

**BOROUGH OF HADDON HEIGHTS**  
Camden County, New Jersey



**Housing Element and Fair Share Plan**  
**June 2016**

Adopted by the Borough of Haddon Heights Planning Board  
after a public hearing on February 16, 2016

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The original of this document was signed and  
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## **I. INTRODUCTION**

### **A. COUNCIL ON AFFORDABLE HOUSING (COAH)**

The New Jersey Supreme Court ruled in 1975, in a decision now commonly referred to as “*Mount Laurel I*”, that developing municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate income housing. Then in 1983 in the “*Mount Laurel II*” decision, the Supreme Court went further, creating an incentive for private developers to enforce the Mount Laurel doctrine by suing municipalities that have not chosen to comply with the *Mount Laurel* principles. Needing a mechanism to implement the *Mount Laurel* doctrine, the legislature adopted the Fair Housing Act (N.J.S.A. 52:27D-310) in 1985, and created the Council on Affordable Housing as the administrative alternative to dealing with affordable housing cases through the courts. COAH was given the responsibility to establish housing regions, estimate low and moderate income housing needs, set criteria for municipalities to determine and address their fair share affordable housing numbers, and review and approve housing elements and fair share plans.

On December 20, 2004, COAH’s first version of the third round rules became effective. At that time the third round was to cover the time period from 1999 to 2014, since the first and second rounds covered the 1987 to 1999 period. The Round III affordable housing delivery period was to run from January 1, 2004 through January 1, 2014. The third round rules were based upon a new methodology that provided for affordable housing as a “growth share” instead of assigning an absolute number to each municipality as had been done in prior rounds. The third round rules implemented a “growth share” approach that linked the production of affordable housing with future residential and non-residential development within a municipality. Each municipality was required to project the amount of residential and nonresidential growth that would occur during the period 2004 through 2014 and prepare a plan to provide one affordable unit for every 8 market rate housing units developed and one affordable unit for every 25 jobs created.

On March 10, 2015, the Supreme Court ruled that the New Jersey Council on Affordable Housing (COAH) has failed to act, and as a result, the Courts will be assuming jurisdiction over the Fair Housing Act. The Order divides municipalities into one of three categories – those that achieved third round substantive certification, those that filed or petitioned COAH and those that have never participated in the COAH process.

As Haddon Heights petitioned or “participated” in 2008, the order allows participating municipalities such as Haddon Heights to file a Declaratory Judgement Action (DJA) during the thirty day window of June 8 - July 8, 2015. Haddon Heights alerted the Court that the Borough wishes to comply with its constitutional mandate to provide affordable housing and filed a DJA on July 7, 2015.

Haddon Heights has prepared this plan to comply with the Court’s Order in its obligation for the period between 1999 -2025.

A municipality's third round fair share plan must address (1) its rehabilitation share, (2) the prior round obligation and (3) projected or prospective third round obligation. The rehabilitation share is the estimated number of existing substandard housing units in a municipality that are occupied by low or moderate income households, as determined by COAH (N.J.A.C. 5:97). The prior round obligation is a municipality's adjusted second round new construction component brought forward to the third round (N.J.A.C. 5:97).

Third round housing plans must document how existing or proposed affordable housing units satisfy (1) its rehabilitation share, (2) the prior round obligation and (3) projected or prospective third round obligation. This Housing Element and Fair Share Plan is prepared utilizing the Prior Round Rules (N.J.A.C. 5:91 Procedural and N.J.A.C. 5:93 Substantive) as well as the guidance provided in the March 10, 2015 Supreme Court Order.

## **B. HOUSING ELEMENT AND FAIR SHARE PLAN REQUIREMENTS**

The Borough must prepare and submit both a Housing Element (an element of Master Plan) and Fair Share Plan (describing how the Borough will address the obligation). The requirements of the Housing Element are outlined below (N.J.A.C. 5:97-2.1, 2.3 and N.J.S.A. 52:27D-310).

The Housing Element must review and analyze the Borough's housing stock, demographic and employment characteristics, leading into the Fair Share Plan, which will demonstrate how the Borough will endeavor to provide for its Fair Share obligation. The Housing Element must provide an analysis demonstrating that the plan will provide a realistic opportunity to meet the housing Borough's obligations and identify which ordinances must be revised to incorporate the provisions for low and moderate income housing. A municipality's housing element must 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.

### **1. Housing Element Requirements under the Fair Housing Act:**

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;

- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

### **C. MUNICIPAL SUMMARY**

The land area of Borough of Haddon Heights is 1.57 square miles and is located in the northern area of Camden County. The Borough is bordered by the t to the Boroughs of Haddonfield, Mount Ephraim, Barrington and Audubon.

The 2014 population estimate for Haddon Heights is 7,425 persons based on 2010 U.S. Census Bureau data and the number of certificates of occupancy, less any demolition permits, multiplied by the average number of persons per unit.

### **D. AFFORDABLE HOUSING HISTORY**

A Summary of Haddon Heights' historic affordable housing timeline is provided below:

- On May 5, 1986, COAH released a set of proposed rules, criteria and guidelines which calculated the Borough's low and moderate income obligation for the years 1987 to 1993 at 126 units.
- After taking into consideration pre-credited factors, such as filtering, residential conversion, and spontaneous rehabilitation, COAH adjusted the Borough's obligation down to 41 units, of which 37 were determined to be indigenous. This number became the official Borough obligation on August 4, 1986 as COAH published its final set of rules.
- On August 3, 1987, the Borough was granted substantive certification by COAH.
- The Borough's first certification expired in 1993. COAH subsequently published its new 1993-1999 housing obligation for the Borough which established a rehabilitation component of 43 units and an "inclusionary component" of 23 units.

At that time, the Borough sought to meet its obligation in the following manner:

Adjust the rehabilitation component to 31 units by taking credit for 12 units that were completed after April 1990 and the Borough would then continue to support the County County Housing Improvement Program (HIP) by promoting the rehabilitation of at least 31 units.

The Borough sought an extension of its vacant land adjustment from COAH based upon the facts presented in its original 1987-1993 Housing Element and Fair Share Plan.

