

2025 HOUSING ELEMENT and FAIR SHARE PLAN
TOWNSHIP OF MEDFORD

MEDFORD TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY



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

Prepared For:
Medford Township
49 Union Street
Medford, NJ 08055-2432

David J. Benedetti, PP, AICP
NJ Professional Planner #368300

Brett Harris, AICP PP
NJ Professional Planner #33LI00650100

June 14, 2025
#25468 02

With support from Patrick VanBernum, AICP, Assistant Planner

The original document was appropriately signed and sealed in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

ACKNOWLEDGMENTS

Township Committee

Erik Rebstock, Mayor
Michael Czyzyk, Deputy Mayor
Donna Symons
Bethany Milk
Chuck Watson

Medford Township Planning Board

Thomas Juliano, Chair – Class IV
Clark Perks, Vice Chair – Class IV
Erik Rebstock, Class I – Mayor
Ronnie Fowler, Class II
Michael Czyzyk, Class III
Jason Braatz, Class IV
Chad Muckenfuss, Class IV

Angela Zografos, Alternate #1
Vittorio Anepete, Alternate #2

Ann Bell, PP, AICP; Planning Board Secretary
Anthony Drollas, Esquire, Board Solicitor
Christopher Noll, PE, PP, CME, Board Engineer
Michelle Taylor, PP, AICP, Taylor Design

Medford Township Staff

Daniel Hornickel, Township Manager
Timothy M. Prime, Esquire, Prime & Tuvel, LLC, Township Solicitor
Tara Wicker, RMC, CMR, Municipal Clerk
Ann Bell, AICP, PP, Zoning Officer, Director of Planning and Enforcement/
Zoning Official
Rich Falasco, Construction, Building & Plumbing Subcode Official

Contents

I.	INTRODUCTION	4
	1999 – 2025 Fair Share Plan.....	5
II.	CONTENT OF HOUSING ELEMENT	12
III.	MEDFORD’S POPULATION DEMOGRAPHICS	13
IV.	MEDFORD’S HOUSING DEMOGRAPHICS	17
V.	MEDFORD’S EMPLOYMENT DEMOGRAPHICS.....	24
VI.	PROJECTION OF HOUSING STOCK.....	28
VII.	DETERMINATION OF ROUND 4 OBLIGATIONS	30
VIII.	CAPACITY FOR FAIR SHARE.....	31
IX.	APPENDIX	37

I. INTRODUCTION

According to the Fair Housing Act of 1985, as amended, a Housing Plan Element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate-income housing.

This is the Township of Medford's Housing Element (hereinafter "HE") for the period between 2025 and 2035. On March 19, 2024, Governor Phil Murphy signed significant affordable housing legislation through Bill A-4/S-50, aiming to streamline and enhance the state's approach to affordable housing obligations.

Key Provisions of the Legislation:

Establishment of a New Framework: The law introduces a streamlined process for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel Doctrine and the State's Fair Housing Act. Starting in 2025, the Department of Community Affairs (DCA) will publish non-binding calculations of municipalities' current and prospective affordable housing needs, using a formula based on prior court decisions.

Dispute Resolution Program: To expedite the resolution of disputes regarding municipalities' affordable housing obligations and plans, the legislation establishes a new Affordable Housing Dispute Resolution Program. This program aims to reduce litigation-related delays and provide more certainty for housing developers.

Abolishment of COAH: The Council on Affordable Housing (COAH), which had been defunct for over a decade, is formally abolished under this bill. The new process replaces the role previously played by COAH, streamlining compliance and reducing delays in the construction of new affordable housing.

Incentives for Specific Housing Projects: The legislation includes provisions for "bonus credits," allowing certain affordable housing units to be credited as 1.5 or 2 units. This system incentivizes the development of age-restricted housing, housing for individuals with special needs, and projects located near mass transit stations. The use of bonus credits is capped at 25% of a municipality's prospective need obligations.

Transparency and Accountability: The law mandates increased transparency at each stage of the affordable housing process, including the adoption of initial housing plans, the availability and allocation of state housing trust funds, and the number of housing units built. This ensures that municipalities and developers can plan more effectively and that the public remains informed about affordable housing developments.

New Jersey seeks to enhance the efficiency and fairness of affordable housing development by implementing these measures, offering clearer municipal guidance, minimizing legal disputes, and expanding housing availability statewide. On October 18, 2024, the Department of Community Affairs ('DCA') released "Affordable Housing Obligations for 2025-2035" as the recently enacted law requires.

MEDFORD'S AFFORDABLE HOUSING COMPLIANCE HISTORY

In 2015, the Township of Medford filed a Declaratory Judgment Action seeking a declaration of its compliance with the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:270-301 et seq. The matter has proceeded as a declaratory judgment action under N.J.A.C. 5:96 and 5:97, supra. Through the declaratory judgment process, the Township and FSHC agreed to settle the litigation and to present that settlement to the trial court with jurisdiction over this matter to review, recognizing that the settlement of Mount Laurel litigation is favored because it avoids delays and

the expense of trial and results more quickly in the construction of homes for lower-income households.

The Township entered into a Settlement Agreement with FSHC on November 15, 2016, which was amended on May 10, 2017, and approved by an Order of the Court dated June 20, 2017, after the required Fairness Hearing. A compliance hearing was held on May 13, 2019, for which there were no written objections. The Court, on June 27, 2019, issued an Order identifying the Special Court Master's Conditions. Per the Order, "Upon confirmation that the Township has satisfied all conditions, the Court Special Master shall notify the court and all parties, at which point, if there are no objections, the Court may issue a Final Judgment of Compliance and Repose as to the Township's Rehabilitation Obligation, its Prior Round Obligation (1987-1999), and its Third Round Obligation (consisting of both its Gap Obligation for 1999-2015 and its Prospective Need Obligation for 2015-2025), and granting permanent immunity to the Township from "builders remedy" affordable housing litigation. Unless otherwise ordered by the Court, no further Compliance Hearing is required."

The Township subsequently amended the Third Round Housing Element and Fair Share Plan, including residential ordinances, and Affordable Housing Trust Fund Spending Plan for submittal to the Court to address all conditions and request final approval and issuance of a Final Judgment of Compliance and Repose without Conditions.

Medford and Fair Share Housing Center agreed to the following plan to address the 1999 – 2025 housing obligation of 483 low and moderate-income housing units. With 488 credits, the Township has a five (5) unit surplus to carry over to the 2025 - 2035 housing obligation. One project, Flying W, has stalled due to environmental permitting issues. The project has been unable to obtain the necessary approvals for sewer service area expansion from the New Jersey Department of Environmental Protection.

1999 – 2025 Fair Share Plan

Development	Address	Block / Lot	Units	Bonus	Credits	Status 2025
Medford Crossing South (Freeco)			6	0	6	C
Family Services Supportive Housing			12	8	24	C
Allies, Inc. I and II Group Homes			8	4	13	C
Medford Walk Settlement Sales	Himmelein-Oliphant Mill Rd	909 / 1.01	5	0	5	C
Habitat for Humanity, Whitesell Houses Sales	133-135 Old Marlton Pike	903.01 / 15.01, 16.01	2	0	2	C
Medford Senior Housing/Mend, Age Restricted Rental	8 Jones Rd.	904 / 4.03	31	0	31	C
Medford Senior Housing/Mend, Handicapped Rentals	8 Jones Rd.	904 / 4.03	5	0	5	C
Ragan Hartford Square 100% Affordable Age Restricted Rentals	Route 70 & Harford Rd.	401 / 14.04	70	0	70	C
Tofamo	Harford Rd.	401 / 13.01; 403 / 2, 7	48	48	96	C
Arc Wheeler (Family Rental)	22 Evesboro-Medford Rd	401 / 9.02	90	61	146	C
Flying W	Fostertown Rd.	303/1, 3, 4; 403/2, 7	90	0	90	P
Total			367	121	488	

MEDFORD TOWNSHIP HOUSING ELEMENT AND FAIR SHARE PLAN AUGUST 2020, P. 36

C – Under Construction or completed

P - Planned

MUNICIPAL SUMMARY

Medford Township spans 39.81 square miles (25,624 acres) in western Burlington County, offering a blend of suburban and rural landscapes. The community features various amenities, including recreational fields, Bob Bende Park (27 acres), Worrel Field (24 acres), Hartford Crossing (122 acres), Cotoxon Park/ Kirby's Mill, Freedom Park (117 acres), and Medford Park / Bunning Field (34 acres).

Evesham and Mount Laurel Townships border the township to the west, Lumberton Township to the north, and Southampton, Tabernacle, and Shamong Townships to the east and southeast. To the south, it shares a boundary with Waterford Township in Camden County. Approximately 30.6 square miles (77%) of Medford falls within the Pinelands Area, shaping its character – more suburban in the northern and western sections near Evesham and Mount Laurel, while the southern and eastern areas retain a distinctly rural feel.

AFFORDABLE HOUSING OBLIGATION 2025-2035

On October 18, 2024, the Department of Community Affairs ('DCA') released "Affordable Housing Obligations for 2025-2035" as required by the recently enacted law. By adoption of Resolution 32-2025, on January 21, 2025, the Medford Township Council accepted the DCA calculations of the Township's Fourth Round Cycle affordable housing obligation and authorized the preparation of this Plan.

The Township's obligation is identified in the paragraphs below:

Present Need

The DCA has estimated that Medford has Present Need of 69 units. However, due to the small sample size used to generate this estimate, there is a significant margin for error. Given these limitations, it is recommended that Medford conduct a Housing Condition Survey to obtain a more precise assessment of deficient dwellings. Overall, these statistics provide a broad perspective on the housing stock in Medford Township as of 2023, highlighting a community with a significant number of homes built in the latter half of the 20th century and a generally high standard of housing.

2017-21 Low and Moderate-Income Pre-1980 Overcrowded with Complete Plumbing and Kitchen Facilities (Estimate)	2017-21 Low and Moderate-Income Lacking Complete Plumbing or Kitchen Facilities (CHAS Table 8)	Present Need/Sub-standard/Deficient Low and Moderate-Income Occupied Units
4	65	69

See Table D Present Need & Substandard Housing of the Fourth Round Calculation Workbook

https://www.nj.gov/dca/dlps/4th_Round_Numbers.shtml
https://www.nj.gov/dca/dlps/pdf/FourthRoundCalculation_Workbook.xlsx

Prospective Need

The DCA has estimated that Medford has 171 Prospective Need of units. This number is based upon the average of the four (4) allocation factors multiplied by the Region 5 Prospective Need of 9,134 dwelling units.

$$9,134 \times 0.0187 = 170.8$$

Equalized Nonresiden- tial Valua- tion Factor	Land Capac- ity Fac- tor	Income Capacity Factor	Aver- age Al- location Factor	Prospec- tive Need
1.42%	1.33%	2.86%	1.87%	171

VACANT LAND ADJUSTMENT ANALYSIS

A Vacant Land Adjustment was not deemed necessary as the municipality has sufficient land to accommodate the Prospective Need.

AVAILABILITY OF SEWER AND WATER

Public sewer service is a limited resource in Medford. Pursuant to N.J.A.C. 5:93-4.3, when public water and/or sewer is scarce, a municipality is required to cooperate with efforts to extend such services to proposed inclusionary housing sites. This cooperation entails publicly supporting the extension of the limited resources to these sites. However, the regulation does not obligate the municipality to allocate or expend municipal funds for this purpose.

AVAILABLE COMPLIANCE OPTIONS

The Fair Housing Act (FHA), as amended, requires the Department of Community Affairs to compute municipal housing obligations. Past Court decisions mandated that each municipality address substandard housing units occupied by low- and moderate-income households, and the FHA has formalized that requirement. In the past, this obligation has been referred to as the "rehabilitation component" or "rehabilitation share." For the purposes of this Housing Element, such substandard units will be identified as the "present need."

Present Need

A municipality may satisfy its present need obligation through the implementation of a rehabilitation program. Such a program must focus on repairing or replacing essential housing systems, such as roofing, plumbing, electrical, heating, or structural (load-bearing) elements, in order to bring existing housing units into compliance with applicable codes. The program must be administered by an entity with demonstrated experience in affordable housing rehabilitation and must be detailed in a program manual subject to approval.

The minimum average hard cost per unit (excluding administrative expenses) for an eligible rehabilitation program was \$10,000 in prior Round 3. Actual costs will vary depending on the scope of repairs required to achieve code compliance. The Courts adopted the Council on Affordable Housing (COAH) mandate of a 10-year affordability control period following the completion of rehabilitation activities. For owner-occupied units, this control may be enforced through a forgivable loan structure.

Medford Township may also meet its rehabilitation requirement through the production of new affordable units, utilizing any of the methods outlined below for the creation of affordable housing within the Township.

Framework for New Construction

When it was in existence, COAH had rules that provided a framework for addressing the municipal housing obligation. All affordable housing must be affirmatively marketed and priced by yet-to-be-established rules. The FHA limits age-restricted housing to no more than 30 percent of affordable housing units. A municipality shall not receive more than one type of bonus credit for any unit.

- A municipality shall not be permitted to satisfy more than 25% of its prospective need obligations through the use of bonus credits.
- **The FHA, as amended, eliminated the rental bonus credit for family units.**
- Special Needs: One unit of credit and one bonus credit for each unit of low- or moderate-income housing for individuals with special needs or permanent supportive housing.
- Non-Profit Partnership: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing unit created in partnership with a non-profit housing developer.
- Proximity to Transit: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing located within a one-half mile radius (one-mile radius if located in a Garden State Growth Zone) surrounding a NJ Transit Port Authority Transit Corp., Port Authority Trans-Hudson Corp., rail, bus, or ferry station, including all light rail stations.
- Age-Restricted: One unit of credit and one-half bonus credit for a unit of age-restricted housing. (Bonus credit only applicable to 15% of all age-restricted housing built that count towards the affordable housing obligation.)
- Family Housing: One unit of credit and one-half bonus credit for each unit of low- or moderate-income family housing with at least three bedrooms above the minimum number required by the bedroom distribution in a given development.
- Redevelopment: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing constructed on land that is or was previously developed and utilized for retail, office, or commercial space.
- Extension of Affordability Controls: One unit of credit and one-half bonus credit for each existing low- or moderate-income RENTAL housing unit for which affordability controls are extended for a new term, and the municipality contributes funding towards the costs necessary for this preservation.
- 100% Affordable with Municipal Contribution: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing in a 100% affordable housing project, which the municipality either contributes property without which the project would not be feasible, or makes contributions from the municipal affordable housing trust fund that covers no less than 10% of the project costs.
- Very Low Income: One unit of credit and one-half bonus credit for each unit of very low-income housing for families above the 13% of units required to be preserved for very low-income housing.
- Age Restricted Housing: A municipality may not satisfy more than 25% of the affordable housing units, exclusive of bonus credits, to address its prospective need obligation through the creation of age-restricted housing. This is a continuation of the current requirements.

- **Housing Available to Families with Children:** A municipality must satisfy at least 50% of the actual affordable housing units, exclusive of bonus credits, created to address its prospective need obligation through the creation of housing available to families with children. This is a continuation of current requirements.
- **Rental Housing:** A municipality must satisfy at least 25% of its prospective need obligation for affordable housing units, exclusive of bonus credits, through rental units. At least half of that number must be available for families with children. This is a continuation of current requirements.
- **Very Low Income:** 13% of the housing units made available for low- and moderate-income households must be reserved for occupancy by very low-income households. (This is not new.) What is new is that at least half of that number must be made available to families with children.
- **Transitional Housing:** A municipality shall not credit transitional housing credits to more than 10% of the municipality's fair share obligation.
- **Length of Affordability:** The amended FHA increased the minimum period requiring affordability controls to 40 years for rental units and maintained 20 years for for-sale units.

Zoning and Fees

Medford Township has several options available to address its inclusionary housing component. One such approach is to utilize zoning as a means of meeting its affordable housing obligation. Inclusionary zoning is among the few methods recognized by the Courts and the Council on Affordable Housing (COAH) that limit the municipality's direct financial responsibility in the production of affordable housing. Once appropriate zoning is in place, the Township's primary obligations are to expedite the approval process for inclusionary developments and to eliminate unnecessary cost-generating regulations, as outlined in N.J.A.C. 5:93-10.

The Courts and COAH acknowledge that affordable rental housing typically requires a greater subsidy than affordable for-sale units. Accordingly, N.J.A.C. 5:93-5.15 mandates that incentives be provided to encourage rental development, such as increased density allowances and reduced set-aside requirements. The maximum set-aside for rental housing is 15 percent.

