these obligations, and, they must process declaratory judgment actions filed by municipalities seeking approval of an affordable housing plan based upon new judicially established standards which have not yet been determined.

The New Jersey Planner, March/April 2015 Issue, published by The New Jersey Planning Officials, contained an article entitled “Courts Back in Affordable Housing Business, COAH Municipalities Insulated from Builder’s Remedy,” that was prepared by Edward Buzak, Esq., Associate Counsel, NJPO. The article discussed the Methodology and Standards of Compliance that should be used in this Round. It stated that, “Although the Supreme Court declined to establish a methodology or formula for the third round calculations, they did offer guidance and some insight as to the manner in which trial court judges were to evaluate plans to determine constitutional compliance.” The Court reiterated its endorsement of utilizing the previous methodologies employed in the First and Second Round Rules as the template to establish present and prospective third round statewide and regional need. The article continues with a number of points of guidance to trial judges. That guidance includes the following, per the article:

- All municipalities must satisfy their prior unfulfilled First and Second Round obligations.
- The methodology utilized to determine the numeric obligation can eliminate the reallocation of excess present need, i.e. the redistribution of existing substandard housing to other communities in the region because of the inability of the municipality itself to realistically address its rehabilitation component.
- Bonus credit for each affordable unit made available to the very poor, i.e. earning 30% or less of the median income can be utilized.
- Credits for existing units whose expiring affordability controls are extended in accordance with the regulatory requirements can be claimed.
- Bonus credits for affordable housing provided in smart growth areas and areas of redevelopment and rehabilitation can be claimed.
- The housing needs of cost burdened families can be ignored in determining a municipalities affordable housing obligations.

This Housing Element and Fair Share Plan updates and amends prior plans to include the most recently available U. S. Census information, to update the status and information on prior round affordable housing, and to present proposed plans to meet the Medford Township affordable housing obligations.



## **II. FAIR SHARE PLAN**

### **A. Introduction**

On July 8, 2015, Christopher J. Norman, Esq. of Raymond, Coleman, Heinhold, Norman, LLC filed a Motion to Reaffirm its Temporary Immunity of Medford Township From *Mount Laurel* Litigation (Docket No.: BURL-L-000215-05. The Motion reviewed the history of participation and status of Medford Township's continuing and ongoing efforts to remain compliant with its *Mount Laurel* obligation, since 2005, when it voluntarily filed a declaratory action to become a "Court Town" on its own initiative to seek approval of a Fair Share Plan meeting the Third Round regulations of the Council on Affordable Housing. Medford Township, in good faith, facilitated the implementation of certain elements of its draft October 2008 Third Round Housing Plan, including the MEND project (36 units), Allies Group Homes (8) units), and Family Services Supportive Housing (9 units). The Township also plans to donate a Township owned parcel to the non-profit affordable housing developer, Salt and Light, to allow for the construction of at least five (5) affordable rental apartments in lieu of constructing them in the Singer House which is now beyond repair.

Medford Township joined a consortium of other participating municipalities that obtained the Draft "New Jersey Third Round Low and Moderate Income Housing Obligations for 2015 (Rehabilitation Share) 2015-2025 (Fair Share) and 1987 to 2015 (Prior Obligation) Using Procedures Similar to and Based-on COAH Rounds One and Two, prepared by Rutgers University, Center for Urban Policy Research (Robert W. Burchell, Ph.D. and others), dated August 15, 2015 (the Burchell report). However, the Burchell Report has been abandoned by the consortium of 230 municipalities due to his mini-stroke which did not allow Dr. Burchell to complete his report in Final Draft.

Medford Township, thus, has had an unenviable task of developing an alternative means by which to calculate its affordable housing obligations within a narrow window of time. Econsult has been retained by the municipal consortium to replace Dr. Burchell and develop its own planning report utilizing its own methodology. However, the Econsult report is not expected to be finalized under the latter part of December 2015 and cannot be relied upon by Medford Township at this time.

In the interim, Medford Township must rely another source to determine its fair share housing obligation. In this regard, Medford Township has elected to rely upon data compiled by the Council on Affordable Housing (COAH) as part of its June 2, 2014 draft regulations, including the Appendices. These draft regulations represent the best substitute Medford Township has been able to find to timely submit a Housing Plan by the December 8, 2015 deadline imposed by the New Jersey Supreme Court.

COAH's draft Regulations provides a narrative on the Municipal Determination of the Rehabilitative Share, Fair Share and Prior Obligation. For Medford Township that analysis results in the following obligations:

**Table FS-1  
Rehabilitation Obligation-Medford Township, Draft June 2, 2014 COAH Regulations**

Crowded Built Pre-1960	0
Incomplete Plumbing	11
Incomplete Kitchen	50
Total	61
Total Minus Double Counting	45
<b>Low/Moderate Deteriorated Units</b>	<b>26</b>

**Table FS-2  
Fair Share-Medford Township, Draft June 2, 2014 COAH Regulations**

Low/Mod Households 2015-2025	179
Plus Homeless 2015-2025	1
Minus Households with Assets 2015-2015	31
Plus Vacancies	5
Minus Filtering 2015-2025	51
Minus Conversions 2015-2025	0
Plus Demolitions 2015-2025	3
Plus Urban Aid Adjustment	20
<b>Fair Share Projected Need</b>	<b>126</b>
Development Capacity (DUs)	2,120

**Table FS-3  
Prior Obligation (1987-2015)-Medford Township, Draft June 2, 2014 COAH Regulations**

Prior Obligation 1987-1999	435
Prior Obligation 1999-2015	185
Past Affordable Housing Completions	316
Subsidies 1987-1999	0
Subsidies 2000-2015	0
Vacant Land and Employment Adjustment	0
<b>Prior Obligation 1987-2015</b>	<b>197</b>
Net Development Capacity (DU's)	_____

**Table FS-4  
Developable Land, Land Capacity-Medford Township, Draft June 2, 2014 COAH Regulations**

Developable Acres	
Development Capacity (DUs)	2,120 <sup>1</sup>

<sup>1</sup> The "Vacant Land Inventory and Analysis Report," prepared by Environmental Resolutions, Inc., dated November, 2015 indicates a significantly lower Realistic Development Potential.

The Draft, June 2, 2014 COAH regulations contrasts with the July, 2015 Fair Share Housing Obligation report prepared by David N, Kinsey, PhD, FAICP, PP, calculated, based on the Prior Round methodology, that Medford Township's fair share obligation consists of 25 unit Present Need, a 418 unit Prior Round obligation, and a 805 unit Third Round obligation.

This Fair Share Plan will demonstrate how the Township meets or will meet its fair share obligations by preparing and filing for review by the court a lawful and valid Housing Element and Fair Share Plan on or before December 8, 2015, which is five months from the filing of the complaint in this matter. The Township's Fair Share Plan, due on or before December 8, 2015, will demonstrate how it provides a realistic opportunity for its Present Need, Prior Round Prospective Need, and Third Round Prospective Need obligation. Since Third Round rules have been invalidated, current Fair Share Plans are based on Rounds 1 and 2 regulations which this document incorporates.

The Township of Medford received Second Round Substantive Certification from the New Jersey Council on Affordable Housing (COAH) on February 3, 1999. COAH's Second Round certification acknowledged the various Court Orders and the Court approved agreement between the Plaintiff and the Township concerning former Easttown and Eayerstown developments (now known as Medford Crossings North and South). Medford's prior round obligation is the new construction obligation from the first and second rounds (1987-1999) recalculated by COAH to reflect data from the 2000 Census. Medford Township's prior round obligation is 435 units.