- On December 17, 2007, New Jersey COAH adopted new Third Round Rules as ordered by the Appellate Court Decision in January 25, 2007. Included therein, was a new method for calculating a Municipalities Growth Share Requirement.
- The Court ordered that COAH had to determine the municipality's requirement rather than the municipality. The Court also found that the State's Affordable Housing Need was underestimated.
- According to the original Third Round rules, the Borough had a 2004- 2014 growth share obligation of 21 units, a rehabilitation obligation of 24 units and a 23 unit prior round obligation.
- Under the new revised Third Round rules, the Borough had an additional growth share obligation of 13 units for a total growth share obligation of 34 units. In addition, the Borough's 24 unit rehabilitation obligation and a 23 unit prior round obligation remained.
- The Borough prepare, adopted and submitted to COAH for Substantive Certification a November 2009 Housing Element and Fair Share Plan. This plan addressed the revised Third Round obligations based on:

Prior Round Obligation of 23 Units.

Fourteen (14) credits (which included then calculated bonus credits) for permanent supportive housing through an existing four (4) bedroom group home operated by The Bancroft School for the developmentally disabled located at 1214 S. Park Avenue (Block 87, Lot 2.06) and an existing five (5) bedroom group home operated by Youth Services Inc. for the adults between ages of 18-21 years with psychiatric needs located at 101 E. Atlantic Ave (Block 25, Lot 8)

Four (4) low and moderate income units as part of the King's Run age restricted housing development located on Block 27, Lots 9 & 10.

Four (4) low and moderate income units as part of the 26 unit affordable and 62 and older age restricted White Horse Pike Development.

Rehabilitation Obligation of 24 Units:

Continued Borough promotion of the County HIP program to address the conservation and maintenance of older holding stock in support of affordable housing.

### Growth Share Obligation of 34 Units:

Nine (9) low and moderate income units as part of the 26 unit affordable and 62 and older age restricted White Horse Pike Development.

Ten (10) accessory apartment units in accordance with COAH revised Third Round rules.

Eighteen (18) "Market to Affordable" program units consisting of ten (10) low income rental and eight (8) moderate income for sale units in accordance with COAH revised Third Round rules.

- The Borough filed for a Declaratory Judgment Action with the Court on July 7, 2015.
- On March 22, 2016, Borough representatives participated in a Court mediation with representatives of Fair Share Housing.

### **E. FAIR SHARE OBLIGATIONS**

The Borough of Haddon Heights has joined approximately 220 other municipalities to create a consortium and have retained ECONSULT Solutions to determine the Borough's present and prospective need obligations using methodology similar to the methodology used in the First and Second Round as directed by the March 2015 Order. The most recent ECONSULT Solutions' report was issued May 16, 2016.

The Borough has relied on ECONSULT Solutions' expert report for their Third Round calculated obligations. This Housing Element and Fair Share Plan may need to be amended when Haddon Heights receives comments from the Court's case management.

ECONSULT's expert report issues Haddon Heights a Rehabilitation (present need) Obligation of 15 and a 1987 to 1999 Prior Round Obligation of 23. Within the Fair Share framework "present need" and "prospective need" are additional and together comprise a municipality's full affordable housing need recognized by the FHA.

The final component of Haddon Heights' obligation is the Third Round prospective need; the ECONSULT's expert report issued an obligation of 85. The tables below indicate the Borough's total obligation from both the Econsult methodology as well as the Fair Share Housing Center's methodology.



Borough of Haddon Heights Affordable Housing Obligations as outlined in ECONSULT SOLUTIONS Report dated May 16, 2016	
Rehabilitation (Present Need)	15
Prior Round (1987 – 1999)	23
Third Round (Prospective Need 2015-2025)	85

Borough of Haddon Heights Affordable Housing Obligations as outlined in Fair Share Housing's Report dated May 17, 2016	
Rehabilitation (Present Need)	12
Prior Round (1987 – 1999)	23
Third Round (Prospective Need 1999-2025)	288

## II. HOUSING ELEMENT ANALYSIS

Except when more recent reliable data is available, 2010 Census data has been utilized for demographic and housing data analysis. It is now the beginning of 2016 and some new 5-year data is available. Some of the 2010 Census data is now outdated, but it must be relied upon for lack of a superior alternative.

### A. EXISTING HOUSING STOCK

An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards.

According to the Census, in 2010 there were 3,159 year-round housing units in Haddon Heights, of which 2,997 were occupied and 162 were vacant, which is a vacancy rate of 5.1%.

#### 1. Age of Housing Stock

The Borough of Haddon Heights housing stock is older than the majority of the County stock in that the bulk of the Borough's housing stock was built during the period prior to 1939, and the median year for housing unit construction in Haddon Heights was 1947. Almost all of the housing stock in Haddon Heights was built prior to 1950.

	Persons Per Household at 2010 Census	% Housing Stock Built 1939 or Earlier	Median Year Structure Built
Borough of Haddon Heights	2.49	37.4	1947
Camden County	2.85	17.8	1965

Source: U.S. Census Bureau, 2014 ACS

Borough of Haddon Heights Age of Housing Stock		
Year Constructed	Number of units	Percent of Total in Year 2010
2010 – 2014 est.	8	0.3%
2000 to 2009	129	4.3%
1990 to 1999	15	0.5%
1980 to 1989	72	2.4%
1970 to 1979	163	5.4%
1960 to 1969	207	6.9%
1950 to 1959	768	25.7%
1940 to 1949	511	17.1%
1939 or earlier	1,120	37.4%

According to the residential building permit data from the New Jersey Department of Community Affairs, 8 residential certificates of occupancy were issued between 2010 and 2014 in the Borough of Haddon Heights.

## 2. Condition and Substandard Units

Of the 2,832 housing units in existence at the time of the 2010 Census, zero (0) units were reported to be without complete plumbing facilities and twenty one (21) units were lacking complete kitchen facilities. There are no units within the Borough that have more than one (1) occupants per room. An assessment of the number of substandard units capable of being rehabilitated may be made by considering the number of homes without complete plumbing and kitchen facilities since this information is provided in the Census sample data, but there are other factors to consider as well. Occupied housing units with a low a market value relative to the average in the area may be an indicator of potential for rehabilitation. COAH has also used “crowding” and the age of the housing units to estimate the number of units in need of rehabilitation. There are surely at least a few units that are in need of rehabilitation, within the Borough.

The table below presents a breakdown of the Borough’s housing stock by number of rooms as they relate to County averages. The Borough has a greater percentage of homes with more than six rooms than Camden County overall, with the median number of rooms in the Borough at 6.8 per housing unit.

