

I. BACKGROUND OF THE 2005 MASTER PLAN

Introduction

All New Jersey municipalities that have enacted a zoning ordinance and other land development regulations are required by the Municipal Land Use Law (MLUL) to have a Master Plan. The Master Plan is adopted and maintained by the Planning Board but implementing ordinances, such as zoning, are adopted by the Governing Body (Township Council).

The MLUL also requires municipalities to either prepare a new Master Plan or to reexamine the current Master Plan at least once every six years. The periodic review of the Master Plan is such a fundamental element of New Jersey Law that failure to reexamine the Plan creates a rebuttable presumption that land development regulations in the municipality are no longer reasonable. Moreover, the New Jersey Supreme Court has held, in its landmark *Medici* decision, that all zoning decisions made by the Governing Body, the Planning Board, and the Zoning Board of Adjustment must be based upon the Master Plan. Whether adopting a new Plan or preparing a Reexamination Report, the process initially begins with a review of major changes in policies and conditions that have occurred since adoption of the last Master Plan.

Evesham Township last adopted a full Master Plan in 1990 but has adopted several reexamination reports subsequently, the last being in 2000.

Evesham Township was established by the Burlington County Court in 1688. There is some dispute whether it took its name from an early settler, Thomas Eves, or from the town of Evesham in England, on the Avon River, where many of the early settlers came from. Evesham's original boundaries were much larger than today, extending from the Cropwell Creek and the Mullica River to the South Branch of the Rancocas Creek. It included parts of present-day Mount Laurel, Medford, Lumberton, Hainesport, Shamong, and Washington Townships. The Township reached its current size in 1872.

A village developed at the intersection of “The Great Road” (Main Street) and “The Old Road” (Locust Street) as early as 1758. Both of these colonial roads had their origins as Indian trails. Later it became a stagecoach stop. The village took the name of the Evesham Post Office once that was established, but later it began to be referred to by the name of a local tavern, the Rising Sun. Eventually these names were replaced by “Marlton,” named after “marl,” the naturally occurring mixture of green clay and shells that was locally mined in the nineteenth century and used as a fertilizer. Marlton’s focus gradually shifted westward, first to the newly created intersection of Main and Locust Streets and later to the intersection of New Jersey State Highways 70 and 73, “the Marlton Circle.” Today, “Olde Marlton” is protected as an historic district and strict architectural design controls are enforced on new developments and renovations of existing structures. The historic district includes the first two town centers, but not the Circle.¹

Other early settlements developed at Evesboro, Cropwell and Milford (now Kresson). Development patterns have since merged and blurred the physical distinction between these communities and the surrounding portions of adjacent Townships. A contiguous pattern of development covers much of the non-Pineland portion of Evesham, except for an area in the extreme northeastern part of the Township.

Regional Location

Evesham Township now occupies 29.65 square miles, or approximately 19,000 acres. It is located in west central Burlington County, New Jersey, adjacent to the Camden County border. The Marlton Circle serves as the functional center of Evesham Township, although it is physically located in its northwest quadrant. Route 70 provides access to Camden and to Philadelphia, via the Benjamin Franklin Bridge, to the west; and to the Central Jersey coastal resorts to the east. Route 73 connects with the Betsy Ross and Tacony-Palmyra Bridges, both of which lead to Northeast Philadelphia, and with the Atlantic City Expressway in Winslow Township. Access

¹ Evesham Township Historic Preservation Committee

to the regional limited access highway network is provided just outside of the Township limits via the interchanges of Interstate Highway I-295 with Route 70 in Cherry Hill and with Route 73 in Mt. Laurel Townships. Access to the New Jersey Turnpike's Interchange 5 is also located in Mt. Laurel, on Route 73.

This geographic position has placed Evesham Township squarely within path of development in this portion of the Philadelphia metropolitan area. Most sections of the Township are located within a twenty to thirty minute drive of center city Philadelphia. The land use pressures affecting Evesham are directly a function of two competing influences: one locational and the other environmental.

Planners have noted that much of the current growth in metropolitan areas is occurring beyond the central city, in suburban areas marked by concentrations of office and retail uses. These areas have been called "edge cities" or "perimeter cities", but they are not cities in the traditional sense at all. In fact, characteristically, these edge cities spread across municipal and sometimes county boundaries. Evesham is part of such an edge city, one that extends westward into Cherry Hill and Voorhees Townships, both of which are in Camden County, and northward into Mt. Laurel Township in Burlington County. It is therefore important to understand growth pressures and trends in the context of this subregion. Evesham's eastern boundary is adjacent to Medford Township in Burlington County while its southern boundary adjoins Berlin and Waterford Townships in Camden County. Although rapid development has been characteristic of Evesham's growth for some time, the pace of development has noticeably slowed in the past few years as the reservoir of undeveloped land in the township, outside of the Pinelands, has dwindled.

The other factor that affects development pressure in Evesham is the fact that much of the southern two thirds of the Township is located within the New Jersey Pinelands Preserve. The Pinelands boundary follows Braddock Mill and Tomlinson Mill Roads northward to Elmwood Road and Marlton Pike. Development in this area is severely restricted by the limited carrying capacity of the land. All land use regulations applicable to this portion of the Township must be certified by the New

Jersey Pineland Commission and be consistent with its Pinelands Comprehensive Management Plan.

Within the Pinelands portion of Evesham, development is significantly less dense, although there are several notable exceptions, all of which were initially approved prior to creation of the Pineland Preserve. These are the Marlton Lakes section and the Bartons Run and Kings Grant Planned Unit Developments (PUD). Marlton Lakes predominately consists of single family homes on 20,000 square foot lots while the two PUDs contain a mixture of uses, including townhomes and, in the case of Kings Grant, a retail component.

Changes Since The Last Master Plan

Land Use Changes

A number of significant land use changes have occurred as a result of the last reexamination of the Land Use Plan Element. That Plan recommended replacing the prior nonresidential zoning patterns. Previously, the zoning along Evesham's major arterial roadways, Routes 70 and 73, was designed to reserve some districts exclusively for office uses while other areas permitted commercial and restaurant uses as well. An oversupply of office space had limited the development of new office rateables in the former Office Commercial Districts. These districts were replaced with a new C-1 Commercial District that was designed to allow market conditions to dictate whether land along arterial highways was to be developed with retail or office use. In addition, strict new architectural design and enhanced landscaping standards were enacted to improve the aesthetic character of new development and to lessen the impact of "big box" uses. These regulations have been successful. Most of the remaining land along Routes 70 and 73, that is not environmentally sensitive, has been developed or has received site plan approval. That new development has been attractive, a fact noted by editorial comments in newspapers such as the Philadelphia Inquirer. Standards for the C-2 Neighborhood Commercial and C-3 Historic Commercial Districts were also fine-tuned and are working satisfactorily.

One nonresidential change from the prior Land Use Plan needs reconsideration, however. An Industrial Zone was established along the southern portion of Sharp Road in response to the near full development of the Evesham Corporate Center, along Eves and Stowe Roads. With the exception of the development of new facilities for the Lipinski Landscaping Company, there has been little new nonresidential development in this area. However, the Zoning Board has granted a number of use variances for age-restricted residential development in this area. These decisions call the viability of the Sharp Road Industrial District into question and it should be reviewed again.

Vacant residentially zoned land outside of the Pinelands has virtually disappeared except in the Low Density Zoning District in the extreme northeast section of the Township, primarily along Sharp Road. At the same time, the area north of Route 70 and east of Elmwood Road has seen a dramatic increase in the number of age-restricted residential dwelling units. All of the sites designated for affordable housing in the prior Master Plan have been developed with the exception of a small tract on Lippincot Drive that was zoned for an affordable assisted living facility. The demand for this specialized type of development has not materialized and the AH-1A District should be reviewed.

The New Jersey State Plan

In April of 2004, the updated Preliminary State Development and Redevelopment Plan and State Policy Map (following page) were released. Evesham participated in the process of cross-acceptance, in order to achieve greater consistency between the local plan and the statewide plan. This process is now nearing completion and will result in the adoption of a new State Development and Redevelopment Plan later this year. The new plan builds on prior State Plans, which sought to create “communities of place,” but it takes state-wide planning a step further by advancing the Principles of Smart Growth. The NJ Department of Community Affairs defines

“Smart Growth” as a term used to describe well-planned, well-managed growth that adds new homes and creates new jobs, while preserving open space, farmland, and environmental resources. Smart Growth supports livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation. Smart Growth principles include mixed-use development, walkable town centers and neighborhoods, mass transit accessibility, sustainable economic and social development and preserved green space.²