**Table FS-5  
COAH Prior Round Obligation (1987-1999)**

<u>Formula Category</u>	<u>Number of Units</u>
First Round Prospective Need (adjusted)	181
Second Round Prospective Need (adjusted)	221
Second Round Reallocated Present Need (adjusted)	33
<b>Prior Round Obligation</b>	<b>435</b>

Medford acknowledged that COAH's Third Round regulations require it to address its prior round obligation under COAH's Second Round regulations. The majority of Medford Township's prior round obligation has been addressed through inclusionary developments. The following is a summary of the status of these developments:

- Medford Crossings, Ingerman, 60 units, Granted Final Approval; Tax credits approved, Constructed and occupied.
- Medford Crossings, Freeco, 12, Granted Final Approval.
- Medford Leas, Ingerman, 32 units, Granted Final Approval; Tax credits approved as well as other supplemental funding, i.e., Green Construction Grant, Constructed and Occupied.

- Jennings Mill Sites:
  - Wyngate, 30 units, All sections constructed or under construction
  - Heritage, 20 units, Sections 1 and 2 under construction, Sections 3 and 4 – Final Approval
  - Wildflowers, 10 units, Constructed, not all units occupied

The Township's May 12, 2005 Second Round Plan amendment listed existing, proposed and approved new construction affordable housing projects; alternative living arrangements; an RCA with the Borough of Glassboro; and eligible prior round rental bonuses.

COAH's Second Round rules required the Township to provide a realistic opportunity for the construction of affordable rental housing in an amount equal to twenty-five percent (25%) of the fair share obligation less the eligible prior cycle credits and rehabilitation share. Consequently, at least 109 units of the Township's Second Round fair share obligation were realistically achievable as rental housing. Medford Township addressed this prior round rental component through 104 approved family rental units at Medford Crossings South {(Ingerman Affordable Housing, Incorporated – 60 family rentals (Medford Commons) and Freeco – 12 family rentals.)} and Medford Leas – 32 family rentals (Creekside) and 32 alternative living arrangement rental housing units (bedrooms) for a total of 136 rental units. Medford is eligible for rental bonuses for rental units constructed, or to be constructed in the Township up to its 109-unit prior round rental component.

In Medford, a total of 217 units may be transferred via an RCA. The Township has transferred 117 affordable units in one RCA to the Borough of Glassboro to address the prior round at this time. This 117-unit transfer is well below its permitted 217-unit limit.

COAH's Second Round rules permitted the Township to receive credit for age-restricted units equal to twenty-five percent (25%) of the fair share obligation, less the rehabilitation share, prior cycle credits and RCAs. Consequently, a maximum of eighty (80) units of the Township's 435-unit fair share obligation could be constructed as age-restricted. Medford Township proposes to address its prior round fair share obligation through sixty (60) approved age-restricted sales units at the Jennings Mill sites and five (5) existing alternative living arrangement age-restricted rental housing unit (bedrooms) for a total of sixty-five (65) existing of proposed prior round age-restricted units. This unit total for age restricted housing is below the eighty (80) unit limit.

In summary, Medford Township is eligible to receive 442 new construction credits to address its prior round obligation that will be addressed as part of its Third Round compliance plan.

**Table FS-6**  
**Prior Second Round Approved Compliance and Credits/Bonuses/Reductions**

<u>Prior Round Compliance</u>	<u>Credits/Bonuses/Reductions</u>
<i>Alternative Living Arrangements (existing)</i>	32
Non-age restricted bedrooms	27
Age-restricted bedrooms	5
<i>Approved Affordable Rental Units</i>	104
Ingerman (Medford Crossings)	60 Occupied
Medford Crossings South (Freeco)	12
Medford Leas (Creekside)	32 Occupied
<i>Approved Affordable Senior Sale Units</i>	60
Wildflowers	10 Eight Occupied
Wyngate	30 Nine Occupied
Heritage	20 Four Occupied
<i>Regional Contribution Agreement (RCA)</i>	117
Borough of Glassboro	117
<i>Rental Bonuses</i>	109
Ingerman (Medford Commons)	60 Occupied
Medford Crossings South (Freeco)	12 Approved
<b>Total</b>	<b>422</b>
<b>Prior Round Obligation</b>	<b>435</b>
<b>Remaining Prior Round</b>	<b>13</b>

**B. Proposed Fair Share Plan Projects**

Table FS-7 presents the previously proposed Third Round Fair Share Plan Summary. The Summary not only presents the listing of the programs providing affordable housing, but also presents the sewer capacity needs (in permits) for each program. With sewerage treatment capacity identified as a 'scarce resource' for Medford, the recognition and accommodation of the added flow from the newly created units is critical. The Township Utility Engineer has determined that there is adequate capacity for this plan. However, the available sewer capacity is limited and is the equivalent of approximately 700 single family dwellings. A narrative for each of the proposal immediately follows the table.

**TABLE FS-7**  
**Prior Third Round Fair Share Plan Summary**

<u>Housing Programs</u>	<u>Affordable Units /Credits</u>	<u>Sewer Permits Needed</u>
Salt and Light, Age-Restricted, Rental	5	1
Family Services, Supportive Housing (Bedroom = Unit)	9	0
Allies, Inc., Group Homes (2 dwellings, bedroom=unit)	8	0
Medford Walk Settlement, Sales, Affordable	5	29
Habitat for Humanity, Whitsell Houses, Sales Units	2	0
Township/Mend, Age Restricted Rentals (Occupied)	21 (31) <sup>1</sup>	31
Township/Mend, Handicapped, Rentals (Occupied)	5	5
Buy-Down Program, Sales	2	0
RCA	8 <sup>1</sup>	0
<b>Total</b>	<b>65 (75) <sup>2</sup></b>	<b>66</b>
<b>Revised Total</b>	<b>57</b>	

<sup>1</sup> Only 21 of the 31 proposed age-restricted units are eligible for plan credit per the 2006 Fair Share Plan.

<sup>2</sup> The Prior Third Round Plan included 8 RCA's so the Total Affordable Units/Credits was 65. The current Third Round Plan does not include RCA's so the Revised Total is 57 (See Table FS-8 Proposed Fair Share Plan Summary).

### **1. Salt and Light, Jones Road**

The Singer House, an historic building which is now in poor condition, is a dwelling that was purchased by the Township in 1991 as part of the land acquired for the Public Safety Building located on the northeast corner of Union Street and Jones Road. The site is known as Lot 4.02 of Block 904 on the Medford Township Tax Maps. The Township has entered into a Developer's Agreement with a non-profit, Salt and Light/Affordable Homes Group, Inc. (Salt and Light/AHG), a Burlington County corporation, located in Mt. Holly. Salt and Light/AHG has pledged to complete a 5-unit, age-restricted shared housing project in accordance with all Pinelands and local requirements on a site on the opposite side of Jones Road known as Block 903.02, Lot 26.02 in lieu of the Singer House site.

These units are identified as five (5) of the thirteen (13) units which are to meet Medford's Prior Cycle Obligation.

### **2. Supportive Housing**

Family Services of Burlington County has committed to provide nine (9) units of supportive housing in Medford. Family Services already maintains two (2) group homes in the community which have been listed with 'alternative living arrangements' in the revised Second Round plan. The units are Block 1501, Lot 1 at 85 Union Street and Block 2708, Lot 7.92, 19 Evergreen Trail. Certificates of Occupancy were issued in 1998 and 1999. In Family Service's Supportive Housing program, homes are purchased in residential neighborhoods and are maintained as typical single family residences. The residents will be

individuals with have a history of mental illness. Most if not all of the residents will be persons with "very low incomes," i.e. less than 30% of the region's median income.