Borough of Haddon Heights Number of Rooms in Housing Units			
Haddon Heights # of Rooms	Haddon Heights # of Units	Haddon Heights %	Camden County %
1	4	0.1%	1.5%
2	22	0.7%	1.7%
3	188	6.3%	9.8%
4	259	8.7%	12.6%
5	317	10.6%	14.5%
6+	2,203	73.6%	59.9%
Median for Haddon Heights	6.8 rooms		

### 3. Ownership and Rental Characteristics

A majority, 78.1 percent, of Haddon Heights’s population live in owner occupied housing units, while 21.9 percent of the population lived in rented housing units at the time of the 2010 Census. Almost seventy nine (78.7%) percent of the total housing units in Borough of Haddon Heights are single family dwellings (rented and owned), 21 percent are attached housing and 0.3 percent are mobile homes. Since only single family homes have been constructed since 2010, the percentage of single family dwellings will have increased relative to the other housing types.

Year Round Housing Units			Owner-occupied		Rental	
Occupied	Vacant	Total	No.	%	No.	%
2,997	162	3,159	2,342	78.1	655	21.9

### 4. Occupancy Characteristics and Housing Type

The vacancy rate for year round units is low in the Borough, 2.5% vacancy for owner-occupied units and 5.7% occupancy for rental units. The average household size in the Borough is 2.71 persons per owner occupied units and 1.69 for renter occupied units.

	Number of Households	Percent
Family Households (2+Person Households)	2,022	67.5%
Married Couple with Children	723	24.1%
Non Family Households (2+ Person Households)	975	32.5%
Female Household without Children	558	18.6%
Female Householder	62	7.8%
Total Households	2,997	--

The number of bedrooms in a home is often reflective of the size of a home. The municipalities with a newer housing stock, have a larger percentage of units with more bedrooms. This is reflective of the trend toward larger, more sprawling homes in America over the last several decades. Haddon Heights has an older stock of homes and therefore lends itself to a larger percentage of homes with two to three bedrooms.

	Bedroom Distribution Percent of Housing Stock With:		
	One or less Bedrooms	2 - 3 Bedrooms	4+ Bedrooms
Borough of Haddon Heights	10.4	58.5	31.0
Camden County	15.8	60.5	23.7

Source: U.S. Census Bureau, 2010 Census

Percent Distribution of Housing Units by Structure Type Borough of Haddon Heights				
	Number of Units in Structure			
	1	2 to 9	10+	Other
Borough of Haddon Heights	78.7	12.0	8.9	0.3
Camden County	73	12.6	13.7	0.7

Source: U.S. Census Bureau, 2010 Census

Selected Housing or Housing-Related Value Characteristics				
	Median Value Housing	Median Contract Rent	Median Household Income	Rental Vacancy Rate (%)
Borough of Haddon Heights	\$283,000	\$1,013	\$86,409	10.3%

Source: U.S. Census Bureau, ACS 2010-2014 5 Year Estimate

## B. DEMOGRAPHIC CHARACTERISTICS

*An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age.*

According to the 2010 US Census, between 1990 and 2010, Haddon Heights' population began to decrease. The population estimate as of 2014 is 7,425 people, a 5.5% decrease since 1990.

### 1. Historic Population Trends

Borough of Haddon Heights's population increased quickly in the three decades leading to the 1970 Census, increasing from 5,555 people in 1940 to 9,365 people in 1970 (68% increase). After 1970, the population began decreasing to 7,473 in 2010 (decrease of 20%).

The rate of population increase in Haddon Heights was around 30% in each of the two decades between 1940 and 1950, 1950 and 1960. After 1960, population steadied and then began to decline after 1970, through 2010. The US Census estimates a small decrease of 1% in the current decade between 2010 and today. The table below shows the population changes from 1940 through 2014.

Borough of Haddon Heights, Camden County Population								
1940	1950	1960	1970	1980	1990	2000	2010	2014*
5,555	7,287	9,260	9,365	8,361	7,860	7,547	7,473	7,425

\* US Census, estimate

### 2. Recent Population Change

Between 2010 and 2014, the population in Haddon Heights decreased from 7,473 to 7,425, a decrease of 48 people or -0.642%. The table below shows the population changes in Camden County and in the state between 2010 and the 2014 estimate.

### 3. Population Density

In 2010, the population density in Borough of Haddon Heights was 4,764 people per square mile, which is significantly more than Camden County's population density overall (2,321.48 people per square mile).

Borough of Haddon Heights and Surrounding Municipalities Density Indicators				
	Square Miles	Population per sq mile	Employment per sq mile	Housing units per sq mile
Haddon Heights	1.57	4,764.05		2,013.87
Camden County	227.29	2,321.48		926.24
New Jersey	8,722.58	1,195.49		483.2

Source: Calculated from U.S. Census Bureau, 2010 Census data

#### 4. Age of Population

The table below provides a breakdown of Haddon Heights' population by age cohorts and gender in 2010. The largest age cohort is the 45-54 years of age bracket, with 16.4% of the total population. This is consistent with the Borough's median age of 42.6 years. The second largest age cohort is the 65+ years of age bracket, with 16.0% of the population. With the next highest age cohort being 55-64, over 30% of the population is within the 45-54 and 55-64 age cohorts, indicating that the over 65 population will continue to grow, assuming that the older residents chose to stay in Haddon Heights as they reach retirement age.

<b>Borough of Haddon Heights Summary Population Characteristics 2010</b>		
	Number of People	% of Total
Male	3,571	47.8%
Female	3,902	52.2%
Total	7,473	100.0
<b>Age Cohorts</b>		
Under 5	462	6.2%
5 - 14	953	12.8%
15 - 24	782	10.5%
25 - 34	811	10.9%
35 - 44	973	13.0%
45 - 54	1,229	16.4%
55 - 64	1,068	14.3%
65+	1,195	16.0%
<b>Other Characteristics</b>		
Median Age	42.6	N/A

Source: U.S. Census Bureau, 2010 Census

#### 5. Household Characteristics

The next table includes family and household characteristics of the Borough. In 2010, there were 2,997 households and 2,022 families in Haddon Heights with an average of 2.94 persons per household. The slight majority of the total households have two or more persons, at 30.7%, of which 55.6% are married households. This indicates that Haddon Heights is comprised of a diverse mix of small families and single person households.