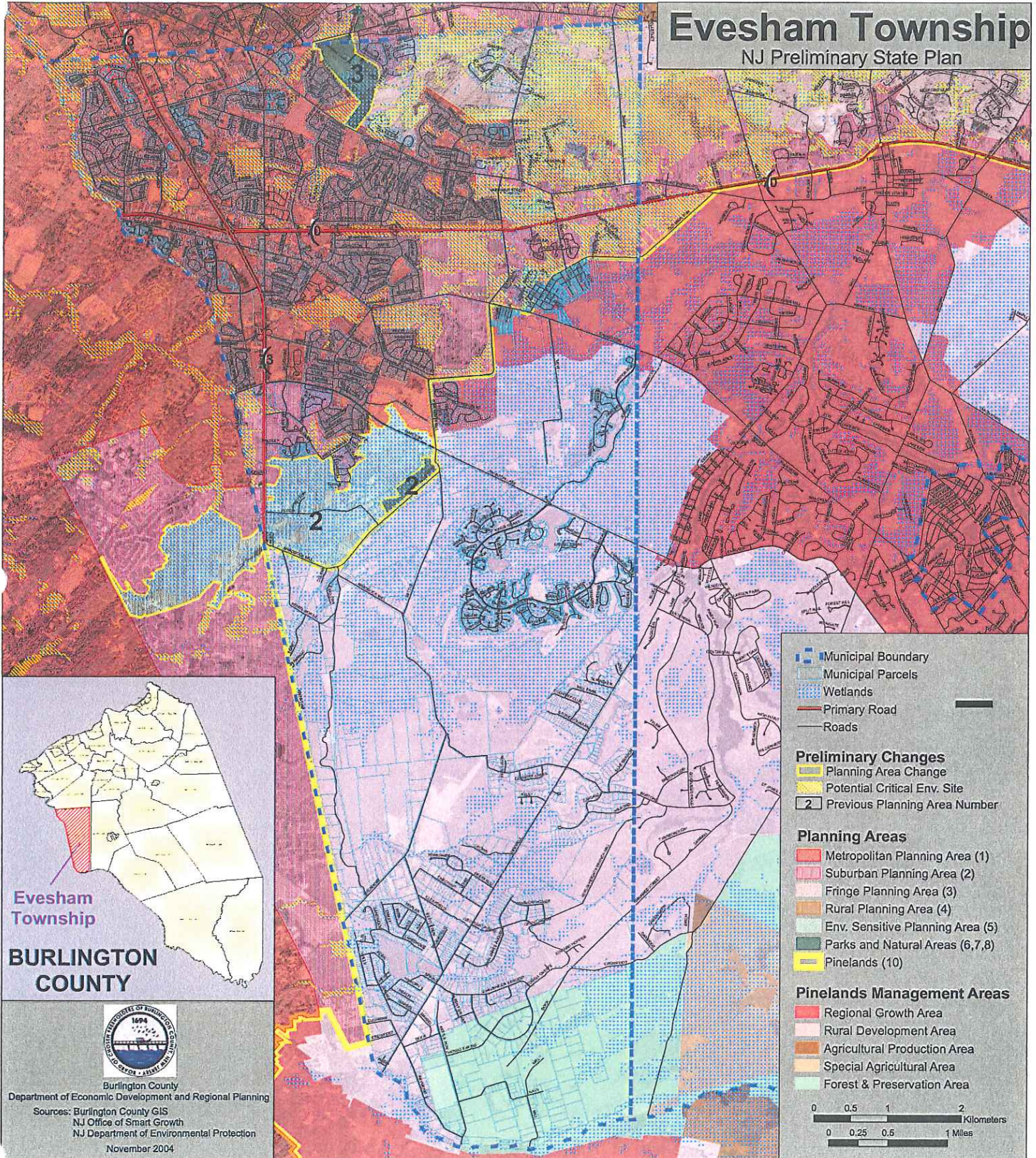
As in the prior State Plans, New Jersey was divided into a series of Planning Areas. Planning Areas 1 and 2, the Metropolitan and Suburban Planning Areas, are the preferred areas for development. Planning Area 3, the “fringe”, is where future development is anticipated, beyond the current planning period. Planning Area 4, the Rural Planning Area, is reserved for low-density development and agricultural uses, while development is to be prohibited in the environmentally sensitive Planning Area 5. Development and redevelopment is encouraged in recognized Centers, with existing infrastructure that serves the economy, the community and the environment. Centers can be located in Planning Areas 1-4, but the density of development declines in Planning Areas 3 and 4. Development in outlying areas is discouraged, in an effort to prevent sprawl.

Most of the non-Pinelands portions of Evesham Township are located in Planning Areas 1, 2 or 3. The PA 3 Area is in the northeast part of the Township. The Planning Area changes in Evesham from the previous plan include two areas that have been designated as Parks and Natural Areas (the Muselin Farm Tract and Hamilton-Georgetown Tract), and a portion of Planning Area 2 that has been redesignated as Planning Area 5, Environmentally Sensitive. This area is north of the Pinelands Management Area and is largely wetlands. These areas are shown on the Preliminary State Development and Redevelopment Plan and State Policy Map on the previous page.

² Office of Smart Growth

Evesham Township

NJ Preliminary State Plan



Burlington County
Department of Economic Development and Regional Planning
Sources: Burlington County GIS
NJ Office of Smart Growth
NJ Department of Environmental Protection
November 2004

New Jersey Council on Affordable Housing – Third Round Rules

In December of 2004 the New Jersey Council on Affordable Housing (COAH) adopted a third round methodology for determining a municipality's fair share of affordable housing for the period of 1999 – 2014. The new methodology includes a "growth share" for both residential and non-residential construction that has or will occur between 2004 and 2014. Affordable housing units are to be provided at a ratio of one unit for every eight market-rate residential units constructed and one unit for every twenty-five jobs created as a result of newly constructed or expanded non-residential developments. The other two components of the third round methodology are a rehabilitation share and any remaining obligation from prior rounds (1987 – 1999). Evesham had approved prior Housing Elements that fully addressed the Township's prior round affordable housing obligation and the Township was granted a Court-approved Period of Repose on November 19, 1999. That order protects Evesham from "Mt. Laurel" builder's remedy suits based upon the prior cycle regulations until November 18, 2005. Moreover, the 2000 census revealed that Evesham's rehabilitation need has been satisfied. However, neither of these facts will protect the Township against a challenge to its future growth share unless a new Round Three Housing Element and Fair Share Plan is adopted prior to December 20, 2005. This will be addressed as part of this Master Plan.

Elimination of the Route 70/Route 73 Circle

The New Jersey Department of Transportation has plans to improve the Route 70 and Route 73 intersection by eliminating the circle and elevating Route 73 over Route 70. The reconfiguration will reduce access to the commercial properties closest to the existing circle. This is discussed more fully in the Transportation Element. This project has been the subject of years of planning and consultation by the New Jersey Department of Transportation with Burlington County, Evesham Township, and affected property owners. This \$48 million project is now in the engineering design phase and funding is expected to be appropriated in 2006 to begin acquisition of the additional required right-of-way. Construction is scheduled to begin in the summer of 2007 but completion is not anticipated until the fall of 2009, at the earliest.

Environmental Regulations

New development in Evesham, and in fact throughout New Jersey, faces enhanced environmental regulations designed to provide a clean, safe and plentiful supply of drinking water and new regulations to provide systematic water quality protections, including stormwater regulations that update the Stormwater Management Rules. These new rules prioritize groundwater recharge by preventing roadways and parking lots from transporting this resource directly into streams and rivers and require enhanced standards of stormwater management.

These new regulations are even stricter in the Pinelands, where new standards for septic disposal fields are based on nitrate dilution models that require either community sewers or well-maintained alternative septic system designs.

II. ASSUMPTIONS, GOALS AND OBJECTIVES

The Municipal Land Use law requires that the Master Plan be based upon a foundation of assumptions, which promote goals and objectives for the physical, economic and social development of the community.

Assumption: Evesham Township will continue to experience growth, although as available vacant land in the non-Pinelands portion of the Township diminishes, growth will proceed more slowly.

Goal: To preserve and enhance the quality of life in Evesham Township.

Objective: Insure that new development is well designed and adheres to recognized principles of good planning and smart growth.

Objective: Preserve open space opportunities through public and private actions.

Goal: To promote orderly growth within the Township.

Objective: Insure that Evesham's development policies are in accordance with the State Plan, Regional Plans, and the Master Plans of adjoining municipalities.

Objective: Enforce all environmental regulations of the federal, state, county and municipal governments.

Assumption: Evesham Township will continue to be an attractive place to live.

Goal: Maintain a safe and attractive residential environment.

Objective: Continue to provide a variety of housing opportunities and dwelling types for residents at all income levels.

Objective: Comply with applicable laws and policies regarding affordable housing.

Objective: Insure that major new residential development contributes fairly to the provision of needed services, including recreation.

Objective: Provide an appropriate range of public services to meet the needs of current and future residents.

Objective: Balance development with the acquisition of sufficient parkland to meet the perceived shortfall in active recreation facilities.

Assumption: The proportion of Evesham's population that is age 55 or older has increased due to the number of age-restricted developments completed or anticipated in the Township since the last Master Plan.

Goal: Assess the need for future age-restricted development in Evesham Township.

Objective: Determine if all segments of the senior housing market are adequately served, i.e., active adult communities; congregant and continuing care retirement communities; and assisted living and nursing facilities.

Objective: Evaluate if there is a need for senior recreational, social and transportation services beyond those that are currently being provided.

Objective: Evaluate the health service implications of Evesham's aging population in terms of emergency medical services and the potential for adult day care services. in consultation with existing hospitals and agencies.

Assumption: Evesham will continue to attract nonresidential development and, as vacant land diminishes, the Township will experience additional redevelopment of under utilized sites.

Goal: Review the zoning on undeveloped land to determine if it is appropriately zoned.

Objective: Evaluate the appropriate redevelopment opportunities for the Township's Public Works complex on Evesboro-Medford Road and the surrounding lands.

Objective: Evaluate the appropriateness of the industrial zoning district on Sharps Road.