Municipalities are also permitted to collect development fees on residential sites not zoned for affordable housing production. These fees serve as exactions designated for affordable housing initiatives. COAH regulations allow for a development fee of up to 1.5 percent on all residential development. If a developer is granted a density bonus, the municipality may collect a 6 percent fee on the additional units gained through the bonus. Additionally, a 2.5 percent development fee may be imposed on non-residential development.

The use of development fees is subject to specific restrictions. No more than 20 percent of collected fees may be allocated for administrative expenses. A minimum of 30 percent must be dedicated to initiatives that increase the affordability of housing for low- and moderate-income households.

Redevelopment

A municipality may facilitate the development of affordable housing through redevelopment under the Local Redevelopment and Housing Law. All sites identified for redevelopment must meet accepted standards for suitability. The municipality is required to designate the area as one in need of redevelopment, adopt a formal redevelopment plan, designate a redeveloper, and establish a projected timeline for site redevelopment. In the absence of an active developer, the preference has been for vacant sites over those that are already developed. In circumstances

where land is a limited resource, both COAH and the courts have accepted the use of overlay zoning as a means of creating optional incentives for the construction of affordable housing.

Municipally Sponsored Projects

Some municipalities opt to meet their affordable housing obligation by directly sponsoring the construction of low- and moderate-income housing. It is not uncommon for a municipality to contribute publicly owned land to a non-profit or for-profit developer committed to constructing a development exclusively for low- and moderate-income households.

Engaging in the direct development of affordable housing can be challenging for municipalities, particularly when such developments do not include market-rate units to cross-subsidize the affordable units. In these cases, developers typically require additional subsidies. These may include municipal contributions such as land or financial assistance, as well as external funding sources, such as federal Low-Income Housing Tax Credits, state housing programs, and financing from the Federal Home Loan Bank.

Under past COAH regulations, municipal construction efforts were required to be supported by the following minimum documentation:

1. **Site Control:** The municipality must demonstrate control of the site, which may be in the form of an ownership interest or an option agreement.
2. **Administrative Plan:** A plan must be submitted detailing how the development will be administered, including the process for income-qualifying applicants and the long-term management of the affordable units.
3. **Financial Plan:** The municipality must provide an estimate of total development costs, projected revenues, and identify a stable source of funding. As external subsidies become available, the municipality may reduce its reliance on local funds.
4. **Construction Timeline:** A detailed timetable must be established for the development and delivery of the low- and moderate-income units.

Market to Affordable

A municipality is eligible to receive both one unit of credit and one bonus credit for each low- or moderate-income housing unit created through the conversion of an existing market-rate rental or ownership unit into an affordable unit. However, these bonus credits may only be counted toward the municipality's Housing Element and Fair Share Plan if the municipality can demonstrate a formal commitment to proceed with the market-to-affordable conversion. This commitment must be substantiated by either: (a) a signed agreement with the property owner; or (b) municipal acquisition of the property.

In addressing its prospective affordable housing obligation, a municipality may not provide more than 30 percent of its required affordable units—excluding bonus credits—through the development of age-restricted housing. Additionally, at least 50 percent of the required affordable units—again, exclusive of bonus credits—must be made available to families with children, and must fully comply with the standards and controls established under Section 21 of P.L.1985, c.222 (C.52:27D-321).

Moreover, a minimum of 25 percent of the required affordable housing units—excluding bonus credits—must be rental units, with at least half of those rental units designated for families with children. All units developed under this provision must conform to the statutory requirements and affordability controls outlined in Section 21 of P.L.1985, c.222 (C.52:27D-321).

GOAL OF MEDFORD TOWNSHIP

It is the overall goal of the HE, in combination with the Land Use Plan, to provide the planning context in which access to low and moderate-income housing can be provided by the requirements of the Fair Housing Act and the laws of the State of New Jersey while respecting the character and density of the Township of Medford.

II. CONTENT OF HOUSING ELEMENT

As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain at least the following items:

- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate-income households and substandard housing capable of being rehabilitated;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A projection of the municipality's housing stock, including the probable future construction of low and moderate-income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- A determination of the municipality's present and prospective fair share for low and moderate-income housing and its capacity to accommodate its housing needs, including its fair share for low and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1); and
- A consideration of the lands that are most appropriate for the construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing P.L.2024, c.2 (C.52:27D-310.10.f.).

III. MEDFORD'S POPULATION DEMOGRAPHICS

AGE DISTRIBUTION OF THE POPULATION

In 2023, the ACS estimated that 14.9% of Medford's population was between the ages of 45 and 54. The percentage of school-aged children (ages 5 to 19) was approximately 22.8% and the population over 65 years of age was approximately 21.5%. The 2023 ACS reported the median age of Medford residents was 48.2 years old.

POPULATION BY AGE COHORT

Label	Count	Percent
AGE		
Total population	24,588	100.0%
Under 5 years	993	4.0%
5 to 9 years	1,016	4.1%
10 to 14 years	1,659	6.7%
15 to 19 years	1,968	8.0%
20 to 24 years	1,264	5.1%
25 to 34 years	1,939	7.9%
35 to 44 years	2,908	11.8%
45 to 54 years	3,663	14.9%
55 to 59 years	2,235	9.1%
60 to 64 years	1,646	6.7%
65 to 74 years	2,974	12.1%
75 to 84 years	1,581	6.4%
85 years and over	742	3.0%

U.S. Census Bureau, U.S. Department of Commerce. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05, 2023, [https://data.census.gov/tables/ACSDP5Y2023.DP05?q=DP05:+ACS+Demographic+and+Housing+Estimates&q=050XX00U\\$34005_060XX00US3400545120](https://data.census.gov/tables/ACSDP5Y2023.DP05?q=DP05:+ACS+Demographic+and+Housing+Estimates&q=050XX00U$34005_060XX00US3400545120). Accessed on February 24, 2025.

HOUSEHOLD SIZE AND TYPE

The U.S. Census Bureau defines a household as persons that may or may not be related who occupy a single room or group of rooms constituting a housing unit. A family is one or more persons related by blood, marriage, or adoption, all living in the same household. In Medford Township the 2023 the ACS estimated there were 9,221 households. The ACS estimated that 8.4% of the Townships households were non-family households while family households comprised nearly 73.2% of households. Approximately 24.6% of the households are comprised of married couples with children under age 18.

HOUSEHOLD TYPE

	Total	Percent
Total:	9,221	
Owner occupied:	8,170	88.6%
Family households:	6,746	73.2%
Married-couple family:	6,018	65.3%
With own children of the householder under 18 years	2,268	24.6%
No own children of the householder under 18 years	3,750	40.7%
Female householder, no spouse present:	72	0.8%
With own children of the householder under 18 years	12	0.1%
No own children of the householder under 18 years	60	0.7%
Nonfamily households	775	8.4%

U.S. Census Bureau, U.S. Department of Commerce. "Tenure by Household Type and Presence and Age of Own Children." American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25115, 2023, https://data.census.gov/tables/ACSDT5Y2023.B25115?q=Household+and+Family&q=050XX00US34005_060XX00US3400545120. Accessed on February 25, 2025.

Household sizes for the Township are detailed in the table on the next page. Two-person households total 3,417 or 37.1% of the Township's households. Households containing four or more persons rank as the second most common size with a total of 2,512 households representing 27.2% of the Township's households. The third largest household group was one-person households 20.6%.

HOUSEHOLD SIZE

	Estimate	Percent
Occupied housing units	9,221	100%
HOUSEHOLD SIZE		
1-person household	1,903	20.6%
2-person household	3,417	37.1%
3-person household	1,389	15.1%
4-or-more-person household	2,512	27.2%

U.S. Census Bureau, U.S. Department of Commerce. "Occupancy Characteristics." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2501, 2023, https://data.census.gov/tables/ACSST5Y2023.S2501?q=Household+Size+and+Type&q=050XX00US34005_060XX00US3400545120. Accessed on February 25, 2025.

INCOME AND POVERTY STATUS

The most current data is the 2023 ACS Census data for the categories of income and poverty. The

2023 five-year American Community Survey (hereinafter "ACS") estimates were utilized. The estimated median household income for Medford was \$160,271 in 2023. This is 52.7 percent higher than the median household income for Burlington County at \$105,271. The Township's median income was over \$59,683 or 59.1 percent higher than the State's median household income.

Medford's median family income was \$185,902. This is approximately \$58,625 or 46.1 percent higher than the County's and approximately \$62,010 or 50.1 percent higher than the State's.

Medford's estimated per capita income of \$76,582 is over 44.3 percent higher than that estimated for the County and the State. See the table on the following page.

Finally, after reviewing the poverty status of both individuals and families residing in the Township, Medford fares much better than the County and the State for poverty status. The ACS estimates that Medford has a family poverty status of 1.5% while the County and State have a family poverty status of 4.9% and 7.0%, respectively. The poverty status of individuals in Medford is lower at 3.1% compared to 6.8% for the County and 9.8% for the State. See the table and chart on the next page for additional details.

INCOME CHARACTERISTICS

	Medford	Burlington County	New Jersey
Median Household Income	160,733	105,271	101,050
Median Family income	185,902	127,277	123,892
Per Capita Income	76,582	53,077	53,118
Poverty Level			
All families	1.5%	4.9%	7.0%
All people	3.1%	6.8%	9.8%

U.S. Census Bureau, U.S. Department of Commerce. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2023, https://data.census.gov/tables/ACSDP5Y2023.DP03?q=DP03:+Selected+Economic+Characteristics&q=040XX00US34_050XX00US34005_060XX00US3400545120. Accessed on February 25, 2025.

According to the ACS five-year estimates, 70.5% of households in the Township earn over \$100,000 annually, while 38.8% have an income exceeding \$200,000 per year. Additionally, 11.9% of households earn less than \$50,000 annually. A detailed comparison of household income for Medford, alongside County and State figures, is presented below.

INCOME AND BENEFITS (IN 2023 INFLATION-ADJUSTED DOLLARS)

	Medford		Burlington County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Total households	9,221	99.9%	176,046	99.9%	3,478,355	99.9%
Less than \$10,000	266	2.9%	5,362	3.0%	140,262	4.0%
\$10,000 to \$14,999	138	1.5%	2,969	1.7%	99,362	2.9%
\$15,000 to \$24,999	174	1.9%	6,523	3.7%	175,402	5.0%
\$25,000 to \$34,999	152	1.6%	8,027	4.6%	184,753	5.3%
\$35,000 to \$49,999	373	4.0%	13,955	7.9%	276,601	8.0%
\$50,000 to \$74,999	739	8.0%	22,911	13.0%	448,192	12.9%
\$75,000 to \$99,999	875	9.5%	23,250	13.2%	397,939	11.4%
\$100,000 to \$149,999	1,551	16.8%	35,553	20.2%	627,526	18.0%
\$150,000 to \$199,999	1,375	14.9%	23,631	13.4%	407,723	11.7%
\$200,000 or more	3,578	38.8%	33,865	19.2%	720,595	20.7%
Median household income (dollars)	160,733	(X)	105,271	(X)	101,050	(X)

U.S. Census Bureau, U.S. Department of Commerce. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2023, https://data.census.gov/tables/ACSDP5Y2023.DP03?q=DP03:+Selected+Economic+Characteristics&q=040XX00US34_050XX00US34005_060XX00US3400545120. Accessed on February 25, 2025.

IV. MEDFORD'S HOUSING DEMOGRAPHICS

HOUSING TYPE

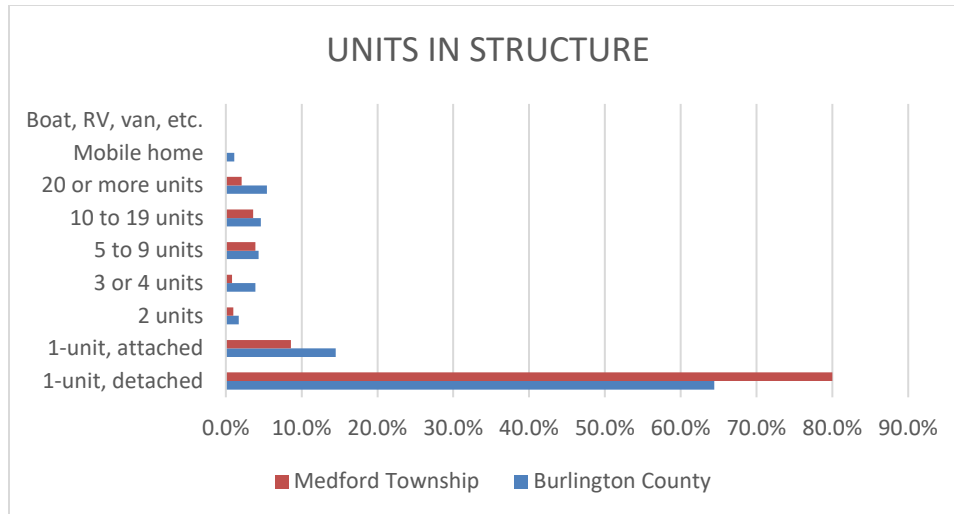
According to the 2023 five-year ACS estimates, Medford has an estimated 9,587 dwelling units. The Township's housing stock is comprised of single-family detached units, single-family attached units, and multi-family dwellings.

The largest percentage of housing stock in the Township is represented by single-family detached dwellings at 80% or 7,667 dwellings. Two-unit dwellings encompassed 1% of the housing stock, while single-family attached houses (e.g. townhomes) comprised 8.6% of the Township's housing stock. Three or four-unit buildings totaled 0.8% of the housing stock. Five or more units (apartments) comprised 9.6% of the housing stock. Of the estimated 9,587 units in 2023, 1,331 or 23.9% of the owner-occupied housing stock with a mortgage spends more than 30% of the household income on housing which is considered unaffordable. Of the estimated 969 units in 2023, 590 or 60.9% of the renter-occupied housing stock that pays rent spends 30% or more of the household income on housing which is considered unaffordable.

UNITS IN STRUCTURE

Label	Burlington County		Medford Township	
	Estimate	Percent	Estimate	Percent
UNITS IN STRUCTURE				
Total housing units	185,617	99.9%	9,587	100.0%
1-unit, detached	119,559	64.4%	7,667	80.0%
1-unit, attached	26,992	14.5%	828	8.6%
2 units	3,132	1.7%	92	1.0%
3 or 4 units	7,299	3.9%	74	0.8%
5 to 9 units	8,006	4.3%	375	3.9%
10 to 19 units	8,519	4.6%	346	3.6%
20 or more units	10,043	5.4%	205	2.1%
Mobile home	2,032	1.1%	0	0.0%
Boat, RV, van, etc.	35	0.0%	0	0.0%

U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023, https://data.census.gov/tables/ACSDP5Y2023.DP04?q=DP04:+Selected+Housing+Characteristics&q=050XX00US34005_060XX00US3400545120. Accessed on February 24, 2025.