Haddon Heights Borough Summary of Household Characteristics		
	No. of Persons	% of Total
Number of Families	2,022	67.5%
Persons Per Family	3.10	N/A
One Person Household		
	852	28.4%
<i>Male</i>	294	9.8%
<i>Female</i>	558	18.6%
Two+ Person Household		
	919	30.7%
<i>Married Couple</i>	1,665	55.6%
<i>Single Male</i>	94	3.1%
<i>Single Female</i>	263	8.8%
<i>Non-Family Household</i>	975	32.5%
Number of Households		
	2,997	100.0%
Persons Per Household		
	2.49	N/A

Source: U.S. Census Bureau, 2010 Census

## 6. Income Level & Poverty Status

The 2010 Census data has not yet been released for income and poverty, as is the case for many of the other demographic census information herein. Therefore, five-year American Community Survey (ACS) estimates were relied upon. Haddon Heights has higher percentages of households in higher income brackets than the County overall. The Borough had a 2014 household median income of \$86,409 and a mean (average) income of \$108,620, compared with the Camden County household median income of \$61,842 and mean income of \$80,862. 2.8% percent of Haddon Heights's families had household incomes below the federal poverty level.

Council on Affordable Housing (COAH) regulations define low income (those earning up to 50% of the median household income for the region) and moderate income households (those earning from more than 50% to 80% of the median household income for the region). The figures are adjusted for household size and the municipality's geographic location since cost of living differs among regions.

Haddon Heights is located within Region Five, which includes Gloucester, Camden and Burlington Counties. The 2014 income guidelines for Region Five (based on household size) range from \$45,640.00 (one person household) to \$65,200.00 (four person household) for the upper limits of what is considered moderate income; and \$28,525.00 (one person household) to \$40,750.00 (eight person household) for the upper limit of what is considered low income. Median 2014 income for the region ranges from \$57,050 to \$81,500.



Borough of Haddon Heights 2014 Household Income						
	Borough of Haddon Heights		Camden County		New Jersey	
	Households	Haddon Heights %	Households	Camden County %	Households	State %
Less than \$10,000	44	1.6%	12,517	7.2%	167,356	5.3%
10,000 - 14,999	120	4.2%	8,969	4.8%	126,043	4.0%
15,000 - 24,999	136	4.8%	16,377	9.4%	251,596	7.9%
25,000 - 34,999	188	6.6%	16,949	8.4%	250,896	7.9%
35,000 - 49,999	319	11.3%	23,549	11.6%	354,166	11.2%
50,000 - 74,999	489	17.3%	35,950	16.9%	537,687	16.9%
75,000 - 99,999	335	11.8%	26,651	13.3%	428,486	13.5%
100,000 - 149,999	576	20.3%	29,848	16.4%	548,970	17.3%
150,000 - 199,999	295	10.4%	11,176	6.7%	248,860	7.8%
200,000 +	330	11.7%	8,684	5.3%	262,009	8.2%

Source: U.S. Census Bureau, 2010 American Community Survey 5-year Estimates

Borough of Haddon Heights 2014 Income Levels			
	Haddon Heights Borough	Camden County	New Jersey
Median Household Income	\$86,409	\$60,976	\$69,811
Median Family Income	\$108,620	\$74,385	\$84,904
Poverty Status (Percent of people)	3.3	11.2	9.1
Poverty Status (Percent of families)	2.8	8.9	6.7

Source: U.S. Census Bureau, 2010 American Community Survey 5-year Estimates

## 7. Employment Status of Residents

Of the 5,988 estimated residents aged sixteen and over in 2014, 3,742 were in the labor force (62.5%). Just under 9 percent of the labor force was listed as unemployed in 2010 (322). The mean travel time to work for Borough residents is 26.6 minutes.

The employment data included in the US Census for the Borough of Haddon Heights residents provides a picture of what types of work Borough residents are involved in, but does not indicate where those jobs are located. As indicated in the table below, the most significant employment activities of the employed residents are Educational, Health and Social Services with 30.6%, and Professional, Scientific, Management, Administrative, and Waste Management Services with 17.2%.

Industry Code	Haddon Heights	
	Jobs	%
1 Agriculture, Forestry, Fisheries & Mining	0	0
2 Construction	130	3.5
3 Manufacturing	250	6.7
4 Wholesale Trade	119	3.2
5 Retail Trade	211	5.6
6 Transportation, Warehousing, Utilities	120	3.2
7 Information	171	9.3
8 Finance, Insurance, Real Estate, Rental	347	9.3
9 Prof., Sci., Mgmt., Admin Services	642	17.2
10 Educ. Health, Social Services	1,144	30.6
11 Arts, Entertainment, Recreation, Food	280	7.5
12 Other Services	120	3.2
13 Public Administration	208	5.6

Source: U.S. Census Bureau, 2010 Census

Employment of Haddon Heights Residents			
	# Persons	% SHT	% Camden County
Management, Professional. & Related	2,069	55.3	
Service	396	10.6	
Sales and Office	950	25.4	
Natural resources, Construction & Maintenance	148	4.0	
Production, Transp. & Material Moving	179	4.8	
<b>Total</b>	<b>3,742</b>	<b>100</b>	<b>100</b>

Source: U.S. Census Bureau, 2010 Census

### C. EMPLOYMENT

*An analysis of the existing and probable future employment characteristics of the municipality.*

#### 1. Local In-Place Employment

New Jersey's Department of Labor and Workforce Development is the organization that reports on employment and wages within the state. The latest municipal level report was completed in 2014. According to the data, there were 1,790 private sector jobs within the Borough of Haddon Heights, which were provided by 228 employers.

The health/social sector was the largest employer in the Borough, providing an average of 790 jobs. The professional/technology sector provides another 295 jobs in the Borough. The public sector has an estimated 300 jobs in the Borough of which 221 are government funded education. The table above breaks down the data on each industry sector, although these are the jobs that the residents of the Borough have, these are not necessarily located within the Borough.

#### 2. Employment Trends and Outlook

The Delaware Valley Regional Planning Commission publishes employment projections. Employment in Borough of Haddon Heights is expected to remain steady, through 2040, with 0% change.