As opposed to Family Services' group homes, full time staff presence is not necessary. The staff is on-site on an 'as-needed' basis and provides the supports necessary to assist the residents to live independently in the community. The program provides rental assistance, opportunities for leadership and peer support through monthly community meetings, and four to seven hours per month of direct case management in the home and in the community. Case management services include support with budgeting, illness management and educational and/or workforce skills development. These units will not be age-restricted.

The sponsor has acquired and developed three residences with a total of at least 9 units, i.e. bedrooms, with an anticipated expenditure of approximately \$650,000 to \$700,000. The units are occupied.

### 3. Alternative Living Arrangements (Group Homes)

Medford Township has had group homes operating in town since at least 1991. These dwellings, which are given preemptive status in residential districts in New Jersey's Municipal Land Use Law, provide affordable housing opportunities. Eligible for COAH credit as 'alternative living arrangements,' group homes were included in the revised Second Round Housing Plan of May 14, 2005.

All of the homes are located in residential neighborhoods, with seven (7) of the existing eight (8) homes, licensed by the State of New Jersey, Department of Human Services. All seven (7) licensed homes have residents who are developmentally disabled adults. The eighth home is an aged-restricted facility.

The current inventory of alternative living arrangements for Medford is as outlined in Table FS-8.

**Table FS-8  
Existing Group Homes, Medford Township**

<b>Owner</b>	<b>Bedrooms</b>	<b>Beds</b>	<b>Client Profile</b>
Family Services of Burlington County	3	5	Mentally disabled adults
Alternative Living for Later Years	5	5	Affordable, shared, for seniors
Employ-Ability Unlimited, Inc.	4	6	Mentally disabled adults
Family Services of Burlington County	4	5	Mentally disabled adults w/physical disabilities
Nora G. Inc. of NJ c/o Willow Glen Academy	5	5	Mentally disabled adults
Archway Programs, Inc.	3	5	Handicapped adults
Bancroft Neurohealth	4	4	Mentally disabled adults
Quality Management Assoc. Realty, LLC	4	4	Mentally disabled adults
<b>Total</b>	<b>32</b>	<b>39</b>	

The Third Round plan proposes two (2) additional group homes for the mentally disabled sponsored by a non-profit organization known as Allies, Inc. of Mercer County, New Jersey. The properties were sold to Allies on June 30, 2006. The properties are located on Block 906.02, Lot 1, 101 Hickory Lane and Block 3304, Lot 10, 231 Pine Boulevard. A Certificate of Occupancy was issued for 101 Hickory Lane on May 8, 2008 and Certificates of Occupancy were issued for 231 Pine Boulevard on October 27, 2007 and February 4, 2009. The organization received funding for the acquisition from the New Jersey HMFA. The properties are located in residential districts that permitted the use. Both of the dwelling have four (4) bedrooms and taken together provide eight (8) units/credits for this plan. These units are occupied

#### **4. Medford Walk, Litigation and Inclusionary Development**

Medford Township had been involved in litigation with Medford Walk, Inc. since September 2004 when the plaintiff filed a Complaint with New Jersey Superior Court in Mt. Holly. The owners had been unable to develop the property due to the lack of sanitary sewer permits (sewer has been recognized as a scarce resource by Medford) and wished to provide for affordable housing as part of a project. The parties signed a settlement agreement and Judge John A. Sweeney signed a Consent Order to end the litigation. Sewer for the units for the units will be provided by the Township following the 'buy back' of several outstanding permits and continued efforts by the Township to stop the flow of inflow and infiltration into the sanitary sewer system.

This site located on the northeast corner of Mill Street and Himmelein Road and is known as Block 909, Lot 1.01. It is located in the Growth Management South (GMS) District, a Pinelands Regional Growth Area zone, which provides for the density needed to fulfill the agreement as long as PDCs are acquired. The 30.84 acre parcel contains wetlands that necessitate the division of the site into two (2) sections, one along Mill and the other off of Himmelein. The settlement agreement permits the development of twenty-nine (29) townhouses off of Mill Street. Five (5) of the twenty (29) townhouses will be sold as affordable housing. At least three (3) of the units will be affordable to low-income families, with the others affordable to moderate income families. The project has final site plan approval.

#### **5. Habitat for Humanity**

Habitat for Humanity of Burlington County (HFH), an affiliate of a nationally known organization dedicated to the provision of affordable owner-occupied housing has provided two (2) single family units in the Third Round Plan. The homes are located on Old Marlton Pike, approximately ½ mile west of Medford Village and are known as Block 903.01, Lots 15.01 and 16.01. The homes are owner occupied with three (3) bedrooms each. By regulation, at least one of the units has been designated for a low-income family. A Certificate of Occupancy was issued for Lot 15.01 on April 1, 2010 and the Certificate of Occupancy for Lot 16.01 was issued on June 24, 2011.

An Affordable Housing Agreement has been executed as of November 28, 2006. The agreement and the Housing Program budget included in this plan are based on the Township contribution of \$35,000, toward completion of each of the homes.



## **6. Township Sponsored Housing**

Sixty (60) age-restricted rental apartments are provided on the Jennings Mill sites (Wyngate, Wildflowers and Heritage).

Additionally, Medford Township executed an Affordable Housing Agreement with Moorestown Ecumenical Neighborhood Development, Inc. (MEND) of Moorestown, New Jersey to provide affordable age-restricted rental housing. The 3.75 acre site, is located at the western edge of Medford Village, close to shopping, service, community and recreation activities available in this area. Identified as Block 904, Lot 4.01 on Medford's Tax Maps, the site contains thirty-six (36) age-restricted units.

## **7. Buy-Down Program, Sales**

In accordance with COAH's Substantive Regulations, NJAC 5:93-5.11, Medford Township proposes to establish a Buy-Down Program to reduce the cost of between two to five for-sale units, depending upon unit availability of units and affordable housing funds to make them affordable to moderate income buyers. Medford has the benefit of a good supply of lower priced sales housing primary located in existing condominium developments. The most reasonably priced development is known as Eaves Mill Condominium which is located in area developed with several condominium/townhouse neighborhoods just west of Route 541, Medford/Mt. Holly Road between Route 70 and Church Road, County Road 616. These properties form the westerly border of the inclusionary development which is known as Heritage at Medford.

This program will be used in conjunction with other Fair Share Plan proposals that target primary low-income households, including supportive housing, and alternative living arrangements. Based on this mix of approaches, the buy-down program is exempt from the low/moderate income split pursuant to the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26, because the Fair Share Plan, more than meets the minimum requirements for proportions of low income units.

The program outlined herein is based on acquiring and reselling units at Eaves Mill. Should opportunities arise for the use of the buy-down technique, or acceptable variations thereof in other locations, Medford will consider utilizing this program elsewhere if the implementation is consistent with this proposal and the Spending Plan's projected revenues.

## **8. 100% Affordable Age Restricted Units**

Richard Ragan is proposing seventy (70) 100% affordable age restricted units located at the northwest corner of Hartford Road and Route 70. The 18.7 acre site at Block 401.01, Lot 14.01 is zoned Highway Commercial-1 and has a preliminary approval for a shopping center.