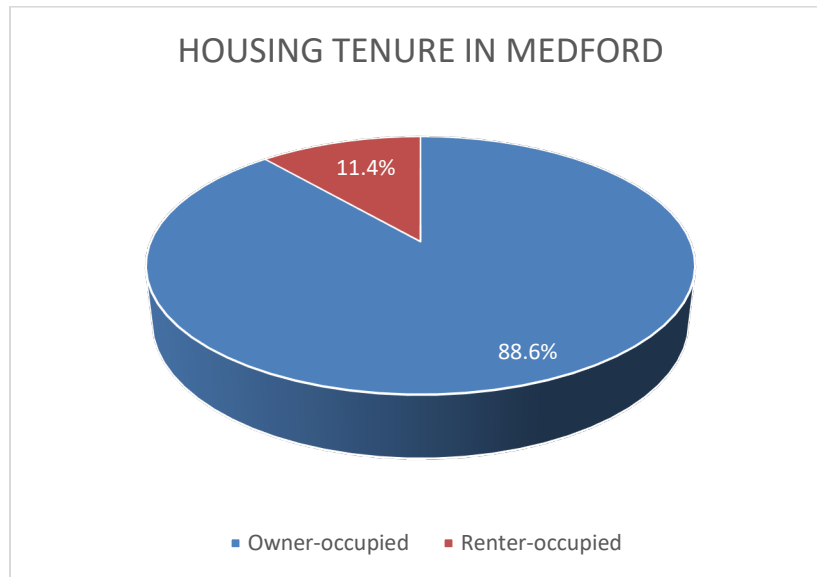
SELECTED MONTHLY OWNER/RENTER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME

Tenure	Label	Burlington County		Medford Township	
		Estimate	Percent	Estimate	Percent
Owner Occupied	SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
	Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	88,426	100.1%	5,561	100.1%
	Less than 20.0 percent	38,011	43.0%	2,746	49.4%
	20.0 to 24.9 percent	15,197	17.2%	869	15.6%
	25.0 to 29.9 percent	10,306	11.7%	615	11.1%
	30.0 to 34.9 percent	5,448	6.2%	351	6.3%
	35.0 percent or more	19,464	22.0%	980	17.6%
Renter Occupied	GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
	Occupied units paying rent (excluding units where GRAPI cannot be computed)	40,772	100.1%	969	100.0%
	Less than 15.0 percent	4,833	11.9%	76	7.8%
	15.0 to 19.9 percent	4,195	10.3%	143	14.8%
	20.0 to 24.9 percent	6,066	14.9%	66	6.8%
	25.0 to 29.9 percent	4,806	11.8%	94	9.7%
	30.0 to 34.9 percent	4,274	10.5%	93	9.6%
	35.0 percent or more	16,598	40.7%	497	51.3%

U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023, https://data.census.gov/tables/ACSDP5Y2023.DP04?q=DP04:+Selected+Housing+Characteristics&q=050XX00US34005_060XX00US3400545120. Accessed on February 24, 2025.

OCCUPANCY STATUS

Occupancy and vacancy status were estimated in the 2023 ACS, and were used for this section. According to the ACS, 88.6% of the Township of Medford's occupied housing stock was owner-occupied while 11.4% was renter-occupied. The Township had an estimated vacancy rate of 3.8% which included housing units for rent, for sale, sold but not yet occupied, properties, and other vacant units.



Label	New Jersey		Burlington County		Medford Township	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
HOUSING OCCUPANCY						
Total housing units	3,775,842	3,775,842	185,617	185,617	9,587	9,587
Occupied housing units	3,478,355	92.10%	176,046	94.80%	9,221	96.20%
Vacant housing units	297,487	7.90%	9,571	5.20%	366	3.80%
Homeowner vacancy rate	0.8		0.9		0.2	
Rental vacancy rate	3.6		3.5		7.2	

VALUE AND RENT OF HOUSING STOCK

Medford has an estimated 8,170 owner-occupied housing units according to the 2023 ACS. The majority of owner-occupied housing units, 3,646 units or 44.6%, have an estimated value between \$300,000 and \$499,999. Approximately 39.5%, or 3,230 units, comprise the \$500,000 to \$999,999 category. As indicated in the chart below, only 3.3% of the housing stock was valued below \$200,000.

The median value of owner-occupied housing units in Medford Township is approximately \$469,100 and the median value of owner-occupied housing units in Burlington County is \$326,700. The value distribution is as follows:

VALUE OF OWNER-OCCUPIED UNITS

	Burlington County		Medford Township	
	Estimate	Percent	Estimate	Percent
Owner-occupied units	133,325	100.0%	8,170	99.9%
Less than \$50,000	3,817	2.9%	105	1.3%
\$50,000 to \$99,999	1,778	1.3%	61	0.7%
\$100,000 to \$149,999	5,486	4.1%	41	0.5%
\$150,000 to \$199,999	12,658	9.5%	68	0.8%
\$200,000 to \$299,999	34,881	26.2%	840	10.3%
\$300,000 to \$499,999	49,746	37.3%	3,646	44.6%
\$500,000 to \$999,999	22,389	16.8%	3,230	39.5%
\$1,000,000 or more	2,570	1.9%	179	2.2%

U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023, https://data.census.gov/tables/ACSDP5Y2023.DP04?q=DP04:+Selected+Housing+Characteristics&g=050XX00US34005_060XX00US3400545120. Accessed on February 24, 2025.

The 2019-2023 ACS estimated the median rent for Medford at \$1,481. Units that rented for \$1,000 to \$1,499 per month represented 47.3% and 56 units that cost less than \$1,000 per month represented 5.6%. Rents totaling \$1,500 or more represented over 47.1% of the Township's rentals. See the table below for additional details.

COST OF RENTALS

	Burlington County		Medford Township	
	Estimate	Percent	Estimate	Percent
Occupied units paying rent	41,441	100.1%	996	100.0%
Less than \$500	1,210	2.9%	0	0.0%
\$500 to \$999	3,431	8.3%	56	5.6%
\$1,000 to \$1,499	11,958	28.9%	471	47.3%
\$1,500 to \$1,999	12,181	29.4%	219	22.0%
\$2,000 to \$2,499	7,886	19.0%	26	2.6%
\$2,500 to \$2,999	3,009	7.3%	48	4.8%
\$3,000 or more	1,766	4.3%	176	17.7%
Median (dollars)	1,669		1,481	
No rent paid	1,280		55	

Overcrowded units are defined by the U.S. Department of Housing and Urban Development (HUD) as those with more than one (1) person living per room. The table below estimates that eight (8) housing units, or 0.1%, in the Township had 1.01 or more occupants per room.

OCCUPANTS PER ROOM

	Burlington County		Medford Township	
	Estimate	Percent	Estimate	Percent
Occupied housing units	176,046	176,046	9,221	100.0%
1.00 or less	173,451	98.50%	9,213	99.9%
1.01 to 1.50	1,808	1.00%	0	0.0%
1.51 or more	787	0.40%	8	0.1%

According to the U.S. Census Bureau's American Community Survey (ACS) 5-Year Estimates for 2023, Medford Township, New Jersey, has a relatively new housing stock characterized by 46.6% or 4,749 of the homes built after 1980. In Burlington County, 44.3 percent of the homes were constructed after 1980 and in New Jersey, 36.5 percent of the homes were constructed after 1980.

AGE OF HOUSING STOCK:

	Medford		Burlington County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total:	9,587	100.1%	185,617	100.1	3,775,842	100.2%
Built 2020 or later	213	2.2%	1,545	0.8%	23,348	0.6%
Built 2010 to 2019	574	6.0%	8,842	4.8%	217,910	5.8%
Built 2000 to 2009	904	9.4%	20,723	11.2%	343,692	9.1%
Built 1990 to 1999	1,358	14.2%	25,939	14.0%	341,768	9.1%
Built 1980 to 1989	1,913	20.0%	25,124	13.5%	447,464	11.9%
Built 1970 to 1979	2,609	27.2%	32,465	17.5%	469,113	12.4%
Built 1960 to 1969	832	8.7%	25,356	13.7%	489,202	13.0%
Built 1950 to 1959	523	5.5%	20,311	10.9%	530,609	14.1%
Built 1940 to 1949	195	2.0%	5,513	3.0%	252,864	6.7%
Built 1939 or earlier	466	4.9%	19,799	10.7%	659,872	17.5%

U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023, https://data.census.gov/tables//ACSDP5Y2023.DP04?q=DP04:+Selected+Housing+Characteristics&q=050XX00US34005_060XX00US3400545120. Accessed on February 24, 2025.

Housing Condition:

The ACS provides data on housing conditions, including overcrowding, and the presence of complete plumbing and kitchen facilities. Generally, it is accepted that the newer the housing stock, the better the condition of said housing stock. The 2023 ACS estimates the age of the housing stock as follows:

	New Jersey	Burlington County	Medford Township
	Estimate	Estimate	Estimate
Median year structure built	1969	1977	1985

The housing stock in Medford, with an estimated median year built of 1985 is much newer than that of Burlington County or New Jersey. Given this context, the housing stock is expected to be in excellent condition.

In Medford Township, most housing units are not overcrowded and are equipped with complete plumbing facilities, further suggesting the housing stock is generally in very good condition. However, the DCA has estimated 69 Present Need units for Medford. This estimate is subject to a large margin for error due to the small sample size used to generate it. Based on these factors, it is suggested that Medford consider conducting a Housing Condition Survey to obtain a more accurate number of deficient dwellings. These statistics provide a comprehensive overview of the housing stock in Medford Township as of 2023, reflecting a community with a substantial number of homes built in the latter part of the 20th century, and generally good housing conditions.

Based on data from the 2023 American Community Survey (ACS) and other relevant sources, here is a summary of the housing characteristics in Medford Township, New Jersey:

Occupancy Characteristics:

- **Total Housing Units:** As of the 2020 Census, Medford Township had 9,391 housing units, an increase from 8,652 in 2010. The most recent 2023 ACS estimates that there are 9,587 housing units.
- **Occupied vs. Vacant Units:** In 2023, 9,221 units were occupied, and 366 were vacant, resulting in a vacancy rate of approximately 3.8% for owner and renter-occupied units.
- **Owner vs. Renter Occupancy:** In 2023, 88.6% of occupied housing units were owner-occupied and 11.4% were renter-occupied.

U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023, <https://data.census.gov/tables/ACS/DP04/2023/060XX00US3400522110>. Accessed on February 5, 2025.

Historical Population Counts

Medford Township has experienced significant population growth since 1940. Below is a summary of the township's population counts from U.S. Census data:

Census Year	Population	Percent Increase (- Decrease)
1940	2,237	--
1950	2,836	26.8%
1960	4,844	70.8%
1970	8,292	71.2%
1980	17,622	112.5%
1990	20,526	16.5%
2000	22,253	8.4%
2010	23,033	3.5%
2020	24,497	6.4%
2023 (est.)	24,588	2.1%

Source:

Population 1940-2020 (https://en.wikipedia.org/wiki/Medford_Township,_New_Jersey) Accessed February 25, 2025

2023 Census data: ACS 2023 5-year (<https://censusreporter.org/profiles/06000US3400545120-medford-township-burlington-county-nj/>), Accessed February 25, 2025

These figures illustrate a substantial increase in population, particularly between 1980 and 1990, reflecting the township's development and growing appeal as a residential community.

These statistics provide a snapshot of Medford Township's demographics as of 2023, highlighting its relatively affluent and predominantly White population, with a significant proportion of residents middle-aged or older.

These figures illustrate a substantial increase in population, particularly between 1980 and 1990, reflecting the township's development and growing appeal as a residential area. Projections made by the DVRPC estimate a modest growth of 7.8% between 2020 and 2050. Medford is estimated to gain 2,061 residents between 2020 and 2050, which translates to approximately 68.7 new residents per year over 30 years.

**MEDFORD TOWNSHIP POPULATION
PROJECTION 2020 - 2050**

Year	Estimate	Percent
2020	24,497	---
2025	25,241	3.0%
2030	26,637	5.5%
2035	26,743	0.4%
2040	26,813	0.3%
2045	26,719	-0.4%
2050	26,558	-0.6%

<https://catalog.dvrpc.org/dataset/dvrpc-2050-population-employment-forecasts-zonal-data-municipalities-version-2>

V. MEDFORD'S EMPLOYMENT DEMOGRAPHICS

The 2019-2023 ACS estimates indicate that Medford had 20,527 residents in the workforce. Of the residents who were aged 16 years and older, 96.4% or 13,267 persons were employed, while a total of 468 persons were unemployed.

Private wage and salary workers in the Township comprised the majority of employed residents, with 10,411 workers or 78.5%. Approximately 17.5% of workers were government employees, and 3.8% were self-employed. The table below indicates that 23 residents (0.2%) within the Township were unpaid family workers during the survey period.

CLASS OF WORKER

Label	Burlington County		Medford Township	
	Estimate	Percent	Estimate	Percent
CLASS OF WORKER				
Civilian employed population 16 years and over	235,108	100.1%	13,267	100.0%
Private wage and salary workers	182,100	77.5%	10,411	78.5%
Government workers	42,980	18.3%	2,328	17.5%
Self-employed in own not incorporated business workers	9,569	4.1%	505	3.8%
Unpaid family workers	459	0.2%	23	0.2%

U.S. Census Bureau, U.S. Department of Commerce. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2023, https://data.census.gov/tables/ACSDP5Y2023.DP03?q=Employment+and+Labor+Force+Status&g=050XX00US34005_060XX00US3400545120. Accessed on March 4, 2025.

OCCUPATIONAL CHARACTERISTICS

The ACS estimates that 60.9% of the Township's residents were employed in management, business, science, and arts occupations. Sales and office professionals follow with approximately 20.7% of the Township's workers. Approximately 10.9% of workers are employed in the service industry. See the table below for additional details and a comparison of occupations between the Township and the County.

EMPLOYED CIVILIAN POPULATION BY OCCUPATION (AGE 16 YEARS OR OLDER)

	Burlington County		Medford Township	
Label	Estimate	Percent	Estimate	Percent
OCCUPATION				
Civilian employed population 16 years and over	235,108	100.0%	13,267	100.0%
Management, business, science, and arts occupations	114,966	48.9%	8,085	60.9%
Service occupations	30,855	13.1%	1,443	10.9%
Sales and office occupations	50,054	21.3%	2,743	20.7%
Natural resources, construction, and maintenance occupations	15,410	6.6%	500	3.8%
Production, transportation, and material moving occupations	23,823	10.1%	496	3.7%

U.S. Census Bureau, U.S. Department of Commerce. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2023, https://data.census.gov/tables/ACSDP5Y2023.DP03?q=Employment+and+Labor+Force+Status&g=050XX00US34005_060XX00US3400545120. Accessed on March 4, 2025.

POPULATION AND EMPLOYMENT PROJECTIONS

The DVRPC estimates that the population within the Township will grow by employment within the Township will grow by 2,061 jobs between 2020 and 2050. Of particular note is that the population is projected to decrease in 2045 and 2050. The DVRPC estimates that the Township will add approximately 2,247 jobs or 321 jobs added between 2020 and 2050. This translates into an 18.0 % increase over the 2020 to 2050 period.

POPULATION AND EMPLOYMENT PROJECTION

Year	Population			Employment		
2020	24,497			12,466		
2025	25,241	744	3.0%	13,609	1,143	9.2%
2030	26,637	1,396	5.5%	13,454	-155	-1.1%
2035	26,743	106	0.4%	13,304	-150	-1.1%
2040	26,813	70	0.3%	13,446	142	1.1%
2045	26,719	-94	-0.4%	14,620	1,174	8.7%
2050	26,558	-161	-0.6%	14,713	93	0.6%

<https://catalog.dvrpc.org/dataset/dvrpc-2050-population-employment-forecasts-zonal-data-municipalities-version-2>

IN-PLACE EMPLOYMENT BY INDUSTRY

New Jersey's Department of Labor and Workforce Development is the entity that reports on employment and wages within the State of New Jersey. The latest municipal-level report was completed in 2023. Based on the data, there were 7,628 private sector jobs provided by an average of 787 employers within the Township. Note that these are jobs within Medford – the daytime working population - regardless of where the employee lives.

The "Health/Social" sector had the highest average employment, accounting for 1,961 jobs (25.7%). Retail Trade followed as the second-largest category with 1,307 jobs (17.1%), while Accommodations/Food ranked third with 880 jobs (11.5%). The fourth-largest category was Professional/Technical, with 745 jobs (9.8%). There are approximately 2,357 public sector jobs in the Township. See the table on the following page for data on each industry sector.

ANNUAL MUNICIPAL DATA BY SECTOR - 2023
MEDFORD TWP

NAICS Sector	Description	Average Units	Average	Percent
	FEDERAL GOVT TOTALS	2	48	-
	LOCAL GOVT TOTALS	10	1219	-
61	LOCAL GOVT EDUCATION	5	1091	-
11	Agriculture	-	-	-
22	Utilities	-	-	-
23	Construction	75	513	6.7%
31	Manufacturing	20	166	2.2%
42	Wholesale Trade	32	160	2.1%
44	Retail Trade	69	1307	17.1%
48	Transp/Warehousing	16	155	2.0%
51	Information	-	-	-
52	Finance/Insurance	49	216	2.8%
53	Real Estate	19	56	0.7%
54	Professional/Technical	113	745	9.8%
55	Management	-	-	-
56	Admin/Waste Remediation	52	333	4.4%
61	Education	22	240	3.1%
62	Health/Social	127	1961	25.7%
71	Arts/Entertainment	15	276	3.6%
72	Accommodations/Food	55	880	11.5%
81	Other Services	83	427	5.6%
99	Unclassified	27	34	0.4%
PRIVATE SECTOR TOTALS		787	7628	

<https://www.nj.gov/labor/labormarketinformation/assets/PDFs/employ/qcew/mun23.xlsx>

TRAVEL TIME TO WORK

The 2023 ACS estimates that 16.8% or 1,727 workers travel 60 to 89 minutes to their place of employment. Approximately 14.2% of the Township's employed residents, 1,454 travel between 30 and 34 minutes to reach their workplace. It was estimated that 1,368 workers (13.3%) travel between 20- and 24-minutes commuting to work and 1,359 workers (13.3%) travel between 15- and 19-minutes commuting to work. It should be noted that 13.4% of workers residing in Medford travel less than 15 minutes to their place of employment. See the table on the following page for additional details.