Borough of Haddon Heights, DVRPC Projected Employment									
Year	2010	2015	2020	2025	2030	2035	2040	Change 2005-35	% change
Projected Employment	3235	3235	3235	3235	3235	3235	3235	0	0

Source: DVRPC 2040 Employment Forecasts, 2010-2040

## D. PROJECTED HOUSING STOCK

***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;***

Residential growth in Haddon Heights has increased slightly starting in 2008 through 2014

Historic Trend of Certificates of Occupancy and Demolition Permits															
	'00	'01	'02	'03	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	'14
<b>COs Issued</b>	1	1	3	3	3	1	4	4	7	13	14	9	11	4	21
<b>Demolitions</b>	0	0	2	1	0	0	1	2	4	0	1	3	0	0	4
<b>Net</b>	1	1	1	2	3	1	3	2	3	13	13	6	11	4	17

Source: New Jersey Construction Reporter and Municipal construction office records

## E. FAIR SHARE OBLIGATION

***A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing.***

### 1. Land Capacity

The Borough's capacity to accommodate its present and prospective affordable housing need is determined by its available land, water and sewer capacity. Land development is limited by environmental constraints such as floodplains and wetlands, easements, parcel size and municipal regulations.

During its Round One fair share process (1987—1993), the Borough of Haddon Heights conducted a vacant land analysis that concluded there were no vacant land parcels that were larger than 2 acres in size. This vacant land adjustment was certified by COAH with its Round One Plan, and an extension and associated certification of this adjustment was granted to the Borough under the Boroughs Round Two Substantive Certification. The Borough relies upon the vacant land adjustment certified under Prior Rounds One and Two.

### 2. Availability of Existing and Planned Infrastructure

Water and sewer infrastructure as well as other utilities such as potable water and natural gas services are readily available in the Borough.

### 3. Appropriate Location for Affordable Housing

Existing land that is most appropriate for the construction of low and moderate income housing includes the following:

1. Designation of redevelopment area and / or existing zoning for inclusionary housing such as in the Central Business District, specifically,

- Block 29, Lot 4 (222 West Atlantic Avenue) – *Please reference Appendix A*

Designation of redevelopment area and / or existing zoning for inclusion housing such as in the Central Business District, specifically, Block 29, Lot 4 (222 West Atlantic Avenue - Reference Map 1). The property consists of 1.14 acres. Under the current Central Business District Zoning, the site can accommodate ground floor retail uses and second and third floor residential uses. There are no density restrictions for the Central Business District. Utilizing an acceptable density factor of 25 units per acres the site would accommodate 28 units in addition to the first floor retail. With a 20% inclusionary low to moderate income housing component, the development of this site would yield five (5) compliant units.

2. Redevelopment areas to include inclusionary housing, specifically

- Block 80, Lots 1, 2, 2.01, and 2.03 – *Please reference Appendix B*

Redevelopment or rehabilitation areas which may be looked at to include inclusion housing, specifically Block 80, Lots 1, 2, 2.01, and 2.03. (Reference Map 2). The property consists of 2.75 acres. As an overlay zone to these parcels, first floor retail adjacent to King's Highway with residential uses to the rear of the site and on second and third floor areas. Again, utilizing an acceptable density factor of 25 units per acres the site would accommodate 68 units in addition to the first floor retail. With a 20% inclusionary low to moderate income housing component, the development of this site would yield thirteen (13) compliant units.

As for structures suitable for rehabilitation, according to the rehabilitation obligation, there are at least 12 homes within the Borough that are in need of a major system replacement (roof, electrical, plumbing, etc.)

### **III. Borough of Haddon Heights' Fair Share Plan**

#### **A. FAIR SHARE OBLIGATION**

##### **1. Contents of a Fair Share Plan**

The Fair Share Plan contains the following information:

- Description of existing credits intended to satisfy the obligation;
- Description of mechanisms that will be used to meet any outstanding obligation; and
- An implementation schedule that sets forth a detailed timetable for units to be provided.

In adopting its housing element, a municipality may provide for its fair share of low and moderate income housing by means of any technique or combination of techniques that provide a realistic opportunity for the provision of the fair share. As per N.J.A.C. 5:93, these potential techniques include but are not limited to:

- Rehabilitation of existing substandard housing units;
- ECHO units (as a Rehabilitation credit);
- Municipally-sponsored and 100% affordable developments;
- Zoning for inclusionary development;
- Alternative living arrangements;
- Accessory apartment program;
- Purchase of existing homes;
- Write-down/buy-down programs; and
- Assisted living residences.

##### **2. Regional Income Limits**

Dwelling units are affordable to low and moderate income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. The State provides income limits based upon the median gross household income of the affordable housing region in which the household is located. A moderate income household is one with a gross household income equal to or more than 50%, but less than 80%, of the median gross regional household income. A low income household is one with a gross household income equal to 50% or less of the median gross regional household income. Very-low income households are those with a gross household income equal to 30% or less of the median gross household income. Haddon Heights is located in Region 5, which contains Burlington, Camden and Gloucester Counties.

Using the 2014 regional income limits, a four-person household moderate income is capped at \$65,200. Two-person households could make up to \$52,160 and be considered a moderate income household or earn up to \$32,600 and be considered a low income household. See the table on the following page for greater detail.

	2014 REGIONAL INCOME LIMITS FOR REGION 5			
	1 Person	2 Person	3 Person	4 Person
Median	\$57,050.00	\$65,200.00	\$65,200.00	\$81,500.00
Moderate	\$45,640.00	\$52,160.00	\$52,160.00	\$65,200.00
Low	\$28,525.00	\$32,600.00	\$32,600.00	\$40,750.00
Very Low	\$17,115.00	\$19,560.00	\$19,560.00	\$24,450.00

Source: [http://nj.gov/dca/services/lps/hss/admin\\_files/incomelimits.pdf](http://nj.gov/dca/services/lps/hss/admin_files/incomelimits.pdf)

### 3. Affordable Housing Obligations

The three components that must be addressed by this plan are (1) its rehabilitation share, (2) the prior round obligation and (3) projected or prospective third round obligation.