Objective: Evaluate the continued need to maintain an AH-1A District on Lippincot Road.

Objective: Review existing development regulations to determine what changes are required, if any.

Assumption: The circulation needs of Evesham will continue to grow along with the Township and the surrounding area.

Goal: To provide a circulation system that is safe, efficient, environmentally sensitive, and respectful of the community's character.

Objective: Work closely with New Jersey Department of Transportation regarding the reconstruction of Route 70/Route 73 intersection and examine its implications to the Land Use Plan.

Objective: Insure that new local streets are constructed to Township or Residential Site Improvement Standards, as appropriate.

Objective: Encourage alternative methods of circulation, including pedestrian and bikeway systems.

Assumption: Protection of the Township's natural features, open space resources and historic heritage will remain a high priority.

Goal: To enhance and protect the Township's natural and cultural resources.

Objective: Enforce and expand environmental policies and regulations.

Objective: Review and, if necessary, update the Township's Open Space Plan.

Objective: Explore new opportunities to protect historic resources.

III. DEMOGRAPHICS

In the last ten years, the population of Evesham has grown 20%. According to the 2000 Census, the population of Evesham Township was 42,275. This growth, when compared to the decade between 1980 and 1990, has slowed from previous periods in the Township's history. From 1980 to 1990 there was an increase of 13,801 people (64%). **Figure 1: Population Change 1980 to 2015** details the growth in Evesham over the last twenty years. In addition, it includes the current Delaware Valley Regional Planning Commission (DVRPC) population forecasts through 2015.

The projections from DVRPC are developed through coordination with the county planning agencies and local governments to distribute the projected regional growth in the areas that growth is likely to occur. As can be seen from Figure 1, the period of rapid population growth of Evesham may have ended by 2005, with an estimated population of 47,645. Evesham is expected to slow down through the next ten years, with the population growing 1% or less for each of the next five-year periods. In 2015 Evesham is expected to have 48,220 residents.

Figure 1: Population Change 1980 to 2015

	Year	Population	Population Change	Percent Change per period	Population Change since 1980	Percent Change since 1980
Census Counts	1980	21,508	-	-	-	-
	1990	35,309	13,801	64%	13,801	64%
	2000	42,275	6,966	20%	20,767	97%
DVRPC Projections	2005	47,645	5,370	13%	26,137	122%
	2010	47,980	335	1%	26,472	123%
	2015	48,220	240	0.5%	26,712	124%

The population growth in Evesham from 1990 to 2000 (19.7%) was above average when compared to the surrounding municipalities shown in **Figure 2: Population Change 1990 and 2000 for Neighboring Municipalities**. Only two municipalities experienced a greater percentage of growth than Evesham: Moorestown (18.0%) and Mt. Laurel (32.9%).

As seen in **Figure 3: Population and Density Comparison, 1990-2000**, the increase in density for Evesham was significant, the second highest of the studied municipalities. **Figure 4** shows the growth of Evesham's housing stock exceeded the rate of population growth, but it was offset by a 4.3% decline in household size.

Figure 2: Population Change 1990 and 2000 for Neighboring Municipalities

		1990 Census	2000 Census	Percent Change
Burlington County	Evesham	35,309	42,275	19.7%
	Medford	20,526	22,253	8.4%
	Moorestown	16,116	19,017	18.0%
	Mt. Laurel	30,270	40,221	32.9%
	Burlington Co.	395,066	423,394	7.2%
Camden County	Cherry Hill	69,348	69,965	0.9%
	Voorhees	24,559	28,126	14.5%
	Waterford	10,940	10,494	-4.1%

Figure 3: Population and Density Comparison, 1990-2000

		Area (Sq. Mile)	1990 Population	1990 Persons/ Sq. Mile	2000 Population	2000 Persons/ Sq. Mile	Change Persons/ Sq. Mile
Burlington County	Evesham	29.5	35,309	1,197	42,275	1,433	19.7%
	Medford	39.3	20,526	522	22,253	566	8.4%
	Moorestown	14.8	16,116	1,089	19,017	1,285	18.0%
	Mt. Laurel	21.8	30,270	1,389	40,221	1,845	32.9%
	County	553.3	395,066	714	423,394	765	7.2%
Camden County	Cherry Hill	24.3	69,348	2,854	69,965	2,879	0.9%
	Voorhees	11.6	24,559	2,117	28,126	2,425	14.5%
	Waterford	36.2	10,940	302	10,494	290	-4.1%

Figure 4: Population, Housing, and Persons Per Occupied Unit

	1990 Census	2000 Census	% Change 1990-2000
Population	35,309	42,275	19.7%
Housing Units	13,268	16,324	23.0%
Occupied Units	12,562	15,712	25.1%
Persons per Occupied Unit	2.81	2.69	-4.3%

As shown in the following charts, **Figure 5: Housing Units by Units in Structure** and **Figure 6: Occupied Housing, By Tenure**, it is clear that Evesham Township is mostly single-family homes, with 56.8% of the population living in single-family detached homes and 19.4% living in single-family attached homes. Most people (77.7%) live in homes they own. The housing stock in Evesham varies in age; the exact breakdown by year can be seen in **Figure 7: Age of Housing Stock**.

Figure 5: Housing Unit By Units in Structure

Structure Type	Number	Percent
1-unit, detached	9,330	56.8%
1-unit, attached	3,188	19.4%
2 units	129	0.8%
3 or 4 units	507	3.1%
5 to 9 units	1,227	7.5%
10 to 19 units	1,116	6.8%
20 or more units	934	5.7%
Mobile Home	5	0.0%
Total	16,436	100.0%

Figure 6: Occupied Housing, By Tenure

	1990 Census	Percent	2000 Census	Percent
Owner Occupied	9,592	76.4%	12,214	77.7%
Renter Occupied	2,970	23.6%	3,498	22.3%
Total Occupied	12,562	100.0%	15,712	100.0%

Figure 7: Age of Housing Stock

Year Structure Built	Number	% of Total
1999 to March 2000	766	4.7%
1995 to 1998	1,351	8.2%
1990 to 1994	1,985	12.1%
1980 to 1989	5,779	35.2%
1970 to 1979	3,493	21.3%
1960 to 1969	2,020	12.3%
1940 to 1959	867	5.3%
1939 or earlier	175	1.1%

Among the households which owned their own home in 2000, 25% spend 30% or more of their monthly income on housing costs, and conversely 23% spend less than 15% of their monthly income. A complete breakdown is shown in **Figure 8: Owner-Occupied Costs as a Percentage of Monthly Income.**

Figure 8: Owner-Occupied Costs as a Percentage of Monthly Income

Percentage of Income	Households	Percent of Total
Less than 15 percent	2,557	22.9%
15 to 19 percent	2,081	18.6%
20 to 24 percent	2,026	18.1%
25 to 29 percent	1,643	14.7%
30 to 34 percent	887	7.9%
35 percent or more	1,945	17.4%
not computed	26	0.2%

In **Figure 9: Housing Value, Adjusted for 2005 Dollars**, the current value for owner-occupied housing has been adjusted using the accepted Consumer Price Index (CPI) inflation rate. Almost 70% of the housing is valued between \$114,000 and \$227,999 (\$100,000 and \$199,999 in 1999) and 18% are valued between \$228,000 and \$341,999 (\$200,000 and \$299,999 in 1999). However, the low priced housing, valued under \$100,000 in 1999 (under \$114,000) is only 9% of the housing in the Township

Figure 9: Housing Value, Adjusted for 2005 Dollars

1999 Value	2005 Inflated Value	Units	Percentage
less than \$50,000	less than \$57,000	70	0.6%
\$50,000 to \$99,999	\$57,000 to \$113,999	949	8.5%
\$100,000 to \$149,999	\$114,000 to \$170,999	3,897	34.9%
\$150,000 to \$199,999	\$171,000 to \$227,999	3,830	34.3%
\$200,000 to \$299,999	\$228,000 to \$341,999	2,030	18.2%
\$300,000 to \$499,999	\$342,000 to \$569,999	284	2.5%
\$500,000 to \$999,999	\$570,000 to \$1,139,999	105	0.9%
\$1,000,000 or more	\$1,140,000 or more	0	

Note: \$1.00 in 1999 = \$1.14 in 2005 (CPI)

For those residents of Evesham that rent their place of residence, 17.8% spend less than 15% of their monthly income on their rent. Over 35% of the renters spend 30% or more of their monthly income on rent as shown in **Figure 10: Gross Rent As A Percentage of Monthly Income**. The exact breakdown of gross rent paid is detailed in **Figure 11: Gross Rent Paid, 2005 Adjusted** (again, the 1999 values from the 2000 Census were adjusted using the CPI inflation rate).

Figure 10: Gross Rent As A Percentage of Monthly Income

Percentage of Income	Households	Percent of Total
Less than 15 percent	632	17.8%
15 to 19 percent	608	17.2%
20 to 24 percent	483	13.6%
25 to 29 percent	414	11.7%
30 to 34 percent	264	7.5%
35 percent or more	987	27.9%
not computed	154	4.3%

Figure 11: Gross Rent Paid, 2005 Adjusted

1999 Value	2005 Inflated Value	Units	Percentage
Less than \$200	Less than \$228	27	0.8%
\$200 to \$299	\$228 to \$341	52	1.5%
\$300 to \$499	\$342 to \$569	51	1.4%
\$500 to \$749	\$570 to \$854	825	23.3%
\$750 to \$999	\$855 to \$1,139	1174	33.1%
\$1,000 to \$1,499	\$1,140 to \$1,709	992	28%
\$1,500 or more	\$1,710 or more	309	8.7%
No Cash Rent		112	3.2%

Note: \$1.00 in 1999 = \$1.14 in 2005

As shown in **Figure 12: Age Distribution of Population**, Evesham has seen a significant increase in almost every age group, most notably in the older population. On the contrary, the population group aged 20-24 experienced a 25% reduction and aged 25 to 34 experienced a 16% reduction. As of the 2000 Census, the median age for all residents of Evesham was 36.