COMMUTE TIME

Label	New Jersey		Burlington County		Medford Township	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total:	3,858,660	100.0%	200,886	100.0%	10,250	100.0%
Less than 5 minutes	82,580	2.1%	4,229	2.1%	84	0.8%
5 to 9 minutes	299,797	7.8%	15,759	7.8%	623	6.1%
10 to 14 minutes	445,670	11.5%	21,535	10.7%	669	6.5%
15 to 19 minutes	503,854	13.1%	28,490	14.2%	1,359	13.3%
20 to 24 minutes	496,275	12.9%	25,934	12.9%	1,368	13.3%
25 to 29 minutes	257,006	6.7%	16,016	8.0%	835	8.1%
30 to 34 minutes	527,233	13.7%	31,407	15.6%	1,454	14.2%
35 to 39 minutes	130,890	3.4%	8,064	4.0%	233	2.3%
40 to 44 minutes	185,912	4.8%	8,616	4.3%	443	4.3%
45 to 59 minutes	382,097	9.9%	18,483	9.2%	1,163	11.3%
60 to 89 minutes	367,826	9.5%	15,638	7.8%	1,727	16.8%
90 or more minutes	179,520	4.7%	6,715	3.3%	292	2.8%

U.S. Census Bureau, U.S. Department of Commerce. "Sex of Workers by Travel Time to Work." American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B08012, 2023, https://data.census.gov/tables/ACSDT5Y2023.B08012?q=B08012:+Sex+of+Workers+by+Travel+Time+to+Work&g=040XX00US34_050XX00US34005_060XX00US3400545120. Accessed on March 5, 2025.

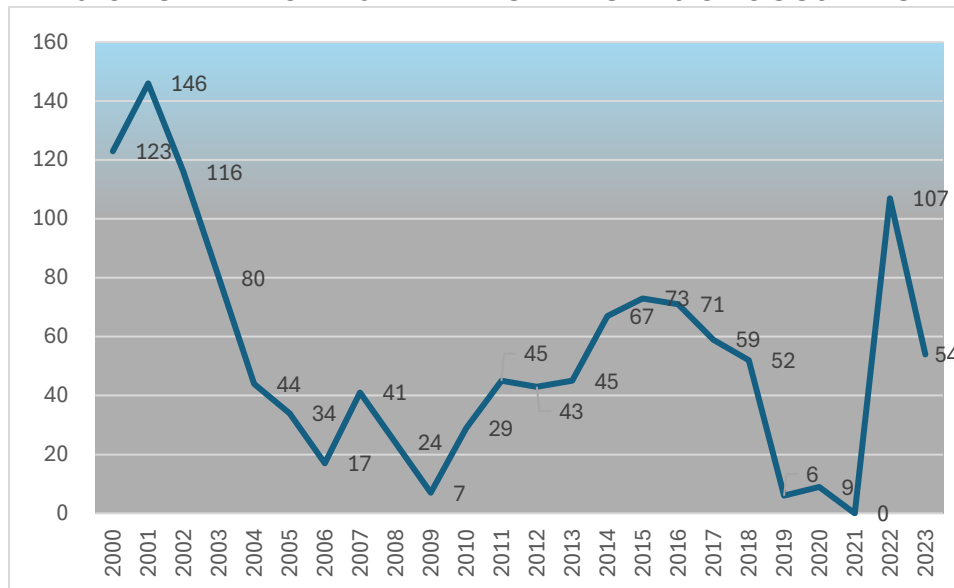
VI. PROJECTION OF HOUSING STOCK

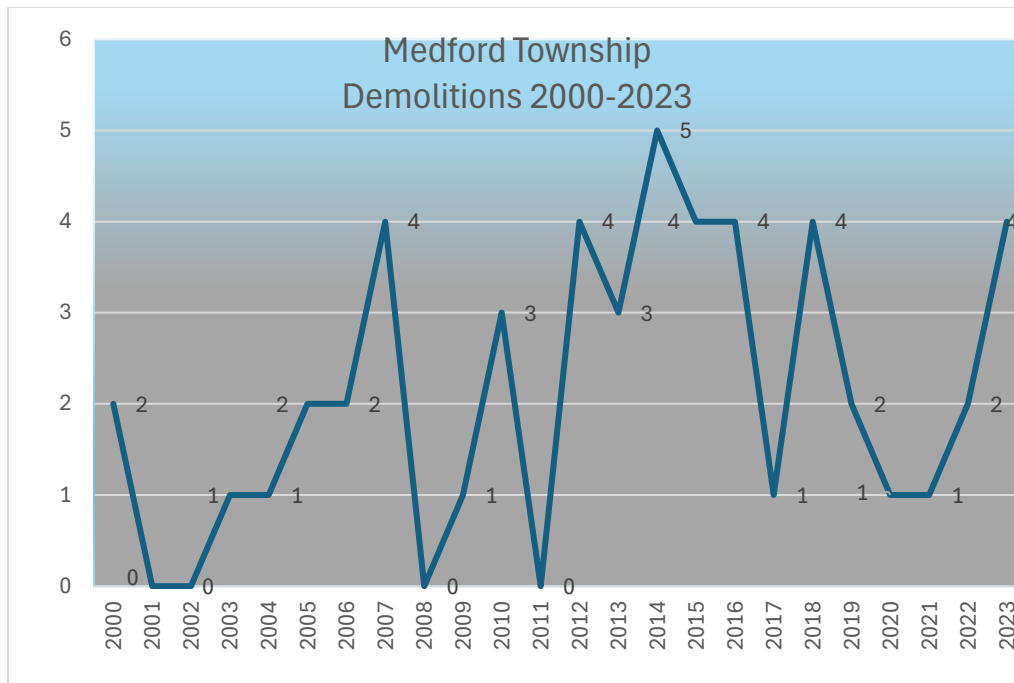
As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain a projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing for the next ten years, considering, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

The Department of Community Affairs Division of Codes and Standards website provides data on Certificates of Occupancy and demolition permits for both residential and non-residential development. Within the Division of Codes and Standards, website is the New Jersey Construction Reporter, which contains building permits, certificates of occupancy, and demolition data that is submitted by the municipal construction officials within the State each month. The New Jersey Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends.

As shown in the table on the next page, a total of 861 residential Certificates of Occupancy ("COs") were issued between 2000 and 2014 (15 years), averaging 57 per year, while 403 were issued between 2015 and 2023 (or 48 homes per year over the 9 years and data for 2024 and 2025 is not yet available). During the same periods, 28 Demolition Permits were issued from 2000 to 2014, averaging 2 per year, and an additional 23 were issued between 2015 and 2023, averaging 3 per year (data for 2024 and 2025 is not yet available). As a result, the Township experienced a net increase of 1,22422 homes between 2000 and 2023 (24 years), averaging 54 new dwellings per year.

HISTORIC TREND OF RESIDENTIAL CERTIFICATES OF OCCUPANCY





PROJECTION OF RESIDENTIAL DEVELOPMENT

Looking toward the future, the Township currently has only one approved but unconstructed development: the 90-unit Flying W Project, which remains delayed due to permitting constraints. In addition, it is projected that approximately 10 to 20 scattered-site residential units will be developed between 2025 and 2035. The Township has identified three proposed inclusionary development sites anticipated to yield a sufficient number of new residential units to address the municipality's Fair Share Obligation through 2035. In total, the Township projects the issuance of approximately 800 new Certificates of Occupancy (COs) by the conclusion of the Fourth Round in 2035.

VII. DETERMINATION OF ROUND 4 OBLIGATIONS

Present Need

The current need pertains to the deficient low- and moderate-income occupied homes in Medford, sometimes referred to as Rehabilitation Need. The DCA estimated this need using the 2017-2021 ACS data. However, due to the small sample size in the ACS, there is a large margin of error. To obtain a more accurate assessment, the Township may consider conducting an Exterior Housing Conditions Survey by licensed inspectors to reduce the estimate of 69.

Present Need

2017-21 Low and Moderate-Income Pre-1980 Overcrowded with Complete Plumbing and Kitchen Facilities (Estimate)	2017-21 Low and Moderate-Income Lacking Complete Plumbing or Kitchen Facilities (CHAS Table 8)	Present Need/Sub-standard/Deficient Low and Moderate-Income Occupied Units
4	65	69

See Table D Present Need & Substandard Housing of the Fourth Round Calculation Workbook

https://www.nj.gov/dca/dlps/4th_Round_Numbers.shtml

https://www.nj.gov/dca/dlps/pdf/FourthRoundCalculation_Workbook.xlsx

Prospective Need

The Prospective Need is defined in the statute:

"Prospective need" means a projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c.2 (C.52:27D-304.2 and C.52:27D-304.3) for the fourth round and all future rounds of housing obligations.

The municipal Prospective Need is calculated by averaging the Equalized Nonresidential Valuation Factor, Land Capacity Factor, and Income Capacity Factor, and multiplying this average by the regional Prospective Need for Region 5 or 9,134 in this instance, and the Prospective Need for Medford is 171.

	Equalized Nonresidential Valuation Factor	Land Capacity Factor	Income Capacity Factor	Average Allocation Factor	Regional Prospective Need	Municipal Prospective Need
Medford Township	1.42%	1.33%	2.86%	1.87%	9,134	171

VIII. CAPACITY FOR FAIR SHARE

This chapter of the HE provides the following information as required by the rules:

- The Township's capacity to accommodate its housing needs.
- A consideration of the lands that are most appropriate for the construction of low and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate-income housing.
- Lands of developers who have expressed a commitment to provide low and moderate-income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

MEDFORD'S AFFORDABLE HOUSING OBLIGATION 2025-2035

	REHABILITATION (Present Need)	PRIOR ROUND	FOURTH ROUND (Prospective Need)	FOURTH ROUND (Net Prospective Need)
OBLIGATION	69	-5*	171	166

* There are 5 credits carried over from Round 3

LAND CAPACITY

Given that Medford Township has identified three potential inclusionary sites to address its Round 4 Affordable Housing Prospective Need Obligation, land cannot be considered a scarce resource. The Township and the owners/developers of these three sites have confirmed that they meet the following requirements:

"Approvable site" means a site that may be developed for low and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate-income housing.

"Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate-income housing.

"Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.

LAFFERTY/HARRIET, MEDFORD EVESBORO ROAD

The Lafferty/Harriet Site is two adjacent parcels that total 87.58 acres at the intersection of Medford Evesboro Road and State Highway Route 70. The parcels are identified as Block 401 Lots 10.01, 10.02, 10.04 and 15 (70.903 acres). Medford has the necessary sewer and water capacity for the development of this site, and there is an existing sewer transmission main along the site frontage as a result of an extension of the Township's sewer transmission lines to serve a Third Round affordable housing site.

This location is well-suited for Affordable Housing due to the availability of daily shopping needs, public services, and the high quality of local public schools.

CAMP EFS, FOSTERTOWN ROAD

The Camp EFS Site is comprised of two adjacent parcels that total 61.5 acres along Fostertown Road. The parcels are identified as Block 302 Lot 39.03 (20.6 acres) and Block 302 Lot 28.02 (40.9 acres). Medford has the necessary sewer and water capacity for the development of this site, and the site is in close proximity to the Medford Sewage Treatment Plant.

This location is well-suited for Affordable Housing due to the availability of daily shopping needs, public services, and the high quality of local public schools.

TROLLINGER/KEY, MEDFORD MT HOLLY ROAD (CR 541)

The Trollinger/Key Site is comprised of four parcels that total 164.38 acres along Medford Mt Holly Road (CR 541). The parcels are identified as Block 302 Lot 14 (91.99 acres) and Block 302 Lots 26, 27, 49 (72.39 acres). Medford has the necessary sewer and water capacity for the development of this site, and the site is in close proximity to the Medford Township Sewage Treatment Plant.

This location is well-suited for Affordable Housing due to the availability of daily shopping needs, public services, and the high quality of local public schools.

AVAILABILITY OF PUBLIC UTILITIES

Public sewer service is a limited resource in Medford. Pursuant to N.J.A.C. 5:93-4.3, when public water and/or sewer is scarce, a municipality is required to cooperate with efforts to extend such services to proposed inclusionary housing sites. This cooperation entails publicly supporting the extension of the limited resource to these sites. However, the regulation does not obligate the municipality to allocate or expend municipal funds for this purpose.

COMPLIANCE OPTIONS

Present Need

The recent amendment to the Fair Housing Act requires the Department of Community Affairs to determine housing obligations. The Amended Fair Housing Act requires each community to address substandard units occupied by low and moderate-income households. This component of need is commonly referred to as the rehab component or rehabilitation share in previous rule adoptions. This housing element will refer to substandard units occupied by low and moderate-income units as present need.

Prospective Need

All sites and projects included in Medford Township's Fair Share Plan are located within the approved sewer service areas and are within the Smart Growth Area. Though 70% of Medford's land area is within the Pinelands National Reserve, the Township has created a compliance plan that does not rely on the environmentally sensitive Pinelands area for any new development at this time.

The parameters below are based on the Township's Fourth Round fair share obligation of 171 units of "prospective need" (2025-2035). Since the Township is eligible for 43 bonus credits, the minimum number of "actual" units is 128 if all bonuses are utilized. This compliance plan includes 128 "actual" units, as well as the maximum of 43 rental bonus credits being claimed.

The Township must meet the following minimum and maximum requirements in addressing the 171 total unit obligation:

- **Low/Moderate Income Split:** At least fifty percent (50%) of the units addressing the Fourth Round Prospective Need shall be affordable to very low-income and low-income households, with the remainder affordable to moderate-income households.
 - $128 \times 0.5 = 64$
 - A minimum of 64 units must be affordable to low-income households.
- **Very Low-Income Units:** Thirteen percent (13%) of all affordable units, except for those units constructed or approved prior to July 1, 2008, shall be affordable for very low-income households, with half of the very-low-income units being available to families.
 - The Township must provide at least 17 units for very low-income households, with at least 9 of those units being available to families.
- **Rental Units:** At least twenty-five percent (25%) of the Fourth Round Prospective Need shall be met through rental units, including at least half in non-age-restricted rental units available to families.
 - $171 \times 0.25 = 43$
 - A minimum of 43 units must be rental units, and at least 22 of those units must be non-age-restricted units that are available to families.
- **Age Restricted Units:** A maximum of 30 percent (30%) of the Township's credits can be from age-restricted senior units.
 - $171 \times 30.0 = 51$
 - The Township may claim a maximum of 51 credits from senior units.
- **Family Units:** A minimum of fifty percent (50%) of the units addressing the Third Round Obligation must be non-age-restricted affordable units available to families.
 - $128 \times 0.5 = 64$
 - A minimum of 64 units must be available to families.

The Township may claim a maximum of 43 bonus credits. This may be through any of the following expanded bonus credits authorized as follows:

1. Special Needs: One unit of credit and one bonus credit for each unit of low- or moderate-income housing for individuals with special needs or permanent supportive housing.
2. Non-Profit Partnership: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing unit created in partnership with a non-profit housing developer.
3. Proximity to Transit: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing located within a one-half mile radius (one-mile radius if located in a Garden State Growth Zone) surrounding a NJ Transit Port Authority Transit Corp., Port Authority Trans-Hudson Corp., rail, bus, or ferry station, including all light rail stations.

4. Age-Restricted: One unit of credit and one-half bonus credit for a unit of age-restricted housing. (Bonus credit only applicable to 15% of all age-restricted housing built that count towards the affordable housing obligation.)
5. Family Housing: One unit of credit and one-half bonus credit for each unit of low- or moderate-income family housing with at least three bedrooms above the minimum number required by the bedroom distribution in a given development.
6. Redevelopment: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing constructed on land that is or was previously developed and utilized for retail, office, or commercial space.
7. Extension of Affordability Controls: One unit of credit and one-half bonus credit for each existing low- or moderate-income RENTAL housing unit for which affordability controls are extended for a new term, and the municipality contributes funding towards the costs necessary for this preservation.
8. 100% Affordable with Municipal Contribution: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing in a 100% affordable housing project, which the municipality either contributes property without which the project would not be feasible, or makes contributions from the municipal affordable housing trust fund that covers no less than 10% of the project costs.
9. Very Low Income: One unit of credit and one-half bonus credit for each unit of very low-income housing for families above the 13% of units required to be preserved for very low-income housing.