## **9. Meeting Regulatory Parameters**

COAH regulations and the Uniform Housing Affordability Controls at NJAC 5:80-26.3 contain limits on the number of rental units, age-restricted units, types of income group

affordability distributions (moderate, low, very low) and bedroom distribution of units. The Township will continue to meet the COAH and Uniform Housing Affordability Controls goals of the regulations. A summary of the proposed fair share housing plan credits are shown below.

**Table FS-9  
Proposed Third Round Fair Share Plan Summary**

	<u>Credits</u>
Prior Third Rounds (See Table FS-7)	57
Township/Mend, Age Restricted Rentals (Occupied)	10 <sup>1</sup>
Ragan 100% Affordable Age Restricted Rentals	70
Ragan Age Restricted or Redevelopment Area	
Rental Bonus Credits (1.33 credits/each unit)	<u>23</u>
<b>Total Credits</b>	<b>160 units</b>
<b>Vacant Land Adjustment Credits Required <sup>2</sup></b>	<b><u>150 units</u></b>
<b>Surplus</b>	<b>10 Units</b>

<sup>1</sup> Only 21 of the 31 Age-Restricted Rentals were eligible for credits in the 2006 Fair Share Plan because of the cap on Age-Restricted Units. The Township is adding the uncredited units back into the Third Round.

<sup>2</sup> The Vacant Land Inventory and Analysis Report, prepared by Environmental Resolution, Inc., dated November, 2015, provides an analysis in accordance with NJAC 5:93-4.2 demonstrating the Realistic Development Potential (RDP) for Medford Township is 150 affordable units.

While Medford Township believes that its request for a vacant land adjustment comports with the requirements of the *Mount Laurel* Doctrine, it has identified a potential site for inclusionary housing in the event the Court determines Medford Township's Fair Share Housing obligation includes the "unmet need."

#### **10. COAH Tracking and Monitoring System (CTM)**

COAH still provides their COAH Tracking and Monitoring System (CTM) on which municipalities can track Projects and Units, Trust Funds and RCAs. A November 5, 2015 print-out of the Township's Project Summary Report and individual project lists for Wyngate, Wildflowers and Habitat for Humanity units is contained in Appendix A.

### III. DEMOGRAPHIC CHARACTERISTICS AND INVENTORY OF HOUSING STOCK

#### A. Demographic Characteristics

This section provides a review of several characteristics of the Medford Township, Burlington County and New Jersey population. Comparing current population characteristics with past census records indicates trends over the years. Among other trends, an increase in population, rates of increase, decline or increase in persons per household becomes apparent. Comparisons with State and County population data give indications on how the Township has developed in relation to these two entities.

#### B. State and County Population Patterns

Table HE-1 traces the growth of Burlington County and New Jersey from 1950 to 2010. From a population of almost 5,000,000 in 1950, the state's population increased by 48% to over 7,000,000 residents by 1970. From 1970 to 2010, the state's population grew by only 22.7%.

By comparison, Burlington County continues a strong population growth pattern. From 2000 to 2010, the County grew by 6.1%. As the last column in this table indicates, Burlington County has been steadily increasing its share of the state population since 1950.

**Table HE-1**

<b>Burlington County's Share of New Jersey Population</b>					
<b>Year</b>	<b>State Population</b>	<b>% Change</b>	<b>Burlington County Population</b>	<b>Burlington County as % of State</b>	<b>% Change</b>
2010	8,801,624	4.6%	449,149	5.1%	6.1%
2000	8,414,350	8.9%	423,394	5.0%	7.2%
1990	7,730,188	5.0%	395,066	5.1%	9.0%
1980	7,364,823	2.7%	362,542	4.9%	12.2%
1970	7,171,112	18.2%	323,132	4.5%	44.0%
1960	6,066,782	25.5%	224,449	3.7%	65.1%
1950	4,835,329	16.2%	135,910	2.8%	40.1%

*Source: 1950 to 2010 U.S. Census.*

## C. Township Population Patterns

### 1. Population Changes

Table HE-2 compares the growth of the Medford Township population to the County population from 1950 to 2010. The Township experienced significant population growth between 1950 and 1980. In this period, the percent increase in population ranged from a high of 112.5% in 1980 to a low of 26.8% in 1950. By 1990, population had increased only 16.5%. In 2000, population further declined to 8.5% and in 2010, there was only a 3.5% increase in Township population.

Table HE-2 also indicates that the percentage of the Township's population to the County population has consistently increased over the past 60 years with a slight decrease of 0.2% between 2000 and 2010. By 2010, the Township's share of the County population was to 5.1%.

**Table HE-2**

<b>Medford Township and Burlington County Population Comparisons</b>				
<b>Year</b>	<b>County Population</b>	<b>Medford Township Population</b>	<b>Medford Township % Increase</b>	<b>Township as % of County</b>
2010	449,149	23,033	3.5%	5.1%
2000	423,394	22,253	8.4%	5.3%
1990	395,066	20,526	16.5%	5.2%
1980	362,542	17,622	112.5%	4.9%
1970	323,132	8,292	71.2%	2.6%
1960	224,449	4,844	70.8%	2.2%
1950	135,910	2,836	26.8%	2.1%
<i>Source: 1950 to 2010 U.S. Census of Population</i>				

### 2. Age Composition

Table HE-3 shows the population growth by age group in the township over the past two decades. Between 2000 and 2010, the percentage of the population 0-19 years of age decreased by 0.6%. This age category represents 28.3% of the 2010 population.

The number of persons in the 20-34 age category decreased by 372 persons from 2000 to 2010. In 2010, this age group represented 10.7% of the population. The number of persons in the 35-64 age category increased by 239 persons from 2000 to 2010. This age group represents 47.0% of the population. The category age 65 and over increased in total numbers by 825 persons from 2000 to 2010. This age group represents 14.0% of the entire population. Median age in 2000 was 40 and in 2010, median age increased to 43.6.

**Table HE-3**

<b>Medford Township Age Composition, 2000-2010</b>				
	<b>2000</b>		<b>2010</b>	
<b>Age</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
0-19	6,437	28.9%	6,525	28.3%
20-34	2,843	12.8%	2,471	10.7%
35-64	10,586	47.6%	10,825	47.0%
Over 65	2,387	10.7%	3,212	14.0%
	<b>22,253</b>		<b>23,033</b>	

*Source: 2000 and 2010 U.S. Census, DP-1.*

### **3. Educational Characteristics**

Table HE-4 examines the educational level obtained for the portion of the population that was 25 years old and over for the 2006-2010 5-Year Estimate period. The Table indicates that 18.7% of the people surveyed were at least high school graduates. Fifty-four and three tenths percent (54.3%) of the population had a Bachelor, graduate or professional degree versus 49.9% in 2000. Only 3.2% of the residents did not graduate from high school.

**Table HE-4**

<b>Medford Township Educational Attainment</b>		
	<b>Number</b>	<b>Percent</b>
Less Than 9th Grade	281	1.8%
9th to 12th Grade, No Diploma	218	1.4%
High School Graduate (or equivalency)	2,917	18.7%
Some College, No Degree	2,559	16.4%
Associate's Degree	1,154	7.4%
Bachelor's Degree	5,336	34.2%
Graduate, Professional Degree	3,136	20.1%
<b>Total</b>	<b>15,601</b>	<b>100.0%</b>

*Source: 2006-2010 American Community Survey 5-Year Estimates, Table S1501. For Persons Aged 25 years and over.*

#### 4. Employment Status

Employment Status information was taken from Employment Status for the 2006-2010 American Community Survey 5-Year Estimates. The information in Table HE-5 indicates that 79.3% of the Township population aged 20 to 64 years is employed.