Figure 12: Age Distribution of Population

Age Group	1990 Census	Percent of 1990 Population	2000 Census	Percent of 2000 Population	Change 1990 to 2000	% Change 1990 to 2000
Under 5 years	2,949	8.4%	3,090	7.3%	141	4.8%
5 to 9 years	2,706	7.7%	3,345	7.9%	639	23.6%
10 to 14 years	2,322	6.6%	3,266	7.7%	944	40.7%
15 to 19 years	2,282	6.5%	2,573	6.1%	291	12.8%
20 to 24 years	2,365	6.7%	1,767	4.2%	(598)	-25.3%
25 to 34 years	7,551	21.4%	6,317	14.9%	(1,234)	-16.3%
35 to 44 years	6,466	18.3%	8,393	19.9%	1,927	29.8%
45 to 54 years	4,078	11.5%	6,179	14.6%	2,101	51.5%
55 to 59 years	1,371	3.9%	2,201	5.2%	830	60.5%
60 to 64 years	1,023	2.9%	1,394	3.3%	371	36.3%
65 to 74 years	1,353	3.8%	2,106	5.0%	753	55.7%
75 to 84 years	676	1.9%	1,276	3.0%	600	88.8%
85 years +	167	0.5%	368	0.9%	201	120.4%
Total	35,309	100.0%	42,275	100.0%		

Household income, as shown in **Figure 13: Household Income, 1999 Value and 2005 Adjusted Figures** (using the CPI inflation rate to adjust for 2005 dollars) shows that nearly 60% of Evesham households earn between \$57,000 and \$170,999 (\$50,000 and \$150,000 1999 value). As of the 2000 Census, there were only 1,174 residents or 2.8% with poverty status. The median household income of Evesham Township as of the 2000 Census was \$67, 010, or \$76,391 in 2005 value.

Figure 13: Household Income, 1999 Value and 2005 Adjusted Figures

1999 Value	2005 Inflated Value	Number of Households	Percent
Less than \$10,000	Less than \$11,400	438	2.8%
\$10,000 to \$14,999	\$11,400 to \$17,099	375	2.4%
\$15,000 to \$24,999	\$17,100 to \$28,499	821	5.2%
\$25,000 to \$34,999	\$28,500 to \$39,899	1,383	8.7%
\$35,000 to \$49,999	\$39,900 to \$56,999	2,381	15.0%
\$50,000 to \$74,999	\$57,000 to \$85,499	3,640	22.9%
\$75,000 to \$99,999	\$85,500 to \$113,999	2,922	18.4%
\$100,000 to \$149,999	\$114,000 to \$170,999	2,929	18.4%
\$150,000 to \$199,999	\$171,000 to \$227,999	554	3.5%
\$200,000 or more	\$228,000 or more	471	3.0%

Note: \$1.00 in 1999 = \$1.14 in 2005 (CPI)

IV. LAND USE

Evesham Township is a community of extremes.

Residents and visitors viewing the township from the perspective of busy State Highways 70 and 73 see a complex of shopping centers, office buildings, and, just off the highway, a planned industrial park. If they venture into the surrounding residential neighborhoods they will find well-manicured single-family developments, apartment and condominium complexes, and a wide variety of public and private institutions. This is Marlton, an important part of the complex, developed mixture of suburban land uses that includes adjacent portions of Cherry Hill and Voorhees Township in Camden County and Mt. Laurel and Medford Townships in Burlington County. The municipal and county boundaries are indistinguishable to a motorist driving from Cherry Hill or Mt. Laurel into Marlton unless he or she happens to see the “Welcome to Evesham Township” signs. Yet all of these communities function as an economic whole, albeit one that is composed of politically distinct units of local government. It is surprising to many of these motorists that much of southern Evesham Township, less accessible from the major state highways, is more rural in character.

As long ago as the 1950s geographers began to speak of an ever-expanding urban mass known as Megalopolis, which was expected to eventually link the development nodes of America’s East Coast into a more or less physically unified “mega city,” extending from Boston to Richmond, VA. Thankfully, that has not happened. The central urban cities, of which Philadelphia is the closest to Evesham Township, have maintained their identities. They serve as transportation and cultural centers for their metropolitan regions, while continuing to house significant office centers for the financial and service sectors. However the central city’s role as the major shopping and residential center for the region has diminished. The role of the central city is being to a large extent replaced by the emerging multi-jurisdictional suburban developments of which Marlton is a part. These new development concentrations have been called “Edge Cities” by more recent scholars.

They combine a concentration of offices, shopping, and residences at lower densities than were typical of the older central city. A number of Edge Cities typically exist in a metropolitan area and, indeed, the Philadelphia region features not just the Edge City centered on Cherry Hill and Marlton, but also other Edge Cities that include places like King of Prussia and Princeton.

One of the reasons that the 1950s vision of Megalopolis has not come to pass is that planners, government officials, and most importantly, citizens have placed increasing importance on the preservation of open space and the protection of environmentally sensitive lands. The former practice of development by-passing land that was constrained for one reason or another and “leap-frogging” to the next available and more easily developed tract of land led to a condition known as sprawl. This took new development further and further beyond the boundaries of concentrated land use activity; requiring the expensive extension of utilities and roads, the building of more schools and government facilities, and the consumption of ever-increasing amounts of land. Public policy now discourages sprawl and urges the protection of sensitive lands.

One of the most important steps toward the realization of this land use goal was the 1979 creation of the New Jersey Pinelands Reserve through the cooperative efforts of the state and federal governments. It was intended to preserve the quality of the underlying aquifers, which contain 17 trillion gallons of some of the purest water in the land. In total, the Pinelands comprise 1.1 million acres or more than a fifth of New Jersey's land area. The southern two-thirds of Evesham's land area is located within the Pinelands and the development restrictions placed on those nearly 10,000 acres have severely limited what can be developed on those lands. Zoning decisions, while adopted by the Township, must be approved by the New Jersey Pinelands Commission and be consistent with its Comprehensive Management Plan.

Land Use in the Evesham portion of the Pinelands is shown in **Figure 14**, which displays both the number of parcels and the acreage devoted to various uses. The table also shows the percentage of land devoted to these uses, both in the Non-Pinelands area and in the Township as a whole.

Figure 14: Distribution of Land Uses in the Pinelands Portion of Evesham

Land Use	Number of Parcels	Acres	Percent of Pinelands	Percent of Township
Undefined	13	22	0.2%	0.2%
Vacant Lands	1,111	1,904	19.1%	13.0%
Public School Property	9	165	1.7%	1.1%
Other School Property	2	13	0.1%	0.1%
Public Property	160	2,081	20.9%	14.2%
Church & Charitable Property	49	0	0.0%	0.0%
Other Exempt	39	286	2.9%	2.0%
Residential Property (1-4 Family)	5,172	2,020	20.2%	13.8%
Farm House	92	668	6.7%	4.6%
Farm (Qualified)	184	1,641	16.4%	11.2%
Commercial	15	107	1.1%	0.7%
Apartment	65	133	1.3%	0.9%
Private open space	82	937	9.4%	6.4%
Pinelands Total	6,993	9,977	100.0%	68.1%

Residential uses (non-farm homes and apartments) occupy 21.3% of the land in Evesham's portion of the Pinelands, but commercial uses account for just 1.1% of the land use. Institutional, vacant, open space and farm-related uses account for 77.2% of the Pinelands within Evesham.

One result of the creation of the Pinelands was that the portion of Evesham Township that is not in the Pinelands has defined the geographic boundaries of the Marlton portion of its Edge City. The existing land uses in the Non-Pinelands portion of Evesham Township are shown in **Figure 15**:

Figure 15: Distribution of Land Uses not in the Pinelands Portion of Evesham

Land Use	Number of Parcels	Acres	Percent of Non- Pinelands	Percent of Township
Undefined	15	5	0.1%	0.0%
Vacant Lands	919	447	9.6%	3.0%
Public School Property	16	131	2.8%	0.9%
Public Property	104	923	19.7%	6.3%
Church & Charitable Property	23	54	1.2%	0.4%
Cemeteries and Graveyards	2	3	0.1%	0.0%
Other Exempt	15	6	0.1%	0.0%
Residential Property (1-4 Family)	9,559	372	7.9%	2.5%
Farm House	13	301	6.4%	2.1%
Farm (Qualified)	18	252	5.4%	1.7%
Commercial	390	825	17.6%	5.6%
Industrial	20	142	3.0%	1.0%
Apartment	342	598	12.8%	4.1%
Private open space	55	621	13.3%	4.2%
Non-Pine Lands Total	11,491	4,680	100.0%	31.9%

What is remarkable is the extent to which the area outside of the Pinelands in the Township it is already developed. Commercial and industrial uses comprise 20.7% of the land area. Residential uses in buildings designed to accommodate 1-4 families, combined with multi-family uses, account for another 20.7% of the land area. 37.1% of the land is reserved for public and private institutional uses.