FAIR SHARE PLAN 2025-2035

Of the 751 new residences projected to be built between now and 2035, 136 or 18.1% are anticipated to be reserved for low and moderate-income households, and with an additional 39 bonus credits, the total credits are 175 or 23.3% of the total units. See the table below.

FAIR SHARE PLAN 2025-2035

Site	Total Dwellings	Market Rate	Type	Affordable	Type	Bonus	Total Credits
Lafferty:	287	239	Townhome	48	Townhome	19	67
Stahl	189	151	Townhome	38	Apartments	15	53
Trollinger	275	225	Single family	50	Senior Duplex	5	55
Total	751	615		136		39	175
Percent of Total Dwellings				18.1%			23.3%

PROJECTION OF AFFORDABLE UNITS

LAFFERTY/HARRIET, MEDFORD EVESBORO ROAD

The Lafferty/Harriet Site is two adjacent parcels that total 87.58 acres at the intersection of Medford Evesboro Road and State Highway Route 70. The parcels are identified as Block 401 Lots 10.01,

10.02, 10.04, and 15 (70.903 acres). Medford has the necessary sewer and water capacity for the development of this site.

This site is estimated to accommodate 287 total 3-bedroom townhouse dwelling units, 239 market-rate units, and 48 affordable Housing units.

48 Affordable units that are required to contain at least 20% three (3) bedroom per UHAC = 10 units

Remaining 38 units multiplied by 1.5 units of credit = 57 units

Total = 67 affordable housing credits

Effective Affordable Housing Set Aside of 23% ([57] 67/287)

Camp EFS, Fostertown Road

The Camp EFS Site is comprised of two adjacent parcels that total 61.5 acres along Fostertown Road. The parcels are identified as Block 302 Lot 39.03 (20.6 acres) and Block 302 Lot 28.02 (40.9 acres). Medford has the necessary sewer and water capacity for the development of this site.

This site is estimated to accommodate 189 total dwelling units, 151 market-rate units, 38 3-bedroom Affordable Housing units, and 15 bonus credits. There are a total of 53 credits for Camp EFS with bonus credits for the extra 3-bedroom units.

38 Affordable units that are required to contain at least 20% three (3) bedroom per UHAC = 8 units

Remaining 30 units multiplied by 1.5 units of credit = 45 units

Total = 53 affordable housing credits

Effective Affordable Housing Set Aside of 28% ([38] 53/287)

Trollinger/Key, Medford Mt Holly Road (CR 541)

The Trollinger/Key Site is comprised of four parcels that total 164.38 acres along Medford Mt Holly Road (CR 541). The parcels are identified as Block 302 Lot 14 (91.99 acres) and Block 302 Lots 26, 27, 49 (72.39 acres). Medford has the necessary sewer and water capacity for the development of this site.

This site is estimated to accommodate 275 total dwelling units, 225 market-rate single-family units, and 50 senior Affordable Housing units (duplexes).

50 age-restricted Affordable units are the maximum under the Fair Housing Act.

Senior Bonus Credits are an additional one-half bonus credit for each unit of age-restricted housing (50), but for not more than 10% [5 units] of the age-restricted housing units.

Total = 55 affordable housing credits

Effective Affordable Housing Set Aside of 20% ([50] 55/275)

IMPLEMENTATION:

By adoption of Resolution 110-2025 on June 17, 2025, the Township Council authorized and directed the Medford Planning Board to study and recommend the designation of the three Fourth Round affordable housing sites above as Areas In Need of Redevelopment. Upon such designation, the Township Council is committed to adopting Redevelopment Plans establishing the zoning densities and bulk standards required to provide a realistic opportunity for development of the three Fourth Round sites for affordable housing as described above.

In addition, another site in Medford Township, KEPS Landholdings, LLC", on Reeves Station Road, Block 301, Lots 3.01 & Block 302, Lot 7, has been determined to be a suitable, developable and approvable affordable housing site, as a backup Fourth Round and, if necessary, a Fifth Round site. The site is currently leased for a solar farm and is not currently available, but Resolution 110-2205 authorizes and directs the Planning Board to study the KEPS Landholdings LLC property as a designated Area In Need of Redevelopment so that it is eligible for a Redevelopment Plan with the required densities for an affordable housing site in the future.

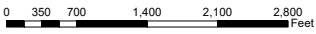
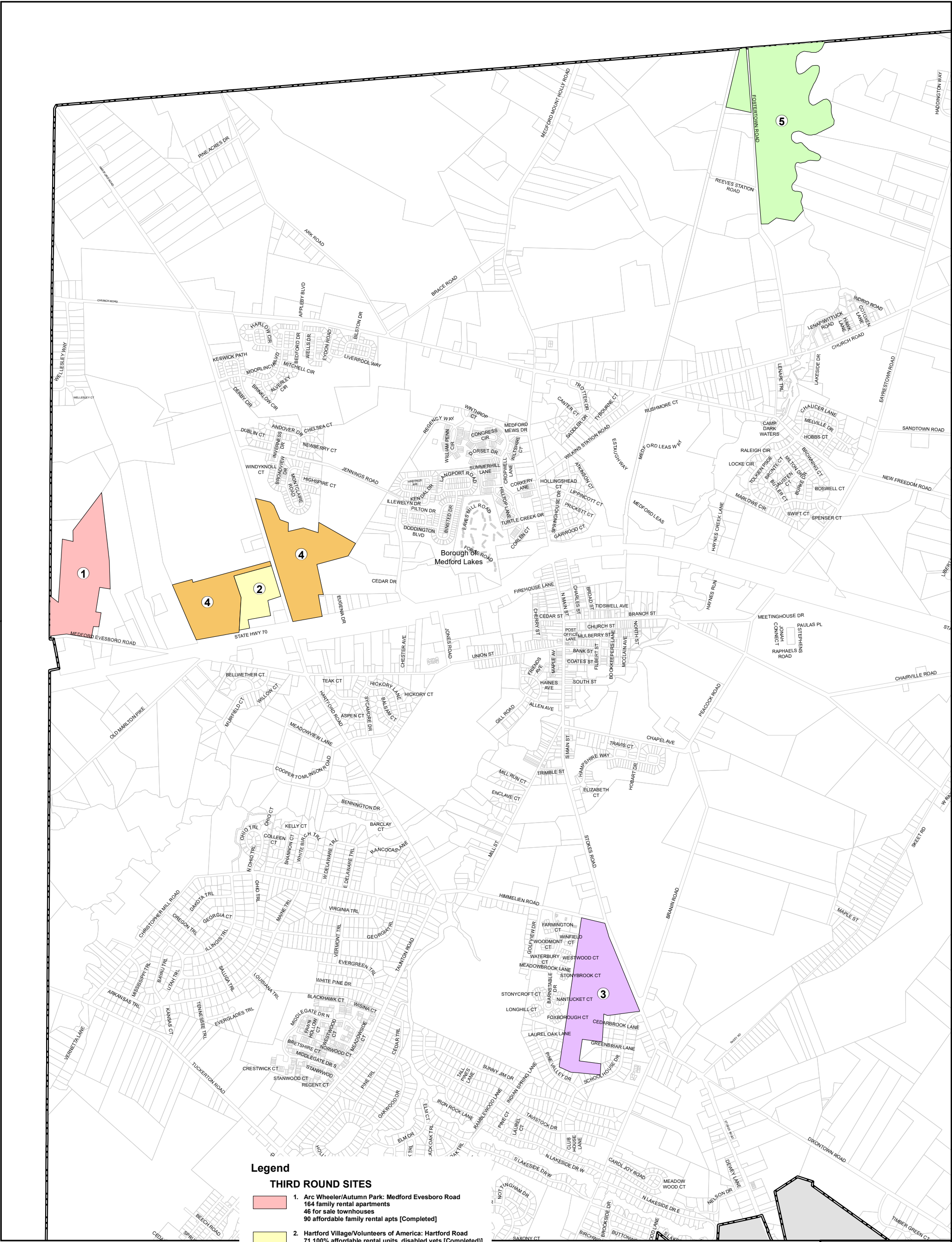
Finally, the Township is negotiating with a number of property owners for a bonus density of market rate housing with no affordable housing units in consideration of a development fee to replenish the Township's Affordable Housing Trust Fund to meet the Township's present need.

IX. APPENDIX

Appendix A	EXHIBIT 1 Third Round Sites
Appendix B	EXHIBIT 2 Fourth Round Sites
Appendix C	Conceptual Site Plans for Round 4 Sites
Appendix C-1	Lafferty/Harriet, Medford Evesboro Road
Appendix C-2	Camp EFS, Fostertown Road
Appendix C-3	Trollinger/Key, Medford Mt Holly Road (CR 541)
Appendix D	Current Medford Affordable Housing Ordinance
Appendix E	Current Medford Development Fee Ordinance

Appendix A

EXHIBIT 1 Third Round Sites



Legend

THIRD ROUND SITES






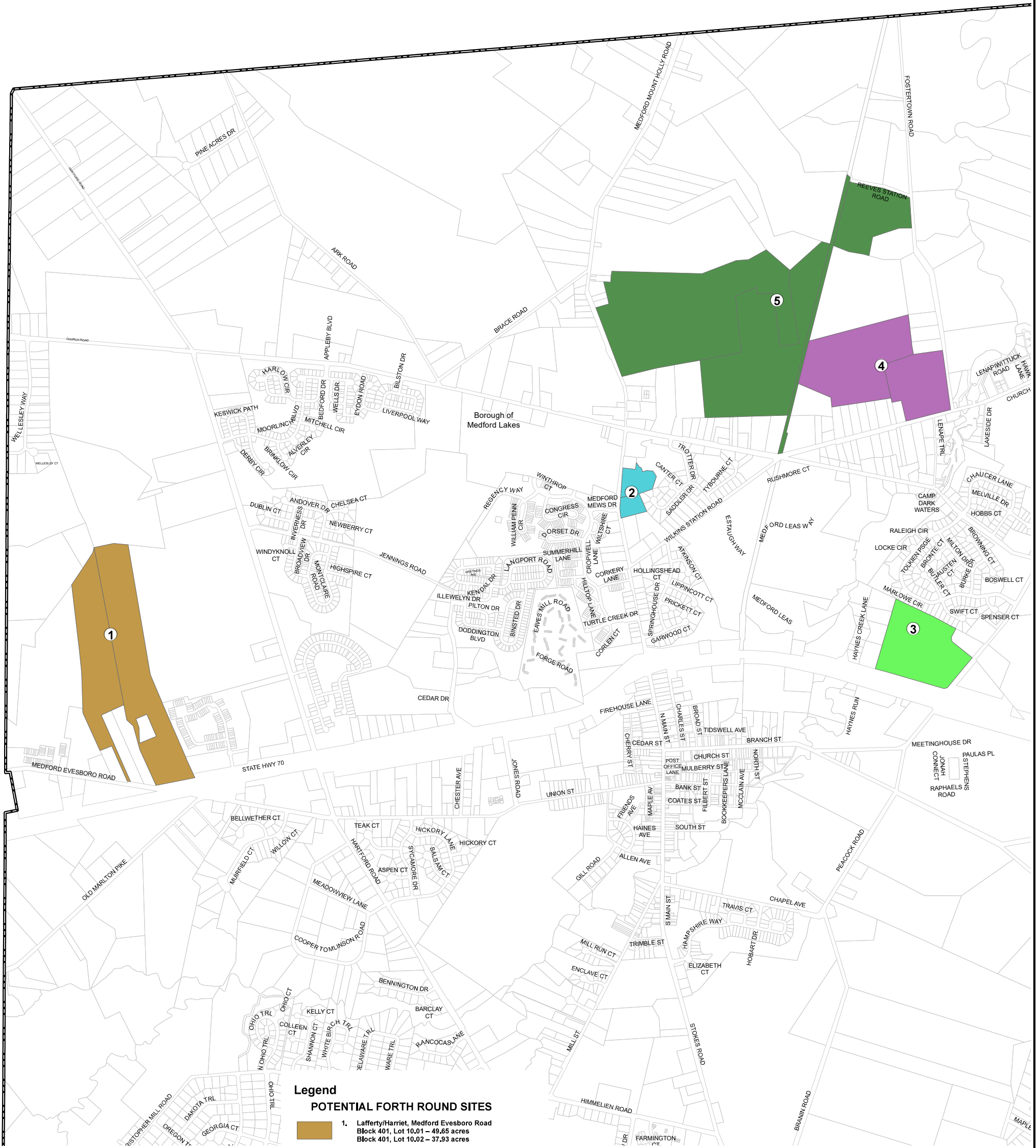
-  1. Arc Wheeler/Autumn Park: Medford Evesboro Road
164 family rental apartments
46 for sale townhouses
90 affordable family rental apts [Completed]
-  2. Hartford Village/Volunteers of America: Hartford Road
71 100% affordable rental units, disabled vets [Completed]
-  3. Farmstead/Stokes Square: Stokes and Himmelein Roads
120 independent living units [Completed]
-  4. Tofano/Timber Ridge: Hartford Road
109 for sale townhouses
83 for sale single family homes
48 affordable family rental apts [Completed]
-  5. Flying W: Fostertown Road
210 age restricted market townhouses
90 affordable family rental apts [Not Completed]

EXHIBIT 1
MEDFORD TOWNSHIP
BURLINGTON COUNTY
NEW JERSEY



Appendix B

EXHIBIT 2 Fourth Round Sites



- Legend**
- POTENTIAL FORTH ROUND SITES**
- 1. Lafferty/Harriet, Medford Evesboro Road
Block 401, Lot 10.01 – 49.65 acres
Block 401, Lot 10.02 – 37.93 acres
 - 2. Realand Enterprises, Medford Mt Holly Rd (Route 5410)
Block 801.02, Lot 30 – 5 acres
Block 801, Lot 5 – 2.2 acres
 - 3. Village Enterprises (Eni), Route 70
Block 806, 4.01 – 33 acres
 - 4. Camp EFS (Earl Stahl), Fostertown Road
Block 302, Lot 39.03 – 20.6 acres
Block 302, Lot 28.02 – 40.9 acres
 - 5. Trollinger/Key, Medford Mt Holly Rd (Route 5410)
Block 302, Lot 14 – 91.99 acres
Block 302, Lots 26, 27, 49 – 72.39 acre



0 300 600 1,200 1,800 2,400
Feet

EXHIBIT 2

MEDFORD TOWNSHIP
BURLINGTON COUNTY
NEW JERSEY



Appendix C

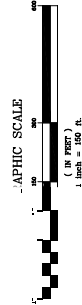
Conceptual Site Plans for Round 4 Sites

**Appendix C-1 Conceptual Site Plans for Lafferty/Harriet,
Medford Evesboro Road**

[illegible]

NOTES:

1. APPLICANT: MPRICHOMES, 7034 TANTON RD, WEFORD, NEW JERSEY
2. THE PARCEL KNOWN AS LOTS 101, 102, 201 & 202 IS BLOCK 401 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WEFORD, TOTAL AREA 1.660 ACRES ±
3. ADJACENT LOT NUMBERS REFER TO WEFORD TOWNSHIP TAX MAPS.
4. REFERENCES:
 - 4.1. WETUMPS LOCATION PLAN, DRAWN BY JAMES SASANO ASSOCIATES INC. DATED: 11/10/07
 - 4.2. DEED BOOK 9475 PG 174, DEED BOOK #718 PG 307, DEED BOOK 9531 PG 548, DEED BOOK 9532 PG 548

[illegible]

LaffertyUpdated Concept Plan
APPLICATION NO.