Borough of Haddon Heights Affordable Housing Obligations as outlined in ECONSULT SOLUTIONS Report dated May 16, 2016	
Rehabilitation (Present Need)	15
Prior Round (1987 – 1999)	23
Third Round (Prospective Need 2015-2025)	85

Borough of Haddon Heights Affordable Housing Obligations as outlined in Fair Share Housing's Report dated May 17, 2016	
Rehabilitation (Present Need)	12
Prior Round (1987 – 1999)	23
Third Round (Prospective Need 1999-2025)	288

## B. FAIR SHARE PLAN

As a result of mediation with the Court and Fair Share Housing, The Borough has elected to utilize the following as the Borough's affordable housing obligation:

Borough of Haddon Heights Affordable Housing Obligations	
Rehabilitation (Present Need)	12
Prior Round (1987 – 1999)	23
Third Round (Prospective Need 1999-2025)	34

Subject to its case management outcome, the Borough reserves the right to revise the plan as proposed herein if it is determined by the Court that their unmet need including their third round obligation does not warrant the inclusionary housing numbers as submitted herein.

The Borough of Haddon Height's Fair Share Plan proposes to meet its affordable housing obligations as follows:

### 1. Rehabilitation Obligation and Proposed Mechanisms

The Opinion issued by the Supreme Court of New Jersey on March 10, 2015 states that "the Appellate Division also approved a methodology for identifying substandard housing that used fewer surrogates [or indicators] to approximate the number of deficient or dilapidated housing units". The Order states that three indicators was not an abuse of discretion. The three indicators utilized are old and over-crowded units, homes with incomplete plumbing and housing units with incomplete kitchens.

N.J.A.C. 5:93-5.2(g) and (h) requires \$10,000 to be spent per unit and a six-year control on affordability for owner-occupied units<sup>1</sup> Rental units are required to have ten-year controls on affordability. Additionally a major system<sup>2</sup> must be repaired in order for a home to qualify as a credit. Page 12 of this report indicates the condition of house from the most recently available census data.

The Borough cooperates with the rehabilitation program administered by the Camden County Community Block Grant Program. It could not be determined how many Haddon Heights homeowners have utilized this program.

1. The rules specifically require a minimum of \$2,000 per unit to be spent on administration and \$8,000 per unit to be spent on the rehabilitation activity, which totals at least \$10,000.
2. A major system is defined by N.J.A.C. 5:93-5.2(b) as weatherization, a roof, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems) and/or a load bearing structural system.



The Borough proposes to continue its one mechanism to satisfy the outstanding twelve (12) unit Rehabilitation Obligation. Camden County via the Community Development Block Grant Program funds Home Improvement efforts for residents within the County. It could not be determined how many units have been brought to code under this program. The Borough of Haddon Heights will prepare a flyer to be distributed to residents to inform them of the program and encourage qualified residents to take advantage of the assistance.

## **1. Prior Round Obligation and Proposed Mechanisms**

As previously noted, the Borough of Haddon Heights has a prior round obligation of 23 units. The Borough plans to utilize the following mechanisms towards satisfying this obligation:

Nine (9) credits for permanent supportive rental housing through an existing four (4) bedroom group home operated by The Bancroft School for the developmentally disabled located at 1214 S. Park Avenue (Block 87, Lot 2.06) and an existing five (5) bedroom group home operated by Youth Services Inc. for the adults between ages of 18-21 years with psychiatric needs located at 101 E. Atlantic Ave (Block 25, Lot 8) with an additional two (2) bonus credits for supportive and special needs housing at 0.25 bonus credits per unit.

Six (6) low and moderate income units as part of the 26 unit affordable and 62 and older age restricted rental White Horse Pike Development with additional two (2) bonus credits for senior rental units at 0.33 bonus credits per unit.

Two (2) low and moderate income units as part of the Kings Run housing development.

Two (2) low and moderate income units as part of the redevelopment of Block 29, Lot 4.

## **2. Third Round Obligation (Prospective Need 2015-2025) and proposed mechanisms**

As previously stated, the Borough of Haddon Heights agrees to a 34 unit, 3rd Round obligation. Subject to its case management outcome, the Borough reserves the right to revise the plan as proposed herein if it is determined by the Court that their third round obligation does not warrant the inclusionary housing numbers as submitted herein. The Borough's proposed Fair Share Plan addresses this prospective need through the following mechanisms:

Nine (9) low and moderate income units as part of the 26 unit affordable and 62 and older age restricted White Horse Pike Development with two (2) bonus credits for senior rental units at 0.33 bonus credits per unit.

Three (3) low and moderate income units as part of the redevelopment of Block 29, Lot 4.

Fourteen (14) low and moderate income units as part of the redevelopment of Block 29, Lot 4.

Haddon Heights will continue to maintain development fee ordinances, however these are not anticipated to generate significant funds due to lack of developable lands.

### **3. Very Low Income Housing**

In 2008, P.L. 2008, c. 46 was signed by the Governor, which made a number of changes to the affordable housing rules. In fact, it amended the Fair Housing Act (hereinafter "FHA") to include a requirement that at least 13% of affordable housing units must be made available to very-low income households. Specifically, the FHA reads:

The council shall coordinate and review the housing elements as filed pursuant to section 11 of P.L.1985, c.222 (C.52:27D-311), and the housing activities under section 20 of P.L.1985, c.222 (C.52:27D-320), at least once every three years, to ensure that at least 13 percent of the housing units made available for occupancy by low-income and moderate income households will be reserved for occupancy by very low income households, as that term is defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304).

"Very low income housing" means housing affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30% or less of the median gross household income for households of the same size within the housing region in which the housing is located.

Therefore, Haddon Heights' very-low income obligation is 13% of the affordable housing obligation not approved or constructed as of July 1, 2008. This equates to 5 units or 34 units multiplied by 13%.