Of the remaining land in Evesham, not in the Pinelands, 11.8% is associated with qualified farmland and farmhouses. These qualified farms carry farmland assessment but, with a few exceptions such as the Muselin Farm, they are not permanently protected against future development. Another 9.6% of the Township's non-Pinelands land area is listed as vacant. But these figures are deceptive. They are derived from an existing land use map, which means that they include land that has already been approved for subdivisions or site plans, but on which construction has not yet begun. They include lands that are currently before either the Planning Board or the Zoning Board as part of development applications. They include lands for which equitable owners have either appeared at the staff meetings of the Planning and Zoning Board Professionals, seeking comments on conceptual development plans, and they include lands that are known to be the

subject of development studies that have yet to be officially presented to any Township Board. Importantly, because these are among the last lands in Marlton to have been developed, much of the land is heavily impacted by freshwater wetlands. Generally, development is prohibited on wetlands and a surrounding wetland buffer.

Undeveloped, buildable land in the portion of Evesham Township that is beyond the Pinelands is rapidly diminishing. It is estimated that only about 200 upland acres are available for development in the non-Pinelands portion of Evesham, or about 2% of its land area. Of this land, a significant portion has already been proposed for development but has not yet been approved because it requires variances for density or land use.

The housing element has identified a need for 222 new affordable housing units. It is significant that, as described in the housing element, the remaining developable land is not sufficient to accommodate this need through traditional inclusionary set-aside techniques. Nor can payments be made in lieu of on-site affordable housing unless the money is used in the Township.

Another consequence of the existing level of development is that few changes can be made to the existing residential zoning patterns in the non-Pinelands portion of Evesham. Nonetheless, a few aspects of the residential component of the Land Use Element merit detailed analysis:

The Extent of Age-Restricted Housing

No aspect of Evesham's development trends has experienced stronger growth in the past decade than that of the construction of age-restricted housing. Ten years ago there was no housing reserved for seniors in Evesham other than the first units at Wiley Village, bordering the historic Old Marlton section near Main Street. Now, driven by the demand generated by Baby Boomers and their immediate predecessor generation, there has been a virtual explosion in the number of age restricted developments, as shown in Figure 16, on the following page.

The majority of these units are “active adult” communities which are restricted to childless households with at least one member age 55 or older. Active Adult Communities do not guarantee access to health facilities such as assisted living or skilled nursing care, and do not provide communal meal services. Some, but not all, do provide clubhouses and recreational amenities for their residents. Residents typically move into these types of developments initially when they are in their 60s.

Figure 16: Approved and Proposed Age Restricted Housing in Evesham Township

Development	Number of Units	Subtotal	Total
North of Rt 70 and East of Elmwood			
COMPLETE/UNDER CONSTRUCTION			
Care One (Assisted/Nursing Beds)	200		
Elmwood House	90		
Legacy Oaks	241		
Village at the Greens	326		
Subtotal (Complete or Under Const.)		857	
APPROVED BUT NOT STARTED			
DeLuca Homes (Scarborough)	22		
Sharps Run Seniors	61		
Subtotal (Approved but not Started)		83	
PROPOSED BUT NOT APPROVED			
Stevens	75		
Tuscan Meadows	48		
Subtotal (Proposed but not Approved)		123	
Area Total (Constructed, Approved or Proposed)			1063
Other Portions of the Township			
COMPLETE/UNDER CONSTRUCTION			
Wiley Manor	128		
Subtotal (Complete or Under Const.)		128	
PROPOSED BUT NOT APPROVED			
Morrison	125		
AH-1A Site, Lippincott Drive (beds)	73		
Taylor	300		
Subtotal (Proposed but not Approved)		498	
Area Total (Approved or Proposed)			626
Township Total			1689

More elderly residents, those typically in their 80s, often move into types of age-restricted developments that are different from “active adult” communities. Those households whose members are ambulatory typically seek congregate care or continuing care retirement communities (CCRC). Both provide at least one prepared meal per day and social activities, while CCRCs also guarantee access to assisted living or nursing homes when personal conditions require those services. Congregate care and continuing care retirement communities require large tracts of land. No congregate care or continuing care retirement communities currently exist in Evesham, and there is little land remaining to provide for these land uses.

When residents develop medical problems that require them to have guidance with the activities of daily living or to need skilled nursing care, they require assisted living facilities or nursing homes. Again, this often happens when residents reach their 80s or older. The only such facility that currently exists in Evesham is Care One, between Route 70 and Evesboro-Medford Road in the eastern part of the Township. Additionally, Block 24.24, Lot 2 on Lippincott Drive has been zoned “AH-1A” since 1992. It is intended to provide for an assisted living facility with an affordable housing component, but it has yet to be developed.

By far the greatest concentration of age-restricted housing has occurred in a small portion of the northeast quadrant of the Township, east of North Elmwood Road and north of Route 70. A total of 1,063 units have been approved or proposed in this area. The majority are active adult communities, with the largest being the 326-unit Village at the Greeneries on North Elmwood Road and the 241-unit Legacy Oaks Development off of Evesboro-Medford Road. Both are small lot single-family developments clustered around open space. Densities are relatively low. In addition, this area contains the age-restricted 90-unit Elmwood House apartment building and the 200-bed Care One Assisted Living Facility and Nursing Home.

The Zoning Board of Adjustment has granted use variances for two age-restricted developments in this area: the 61-unit Sharps Run Senior Development and the adjacent 22-unit extension proposed by DeLuca Homes (originally presented by Scarborough). Both will have road connections with Legacy Oaks.

The Master Plan should reconsider the need for additional age-restricted housing in Evesham. There is an unquestioned need for some age-restricted housing as the percentage of the Township's population that is age 55 and older increases. The 2000 Census indicated that 7,345 persons or 17.4% of the total population was age 55 or older. That is an increase from 1990, when 4,590 persons were age 55 or older, representing 13.0% of Evesham's population. This proportion can be expected to increase in future censuses, as a result of already approved age-restricted housing that did not exist in 2000 and also as a result of the impact of increasing numbers of Baby Boomers reaching this age.

Age-restricted housing has clear tax advantages to any community because the largest proportion of any local property bill is devoted to the schools, and these developments produce no students. Retired persons also have more spare time and could devote some of this time to volunteer activities in the community. These advantages are increasingly being counterbalanced by concerns that the over-concentration of age-restricted households in the Northeast Quadrant may cause an imbalance in the makeup of that portion of Evesham.

Senior housing is permitted under the federal Fair Housing Act. Generally, the Act prohibits discrimination based on family status, race, color, religion, nationality, sex, or disabilities but it has an exemption for "older persons," so long as either the development is (1) occupied by people 62 or older, (2) at least 80 percent of the housing includes at least one person 55 or over, or (3) the complex is designed for seniors under a public program. Evesham's age-restricted zoning ordinances generally require that at least one person 55 or over occupies all age-restricted developments, but the April 6, 2005 edition of the New Jersey Lawyer reported on a settlement reached in a federal lawsuit, *Toll New Jersey II v. Township of Monroe*, in which Monroe Township in Middlesex County agreed to amend an ordinance that barred anyone under the age of 55 from moving into an age-restricted housing development. While this settlement restricted entrance to households with one person age 48 or older and the other age 55 or older, an April 4, 2005 article in the Bucks County (PA) Courier Times reported an increasing trend for households with

all members in their late 40s or early 50s to take advantage of the 80% rule in the federal legislation and move into age-restricted housing that had been designated for occupancy by households with at least 1 person aged 55 or older.

A July 11, 2005 report issued by the Massachusetts-based Citizens' Housing and Planning Association (CHAPA) raised several cautions about the rapid increase in age-restricted housing. It cited a growing concern regarding "overbuilding for this niche market" and expressed a concern that the willingness to approve age-restricted housing was making it more difficult for younger families, especially those with children, to find adequate housing.

In 2000 there were a total of 16,436 housing units in Evesham Township. Between 2000 and 2004 certificates of occupancy were issued for another 1,972 dwelling units. Thus, at the beginning of 2005, there were 18,408 dwelling units in Evesham. The CHAPA report indicates that about 10% of those age 55 or older live in age-restricted housing. It is generally assumed that these units average 1.8 persons per household, meaning that the 1,068 age-restricted units already approved in Evesham will accommodate about 1,922 persons. If it is conservatively assumed that all 1,922 residents of age-restricted housing are new residents who did not appear in the 2000 census, and that there was no other growth in the ≥ 55 age cohort, the 55 and over population in Evesham would be 9,267 persons. These residents would require 5,148 dwelling units (at 1.8 persons per household.) If 10% of this number opted to live in age-restricted units, this would require 515 age-restricted units or just 48% of the units already approved. As noted, this is a conservative calculation since it does not take into account the several thousand age-restricted units already approved in the surrounding communities of Mt. Laurel, Cherry Hill, Medford, and Voorhees.

Amendments to the Future Land Use Plan

Both Township Council and the Planning Board have expressed concern about the granting of use variances that do not reflect the Master Plan. The Council has communicated its concerns to the Zoning Board, which then denied a use variance for 300 age restricted units on Greentree Road, in the C-2 Zoning District.