CONCEPT PLAN 15
EVESBORO-MEDFORD RD
BLOCK 401 LOTS: 10.01, 10.02, 10.04 & 15
MEDFORD TOWNSHIP

JOSEPH A.		P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 877-8742 FAX: (856) 875-2024 www.tristateintl.com
MANCINI		

Appendix C-2 Conceptual Site Plans for Camp EFS, Fostertown Road



189 Total Units
151 Townhouse Units
2-story, 3-Bdrm., "Croton" 28x50' Units
38 Affordable Apartment Units
2-story Building, 22x48' "Oakley-Olivia" Units
Roadway Design
50' Right-of-way with a 24' Curbed Roadway
Layout Design
50' Perimeter Buffer
50' Building Separation
20' Front Setback
Base Information
Township Tax Maps
Aerial Image provided by BingMaps

Required Townhouse Parking
(151) 1-Bedroom Townhouse (OPTION B 2.4 Bedroom Unit = 382 Square Feet)
(151) 2-Bedroom Townhouse (OPTION B 2.4 Bedroom Unit = 550 Square Feet)
Minimum Required Parking: 1.0 Space per Unit
Proposed Parking Spaces: 21 Spaces

Required Apartment Parking
(38) 2-Bedroom Apartment (OPTION B 2.4 Bedroom Unit = 550 Square Feet)
Minimum Required Parking: 1.0 Space per Unit
Proposed Parking Spaces: 38 Spaces

NOTE:
THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY AND IS SUBJECT TO
DUE DILIGENCE, DETAILED ZONING REVIEW AND SITE PLANNING DESIGN PROCESS,
INCLUDING, BUT NOT LIMITED TO, UTILITY, DRAINAGE, ENVIRONMENTAL, SURVEY,
AND GEOTECHNICAL INVESTIGATIONS, ETC.

MEDFORD MOUNT
HOLLY ROAD
Camp EFS
Block 302 Lots
28.02, 39.03

BLOCK 302, LOTS 28 & 39.03
MEDFORD TOWNSHIP
BURLINGTON COUNTY, NJ

CONCEPT 14

**Appendix C-3 Conceptual Site Plans for Trollinger/Key, Medford
Mt Holly Road (CR 541)**

275 Total Units

- 50 Proposed Twin-Active Adult Lots
- 45' X 120' Twin-Active Adult Lots
- 225 Proposed Single Family Lots
- 60' X 120' Single Family Lots

- Layout Design
- 50' Perimeter Buffer
- 25' Front Setback

- Base Information
- Township Tax maps

Aerial image provided by BingMaps



MEDFORD MOUNT
HOLLY ROAD
Troller/Key
Concept #17

BLOCK 302, LOTS 14, 26, 27, 28 & 39.03
MEDFORD TOWNSHIP
BURLINGTON COUNTY, NJ

NOTE:
THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY AND IS SUBJECT TO
CHANGE. IT IS NOT TO BE USED FOR CONSTRUCTION. THE PLANNING PROCESS
DUE DILIGENCE, DETAILED ZONING REVIEW AND SITE PLANNING DESIGN PROCESS
INCLUDING, BUT NOT LIMITED TO, UTILITY, DRAINAGE, ENVIRONMENTAL SURVEY,
AND GEOTECHNICAL INVESTIGATIONS, ETC.

© 2023 Microsoft Corporation © 2023 Maxar © CNES

Appendix D

Current Medford Affordable Housing Ordinance

*Township of Medford, NJ
Thursday, May 29, 2025*

Chapter DR. Development Regulations

SECTION 600. Exceptions, Modifications, Conditional Uses and Planned Developments

§ 613. Affordable Housing Ordinance Provisions.

[Ord. No. 1999-11 § 1; Ord. No. 2004-31 § 2; amended 7-31-2010 by Ord. No. 2010-25; 8-18-2020 by Ord. No. 2020-18]

A. Preamble.

1. This section is intended to address Medford Township's continued constitutional obligation to provide for its fair share of low- and moderate-income housing, consistent with the provisions of the Council on Affordable Housing known as the "Substantive Rules of the New Jersey Council on Affordable Housing," N.J.A.C. 5:93 et seq., as may be amended and supplemented, the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., as may be amended and supplemented, and pursuant to the New Jersey Fair Housing Act of 1985.^[1] This section is intended to provide assurances that low- and moderate-income units ("affordable units") are created with controls on affordability over time and that low- and moderate-income households shall occupy these units. This section shall apply except where inconsistent with applicable law.

[1] *Editor's Note: See N.J.S.A. 52:27D-301 et seq.*

2. By adoption of Resolution 20-2017, on June 28, 2017, the Medford Township Planning Board adopted a Housing Element and Fair Share Plan, pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1 et seq., which included the terms and conditions of the Township's settlement agreement with the Fair Share Housing Center. The Housing Element and Fair Share Plan has been adopted and endorsed by the Medford Township Council by adoption of Resolution 126-2020 on August 5, 2020. The Fair Share Plan describes the methods by which Medford shall address its fair share for low- and moderate-income housing as determined by the Superior Court of New Jersey ("the Court") and documented in the Housing Element. This section implements and incorporates the Fair Share Plan, endorses the Housing Element and addresses the requirements of N.J.A.C. 5:93 et seq., as may be amended and supplemented.
3. The Township of Medford shall file monitoring reports as directed by the Court in accordance with N.J.A.C. 5:93 et seq. regarding the status of the implementation of the Housing Element and Fair Share Plan. On an annual basis beginning with the first anniversary of the execution of the Township's Agreement with the Fair Share Housing Center (FSHC), the Township shall report on the status of all affordable housing activity within the municipality, including all activity in connection with the Township's Affordable Housing Trust Fund, through an update of the Council on Affordable Housing (COAH) CTM system (if available) and posting on the municipal website, with a copy of such posting provided to FSHC, using forms previously developed for this purpose by COAH or any other forms endorsed by the Special Master and FSHC. Any report filed by Medford shall also be filed with the Burlington County Superior Court and shall be available to the public at the Medford Township Hall, Township Clerk's Office, 17 North Main Street, Medford, New Jersey 08055.

- B. Municipal fair share obligation. The Township of Medford has a fair share obligation consisting of a prior round obligation of 418 units, a present need of 25 units, and a third round housing obligation of 483 units.
- C. Definitions. The following terms when used in this section shall have the meanings given in this subsection:

ACT

The Fair Housing Act of 1985, P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 et seq.).

ADAPTABLE

Constructed in compliance with the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7.

ADMINISTRATIVE AGENT

The entity responsible for the administration of affordable units in accordance with this section, N.J.A.C. 5:91, N.J.A.C. 5:93 and UHAC (N.J.A.C. 5:80-26).

AFFIRMATIVE MARKETING

A regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.15.

AFFORDABILITY AVERAGE

The average percentage of median income at which restricted units in an affordable housing development are affordable to low- and moderate-income households.

AFFORDABLE

A sales price or rent level that is within the means of a low- or moderate-income household as defined in N.J.A.C. 5:93-7.4 and, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.6, as may be amended and supplemented, and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.12, as may be amended and supplemented.

AFFORDABLE DEVELOPMENT

A housing development of which all or a portion consists of housing affordable to low- and moderate-income households.

AFFORDABLE HOUSING DEVELOPMENT

A development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100% affordable housing development.

AFFORDABLE HOUSING PROGRAM(S)

Any mechanism in a municipal Fair Share Plan prepared or implemented to address a municipality's fair share obligation.

AFFORDABLE UNIT

A housing unit proposed or created pursuant to the Act, credited pursuant to N.J.A.C. 5:93, and/or funded through an affordable housing trust fund.

AGE-RESTRICTED UNIT

A housing unit designed to meet the needs of, and exclusively for, the residents of an age-restricted segment of the population such that:

1. All the residents of the development where the unit is situated are 62 years of age or older; or
2. At least 80% of the units are occupied by one person that is 55 years of age or older; or

3. The development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

AGENCY

The New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

ALTERNATIVE LIVING ARRANGEMENT

A structure in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas. "Alternative living arrangement" includes, but is not limited to, transitional facilities for the homeless, Class A, B, C, D, and E boarding homes as regulated by the New Jersey Department of Community Affairs; residential health care facilities as regulated by the New Jersey Department of Health; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; and congregate living arrangements.

ASSISTED LIVING RESIDENCE

A facility that is licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor and that offers units containing, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

CERTIFIED HOUSEHOLD

A household that has been certified by an Administrative Agent as a low-income household or moderate-income household.

COAH

The Council on Affordable Housing, which is in, but not of, the Department of Community Affairs of the State of New Jersey, as established by the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.).

DCA

The State of New Jersey Department of Community Affairs.

DEFICIENT HOUSING UNIT

A housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load-bearing structural systems.

DEVELOPER

Any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land proposed to be included in a proposed development, including the holder of an option to contract or purchase, or other person having an enforceable proprietary interest in such land.

DEVELOPMENT

The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any use or change in the use of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to N.J.S.A. 40:55D-1 et seq.

FAIR SHARE PLAN

The plan or proposal, which is in the form that may readily be converted into an ordinance, by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet

the low- and moderate-income housing need of its region, and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided by Sections 9 and 14 of the Act, and as further described and defined in N.J.A.C. 5:93.

HOUSING ELEMENT

The portion of the Township's Master Plan, consisting of reports, statements, proposals, maps, diagrams and text, designed to meet the municipality's fair share of its region's present and prospective housing needs, particularly with regard to low- and moderate-income housing, as further described at Section 10 of the Act and by N.J.A.C. 5:93.

INCLUSIONARY DEVELOPMENT

A development containing both affordable units and market-rate units. This term includes, but is not limited to, new construction, the conversion of a nonresidential structure to residential use and the creation of new affordable units through the reconstruction of a vacant residential structure.

LOW-INCOME HOUSEHOLD

A household with a total gross annual household income equal to 50% or less of the median household income for the applicable housing region.

LOW-INCOME UNIT

A restricted unit that is affordable to a low-income household.

MAJOR SYSTEM

The primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building, which include, but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load-bearing structural systems.

MARKET-RATE UNITS

Housing not restricted to low- and moderate-income households that may sell or rent at any price.

MEDIAN INCOME

The median income by household size for the applicable housing region, as adopted annually by COAH or approved by the NJ Superior Court.

MODERATE-INCOME HOUSEHOLD

A household with a total gross annual household income in excess of 50% but less than 80% of the median household income for the applicable housing region.

MODERATE-INCOME UNIT

A restricted unit that is affordable to a moderate-income household.

NONEXEMPT SALE

Any sale or transfer of ownership other than the transfer of ownership between husband and wife; the transfer of ownership between former spouses ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor's deed to a Class A beneficiary and the transfer of ownership by court order.

PRESENT NEED

An estimate of low- and moderate-income households living in substandard housing as calculated through the use of census surrogates.

PRIOR ROUND HOUSING OBLIGATION

The 1987-1999 fair share based on N.J.A.C. 5:93-1.

RANDOM SELECTION PROCESS

A process by which currently income-eligible households are selected for placement in affordable housing units such that no preference is given to one applicant over another except for purposes of matching household income and size with an appropriately priced and sized affordable unit (e.g., by lottery).

REGIONAL ASSET LIMIT

The maximum housing value in each housing region affordable to a four-person household with an income at 80% of the regional median as defined by adopted/approved regional income limits published annually by COAH or a successor entity as approved by the Superior Court.

REHABILITATION

The repair, renovation, alteration or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

RENT

The gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. In assisted living residences, rent does not include charges for food and services.

RESTRICTED UNIT

A dwelling unit, whether a rental unit or an ownership unit, that is subject to the affordability controls of N.J.A.C. 5:80-26.1, as may be amended and supplemented, but does not include a market-rate unit financed under UHORP or MONI.

SPECIAL MASTER

An expert appointed by a judge to make sure that judicial orders are followed. A master's function is essentially investigative, compiling evidence or documents to inform some future action by the court. "Superior Court" or "the Court" means the Superior Court of New Jersey.

THIRD ROUND HOUSING OBLIGATION

The 1999 — 2025 housing obligation as determined by the Superior Court.

TOWNSHIP

The Township of Medford.

TOWNSHIP COUNCIL

The Township Council of the Township of Medford.

UHAC

The Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26 et seq.

VERY-LOW-INCOME HOUSEHOLD

A household with a total gross annual household income equal to 30% or less of the median household income for the applicable housing region.

VERY-LOW-INCOME UNIT

A restricted unit that is affordable to a very-low-income household.

VETERAN'S PREFERENCE

A preference for low- and moderate-income housing that is permitted by law for people that have served in the military.

WEATHERIZATION

Building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors, and is considered a major system for purposes of the rehabilitation program.

D. Rehabilitation.

1. Medford's rehabilitation program shall be designed to renovate deficient housing units occupied by low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28. The Township shall continue to administer a rehabilitation program designed to address its present need.
2. All rehabilitated units shall remain affordable to low- and moderate-income households for a period of 10 years (the control period). For owner-occupied units the control period will be enforced with a lien, and for renter-occupied units the control period will be enforced with a deed restriction.
3. The Township shall dedicate an average of at least \$10,000 per unit to be rehabilitated through this program, reflecting the minimum hard cost of rehabilitation for each unit.
4. The Township shall adopt a resolution committing to fund any shortfall in the rehabilitation program.
5. The Township shall designate, subject to the approval of the Court, one or more Administrative Agents to administer the rehabilitation program in accordance with N.J.A.C. 5:93. The Administrative Agent(s) shall provide a rehabilitation manual to be adopted by resolution of the governing body and subject to approval of the Court. The rehabilitation manual shall be available for public inspection in the office of the Municipal Clerk and in the office(s) of the Administrative Agent(s).
6. Units in a rehabilitation program shall be exempt from UHAC, but shall be administered in accordance with the following:
 - a. If a unit is vacant, upon initial rental subsequent to rehabilitation, or if a renter-occupied unit is rerented prior to the end of controls on affordability, the deed restriction shall require the unit to be rented to a low- or moderate-income household at an affordable rent and affirmatively marketed pursuant to UHAC.
 - b. If a unit is renter-occupied, upon completion of the rehabilitation, the maximum rate of rent shall be the lesser of the current rent or the maximum permitted rent pursuant to UHAC.
 - c. Rents in rehabilitated units may increase annually based on the standards in UHAC.
 - d. Applicant and/or tenant households shall be certified as income-eligible in accordance with UHAC, except that households in owner-occupied units shall be exempt from the regional asset limit.

E. One-hundred-percent developments. The Township's settlement agreement with FSHC allows Volunteers of America (VOA) to construct 70 affordable age-restricted housing units. The Township's obligations associated with this development are outlined at paragraph 8 of the Township's settlement agreement with FSHC.