#### 4. Summary of Mechanisms and Credits

HADDON HEIGHTS FAIR SHARE PLAN COMPONENT SUMMARY					
	TOTAL OBLIGATION	UNITS PROVIDED	BONUS CREDITS	TOTAL CREDITS	CARRY TO FUTURE ROUND
Rehabilitation	12	12 <sup>1</sup>		12	---
Prior Round	23	19 <sup>2</sup>		23	---
Rental (min rental obligation .25 x 23 = 6)	6	6 <sup>3</sup>			
Senior (max senior .25 x 23 = 6)	6	6 <sup>4</sup>			
Bonus Credits (Max 25% of Prior Round Obligation of 5 units Max)			4 <sup>5</sup>		
Third Round (Prospective)	34	25 <sup>6</sup>		28	---
Rental (min rental obligation .25 x 34 = 9)	9	9 <sup>7</sup>			
Senior (max senior .25 x 34 = 9)	9	9 <sup>8</sup>			
Low to Very Low (min obligation .50 x 34 = 17 Units)	17	17 <sup>9</sup>			
Very Low (min very low (.13 x 34 = 5 )	5	5 <sup>10</sup>			
Bonus Credits (Max 25% of Round III Obligation of 8 units Max)			3 <sup>11</sup>		

- 1 Rehabilitation to be provided via County Rehabilitation Program or other funding
- 2 Bancroft School (4 supportive rental housing units), Youth Services (5 supportive rental housing units), White Horse Pike Redevelopment (6 of the 23 senior rental units), Kings Run (2 family for sale units), Block 29, Lot 4 (2 of the 5 affordable units)
- 3 White Horse Pike Redevelopment (6 of the 23 senior rental units)
- 4 White Horse Pike Redevelopment (6 of the 23 senior rental units)
- 5 Bonus credits may be taken up to maximum of 25% of Prior Round Obligation or 5 Units maximum. The Borough will be utilizing 0.25 bonus units for each of the nine (9) affordable supportive rental units for a total of two (2) credits and 0.33 bonus credit for each of the 6 White Horse Pike Redevelopment senior rental units for a total of two (2) additional bonus credits.

- 6 White Horse Pike Redevelopment (9 of the 23 senior rental income units), Block 29, Lot 4 (3 of the 5 affordable units), Block 80, Lots 1, 2, 2.01, and 2.03 (13 affordable units)
- 7 White Horse Pike Redevelopment (9 of the 23 senior rental income units)
- 8 White Horse Pike Redevelopment (9 of the 23 senior rental income units)
- 9 50 % of Round III obligation of 34 Units or 17 units required to be very low income and low income units.
- 10 34 unit Round III obligation multiplied by 13% or 5 very low income units with 50 % available to families.
- 11 Bonus credits may be taken up to maximum of 25% of Round III Obligation or 8 Units maximum. The Borough will be utilizing 0.33 bonus credits for each of the 9 White Horse Pike Redevelopment senior rental units for a total of three (3) bonus credits.

The above will result in an unmet need of 6 units which will be accommodated by the Borough of Haddon Heights' implementation of a Market to Affordable Program to provide additional affordable housing opportunities in the Borough. The Market to Affordable Program will give specific attention to addressing the Borough's Round III low and very low unit obligations.






Attached as Appendix C is the Borough of Haddon Heights' June 2016 Affordable Housing Trust Fund Spending Plan

## **Appendix A**

**Map of Potential Redevelopment Area  
Block 29, Lot 4 (222 West Atlantic Avenue)**



**LEGEND**

-  Subject Property
-  Parcels
-  Municipal Boundary
-  Wetlands
-  Waterbody

BLOCK	LOT	AREA
29	4	49,658 SF (1.139 AC)

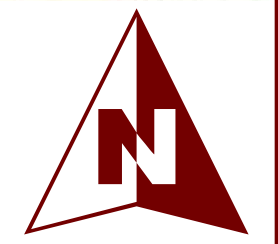
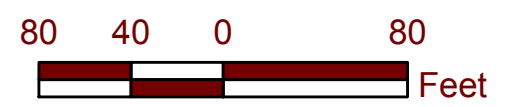
**BACH Associates, PC**  
 ENGINEERS • ARCHITECTS • PLANNERS  
 304 White Horse Pike Tel: 856-546-8611  
 Haddon Heights, New Jersey 08035 Fax: 856-546-8612  
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**Borough of Haddon Heights  
 Camden County, NJ**

\*This map was developed using NJGIN/NJDEP Geographic Information System digital data, but this is a secondary product which has not been verified by NJGIN/NJDEP and is not state authorized

**Zoning Map Sources**

Parcel Data: Camden County Planning Department	
Pinelands Boundary & Watershed Layer: NJ Pinelands Comm.	
Scale: 1" = 80 feet	Updated Bach Associates 2015
Date: January 22, 2016	Proj: HHP2015-1
Prepared by: Steven M. Bach PP #LI 05557	








## **Appendix B**

### **Map of Potential Redevelopment Area Block 80, Lots 1, 2, 2.01, And 2.03**



**LEGEND**

-  Subject Properties
-  Municipal Boundary
-  Wetlands
-  Waterbody
-  Parcels

BLOCK	LOT	AREA
80	1	39,107 SF (0.897 AC)
80	2	12,280 SF (0.281 AC)
80	2.01	52,876 SF (1.213 AC)
80	2.03	15,440 SF (0.356 AC)

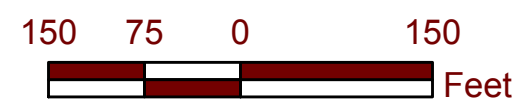
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**Borough of Haddon Heights**  
 Camden County, NJ

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**Zoning Map Sources**

Parcel Data: Camden County Planning Department	
Pinelands Boundary & Watershed Layer: NJ Pinelands Comm.	
Scale: 1" = 150 feet	Updated Bach Associates 2015
Date: January 22, 2016	Proj: HHP2015-1
Prepared by: Steven M. Bach PP #LI 05557	





## **Appendix C**

### **Borough of Haddon Heights, Camden County Affordable Housing Trust Fund Spending Plan (June 2016)**

**Borough of Haddon Heights, Camden County  
Affordable Housing Trust Fund Spending Plan**

**June 2016**

**Adopted \_\_\_\_\_ 2016**

**INTRODUCTION**

The Borough of Haddon Heights, Camden County has prepared a Housing Element and Fair Share Plan in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301).

The Borough is anticipating a \$225,000 payment from the King's Run housing development to be deposited in the Borough of Haddon Heights Affordable Housing Trust Fund.

This Spending Plan is intended to demonstrate commitment of the funds in the affordable housing trust fund within four years of the date of collection as required by P.L. 2008 c.46, to ensure that the Borough will retain the funds and have the authority to utilize the funds in support of affordable housing within the Borough. This Spending Plan provides a specific plan for the expenditure of the monies collected as of December 31, 2016 and a guide for the expenditure of monies that may be deposited in the fund over the next several years.