A number of other proposals for age-restricted housing have been proposed throughout the Township. Nonetheless, the Master Plan affirms that there are sufficient numbers of age-restricted units in Evesham and surrounding Townships and does not recommend any further age-restricted development at densities greater than those contained in the Master Plan. This is based on concerns regarding unneeded increases in population, associated demands on public services, and increasing congestion.

However, use variances for age-restricted housing was previously granted to DeLuca Homes and to Sharps Run Seniors, which adjoin residential uses to the west. The Master Plan recommends that these two tracts be rezoned to the SEN-2 District, which adjoins them to the west.

The Housing Element suggests that a 29-acre Township-owned tract immediately to the south of these projects be zoned AH-1 and be developed by a non-profit housing corporation with 100 family rental units that would be entirely devoted to age-restricted development.

Together, these two changes to the Future Land Use Map mean that the land on the west side of Sharps Road, in the former IP District, would be zoned residentially.

The land on the east side of Sharps Road is recommended to remain in the IP District for the following reasons:

1. The Lipinski Landscaping property is already developed in a manner consistent with the IP District;
2. The Ellis Tract is a Super Fund toxic waste site. Although remediation is underway, it is not expected to be completed for several years and the site is currently inappropriate for residential use;

3. Sharps Run creek is an appropriate division between the IP District and the LD residential district to the north. The proposed Tuscan Meadows project is the only lot between this creek and the Ellis Tract and, as noted above, the densities anticipated by Tuscan Meadows are not recommended by the Master Plan;
4. There is no other available IP-zoned land in Evesham Township; and
5. The land immediately east of this reduced IP District is zoned for industrial use in Medford Township. This further increases the likelihood of incompatible adjacent uses if the east side of Sharps Run is zoned for residential use.

The Master Plan recommends that the area north of Sharps Run remain zoned LD, as it is currently zoned. The west side of Sharps Road in the “LD” District is largely vacant but contains substantial wetlands. The large Block 15, Lot 2 is occupied by PSE&G’s Cox’s Corner electrical transmission station and an abandoned former industrial property is located on Block 15, Lot 1.05. There are also a small number of single-family detached dwellings on the north end of the west side of Sharps Road, near the Mount Laurel Township Line.

Block 24.24, Lot 2, on Lippincott Drive is zoned AH-1A. This was part of the Second Round Affordable Housing Plan and designed to accommodate an assisted living facility with an affordable housing component. In order to improve the opportunities to develop this site with affordable housing, it is recommended that the AH-1A district regulations be amended to permit congregate care and nursing units in addition to assisted living. It is expected that the site will have a 32-unit affordable housing obligation, as further discussed in the Housing Element.

Two additions to the INS Institutional District are recommended as a result of events that occurred since the adoption of the last Master Plan: The construction of St. Isaac Jogues Church at the southwest corner of Elmwood and Evesboro-Medford Roads makes the site’s former LD designation on the Future Land Use Map

inappropriate. In addition, the Township has recently acquired a farm which is west of the new municipal building and which wraps around the Morrison Farm Market. Both of these tracts are recommended to be added to the INS District.

Within the Pinelands portion of Evesham Township a number of amendments have been proposed by the Pinelands Commission to improve opportunities for conservation and clustering. Seven specific strategies were recommended:

1. Expand Forest Area: Rezone to "FA" a 611-acre area to expand the contiguous Forest Area in Evesham. The existing zoning in this area is "RD-1" and "RD-2" (*Rural Development*). Almost 96% of this area, or 585 acres, is already preserved as open space.
2. Compass Point: Change the zoning designation for the southern portion of Compass Point (153 acres) from "FW" (*Forest Woodland*) to "FW/RD-2" to reflect the existing development pattern.
3. Kings Grant RGA: Change the zoning designation of Kings Grant (comprised of the 812.9 acre residential area, currently zoned "RD-1" (*Rural Development*) and a 10.8 acre area currently zoned "C-2" (*Office Commerce*) to "RGA" to mirror the existing development. A total of 628 acres of this parcel is already designated as open space.
4. FA Sending/FA Receiving: Change the zoning of a 796-acre area in the southern-most portion of Evesham to:
 - Create a 546-acre Forest Area "*Sending*" zone ("FAS"). 411 acres of this area is currently zoned "FW" (*Forest Woodland*) and 134 Acres is zoned "FA" (*Forest Agriculture*).
 - Create a 250-acre Forest Area "*Receiving*" zone ("FAR"); currently zoned "FW" (*Forest Woodland*).
 - Impose mandatory cluster requirements.

5. Rural Receiving- 1: Designate an 81-acre area at the Evesham/Voorhees border as a Rural Development “Receiving” area (“RR”). This area is currently zoned “RD-3” (*Rural Development*). Development in this area will be subject to modified, streamlined T&E survey and permitting requirements.
6. Rural Development Sending: The Black Run is the only Pinelands characteristic stream running through the project area. The Black Run watershed basins are encompassed within two zones comprising a new Rural Development Sending Area:
 - Re-designate the parcels that encompass the northerly portion of the Black Run watershed basin, a 436-acre area, from “RD-1” and “RD-3” to “RD-S”. Re-designate the 221-acre area, presently zoned “RD-2”, lying between the Aerohaven site and the proposed Evesham Forest Area to “RD-S”. Property owners within these areas would have the option to cluster development or transfer development rights to other areas within the project area.
 - Re-designate the parcels that generally encompass the southerly portion of the Black Run watershed basin, a 717-acre area, from “RD-3” to “RD-SC”. Mandatory clustering requirements would be applicable for development proposed within this area.
7. Rural Receiving- 2: Allow all parcels with vacant, available land within the “RD-1”, “RD-2” and “RD-3” zones within the Evesham portion of the study area to serve as receiving areas. Parcels that meet these criteria encompass 434 acres. The minimum lot size for receiving areas would be 1 acre, in accordance with existing Pinelands Comprehensive Management Plan provisions for density transfer.

All other existing districts on the Future Land Use Map, including the OP District on Tuckerton Road which is near the municipal complex, will remain as currently shown on the map.

The proposed 2005 Future Land Use Map on the following page.

CAMDEN COUNTY

Cherry Hill Township

Legend

Pinelands

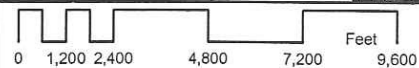
Future Land Use

- AH-1, Affordable Housing, 7.5 DU/AC
- AH-1A, Affordable Assisted Living, 12 BD/AC
- AH-2, Affordable Housing, 9.2 DU/AC
- C-1, Commercial 1, .15 - .20 FAR
- C-2, Commercial 2, .15 - .20 FAR
- C-3, Commercial 3, .15 - .22 FAR
- EP, Environmental Protection, .10 DU/AC
- FA, Forest Agriculture, .050 DU/AC
- FAR, Forest Agriculture Receiving, .050 DU/AC
- FAS, Forest Agriculture Sending, .050 DU/AC
- FW, Forest Woodland, .083 DU/AC
- FW/RD-2, Forest Woodland/Rural Development, .083 DU/AC
- INS, Institutional, NA
- IP, Industrial Park, .20 - .30 FAR
- LD, Low Density, 1.0 DU/AC
- MD, Medium Density, .50 - 2.0 DU/AC
- MF, Multi-Family, 6.0 DU/AC
- OP, Office Professional, .11 - .18 FAR
- RD-1, Rural Development 1, 0.166 DU/AC
- RD-2, Rural Development 2, 0.250 - 0.3125 DU/AC
- RD-3, Rural Development 3, 0.3125 - 1.00 DU/AC
- RD-S, Rural Development Sending, 0.3125 - 1.00 DU/AC
- RD-SC, Rural Development Sending, 0.3125 - 1.00 DU/AC
- RG-1, Regional Growth 1, 2.5 - 3.0 DU/AC
- RG-2, Regional Growth 2, 0.5 - 2.0 DU/AC
- RGA, Regional Growth Area, 2.5 - 3.0 DU/AC
- RR, Rural Receiving, 2.5 - 3.0 DU/AC
- SEN-1, Senior Citizen Housing 1, 2.5 DU/AC
- SEN-2, Senior Citizen Housing 2, 1.625 DU/AC

EVESHAM TOWNSHIP

BURLINGTON COUNTY

Future Land Use



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REVISIONS

June 15, 2005
July 25, 2005
August 3, 2005
September 23, 2005

Medford Township

BURLINGTON COUNTY

Waterford Township

V. HOUSING ELEMENT

As required by the Fair Housing Act, signed into law in July of 1985, municipalities, which chose to enact and enforce a zoning ordinance, are mandated to prepare a Housing Element as part of the community's Master Plan. As of August 1988, one of the required Elements of a Master Plan is a Housing Element which includes an analysis of housing, demographic and employment characteristics, and an analysis of municipal lands appropriate for affordable housing.

Along with setting the basis for a Housing Element, the Fair Housing Act also created the Council on Affordable Housing (COAH) to administer and implement affordable housing policy among local governments. COAH established both procedural and substantive rules for communities to create a Compliance Plan to address the affordable housing obligation that is based on a regional fair share allocation formula. A municipality's land development regulations are now entitled to a ten-year presumption of validity against future legal challenges with either substantive certification from COAH or a Judgment of Compliance and Repose approved by a Court.