F. Inclusionary zoning.

1. Mandatory affordable housing set-aside.
 - a. Developers shall set aside a percentage of housing for low- and moderate-income housing if the proposed development consists of five or more new residential units and:
 - (1) The permitted use of the property changes, either through a zoning change, redevelopment plan (for an area in need of redevelopment or rehabilitation) or use

variance, from nonresidential to residential and the residential zoning/approval permits a gross density of at least six units per acre; or

- (2) The gross density of a site, with no affordable housing obligation, changes through a zoning change, redevelopment plan (for an area in need of redevelopment or rehabilitation), or "D" variance doubles to six units per acre.
 - b. For inclusionary projects in which the low- and moderate-income units are to be offered for sale, the set-aside percentage is 20%; for projects in which the low- and moderate-income units are to be offered for rent, the set-aside percentage is 15%.
 - c. This requirement does not create any entitlement for a property owner or applicant for a zoning amendment, variance, or adoption of a redevelopment plan or amended redevelopment plan in areas in need of redevelopment or rehabilitation, or for approval of any particular proposed project.
 - d. This requirement does not apply to any sites or specific zones otherwise identified in the settlement agreement or Fair Share Plan, for which density and set-aside standards shall be governed by the specific standards set forth therein.
2. Fractions. Fractional obligations shall be rounded up or down using standard mathematical practice. A fractional obligation less than .50 shall be rounded down to the nearest whole number. A fractional obligation of .50 or more shall be rounded up to the nearest whole number.
- G. New construction. The following general guidelines apply to all developments that contain low- and moderate-income housing units, including any currently unanticipated future developments that will provide low- and moderate-income housing units.
1. Phasing. Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following phasing schedule for low- and moderate-income units whether developed in a single-phase development, or in a multiphase development:

Maximum Percentage of Market-Rate Units Completed	Minimum Percentage of Low- and Moderate-Income Units Completed
25	0
25+1	10
50	50
75	75
90	100

2. Low/moderate split and bedroom distribution of affordable housing units.
 - a. The fair share obligation shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units the extra unit shall be a low-income unit. At least 13% of all restricted rental units shall be very-low-income units (affordable to a household earning 30% or less of median income). The very-low-income units shall be counted as part of the required number of low-income units within the development.
 - b. In each affordable development, at least 50% of the restricted units within each bedroom distribution shall be low-income units.
 - c. Affordable developments that are not age-restricted shall be structured in conjunction with realistic market demands such that:
 - (1) The combined number of efficiency and one-bedroom units shall be no greater than 20% of the total low- and moderate-income units;

- (2) At least 30% of all low- and moderate-income units shall be two-bedroom units;
 - (3) At least 20% of all low- and moderate-income units shall be three-bedroom units; and
 - (4) The remaining low- and moderate-income units may be allocated among two-and three-bedroom units at the discretion of the developer.
 - d. Affordable developments that are age-restricted shall be structured such that the number of bedrooms shall equal the number of age-restricted low- and moderate-income units within the inclusionary development. This standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit.
3. Accessibility requirements.
- a. The first floor of all restricted townhouse dwelling units and all restricted units in all other multistory buildings shall be subject to the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7 and N.J.A.C. 5:97-3.14.
 - b. All restricted townhouse dwelling units and all restricted units in other multistory buildings in which a restricted dwelling unit is attached to at least one other dwelling unit shall have the following features:
 - (1) An adaptable toilet and bathing facility on the first floor;
 - (2) An adaptable kitchen on the first floor;
 - (3) An interior accessible route of travel on the first floor;
 - (4) An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor;
 - (5) An interior accessible route of travel between stories within an individual unit, except that if all of the terms of Subsection **G.3.b(1)** through **(4)** above have been satisfied, an interior accessible route of travel shall not be required between stories within an individual unit; and
 - (6) An accessible entranceway as set forth at P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7 and N.J.A.C. 5:97-3.14, or evidence that the Township has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible:
 - (a) Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
 - (b) To this end, each builder of income-restricted units shall deposit funds with the Township's Affordable Housing Trust Fund sufficient to install accessible entrances in 10% of the affordable units that have been constructed with adaptable entrances.
 - (c) The funds deposited under Subsection **G.3.b(6)(b)** above shall be used by the Township for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
 - (d) The developer of the restricted units shall submit a design plan and cost estimate for the conversion of adaptable to accessible entrances to the Construction Official of the Township.
 - (e) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meet the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7 and N.J.A.C. 5:97-3.14, and that the cost

estimate of such conversion is reasonable, payment shall be made to the Township's Affordable Housing Trust Fund in care of the Township Treasurer, who shall ensure that the funds are deposited into the Affordable Housing Trust Fund and appropriately earmarked.

- (f) Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is site impracticable to meet the requirements. Determinations of site impracticability shall be in compliance with the Barrier Free Subcode, N.J.A.C. 5:23-7.

4. Design.

- a. In inclusionary developments, to the extent possible, low- and moderate-income units shall be integrated with the market-rate units.
- b. In inclusionary developments, low- and moderate-income units shall have access to all of the same common elements and facilities as the market-rate units.

5. Maximum rents and sales prices.

- a. In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC, utilizing the most recently published regional weighted average of the uncapped Section 8 income limits published by HUD and the calculation procedures as approved by the Court and detailed herein.
- b. The maximum rent for restricted rental units within each affordable development shall be affordable to households earning no more than 60% of median income, and the average rent for restricted rental units shall be affordable to households earning no more than 52% of median income.
- c. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 13% of all low- and moderate-income rental units shall be affordable to very-low-income households.
- d. The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70% of median income, and each affordable development must achieve an affordability average of 55% for restricted ownership units. In achieving this affordability average, moderate-income ownership units must be available for at least three different sales prices for each bedroom type, and low-income ownership units must be available for at least two different sales prices for each bedroom type.
- e. In determining the initial sales prices and rent levels for compliance with the affordability average requirements for restricted units other than assisted living facilities and age-restricted developments, the following standards shall be used:
 - (1) A studio shall be affordable to a one-person household;
 - (2) A one-bedroom unit shall be affordable to a one-and-one-half-person household;
 - (3) A two-bedroom unit shall be affordable to a three-person household;
 - (4) A three-bedroom unit shall be affordable to a four-and-one-half-person household; and
 - (5) A four-bedroom unit shall be affordable to a six-person household.
- f. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95% of the purchase price and the Federal Reserve H.15 rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner

association fees do not exceed 28% of the eligible monthly income of the appropriate size household as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.

- g. The initial rent for a restricted rental unit shall be calculated so as not to exceed 30% of the eligible monthly income of the appropriate size household, including an allowance for tenant paid utilities, as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the rent shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.
- h. The price of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the Administrative Agent be lower than the last recorded purchase price. Income limits for all units for which income limits are not already established through a federal program exempted from the Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26.1 shall be updated by the Township annually within 30 days of the publication of determinations of median income by HUD as follows:
 - (1) Regional income limits shall be established for the Region 5 based on the median income by household size, which shall be established by a regional weighted average of the uncapped Section 8 income limits published by HUD. To compute this regional income limit, the HUD determination of median county income for a family of four is multiplied by the estimated households within the county according to the most recent decennial census. The resulting product for each county within the housing region is summed. The sum is divided by the estimated total households from the most recent decennial census in Region 1. This quotient represents the regional weighted average of median income for a household of four. The income limit for a moderate-income unit for a household of four shall be 80% of the regional weighted average median income for a family of four. The income limit for a low-income unit for a household of four shall be 50% of the HUD determination of the regional weighted average median income for a family of four. The income limit for a very-low-income unit for a household of four shall be 30% of the regional weighted average median income for a family of four. These income limits shall be adjusted by household size based on multipliers used by HUD to adjust median income by household size. In no event shall the income limits be less than those for the previous year.
 - (2) The income limits calculated each year shall be the result of applying the percentages set forth in Subsection **G.5.h(1)** above to HUD's determination of median income for the relevant fiscal year, and shall be utilized until the Township updates the income limits after HUD has published revised determinations of median income for the next fiscal year.
 - (3) The regional asset limit used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3 shall be calculated by the Township annually by taking the percentage increase of the income limits calculated pursuant to Subsection **G.5.h(1)** above over the previous year's income limits, and applying the same percentage increase to the regional asset limit from the prior year. In no event shall the regional asset limit be less than that for the previous year.
- i. The rent of very-low-, low- and moderate-income units may be increased annually based on the permitted percentage increase in the Housing Consumer Price Index for the United States. This increase shall not exceed 9% in any one year. Rents for units constructed pursuant to low-income housing tax credit regulations shall be indexed pursuant to the regulations governing low-income housing tax credits.

H. Utilities.

1. Affordable units shall utilize the same type of heating source as market-rate units within an inclusionary development.
 2. Tenant-paid utilities included in the utility allowance shall be set forth in the lease and shall be consistent with the utility allowance approved by DCA for its Section 8 program.
- I. Occupancy standards. In referring certified households to specific restricted units, the Administrative Agent shall, to the extent feasible and without causing an undue delay in the occupancy of a unit, strive to:
1. Provide an occupant for each bedroom;
 2. Provide children of different sexes with separate bedrooms;
 3. Provide separate bedrooms for parents and children; and
 4. Prevent more than two persons from occupying a single bedroom.
- J. Control periods for restricted ownership units and enforcement mechanisms.
1. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.5, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the requirements of this section for a period of at least 30 years, until the Township takes action to release the unit from such requirements; prior to such action, a restricted ownership unit must remain subject to the requirements of N.J.A.C. 5:80-26.1, as may be amended and supplemented.
 2. Rehabilitated owner-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of 10 years.
 3. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit.
 4. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Administrative Agent shall determine the restricted price for the unit and shall also determine the nonrestricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.
 5. At the time of the initial sale of the unit, the initial purchaser shall execute and deliver to the Administrative Agent a recapture note obligating the purchaser (as well as the purchaser's heirs, successors and assigns) to repay, upon the first nonexempt sale after the unit's release from the restrictions set forth in this section, an amount equal to the difference between the unit's nonrestricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
 6. The affordability controls set forth in this section shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to restricted ownership units.
 7. A restricted ownership unit shall be required to obtain a continuing certificate of occupancy or a certified statement from the Construction Official stating that the unit meets all code standards upon the first transfer of title following the removal of the restrictions provided under N.J.A.C. 5:80-26.5(a), as may be amended and supplemented.
- K. Price restrictions for restricted ownership units, homeowner association fees and resale prices.
1. Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, including:
 - a. The initial purchase price for a restricted ownership unit shall be approved by the Administrative Agent.

- b. The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the foregoing standards.
 - c. The master deeds of inclusionary developments shall provide no distinction between the condominium or homeowner association fees and special assessments paid by low-and moderate-income purchasers and those paid by market-rate purchasers.
 - d. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be those that render the unit suitable for a larger household or the addition of a bathroom. See Subsection **M**.
- L. Buyer income eligibility.
1. Buyer income eligibility for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, such that low-income ownership units shall be reserved for households with a gross household income less than or equal to 50% of median income and moderate-income ownership units shall be reserved for households with a gross household income less than 80% of median income.
 2. A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the Administrative Agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to a certified household for a period not to exceed one year.
 3. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 33% of the household's eligible monthly income.
- M. Limitations on indebtedness secured by ownership unit; subordination.
1. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the Administrative Agent for a determination, in writing, that the proposed indebtedness complies with the provisions of this section, and the Administrative Agent shall issue such determination prior to the owner incurring such indebtedness.
 2. With the exception of a first purchase money mortgage, neither an owner nor a lender shall at any time cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95% of the maximum allowable resale price of the unit, as such price is determined by the Administrative Agent in accordance with N.J.A.C. 5:80-26.6(b).
- N. Capital improvements to ownership units.
1. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of capital improvements made since the purchase of the unit. Eligible capital improvements shall be those that render the unit suitable for a larger household or that add an additional bathroom. In no event shall the maximum sales price of an improved housing unit exceed the limits of affordability for the larger household.
 2. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Administrative Agent at the time of the signing of the agreement to purchase. The purchase of central air conditioning installed subsequent to the initial sale of the unit, and not included in the base price, may be made a condition of the unit resale provided the price, which shall be subject to ten-year, straight-line depreciation, has been approved by

the Administrative Agent. Unless otherwise approved by the Administrative Agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The owner and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

O. Control periods for restricted rental units.

1. Control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.11, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this section for a period of at least 30 years, until the Township takes action to release the unit from such requirements. Prior to such action, a restricted rental unit must remain subject to the requirements of N.J.A.C. 5:80-26.1, as may be amended and supplemented.
 - a. Restricted rental units created as part of developments receiving 9% low-income housing tax credits must comply with a control period of not less than thirty-year compliance period plus a fifteen-year extended use period.
2. Rehabilitated renter-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of 10 years.
3. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property, and the deed restriction shall be recorded by the developer or seller with the Records Office of the County of Burlington. A copy of the filed, recorded document shall be provided to the Administrative Agent within 30 days of the receipt of a certificate of occupancy.
4. A restricted rental unit shall remain subject to the affordability controls of this section despite the occurrence of any of the following events:
 - a. Sublease or assignment of the lease of the unit;
 - b. Sale or other voluntary transfer of the ownership of the unit; or
 - c. The entry and enforcement of any judgment of foreclosure on the property containing the unit.

P. Rent restrictions for rental units; leases.

1. A written lease shall be required for all restricted rental units and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be provided to the Administrative Agent.
2. No additional fees or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
3. Application fees (including the charge for any credit check) shall not exceed 5% of the monthly rent of the applicable restricted unit and shall be payable to the Administrative Agent to be applied to the costs of administering the controls applicable to the unit as set forth in this section.

Q. Tenant income eligibility.

1. Tenant income eligibility shall be in accordance with N.J.A.C. 5:80-26.13, as may be amended and supplemented, and shall be determined as follows:
 - a. Very-low-income rental units shall be reserved for households with a gross household income less than or equal to 30% of median income.

- b. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50% of median income.
 - c. Moderate-income rental units shall be reserved for households with a gross household income less than 80% of median income.
- 2. The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very-low-income household, low-income household or a moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35% (40% for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.16, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 - b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its continuing ability to pay;
 - c. The household is currently in substandard or overcrowded living conditions;
 - d. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 - e. The household documents proposed third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
- 3. The applicant shall file documentation sufficient to establish the existence of the circumstances in Subsection **Q.1.a** through **2.e** above with the Administrative Agent, who shall counsel the household on budgeting.
- R. Conversions. Each housing unit created through the conversion of a nonresidential structure shall be considered a new housing unit and shall be subject to the affordability controls for a new housing unit.
- S. Municipal Housing Liaison.
 - 1. State regulations require the Township to appoint a specific municipal employee to serve as a Municipal Housing Liaison responsible for administering the affordable housing program, including affordability controls, the Affirmative Marketing Plan, monitoring and reporting, and, where applicable, supervising any contracted Administrative Agent. Medford shall adopt an ordinance creating the position of Municipal Housing Liaison; and shall adopt a resolution appointing a Municipal Housing Liaison. The Municipal Housing Liaison shall be appointed by the governing body and may be a full- or part-time municipal employee. The Municipal Housing Liaison shall be approved by the Superior Court unless such approval is delegated by the Court to COAH and shall be duly qualified before assuming the duties of Municipal Housing Liaison.
 - 2. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for Medford, including the following responsibilities which may not be contracted out to the Administrative Agent:
 - a. Serving as Medford's primary point of contact for all inquiries from the state, affordable housing providers, Administrative Agents and interested households;
 - b. Monitoring the status of all restricted units in Medford's Fair Share Plan;
 - c. Compiling, verifying and submitting annual monitoring reports as required by the Court;

- d. Coordinating meetings with affordable housing providers and Administrative Agents, as needed; and
 - e. Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing as offered or approved by the Court.
- T. Administrative Agent. Subject to the approval of the Superior Court, the Township shall designate by resolution of the Township Council one or more Administrative Agent(s) to administer newly constructed affordable units in accordance with N.J.A.C. 5:93 and UHAC. An operating manual shall be provided by the Administrative Agent(s) to be adopted by resolution of the Township Council and subject to approval of the Superior Court or its designee. The operating manuals shall be available for public inspection in the office of the Township Clerk and in the office(s) of the Administrative Agent(s). The Municipal Housing Liaison shall supervise the contracting Administrative Agent(s). The Administrative Agent shall perform the duties and responsibilities of an Administrative Agent as set forth in UHAC, including those set forth in Sections 5:80-26.14, 16 and 18 thereof, which includes:
- 1. Affirmative marketing:
 - a. Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the Township and the provisions of N.J.A.C. 5:80-26.15; and
 - b. Providing counseling or contracting to provide counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
 - 2. Household certification:
 - a. Soliciting, scheduling, conducting and following up on interviews with interested households;
 - b. Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
 - c. Providing written notification to each applicant as to the determination of eligibility or noneligibility;
 - d. Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in Appendixes J and K of N.J.A.C. 5:80-26.1 et seq.;
 - e. Creating and maintaining a referral list of eligible applicant households living in the housing region and eligible applicant households with members working in the housing region where the units are located; and
 - f. Employing a random selection process as provided in the Affirmative Marketing Plan of the Township when referring households for certification to affordable units.
 - 3. Affordability controls:
 - a. Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;
 - b. Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;
 - c. Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the Burlington County Clerk's office after the termination of the affordability controls for each restricted unit;

- d. Communicating with lenders regarding foreclosures; and
 - e. Ensuring the issuance of continuing certificates of occupancy or certifications pursuant to N.J.A.C. 5:80-26.10.
4. Resales and rentals:
- a. Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or rental; and
 - b. Instituting and maintaining an effective means of communicating information to low- and moderate-income households regarding the availability of restricted units for resale or rental.
5. Processing requests from unit owners:
- a. Reviewing and approving requests for determination from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership that the amount of indebtedness to be incurred will not violate the terms of this section;
 - b. Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems;
 - c. Notifying the municipality of an owner's intent to sell a restricted unit; and
 - d. Making determinations on requests by owners of restricted units for hardship waivers.
6. Enforcement:
- a. Securing annually from the municipality a list of all affordable housing units for which tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
 - b. Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgment of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
 - c. The posting annually in all rental properties, including legal two-family homes, of a notice as to the maximum permitted rent together with the telephone number of the Administrative Agent where complaints of excess rent or other charges can be made;
 - d. Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4;
 - e. Establishing a program for diverting unlawful rent payments to the municipality's Affordable Housing Trust Fund or other appropriate municipal fund approved by the DCA; and
 - f. Creating and publishing a written operating manual, as approved by COAH, setting forth procedures for administering the affordability controls.
7. Additional responsibilities:
- a. The Administrative Agent shall have the authority to take all actions necessary and appropriate to carry out its responsibilities hereunder.
 - b. The Administrative Agent shall prepare monitoring reports for submission to the Municipal Housing Liaison in time for their submission by the Municipal Housing Liaison to the Court, as required by the Court.