**Table HE-5**

<b>Medford Township Labor Force Status, 2010</b>			
	<b>Male</b>	<b>Female</b>	<b>Total</b>
Labor Force	6,125	5,063	11,189
Number Employed	5,989	4,846	10,835
Percent Employed	87.0%	71.5%	79.3%
<i>Source: 2006-2010 American Community Survey 5-Year Estimates, Table S2301 for Population 20 to 64 Years.</i>			

#### 5. Occupations

Table HE-6 documents the number of people per occupational category as defined by the U.S. Census Bureau. There are 5 major occupational groups defined, covering an estimated 11,698 employed persons 16 years and over in the Township. The occupational category with the most employees is Management, Business, Science, and Arts. This category comprises 52.4% of the total labor force residing in Medford Township.

**Table HE-6**

<b>Medford Township Labor Force By Occupation, 2010</b>		
	<b>Number</b>	<b>Percent</b>
Management, Business, Science, and Arts	6,129	52.4%
Service	1,180	10.1%
Sales and Office	3,203	27.4%
Natural Resources, Construction, and Maintenance	551	4.7%
Production, Transportation, and Material Moving	635	5.4%
<b>TOTAL</b>	11,698	100.0%
<i>Source: 2006-2010 American Community Survey 5-Year Estimates, Table S2401.</i>		

## 6. Transportation

Table HE-7 shows how people commute to work. The major mode of transportation to work is by private automobile. In Medford Township, 82.3% of the workers drive to their jobs and only 6.0% use car pools. The lack of or use of public transportation.

**Table HE-7**

<b>Medford Township, Burlington County and New Jersey Workers By Means of Transportation, 2010</b>						
<b>Jurisdiction</b>	<b>Drove Alone</b>	<b>Carpooled</b>	<b>Public Transportation</b>	<b>Other Means</b>	<b>Worked at Home</b>	<b>Travel Time to Work, minutes</b>
Medford Township	9,466	691	281	335	729	32.9
Burlington County	178,833	18,109	6,785	5,508	8,452	28.1
New Jersey	2,953,040	370,898	438,293	217,420	142,903	29.8

*Source: 2006-2010 American Community Survey 5-Year Estimates, Workers 16 Years and Over, Table B08301.*

## 7. Income

Median Income data was provided for the Township, County and State from the U. S. Census Bureau for the 2006-2010 5-Year Survey (In 2010 Inflation-Adjusted Dollars) for Township residents by various parameters. The median income for households is \$107,883 as opposed to \$76,258 for the County and \$69,811 for the State. For families, the median Medford Township family income is \$122,986 as opposed to \$116,359 for the County and \$84,904 for the state. Median income for nonfamily households in Medford is \$52,852 as opposed to \$48,925 for the County and \$39,306 for the state. Per capita income in the past 12 months (in 2010 inflation-adjusted dollars) was \$34,858 for the State, \$34,802 for the County, and \$46,926 for Medford Township.

## 8. Household Size

Tables DP-1 from the U. S. Census Bureau provided a Profile of General Population and Housing Characteristics in 2010 for Medford Township and Burlington County. Medford had a total population of 23,033. Total households numbered 8,277. Average household size was 2.76 persons and average family size was 3.15. Occupied housing units totaled 8,277 of which 7,091 (85.7%) were owner-occupied units and 1,186 were renter-occupied units (14.3%). Average household size of owner-occupied units was 2.88 persons as compared to 2.02 persons for renter-occupied units.

In Burlington County, the total population for 2010 was 448,734. Total households numbered 166,318. Average household size was 2.62 persons and average family size was 3.14. Occupied housing units totaled 166,318 of which 129,656 (78.0%) were owner-occupied units and 36,662 were renter-occupied units (22.0%). Average household size of owner-occupied units was 2.72 persons as compared to 2.26 persons for renter-occupied units.

## D. INVENTORY OF HOUSING STOCK

### 1. Age of Housing Stock

Table HE-8 illustrates the year in which housing was built in the Township. Most housing in the Township is relatively new, with 75.5% of all housing having been built since 1970. Approximately 69.2% of renter-occupied housing has been built since 1970. The 2006-2010 American Community Survey 5-Year Estimates indicate that the median year housing structures were built in Medford is 1977. For Burlington County it is 1974 and for the State of New Jersey, median year housing structures were built is 1964.

**Table HE-8**

<b>Year Structure Built By Tenure, Medford Township, New Jersey</b>			
<b>Year Built</b>	<b>Occupied Units</b>		
	<b>Total</b>	<b>Owner</b>	<b>Renter</b>
2005 or later	69	61	8
2000-2004	542	542	0
1990-1999	1,029	992	37
1980-1989	1,750	1,539	150
1970-1979	2,905	2,318	484
1960-1969	829	765	64
1950-1959	534	436	71
1940-1949	242	186	56
Pre-1940	443	252	111
<b>TOTAL</b>	<b>8,343</b>	<b>7,091</b>	<b>981</b>
<i>Source: 2006-2010 American Community Survey 5-Year Estimates, Tables B25036 and B25034.</i>			

### 2. Units in Structure

Table HE-9 indicates the number of units in structures by tenure. For the 2006-2010 5-Year Estimates Survey, the Township had 8,072 housing units of which 87.8% were owner-occupied. The Township's housing stock is primarily single-family, detached units (79.3%) compared to Burlington County (65.9%) and far exceeding New Jersey (55.5%). The Township has 12.2% rental units of which the majority (290 or 9.6%) are 10 to 19 unit complexes.



**TABLE HE-9**

<b>Units in Structure Built by Tenure, Medford Township, New Jersey</b>			
<b>Units in Structure</b>	<b>Occupied Units</b>		
	<b>Total</b>	<b>Owner</b>	<b>Renter</b>
1, Detached	6,403	6,257	146
1, Attached	855	641	214
2	75	18	57
3 or 4	86	9	77
5 to 9	281	122	159
10 to 19	324	34	290
20 to 49	31	10	21
50 or more	17	0	17
Other	0	0	0
<b>TOTAL</b>	<b>8,072</b>	<b>7,091</b>	<b>981</b>

*Source: 2006-2010 American Community Survey 5-Year Estimates, Tables S2504 and B25032.*

### 3. Household Size

Table HE-10 shows the household size in occupied housing units by tenure. The majority of owner occupied units have two persons followed by four persons. The majority of renter-occupied units, almost half, contain one person.

**Table HE-10**

<b>Household Size in Occupied Housing Units By Tenure Medford Township, New Jersey</b>			
<b>Household Size</b>	<b>Total Units and Percent</b>	<b>Owner- Occupied Units</b>	<b>Renter- Occupied Units</b>
1 person	1,380 or 17.1%	12.7%	48.8%
2 persons	2,882 or 35.7%	36.6%	28.8%
3 persons	1,235 or 15.3%	16.1%	9.1%
4+ persons	2,583 or 32.0%	34.6%	13.3%
<b>TOTAL</b>	<b>8,072 or 100%</b>	<b>7,091</b>	<b>981</b>

*Source: 2006-2010 American Community Survey 5 Year Estimates, Table S2501.*

#### 4. Bedrooms Per Housing Unit

Table HE-11 indicates the number of bedrooms per housing unit by tenure. One percent of the total units have no bedrooms. The majority of total units in the Township have four bedrooms followed by three bedrooms. The majority of owner-occupied units have four bedrooms but the majority of rental-occupied units have two bedrooms.