## 1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated through 2020, the Borough of Haddon Heights considered the following:

(a) Development fees:

1. No collected development fees as of the time of preparation of this plan.
2. Development fees will be collected on all future development that may come before the Borough's Joint Land Use Board in accordance with the Borough's development fee Ordinance (anticipated adoption September 2016).

(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from residential developers as follows:

- \$225,000 from the Kings Run Housing Development

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, and proceeds from the sale of affordable units. None at this time.

Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate. The interest is estimated to be five hundred dollars per year. Interest collected will vary depending upon the actual revenues and expenditures.

SOURCE OF FUNDS	PROJECTED REVENUES – AFFORDABLE HOUSING TRUST FUND 2016 THROUGH 2020					
	2016	2017	2018	2019	2020	Total
(a) Development fees:						
Approved Development	-	-	-	-	-	-
Development Pending Approval	-	-	-	-	-	-
Projected Development	-	-	-	-	-	-
(b) Payments in Lieu of Construction <sup>1</sup>	\$225,000	-	-	-	-	\$225,000
(c) Other Funds (Specify source(s))	-	-		-	-	-
(d) Interest	-	\$500	\$500	\$500	\$500	\$2,000
<b>Total</b>	\$225,000	\$500	\$500	\$500	\$500	\$227,000

The Borough of Haddon Heights projects a total revenue of \$227,000 to be collected for the period of 2015 through 2020. All interest earned on the account shall be used only for the purposes of affordable housing.

---

<sup>1</sup> Kings Run Housing Development

## 2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Borough of Haddon Heights:

(a) Collection of development fee revenues:

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

(b) Distribution of development fee revenues:

1. The Municipal Housing Liaison forwards a recommendation for expenditure of funds to the Borough Clerk.
2. The Borough Clerk forwards the recommendation to the Mayor and Council with an explanation of how the expenditure will advance implementation of the Borough's affordable housing objectives and whether the expenditure will be consistent with the Spending Plan.
3. Mayor and Council reviews the request and authorizes the expenditure by resolution.
4. The Municipal Housing Liaison and the CFO maintain accounting of expenditures.

## 3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) **Market to Affordable: \$181,600 (N.J.A.C. 5:97-8.7)**

The Borough will commit \$181,600 to the Market to Affordable Program. Monies from the affordable housing trust fund will be used to "buy down" the cost of market rate units (rental or for-sale) to make them affordable to low and moderate income households in accordance with the requirements of N.J.A.C. 5:97-6.9. The Borough's 2016 Housing Element and Fair Share Plan provided for the establishment of a Market to Affordable Program.

The Borough will offer an up front payment to property owners to make housing units affordable for a 30 year restriction period. For rental units the payment would be the present day value of the discounted rents, and for for-sale units the payment would reduce the sale price to make the unit affordable in accordance with regional income limits.

(b) **Administrative Expenses (N.J.A.C. 5:97-8.9)**

Actual dev fees and interest thru 6/2016		\$ 0
Projected Development Fees and interest 2016-2020		\$ 0
Payments in lieu and other deposits through 7/17/2008		\$ 227,000
Total for calculation of Administrative costs	=	\$ 227,000
Calculate 20 percent	x .20 =	\$ 45,400
Less Administrative expenses through 12/31/2016	-	\$ 30,000
<b>PROJECTED MAXIMUM available for administrative expenses through 12/31/2020</b>	<b>=</b>	<b>\$ 15,400</b>

The Borough of Haddon Heights projects that \$15,400 will be available for administrative expenses through 2020. However, since there is no certainty about the timing of revenue deposits, the Borough will continue to calculate the maximum amount to be expended on administrative expenses yearly. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

1. Establishment and implementation of Market to Affordable program.
2. Preparation and adoption of an amended Housing Element and Fair Share Plan and associated procedures, as necessary to comply with Fair Housing Act, and related Court Orders.

As additional monies are deposited into the affordable housing trust fund from anticipated residential development (mandatory development fees and payments-in-lieu); a maximum of 20% of the total will be available for administrative expenses related to the preparation, administration, and implementation of the Borough's affordable housing program.

#### 4. EXPENDITURE SCHEDULE

The Borough of Haddon Heights intends to use affordable housing trust fund revenues for the creation and rehabilitation of housing units as set forth above. The Borough will commit funds to specific programs as outlined above, or the plan will be amended.

PROJECTS / PROGRAMS	2016	2017	2018	2019	2020	TOTAL
Market to Affordable Program		45,400	45,400	45,400	45,400	181,600
Administration	30,000	5,400	5,000	5,000	5,000	45,400
<b>Total</b>	30,000	258,534	770,327	752,551	572,828	227,000

#### 5. EXCESS OR SHORTFALL OF FUNDS

The Borough plans to implement the Spending Plan incrementally with the funds that are collected; and will ensure that the collected funds are spent consistent with the applicable rules and regulations and in a manner that advances the Borough’s affordable housing goals. The purpose of the Spending Plan is to plan for expenditure of monies in the affordable housing trust fund. N.J.A.C. 5:97-8.10(a)(9) requires that the spending plan address the “manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues are not sufficient to implement the plan”.

In the event more funds than anticipated are collected, projected funds exceed the amount necessary to implement the Fair Share Plan, or the Borough of Haddon Heights is reserving funds for affordable housing projects to meet a future affordable housing obligation, these excess funds will be used to expand the programs described above and to implement the supportive and special needs and/or market to affordable programs.

**SUMMARY**

The Borough of Haddon Heights intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the Housing Element and Fair Share Plan dated June 2016.

<b>SPENDING PLAN SUMMARY</b>	
Balance as of June, 2016	\$ 0
<b>PROJECTED REVENUE 2016-2020</b>	
Development fees	+ \$ 0
Payments in lieu of construction	+ \$225,000
Other funds	+ \$ 0
Interest	+ \$ 2,000
<b>TOTAL REVENUE</b>	<b>= \$227,000</b>
<b>PROJECTED EXPENDITURES 2015-2025</b>	
Market to Affordable	\$181,600
Administration	- \$ 45,400
Excess Funds or Remaining Balance Reserved for Additional Affordable Housing Activity	= \$ 0
<b>TOTAL PROJECTED EXPENDITURES</b>	<b>= \$ 227,000</b>
<b>REMAINING BALANCE</b>	<b>= \$ 0</b>