- c. The Administrative Agent shall attend continuing education sessions on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Court.

U. Affirmative marketing requirements.

1. The Township shall adopt by resolution an Affirmative Marketing Plan, subject to approval of the Court, that is compliant with N.J.A.C. 5:80-26.15, as may be amended and supplemented.
2. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs marketing activities toward COAH Housing Region 5 and is required to be followed throughout the period of restriction.
 - a. The Township shall add to the list of community and regional organizations in its Affirmative Marketing Plan, pursuant to N.J.A.C. 5:80-26.15(f)(5), Fair Share Housing Center; the New Jersey State Conference of the NAACP; the Southern Burlington County, Willingboro, Camden County and Camden County East Branches of the NAACP; and the Latino Action Network. The Township also agrees to require any other entities, including developers or persons or companies retained to do affirmative marketing, to comply with this subsection.
3. The Affirmative Marketing Plan shall provide a preference for veterans of military service as permitted by law. It shall also provide regional preference for all households that live and/or work in COAH Housing Region 5, comprised of Burlington, Camden and Gloucester Counties.
4. The municipality has the ultimate responsibility for adopting the Affirmative Marketing Plan and for the proper administration of the Affirmative Marketing Program, including initial sales and rentals and resales and rerentals. The Administrative Agent designated by the Township of Medford shall implement the Affirmative Marketing Plan to assure the affirmative marketing of all affordable units.
5. In implementing the Affirmative Marketing Plan, the Administrative Agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
6. The Affirmative Marketing Plan shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing Plan, the Administrative Agent shall consider the use of language translations where appropriate.
7. The affirmative marketing process for available affordable units shall begin at least four months prior to the expected date of occupancy.
8. Applications for affordable housing shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and the municipal library in the municipality in which the units are located; and the developer's rental office. Applications shall be mailed to prospective applicants upon request.
9. The costs of advertising and affirmative marketing of the affordable units shall be the responsibility of the developer, sponsor or owner.

V. Enforcement of affordable housing regulations.

1. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the Township shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, a requirement for household

recertification, acceleration of all sums due under a mortgage, recuperation of any funds from a sale in violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.

2. After providing written notice of a violation to an owner, developer or tenant of a low- or moderate-income unit and advising the owner, developer or tenant of the penalties for such violations, the municipality may take the following action(s) against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
 - a. The Township may file a court action in Superior Court pursuant to N.J.S.A. 2A:58-11 alleging a violation or violations of the regulations governing the affordable housing unit. If the owner, developer or tenant is adjudged by the Court to have violated any provision of the regulations governing affordable housing units, the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the Superior Court:
 - (1) A fine of not more than \$500 per day or imprisonment for a period not to exceed 90 days, or both, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
 - (2) In the case of an owner who has rented a low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Township of Medford Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 - (3) In the case of an owner who has rented a low- or moderate-income unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Superior Court.
 - b. The Township may file a court action in the Superior Court seeking a judgment that would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any such judgment shall be enforceable as if the same were a judgment of default of the first purchase money mortgage and shall constitute a lien against the low- or moderate-income unit.
 - (1) The judgment shall be enforceable, at the option of the Township, by means of an execution sale by the Sheriff, at which time the low- and moderate-income unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating owner shall have his right to possession terminated as well as his title conveyed pursuant to the Sheriff's sale.
 - (2) The proceeds of the Sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- and moderate-income unit. The excess, if any, shall be applied to reimburse the Township for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the Township in full as aforesaid, the violating owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus, if any, shall be placed in escrow by the Township for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the municipality for such. Failure of the owner to claim such balance within the two-year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the Township, whether such balance shall be paid to the owner or forfeited to the municipality.

- (3) Foreclosure by the Township due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as the same apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
- (4) If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the Township may acquire title to the low- and moderate-income unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the low- and moderate-income unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess which would have been realized from an actual sale as previously described.
- (5) Failure of the low- and moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the owner to accept an offer to purchase from any qualified purchaser which may be referred to the owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- and moderate-income unit as permitted by the regulations governing affordable housing units.
- (6) The owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units such time as title is conveyed from the owner.

W. Reporting.

1. On the first anniversary of the entry of the execution of the Township's agreement with FSHC in IMO Application of the Township of Medford, Docket No. MID-L-3929-15, and every anniversary thereafter through the end of the repose period, the Township shall provide annual reporting of its Affordable Housing Trust Fund activity to the DCA, COAH or Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to FSHC and posted on the municipal website, using forms developed for this purpose by DCA, COAH or Local Government Services. The reporting shall include an accounting of all Affordable Housing Trust Fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.
2. On the first anniversary of the execution of the Township's agreement with FSHC in IMO Application of the Township of Medford, Docket No. MID-L-3929-15, and every anniversary thereafter through the end of the repose period, the Township shall provide annual reporting of the status of all affordable housing activity within the municipality through posting on the municipal website, with copies provided to FSHC, using forms previously developed for this purpose by COAH or any other forms endorsed by the Court-appointed Special Master and FSHC.
3. For the midpoint realistic opportunity review due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Township shall post on its municipal website, with copies provided to FSHC, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity. Such posting shall invite any interested party to submit comments to the Township, with copies provided to FSHC, regarding whether any sites no longer present a realistic opportunity and should be replaced. Any interested party may by motion request a hearing before the Court regarding these issues.

4. For the review of very-low-income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of the entry of the order granting Medford a final judgment of compliance and repose in IMO Application of the Township of Medford, Docket No. MID-L-3929-15, and every third year thereafter, the Township will post on its municipal website, with copies provided to FSHC, a status report as to its satisfaction of its very-low-income requirements, including the family very-low-income requirements. Such posting shall invite any interested party to submit comments to the Township, with copies provided to FSHC, on the issue of whether the municipality has complied with its very-low-income housing obligation.
- X. Appeals. Appeals from all decisions of an Administrative Agent appointed pursuant to this section shall be filed, in writing, with the Superior Court unless the Superior Court delegates this responsibility.
- Y. Repealer. All ordinances or parts of ordinances inconsistent herewith are repealed as to such inconsistencies.
- Z. Severability. If any section, subsection, sentence, clause, phrase or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.
- AA. Effective date. This section shall take effect upon passage and publication as provided by law.

Appendix E

Current Medford Development Fee Ordinance

*Township of Medford, NJ
Thursday, May 29, 2025*

Chapter DR. Development Regulations

SECTION 900. Fees, Guarantees, Inspections and Off-Tract Improvements

§ 905. Development Fees for Affordable Housing.

[Ord. No. 1999-10 § 1; Ord. No. 2000-2 §§ 1, 2; Ord. No. 2005-9 §§ 1-3; Ord. No. 2008-3; amended 4-13-2010 by Ord. No. 2010-6; 8-18-2020 by Ord. No. 2020-17]

A. Purpose.

1. In *Holmdel Builder's Association v. Holmdel Township*, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), N.J.S.A. 52:27D-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules.
2. Pursuant to P.L. 2008, c. 46, Section 8 (N.J.S.A. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 40:55D-8.7), COAH was authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of a court of competent jurisdiction and have an approved spending plan may retain fees collected from nonresidential development.
3. Pursuant to the March 10, 2015, Supreme Court Order, the Court transferred all functions, powers, and duties of COAH to the courts.
4. This section establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance P.L. 2008, c. 46, Sections 8 and 32-38. Fees collected pursuant to this section shall be used for the sole purpose of providing low- and moderate-income housing.

B. Basic requirements.

1. This section shall not become effective until approved by the Court pursuant to N.J.A.C. 5:93-8.2.
2. The Township of Medford shall not spend development fees until the Court has approved a plan for spending such fees in conformance with N.J.A.C. 5:93-5.1(c).

C. Definitions. The following terms, as used in this section, shall have the following meanings:

AFFORDABLE HOUSING DEVELOPMENT

A development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100% affordable development.

COAH or the COUNCIL

The New Jersey Council on Affordable Housing established under the Fair Housing Act^[1] which previously had primary jurisdiction for the administration of housing obligations in accordance with sound regional planning consideration in the state.

DEVELOPER

The legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

DEVELOPMENT FEE

Money paid by a developer for the improvement of property as permitted in N.J.A.C. 5:93-8.

EQUALIZED ASSESSED VALUE

The assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated; as determined in accordance with Sections 1, 5, and 6 of P.L. 1973, c. 123 (N.J.S.A. 54:1-35a through 54:1-35c).

GREEN BUILDING STRATEGIES

Those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

[1] *Editor's Note: See N.J.S.A. 52:27D-301 et seq.*

D. Residential development fees.

1. Imposed fees.

- a. Within all Township zoning district(s), residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development provided no increased density is permitted.
- b. When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a density or "d" variance) has been approved, developers shall be required to pay a development fee of 6% of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include a set-aside of affordable housing units. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

2. Eligible exactions, ineligible exactions and exemptions for residential development.

- a. Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
- b. Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The applicable development fee percentage shall be vested on the date that the building permit is issued.
- c. Owner-occupied residential structures demolished and replaced as a result of a fire, flood, or natural disaster shall be exempt from paying a development fee.

- d. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.
 - e. Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, which requires the issuance of a certificate of occupancy (for example, when a single-family home is converted to a two-family home or a single-family home is converted to an apartment building). The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.
 - f. Development fees shall be imposed and collected when a certificate of occupancy is issued for a new residential unit on a newly created lot that is the result of a subdivision. The development fee shall be calculated on the equalized assessed value of the land and improvements.
 - g. Additions to existing homes and improvements such as decks, patios and like shall be exempt from the payment of a development fee.
- E. Nonresidential development fees.
- 1. Imposed fees.
 - a. Within all zoning districts, nonresidential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements for all new nonresidential construction on an unimproved lot or lots.
 - b. Nonresidential developers, except for developers of the types of development specifically exempted herein, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for nonresidential purposes.
 - c. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the preexisting land and improvements and the equalized assessed value of the newly improved structure, i.e., land and improvements, at the time the final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the nonresidential development fee shall be zero.
 - 2. Eligible exactions, ineligible exactions and exemptions for nonresidential development.
 - a. The nonresidential portion of a mixed-use inclusionary or market rate development shall be subject to the 2.5% development fee, unless otherwise exempted below.
 - b. The 2.5% fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within the existing building footprint, reconstruction, renovations and repairs.
 - c. Nonresidential developments shall be exempt from the payment of nonresidential development fees in accordance with the exemptions required pursuant to P.L. 2008, c. 46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption Form." Any exemption claimed by a developer shall be substantiated by that developer.
 - d. A developer of a nonresidential development exempted from the nonresidential development fee pursuant to P.L. 2008, c. 46, shall be subject to the development fee at such time as the basis for the exemption no longer applies, and shall make the payment of the nonresidential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy for the nonresidential development, whichever is later.

- e. If a property which was exempted from the collection of a nonresidential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid nonresidential development fees under these circumstances may be enforceable by the Township of Medford as a lien against the real property of the owner.

F. Collection procedures.

1. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
2. For nonresidential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" to be completed as per the instructions provided. The developer of a nonresidential development shall complete Form N-RDF as per the instructions provided. The construction official shall verify the information submitted by the nonresidential developer as per the instructions provided in the Form N-RDF. The Tax Assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
3. The construction official responsible for the issuance of a building permit shall notify the local Tax Assessor of the issuance of the first building permit for a development which is subject to a development fee.
4. Within 90 days of receipt of that notice, the Municipal Tax Assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
5. The construction official responsible for the issuance of a final certificate of occupancy shall notify the local Assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
6. Within 10 business days of a request for the scheduling of a final inspection, the Municipal Assessor shall confirm or modify the previously estimated equalized assessed value of the improvements associated with the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
7. Should the Township of Medford fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b of Section 37 of P.L. 2008, c. 46 (N.J.S.A. 40:55D-8.6).
8. Fifty percent of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.
9. Appeal of development fees:
 - a. A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest-bearing escrow account by the Township of Medford. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, N.J.S.A. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
 - b. A developer may challenge nonresidential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the Township of Medford.

Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, N.J.S.A. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

G. Affordable Housing Trust Fund.

1. There is a separate, interest-bearing housing trust fund to be maintained by the Chief Financial Officer of the Township for the purpose of depositing development fees collected from residential and nonresidential developers and proceeds from the sale of units with extinguished controls.
2. The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 - a. Payments in lieu of on-site construction of affordable units;
 - b. Developer-contributed funds to make 10% of the adaptable entrances in a townhouse or other multistory attached development accessible;
 - c. Net rental income (after payment of expenses) from municipally operated units;
 - d. Repayments from affordable housing program loans;
 - e. Recapture funds;
 - f. Proceeds from the sale of affordable units; and
 - g. Any other funds collected in connection with the Township of Medford's affordable housing program.
3. Within seven days from the opening of the trust fund account, the Township of Medford shall provide COAH and/or the Department of Community Affairs (DCA) with written authorization, in the form of a three-party escrow agreement between the Township, the bank, and COAH and/or DCA, to permit COAH and/or DCA to direct the disbursement of the funds as provided for in N.J.A.C. 5:93-8.19.
4. All interest accrued in the housing trust fund shall only be used to fund eligible affordable housing activities approved by the Court.

H. Use of funds.

1. The expenditure of all funds shall conform to a spending plan approved by the Court. Funds deposited in the housing trust fund may be used for any activity approved by the Court to address the Township of Medford's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to, preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment and market to affordable programs, conversion of existing nonresidential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:93-8.16 and specified in the approved spending plan.
2. Funds shall not be expended to reimburse the Township of Medford for past affordable housing activities.
3. At least 30% of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in

the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30% or less of median income by region.

- a. Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners' association or condominium fees and special assessments, and assistance with emergency repairs.
 - b. Affordability assistance to households earning 30% or less of median income may include buying down the cost of low- or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning 30% or less of median income.
 - c. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
4. The Township of Medford may contract with a private or public entity to administer any part of its amended Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:93-8.16(d).
 5. No more than 20% of all revenues collected from development fees may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20% of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, compliance with the monitoring requirements set forth in the Court-approved May 10, 2017, executed Settlement Agreement with Fair Share Housing Center. Legal or other fees related to litigation opposing affordable housing sites or objecting to the COAH's regulations and/or action are not eligible uses of the Affordable Housing Trust Fund.
- I. Monitoring. On or about May 10 of each year through 2025, the Township of Medford shall provide reporting of trust fund activity to the DCA, Local Government Services (LGS), or other entity designated by the State of New Jersey, with a copy provided to the Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the DCA, COAH, or LGS. This reporting shall include an accounting of all housing trust fund activity, including the collection of development fees from residential and nonresidential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier-free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with the Township of Medford's housing program, as well as in connection with the expenditure of revenues and implementation of the plan approved by the Court.
 - J. Ongoing collection of fees.
 1. The ability for the Township of Medford to impose, collect and expend development fees shall expire with the end of the repose period covered by its judgment of compliance unless the Township of Medford has filed an adopted Housing Element and Fair Share Plan with the Court or with a designated administrative entity of the State of New Jersey, has petitioned for a judgment of compliance or substantive certification, and has received approval of its development fee ordinance by the entity that will be reviewing the Housing Element and Fair Share Plan.
 2. If the Township of Medford fails to renew its ability to impose and collect development fees prior to the expiration of its judgment of compliance, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to Section 20 of P.L. 1985, c. 222 (N.J.S.A. 52:27D-320). The Township of Medford shall not impose a development fee on a development that receives preliminary or final site plan approval after the expiration of its judgment of compliance and repose, nor shall the Township of Medford retroactively impose

a development fee on such a development. The Township of Medford shall not expend any development fees after the expiration of its judgment of compliance.

K. Repealer, severability and effective date.

1. Any and all ordinances and provisions thereof inconsistent with the provisions of this section shall be and are hereby repealed to the extent of such inconsistency.
2. If any section, paragraph, subdivision, clause or provision of this section shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this section shall be deemed valid and effective.
3. This section shall take effect immediately upon final passage and publication according to law.