COAH's initial regulations on calculating a community's affordable housing obligation covered the time period of 1987-1993. In 1994, COAH adopted substantive rules setting forth the requirements for the second cycle of affordable housing plans that covered a twelve year cumulative time period from 1987-1999. The substantive rules for COAH's third round were adopted on December 20, 2004 and cover the period from January 2000 to December 2014, although compliance is to be achieved in an accelerated fashion from January 2004 to December 2014. Moreover, the third round rules adopt a new "growth sharing" methodology whereby the largest proportion of the regional housing need is assigned to those communities which are experiencing the greatest growth. All municipalities will incur an obligation of one new affordable housing unit for every eight market-rate homes that are constructed or for every twenty-five new jobs. These obligations are only based upon net increases in housing and jobs.

Evesham adopted Housing Elements to the Master Plan in 1992, 1998 and 2000 which addressed the Township's obligation for 1987-1999. This Plan addresses Evesham's cumulative housing obligation for the period 1987- 2014.

Affordable Housing

Affordable housing is defined as a dwelling, either for sale or rent that is within the means of households of either low or moderate income in their housing region. Evesham is in COAH's Region 5, which includes Burlington, Camden, and Gloucester Counties. In this round, COAH has also included very low income households pursuant to modified a range of affordability rules. Providing housing for very low-income households is not required, but it entitles a municipality to an additional bonus credit for such units. Very low-income households are those earning less than 30% of the regional median income, an amount equal to \$20,640 or less per year for a household of four persons. Low-income households are those with annual incomes that are between 50% and 30% of the regional median income, or up to \$34,400 a year for a four-person household. Moderate-income households are those earning between 50% and 80% of the regional median income, or up to \$55,040 a year for a four-person household.

COAH requires that the maximum rent for affordable units within an affordable development be affordable to households that earn no more than 60% of the median income for the region. The average rent must be affordable to households earning no more than 52% of median income and at least 10% of the units must be affordable to households earning no more than 35% of median income. The maximum sales price for affordable units must be affordable to households that earn no more than 70% of the median income. The average unit must be affordable to a household that earns no more than 55% of the median income.

The key to determining whether the cost of housing meets "affordable" guidelines is the proportion of monthly household income spent on housing. Renters are expected to use no more than 30% of their income for housing while homeowners' housing expenses are limited to 28%. These monthly housing costs include utilities

and, in the case of sale housing, mortgage principal and interest, taxes, and insurance. The current COAH 2005 income standards as applied to Evesham, as well as the maximum payments for a household at the upper limits of the very low (30% of median income), low (50% of median income) and moderate income (80% of median) categories are shown in Figure 17: Affordability Limits in Region 5.

Figure 17: Affordability Limits in Region 5

Household Size	Very Low Income			Low Income			Moderate Income		
	Upper Limit Income	Maximum Monthly Rental	Maximum House Payment	Upper Limit Income	Maximum Monthly Rental	Maximum House Payment	Upper Limit Income	Maximum Monthly Rental	Maximum House Payment
1	\$14,448	\$361	\$337	\$24,080	\$602	\$562	\$38,528	\$963	\$899
1.5	\$15,480	\$387	\$361	\$25,800	\$645	\$602	\$41,280	\$1,032	\$963
2	\$16,512	\$413	\$385	\$27,520	\$688	\$642	\$44,032	\$1,101	\$1,027
3	\$18,576	\$464	\$433	\$30,960	\$774	\$722	\$49,536	\$1,238	\$1,156
4	\$20,640	\$516	\$482	\$34,400	\$860	\$803	\$55,040	\$1,376	\$1,284
4.5	\$21,466	\$537	\$501	\$35,776	\$894	\$835	\$57,242	\$1,431	\$1,336
5	\$22,291	\$557	\$520	\$37,152	\$929	\$867	\$59,443	\$1,486	\$1,387
6	\$23,942	\$599	\$559	\$39,904	\$998	\$931	\$63,846	\$1,596	\$1,490
7	\$25,594	\$640	\$597	\$42,656	\$1,066	\$995	\$68,250	\$1,706	\$1,593
8	\$27,245	\$681	\$636	\$45,408	\$1,135	\$1,060	\$72,653	\$1,816	\$1,695

Source: Council on Affordable Housing – 2005 Regional Income Limits

HOUSING OBLIGATION 2000-2014

A municipality's housing element must include a projection of housing need and the municipality's strategy for addressing its present and future housing needs, with particular attention to low and moderate-income housing, including the following components:

- A review of any unmet obligations from Rounds 1 and 2.
- A projection of the probable future construction of housing for ten years, covering the period January 1, 2004 through January 1, 2014;
- An analysis of the existing jobs and employment characteristics, and a projection of the probable future jobs and employment characteristics for ten years, covering the period January 1, 2004 through January 1, 2014;
- An analysis of how existing zoning or planned changes in zoning provide adequate capacity to accommodate residential and non-residential growth projections;
- Plan projections for 2015 or growth projections for 2015 from the Metropolitan Planning Organization (MPO) or in an endorsed plan approved by the State Planning Commission, whichever is later, after December 20, 2004.

Prior Round Obligations

The Prior Round Affordable Housing Obligation for Evesham was 534-units. There is also a minimum rental obligation equal to 25% of this number or 134-units under the prior cycle rules. The Township can earn bonus credits for rental units actually produced, up to the minimum rental obligation.

As Figure 18 illustrates, there have been 200 affordable housing units constructed in the Township to date, either through set asides or proffers.

The units provided by Inglis House (on the Baseman Tract) and at Woodview (Whitebridge Farm) are considered to be family rental units and are entitled to one bonus credit for each of the 61 units actually constructed. Theoretically, the Township would be eligible for another 73 bonus credits (134-61), but the bonus from senior units is limited to a one third credit per unit produced and is capped at half of the rental obligation (67 units). Therefore, Evesham can claim credit for only a maximum of 22 bonus credits from age restricted rentals ($67 \div 3$.) Thus, Evesham is eligible for a total of 83 bonus credits (61 + 22.)

Evesham has transferred 216 Regional Contribution Agreements (RCAs) to communities within its housing region.

The maximum number of senior units permitted in a prior round housing plan is equal to 25% of the new construction obligation (534) less the number of RCAs transferred (216). Thus, the plan can only have 80 age-restricted units in it. 6 of these units are provided by Senior Solutions, leaving 74 units at Elmwood House for inclusion in the prior round plan. A total of 89 affordable senior units were actually constructed at Elmwood House, but the remaining 15 units must be carried forward to Round Three.

A total of 499 credits (200 units constructed + 83 bonus units +216 RCA's) have been provided toward the prior round obligation of 534. The unmet need of 35 units must be carried forward to Round Three.

The number of prior round credits is summarized in Figure 18.

Figure 18: Prior Round Credits (1987-1999)

	Completed	Bonus Credits	Remaining Obligation	Total Credits
Inclusionary Development				
Elmwood House Phase I Senior Rental	74	22		96
Elmwood House Phase II Senior Rental	*			0
Westbury Chase	7			7
Whitebridge Village	46			46
Whitebridge Farm (Woodview)	44	44		88
Baseman (Inglis House)	17	17		34
Senior Solutions (Senior Rental)	6			6
Subtotal	194	83		277
Proffered Units				
Westbury Chase	5			5
Evesboro Downs	1			1
Subtotal	6			6
Total Units Constructed/Bonus Credits	200	83		283
RCAs				
Artor (Delancy Place)	50			50
Basemen (Tanglewood)	28			28
Brookview	23			23
ERP (Legacy Oaks)	36			36
Heron Point	10			10
Hearthstone	40			40
Marlton Woods	17			17
Meadow Brook Run	12			12
Woodlands			5	0
Subtotal	216	0	5	216
Total Credits from Prior Rounds	416	83		499
Prior Round Housing Obligation				534
Shortfall				35

* 15 units were constructed, but because of limitation on number of age-restricted units permitted, these 15 units are carried forward to 3rd Round

Projection of Housing Growth 2004 - 2014

COAH requires that each municipality project what their housing growth will be for the ten year period 2004 - 2014 by examining certificates of occupancy for housing units built to date and projecting the number of housing units that will be built based on the number of units proposed in the Township and available vacant land that could support residential construction. In 2004 there were 202 net additional housing units built. Based on approved plans and available vacant land, it is estimated that an additional 750 housing units might be constructed prior to 2014 for a total of 952 additional housing units for the ten year period.

Projection of Employment Growth 2004 - 2014

Employment growth projections are obtained by reviewing certificates of occupancy for nonresidential development and applying an employee per square foot factor based on the type of development. In 2004, based on COAH's employee generation factor, the Township added approximately 463 new jobs. Based on approved plans for additional development and vacant appropriately zoned land, it can be expected that the Township will add an additional 1200 new jobs prior to 2014, for a total of 1663 additional jobs for the ten year period.

Population projections from DVRPC

Until data is available from the State Development and Redevelopment Plan, municipalities are instructed to use projections from the MPO, which in the case of Evesham is the Delaware Regional Planning Commission (DVRPC). Figure 19: Population Projection, shows the 1990 and 2000 census population findings and DVRPC'S estimate for 2005 and 2015. These projections show the population growth for Evesham slowing as vacant land in the Township diminishes. Between 1990 and 2000 the population increased by nearly 7,000 people while the 10 year forecast for 2005 - 2015 is an increase of only 575 people.

In order to accommodate the additional 575 people, the Township would be expected to add approximately 214 units, assuming a household size of 2.69 persons

per household (from the 2000 census for Evesham), over the next ten years in order to adequately house the expected population in 2015.