**Table HE-11**

Number of Bedrooms Per Unit By Tenure, Medford Township, New Jersey					
Number of Bedrooms	Total Units	(%)	Occupied Units		
			Total	Owner	Renter
No bedrooms	57	1%	57	10	47
1 bedroom	650	8%	619	119	500
2 bedrooms	827	10%	700	483	217
3 bedrooms	2,185	26%	2,144	1,996	148
4 bedrooms	4,044	48%	3,972	3,903	69
5+ bedrooms	580	7%	580	580	0
<b>TOTAL</b>	<b>8,343</b>	<b>100%</b>	<b>8,072</b>	<b>7,091</b>	<b>981</b>

*Source: 2006-2010 American Community Survey 5 Year Estimates, Tables B25041 and B25042.*

#### 5. Percentage of All Units by Number of Bedrooms

The number of bedrooms by unit, shown in Table HE-12, indicates an increase in the percentage in the number of bedrooms in the Township as the number of room's increase. Conversely Table HE-12, indicates an increase in the percentage of County and State bedrooms for 0 to 1 and 2 to 3 bedrooms. There is a decline in four or more bedrooms for the County and State as opposed to the increase for the township.

**Table HE-12**

Percent of All Units By Number of Bedrooms			
Jurisdiction	0 or 1	2 or 3	4 or More
Medford Township	8.5%	36.1%	55.4%
Burlington County	10.5%	58.2%	31.3%
New Jersey	17.2%	58.4%	24.4%

*Source: 2006-2010 American Community Survey 5 Year Estimates, Table B25041.*

## 6. Rental Values

Table HE-13 shows Gross Rents for various renter-occupied units. Monthly rents, with cash rent, ranged from a low of \$300 to \$349 per month to \$2,000 per month or more. Median gross rent, indicated in the 2009-2013 American Community Survey 5-Year Estimate (Table B25064), was \$1,366 per month for the Township versus \$1,186 per month for Burlington County. The Census data indicates there are 84 renter-occupied (8.6%) units with no cash rent.

**TABLE HE-13**

<b>Gross Rents for Specified Renter-Occupied Housing Units, Medford Township, New Jersey</b>		
<b>Monthly Rent</b>	<b>Number of Units</b>	<b>%</b>
Less than \$699	37	3.8%
\$700-\$799	25	2.5%
\$800-\$899	0	0.0%
\$900-\$999	127	12.9%
\$1,000-\$1,499	407	41.5%
\$1,500 and over	301	30.7%
No cash rent	84	8.6%
<i>Source: 2006-2010 American Community Survey 5 Year Estimates, Table B25063.</i>		

## 7. Owner-Occupied Housing Values

Table HE-14 shows the values of owner-occupied housing units. In 2010, the majority of Medford Township units are valued at \$300,000 to \$499,999. Approximately 25% of the units are valued less than \$50,000 to \$300,000.

**Table HE-14**

<b>Value of Specified Owner-Occupied Units, Medford Township, New Jersey</b>		
<b>Value</b>	<b>Number of Units</b>	<b>% of Total</b>
Less than \$50,000	38	0.5%
\$50,000-\$99,999	65	0.9%
\$100,000- \$149,999	208	2.9%
\$150,000- \$199,999	291	4.1%
\$200,000- \$299,999	1,147	16.2%
\$300,000- \$499,999	3,637	51.3%
\$500,000- \$999,999	1,566	22.1%
\$1,000,000 or more	139	2.0%
<i>Source: 2006-2010 American Community Survey 5 Year Estimates, Table B25075.</i>		

**8. Ownership Tenure**

In 2010, the percentage of owner-occupied homes was 85.75% for the Township and 78% for the County. 79.0% for the County and 66.9% for the State.

**9. Housing Occupancy**

In 2010, the Township had 375 vacant units (4.3% as compared to 5.3% for the County). Of those, 150 (1.7%) were For Rent and 8 (0.1%) were Rented and not occupied. For Sale Only units accounted for 84 units or 1% and Sold, not occupied units accounted for 14 or 0.2% of the vacant units. There were 52 (0.6%) seasonal, recreational or occasional use units and all other vacant units accounted for 67 or 0.8%. The Homeowner vacancy rate was 1.2% as opposed to 11.2% for rentals. This compares to a Homeowner vacancy rate of 1.5% and Rental vacancy rate of 8.3% for the County.

**10. Housing Indicators**

Table HE-15 shows several structural conditions that tend to indicate poor housing conditions. In all instances, the Township's housing stock is in better condition than the County or the State housing stock.

**Table HE-15**

<b>Housing Indicators</b>				
<b>Percentage of Housing Units Lacking Complete Plumbing, Kitchens, More than One Occupant Per Room, and Built Prior to 1939</b>				
	<b>Lack Complete</b>		<b>More than One Occupants Per Room</b>	<b>Built in 1939 or Earlier</b>
	<b>Plumbing</b>	<b>Kitchen</b>		
State	0.05%	0.07%	3.2%	18.9%
County	0.04%	0.04%	1.0%	11.4%
Medford	0.00%	0.10%	0.3%	5.3%

*Source: 2006-2010 American Community Survey 5 Year Estimates, Table S2504.*

## **APPENDIX A**

### **COAH Tracking and Monitoring System (CTM)**

**Council On Affordable Housing  
Project Summary Report**

DATE: 11/05/2015 08:46 AM

MEDFORD TWP,BURLINGTON

Round: 3.1

Version: Court

STATUS: Ext. to Submit Plan

Project/Program	Mechanism/ Project Type	Mechanism SubType	Credit Type	RCA/ PAR	Afford Units	Comp	Prop Credit	PR Credit	App Credit	Prop Credit	GS Credit	App Credit	Prop Bonuses	App Bonuses	Prop Total	App Total	
<b>NEW CONSTRUCTION</b>																	
Allies Inc. 1	Supp/Spec Needs Hsg	Group Homes	Post 1986 Completed		4	4	0	0	0	0	0	0	0	0	0	0	0
Allies Inc. 2	Supp/Spec Needs Hsg	Group Homes	Post 1986 Completed		4	4	0	0	0	0	0	0	0	0	0	0	0
Alternative Living For Later Years	Supp/Spec Needs Hsg	Group Homes	Post 1986 Completed		5	5	0	0	0	0	0	0	0	0	0	0	0
Archway Programs	Supp/Spec Needs Hsg	Group Homes	Post 1986 Completed		3	3	0	0	0	0	0	0	0	0	0	0	0
Bancroft Neurohealth	Supp/Spec Needs Hsg	Group Homes	Post 1986 Completed		4	4	0	0	0	0	0	0	0	0	0	0	0
Creekside	Inclusionary Development	Incl Dev - On Site	Post 1986 Completed		32	32	0	0	0	0	0	0	0	0	0	0	0
Employability Unlimited, Inc	Supp/Spec Needs Hsg	Group Homes	Post 1986 Completed		4	4	0	0	0	0	0	0	0	0	0	0	0
Evergreen Manor Group Home	Supp/Spec Needs Hsg	Group Homes	Post 1986 Completed		4	4	0	0	0	0	0	0	0	0	0	0	0
Family Services Supportive Housing	Supp/Spec Needs Hsg	Supp Shared Liv Hsg (bdrms)	Proposed/Zoned		9	0	0	0	0	0	0	0	0	0	0	0	0
Freeco	Inclusionary Development	Incl Dev - On Site	Proposed/Zoned		12	0	0	0	0	0	0	0	0	0	0	0	0
Habitat for Humanity	New Construction - 100% Afford	None	Proposed/Zoned		2	2	0	0	0	0	0	0	0	0	0	0	0
Heights at Medford	Inclusionary Development	None	Post 1986 Completed		60	60	0	0	0	0	0	0	0	0	0	0	0
Heritage at Medford	Inclusionary Development	Incl Dev - Combination	Proposed/Zoned		25	7	0	0	0	0	0	0	0	0	0	0	0
Market to Affordable Program	Market to Affordable	None	Proposed/Zoned		2	0	0	0	0	0	0	0	0	0	0	0	0
Medford Crossing North	Inclusionary Development	Incl Dev - Off Site			0	0	0	0	0	0	0	0	0	0	0	0	0
Medford Meadows Group Home	Supp/Spec Needs Hsg	Group Homes	Post 1986 Completed		3	3	0	0	0	0	0	0	0	0	0	0	0
Medford Senior Housing	New Construction - 100% Afford	None	Proposed/Zoned		36	36	0	0	0	0	0	0	0	0	0	0	0
Medford Walk	Inclusionary Development	Incl Dev - On Site	Proposed/Zoned		5	0	0	0	0	0	0	0	0	0	0	0	0

**Council On Affordable Housing  
Project Summary Report**

DATE: 11/05/2015 08:46 AM

Project/Program	Mechanism/ Project Type	Mechanism SubType	Credit Type	RCA/ PAR	Afford Units	Comp	Prop PR Credit	App PR Credit	Prop GS Credit	App GS Credit	Prop Bonuses	App Bonuses	Prop Total	App Total
Quality Management Assoc Realty	Supp/Spec Needs Hsg	Group Homes	Post 1986 Completed		4	4	0	0	0	0	0	0	0	0
Singer House	Supp/Spec Needs Hsg	Supp Shared Liv Hsg (bdrms)	Proposed/Zoned		5	0	0	0	0	0	0	0	0	0
Wildflowers	Inclusionary Development	Incl Dev - Combination	Proposed/Zoned		10	10	0	0	0	0	0	0	0	0
Willow Glen Academy	Supp/Spec Needs Hsg	Group Homes	Post 1986 Completed		5	5	0	0	0	0	0	0	0	0
Wyngate	Inclusionary Development	Incl Dev - Combination	Proposed/Zoned		30	12	0	0	0	0	0	0	0	0
			<b>Sub Total</b>		268	199	0	0	0	0	0	0	0	0
<b>RCA/PARTNERSHIP-SENDING</b>														
Medford / Glassboro RCA					117	117	117	0	0	0	0	0	0	117
Medford / no receiver identified					8	0	0	0	8	0	0	0	0	8
			<b>Sub Total</b>		125	117	117	0	8	0	0	0	0	125
			<b>New Construction Total</b>		393	316	117	0	8	0	0	0	0	125
<b>REHAB</b>														
Medford Rehab Program	Rehab	None	Rehabilitation		15	0	0	0	0	0	0	0	0	0
			<b>Sub Total</b>		15	0	0	0	0	0	0	0	0	0
			<b>Total</b>		408	316	117	0	8	0	0	0	0	125
<b>RCA PROJECTS IN MUNICIPALITY</b>														
<b>RCA/PARTNERSHIP-NEW</b>														
			<b>Sub Total</b>		0	0	0	0	0	0	0	0	0	0
<b>RCA/PARTNERSHIP-REHAB</b>														
			<b>Sub Total</b>		0	0	0	0	0	0	0	0	0	0
			<b>Grand Total</b>		408	316	117	0	8	0	0	0	0	125



**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Wyngate -- Project ID: 4986**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
12 Liverpool Way	B: 404-25; L: 30- ; Q: ; Unit:			\$80,316.00	48%	\$0.00	10/30/14	10/30/14	N	30		1/1	Low Income Age Restricted 2 Bedroom Sale	
12 Moorlinch Blvd	B: 404-22; L: 6-; Q: ; Unit:	10/08/13	20130944 02/26/14	\$69,501.00	0%	\$0.00	02/24/14	02/24/14	N	30		1/1	Low Income Sale Age Restricted 2 Bedroom	
14 Liverpool Way	B: 404-25; L: 30- ; Q: ; Unit:			\$124,267.00	68%	\$0.00	04/23/15	04/23/15	N	30		1/1	Moderate Income Age Restricted 2 Bedroom Sale	

**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Wyngate -- Project ID: 4986**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
14 Moorlinch Blvd	B: 404-22; L: 7-; Q: ; Unit:	10/08/13	20130945 02/26/14	\$116,277.00	0%	\$0.00	03/13/14	03/13/14	N	30		1/1	Sale Age Restricted	
20 Keswick Path	B: 404-22; L: 67- ; Q: ; Unit:	06/17/10	20100501 03/11/11	\$69,501.00	0%	\$0.00	03/15/11	03/15/11	N	30		1/0	Low Income Sale Age Restricted	
22 Keswick Path	B: 404-22; L: 68- ; Q: ; Unit:	06/17/10	20100500 12/13/10	\$116,277.00	0%	\$0.00	12/20/10	12/20/10	N	30		1/0	Sale Moderate Income Age Restricted	

**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Wyngate -- Project ID: 4986**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
22 Liverpool Way	B: 404-25; L: 30- ; Q: ; Unit:			\$80,316.00	48%	\$0.00	10/30/15	10/30/15	N	30		1/1	Low Income Age Restricted 2 Bedroom Sale	
24 Liverpool Way	B: 404-25; L: 30- ; Q: ; Unit:			\$89,106.00	52%	\$0.00	08/26/15	08/26/15	N	30		1/1	Age Restricted 2 Bedroom Moderate Income Sale	
24 Moorlinch Blvd	B: 404-22; L: 12- ; Q: ; Unit:	03/04/13	20130164 07/18/13	\$116,277.00	0%	\$0.00	07/19/13	07/19/13	N	30		1/1	Age Restricted 2 Bedroom Moderate Income Sale	

**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Wyngate -- Project ID: 4986**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Flag Petual	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
26 Moorlinch Blvd	B: 404-22; L: 13- ; Q: ; Unit:	03/04/13	20130165 06/27/13	\$69,501.00	0%	\$0.00	06/28/13	06/28/13	N	30		1/1	Low Income Sale	
31 Harlow Circle	B: 404-23; L: 5-; Q: ; Unit:			\$124,267.00	68%	\$0.00	11/19/14	11/19/14	N	30		1/1	Moderate Income Sale	
33 Harlow Circle	B: 404-23; L: 6-; Q: ; Unit:			\$80,316.00	48%	\$0.00	11/14/14	11/14/14	N	30		1/1	Low Income Sale	

**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Wyngate -- Project ID: 4986**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Flag Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
37 Moorlinch Blvd	B: 404-25; L: 29- ; Q: ; Unit:	03/12/14	20140187 06/23/14	\$119,872.00	66%	\$0.00	06/27/14	06/27/14	N	30		1/1	Moderate Income  Sale  Age Restricted 2 Bedroom	
39 Moorlinch Blvd	B: 404-25; L: 30- ; Q: ; Unit:	03/12/14	20140186 06/20/14	\$80,316.00	48%	\$0.00	06/01/14	06/01/14	N	30		1/1	Low Income  Sale  Age Restricted 2 Bedroom	
7 Keswick Path	B: 404-24; L: 4-; Q: ; Unit:	07/21/11	20110646 11/28/11	\$69,501.00	0%	\$0.00	11/30/11	11/30/11	N	30		1/0	Low Income  Age Restricted 2 Bedroom  Sale	

**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Wyngate -- Project ID: 4986**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
9 Keswick Path	B: 404-24; L: 5-; Q: ; Unit:	07/21/11	20110645 11/18/11	\$116,277.00	0%	\$0.00	11/21/11	11/21/11	N	30		1/0	Moderate Income Sale Age Restricted 2 Bedroom	

**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Wygate -- Project ID: 4986**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
<b>Total Units</b>					<b>Total Avg % Afford- ability</b>	<b>Total Municipal Subsidy</b>						<b>Total Completed/ Credit Worthy</b>		
16					28%	\$0.00						16 / 12		

**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Heritage at Medford -- Project ID: 4985**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
14 Dodington Blvd	B: 404-31; L: 10- ; Q: ; Unit:	05/06/14	20140340	\$78,334.00	48%	\$0.00	08/01/14	08/01/14	N	30		1/1	Low Income Sale	
17 Pilton Drive	B: 404-33; L: 3-; Q: ; Unit:	10/10/13	20130952 04/03/14	\$104,772.00	0%	\$0.00	04/02/14	04/02/14	N	30		1/1	Moderate Income Sale	Age Restricted 2 Bedroom
23 Dodington Blvd	B: 404-30; L: 14- ; Q: ; Unit:	11/21/13	20131097	\$104,772.00	60%	\$0.00	04/02/14	04/02/14	N	30		1/1	Moderate Income Sale	Age Restricted 2 Bedroom



**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Heritage at Medford -- Project ID: 4985**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
28 Binsted Drive	B: 404-32; L: 18- ; Q: ; Unit:			\$122,397.00	68%	\$0.00	08/28/15	08/28/15	N	30		1/1	Moderate Income  Sale  Age Restricted 2 Bedroom	
4 Pilton Drive	B: 404-31; L: 2-; ; Q: ; Unit:			\$78,334.00	48%	\$0.00	10/10/14	10/10/14	N	30		1/1	Low Income  Sale  Age Restricted 2 Bedroom	
54 Binsted Drive	B: 404-32; L: 10- ; Q: ; Unit:			\$122,397.00	68%	\$0.00	12/12/14	12/12/14	N	30		1/1	Moderate Income  Sale  Age Restricted 2 Bedroom	

**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Heritage at Medford -- Project ID: 4985**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sales or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
<b>Total Units</b>					<b>Total Avg % Afford- ability</b>	<b>Total Municipal Subsidy</b>						<b>Total Completed/ Credit Worthy</b>		
6					49%	\$0.00						6 / 6		

**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Wildflowers -- Project ID: 4984**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
11 Broadview Drive	B: 403-02; L: 6-; Q: ; Unit:	06/27/11	20110577 11/02/11	\$120,544.00	0%	\$0.00	01/06/12	01/06/12	N	30		1/1	Sale  Moderate Income  Age Restricted 2 Bedroom	
13 Broadview Drive	B: 403-02; L: 7-; Q: ; Unit:	06/27/11	20110578 11/02/11	\$120,544.00	0%	\$0.00	11/10/11	11/10/11	N	30		1/1	Sale  Moderate Income  Age Restricted 2 Bedroom	
4 Windyknoll Court	B: 403-01; L: 4-; Q: ; Unit:	04/27/11	20110329 09/22/11	\$73,768.00	0%	\$0.00	09/01/11	09/01/11	N	30		1/1	Sale  Low Income  Age Restricted 2 Bedroom	

**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Wildflowers -- Project ID: 4984**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
40 Montclair Road	B: 403-03; L: 5-; Q: ; Unit:	12/14/11	20111186 09/13/12	\$120,544.00	0%	\$0.00	09/25/12	09/25/12	N	30		1/0	Moderate Income  Sale  Age Restricted 2 Bedroom	
42 Montclair Road	B: 403-03; L: 4-; Q: ; Unit:	12/14/11	20111185 05/15/12	\$120,544.00	0%	\$0.00	05/15/12	05/15/12	N	30		1/1	Moderate Income  Sale  Age Restricted 2 Bedroom	
53 Montclair Road	B: 403-02; L: 12- ; Q: ; Unit:	12/07/11	20111159 04/26/12	\$73,768.00	0%	\$0.00	04/13/12	04/13/12	N	30		1/1	Low Income  Sale  Age Restricted 2 Bedroom	

**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON  
Project Name: Wildflowers -- Project ID: 4984**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
55 Montclair Road	B: 403-02; L: 13- ; Q: ; Unit:	12/07/11	20111158 04/26/12	\$73,768.00	0%	\$0.00	04/13/12	04/13/12	N	30		1/1	Sale  Low Income Age Restricted 2 Bedroom	
6 Montclair Road	B: 403-03; L: 22- ; Q: ; Unit:	05/21/13	20130448 10/21/13	\$73,768.00	0%	\$0.00	10/18/13	10/18/13	N	30		1/1	Low Income Sale Age Restricted 2 Bedroom	
6 Windyknoll Court	B: 403-01; L: 3-; ; Q: ; Unit:	04/27/11	20110330 09/22/11	\$73,768.00	0%	\$0.00	09/23/11	09/23/11	N	30		1/1	Age Restricted 2 Bedroom Low Income Sale	

**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Wildflowers -- Project ID: 4984**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
8 Montclair Road	B: 403-03; L: 21- ; Q: ; Unit:	05/21/13	20130447 10/21/13	\$120,544.00	0%	\$0.00	10/22/13	10/22/13	N	30		1/1	Age Restricted 2 Bedroom Moderate Income Sale	

**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Wildflowers -- Project ID: 4984**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
<b>Total Units</b>					<b>Total Avg % Afford- ability</b>	<b>Total Municipal Subsidy</b>						<b>Total Completed/ Credit worthy</b>		
10					0%	\$0.00						10 / 9		

**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Habitat for Humanity -- Project ID: 14516**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags
133 Old Mariton Pk	B: 903-01; L: 16- 01; Q: ; Unit:	06/18/09	20090485	\$125,287.00	60%	\$0.00	06/27/11	06/27/11	N	30		1/0	Moderate Income  Sale  Family  2 Bedroom	
135 Old Mariton Pk	B: 903-01; L: 15- 01; Q: ; Unit:	06/18/09	20090484 04/01/10	\$124,753.00	100%	\$0.00	04/01/10	04/01/10	N	22		1/0	Moderate Income  Family  3 Bedroom  Sale	



**Council on Affordable Housing  
Unit Information - New Construction  
MEDFORD TWP, BURLINGTON**

**Project Name: Habitat for Humanity -- Project ID: 14516**

Unit Address	Blk/Lot/ Qual/Unit	Building Permit Complete Date	C.O. Num/ Date	Initial Sale or Retail Sale	% of Afford- ability	Municipal Subsidy	Effect. Date of Afford- ability Controls	Sale/ Transfer Date	Per- Petual Flag	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed/ Credit worthy	Unit Categories	Unit Flags	
<b>Total Avg %</b>															
<b>Total Afford-ability</b>						80%	<b>Total Municipal Subsidy</b>						\$0.00	<b>Total Completed/ Credit Worthy</b>	
2															2 / 0