Figure 19: Population Projection

	1990	2000	% Change	2005 Estimate	2015 Forecast
Population	35,309	42,275	19.7%	47,645	48,220

Employment Projections from DVRPC

Employment in Evesham will continue to grow in the next ten years, but at a much slower rate as vacant land diminishes and fewer new businesses are created. Employment in the Township increased nearly 32% between 1990 and 2000. DVRPC projections, in Figure 20, show that in the ten year period between 2005 and 2015, Evesham will add approximately 1,700 jobs, a 7.7% increase.

Figure 20: Employment Projection

	1990	2000	% Change	2005 Estimate	2015 Forecast
Employment	16,189	21,334	31.8%	22,038	23,742

Evesham's Fair Share Obligation

The housing obligation for Evesham consists of three parts, the rehabilitation component, the remaining obligation for the prior rounds, and the growth share component.

Rehabilitation Share – As a result of the 2000 Census, it was determined that Evesham has no Rehabilitation Share.

Activity from Prior Rounds – As shown in Figure 18, Evesham has provided 499 units of its 534 units from Prior Round Obligation, leaving 35 units remaining from Prior Rounds.

Residential Growth - is calculated by dividing by 8 the number of market-rate residential units projected to be built in the 10-year period between January 1, 2004 and January 1, 2014. One affordable unit is to be provided for every 8 new homes. The DVRPC projections would indicate that Evesham will add approximately 214 new housing units in the ten years period, but based on actual construction activity in 2004 and anticipated construction from approved and pending plans, it is estimated that approximately 952 new housing units will be constructed in the ten year period. Using the 952 figure, the residential growth share for Evesham will be 119 affordable housing units.

Non-residential Growth - is calculated by dividing the gross number of square feet of nonresidential space constructed from January 1, 2004 to January 1, 2014 by the square footage needed to generate a one-unit affordable housing obligation by use group. One affordable unit is to be provided for every 25 new jobs created based on square footage of use group. The DVRPC projections and the projections from actual 2004 certificates of occupancy and projected development are very similar, 1704 jobs and 1663 jobs respectively. The non-residential growth share for Evesham, using the higher number, will be 68 housing units. The full Third Round Affordable Housing Obligation is totaled in Figure 21.

Figure 21: Evesham's Housing Obligation 2000-2014

Rehabilitation		0
Obligation from Prior Rounds		35
Growth Share		
Residential	119	
Non residential	68	
Growth Share Subtotal		187
Total 3rd Round Obligation	222	222

The required Third Round rental obligation is 25% of the 187 unit Growth Share, or 47 units. Round Three rules permit a bonus credit only for family rental units produced in excess of this required rental obligation.

The maximum number of age-restricted units that may be part of a Round Three Plan may be equal to 50% of the Growth Share, or 94 units.

Regional Contribution Agreements (RCAs) are still permitted with purchases from the Township's Affordable Housing Fund, but developers can no longer use them as a means of relieving them of an obligation to provide for inclusionary (on-site affordable housing) development. Developers may pay a fee in lieu of constructing affordable units, at a negotiated amount, but the funds must be expended on affordable housing projects within Evesham Township. The total number of permitted RCAs remains at 50% of the growth share, currently estimated to be 94 units.

It must be noted that these numbers are, to some extent, "moving targets." COAH rules require a reexamination of the Housing Element in years 3, 5, and 8 after the plan's adoption. This means that if the growth share increases due to unforeseen development, the minimum rental obligation, maximum number of age-restricted units, and maximum number of permitted RCAs would increase, while the number of bonus credits from family rental development would decrease.

Opportunities to Meet The Third Round Housing Obligation

Evesham Township's total third round obligation through 2014 is calculated at 222 units. Traditionally, fair housing obligations are met through inclusionary development where a percentage of the development is set-aside for low and moderate-income households. These units cannot be placed in the Pinelands. However, a 20% set aside would require 1,110 total units to produce the required 222 units, which would dramatically increase the housing development anticipated by the Land Use Element.

RCAs can still be utilized to address the third round obligation, but they must be funded through the municipality's affordable housing fund.

Another opportunity would be for Evesham to work in cooperation with an experienced organization or consultant to construct units that are 100% affordable to low and moderate income households.

There are other potential means of meeting the third round housing obligation that are sanctioned by COAH. These include the following:

1. Alternative living arrangements such as transitional facilities for the homeless; residential health care facilities, group homes for the developmentally disabled and mentally ill, and congregate living arrangements. The unit of credit for an alternative living arrangement is the bedroom.
2. Accessory apartments that are only available to low income households. At least \$20,000 per unit must be used to subsidize the creation of the accessory apartment.
3. A Buy-Down Program may be utilized for up to 10 units to subsidize the cost of for-sale units so that they be purchased by a low or moderate-income buyer at an affordable sales price. The municipality must demonstrate that there are sufficient for-sale market-rate units within the municipality on the multiple listing service for a viable program. The unit must be certified by a licensed building inspector that it is in good condition and at least \$25,000 must be spent per unit to bring it to code and to add affordability controls.
4. A similar municipally sponsored rental program can be created for a maximum of 10 units so that low and moderate-income households can rent existing units with affordability controls. As with the buy-down program, the unit must be certified by a licensed building inspector that it is in good

condition and at least \$25,000 must be spent per unit to bring it to code and to add affordability controls.

5. Municipalities could receive one credit against their rehabilitation share for each Elder Cottage Housing Opportunities (ECHO) housing unit in which a low or moderate-income occupant will reside. However, since Evesham has no rehabilitation share, it cannot participate in the ECHO Cottage program.
6. Bedrooms in assisted living residences may address a municipal housing obligation provided that a private pay resident qualifies as low or moderate income or the resident receives a Medicaid waiver. The unit of credit is the bedroom.
7. Two or more municipalities within the same housing region can cooperate to build low- and moderate-income housing units by voluntarily entering into an agreement whereby each municipality sets forth the number of credits each municipality will be allotted and each municipality contributes resources such as funding, sewer, water, and land. An individual unit cannot be credited to more than one municipality. Each municipality shall, subject to the agreement, contribute resources, including, but not limited to, funding, sewer, water, and land.
8. A municipality can petition COAH for affordable housing credits for innovative programs or approaches, provided that COAH's performance standards can be achieved and clearly demonstrated.
9. Municipalities can also receive a new construction credit for each low or moderate-income for-sale housing unit that is subject to affordability controls that are scheduled to expire during the 1999-2014 period if those affordability controls are extended. Since housing controls for new construction extend for 30-years, no controls will expire during this cycle unless established in 1984 or earlier.

10. A municipality may receive two units of credit for affordable units made available to households of the general public earning 30 percent or less of median income by region. These households are defined as very low-income.

Meeting The Third Round Housing Obligation

It is recommended that Evesham address its Third Round Obligations in the following manner:

1. Units Carried Forward From Round 2

The 15 age-restricted rental units at Elmwood House that were carried forward from Round Two will be used toward a portion of the required rental obligation of 47 units, reducing the unmet portion of that obligation to 32 units.

2. Development in the AH-1A District

The Round Two Plan included Block 24.24, Lot 2, a parcel on Lippincott Drive that was intended for inclusionary development within an assisted living facility. A developer attempted to obtain use variances on two occasions to develop the site for townhouses and flats, which are not permitted in the AH-1A District. In each case the use variance was denied. The current owner of the site, Stewart Development, has indicated a desire to construct 90 congregate care units, 30 assisted living units, and 30 nursing units in a single, integrated building.

The AH-1A Zoning District regulations will be amended to permit congregate care units and skilled nursing bedrooms in addition to the assisted living bedrooms that are currently permitted. An inclusionary obligation will apply to congregate care units and assisted living bedrooms, as negotiated between the municipality and the developer.

Only the congregate care and assisted living units are eligible for credit from COAH but the developer has agreed to make 32 of these units affordable to low and moderate-income residents. This is a set aside of 27% on these units. If the developer is unable to obtain a certificate of need for the nursing units, the

developer will be permitted to convert them to assisted living units. 32 affordable units will still be required, which will reduce the set aside to 21%.

Block 24.24, Lot 2 contains an existing municipal street hockey court. Stewart Development has agreed to dedicate the court to the Township in addition to its other obligations. This would reduce the developable portion of the tract to approximately 6 acres.

The 32 affordable units on this site would fulfill the remaining portion of the Township's rental obligation. All units would also count as age-restricted units.

In addition, the 15 units carried forward and 20 of the units produced on the AH-1A site will fulfill the unmet portion of the prior round obligation.

3. 100% Municipally-Sponsored Low and Moderate Development

Evesham Township owns approximately 29-acres of land at the northwest corner of Sharps Road and Evesboro-Medford Road. 12 of these acres are upland. The land is currently vacant and adjoins residential development to the west (Legacy Oaks) and to the north (recent use variances granted to DeLuca Homes and Sharps Run Seniors). The headquarters of Lipinski Landscaping is located on the opposite side of Sharps Road. This land will be donated to a faith-based non-profit housing corporation that will construct a 100% municipally-sponsored apartment development for low and moderate income households. Township Council will select the non-profit housing corporation prior to final adoption of this Housing Element.

The land will be rezoned to AH-1 and used to construct 100-units of rental family housing. The gross density of the Sharps Road development will be approximately 3.5 units per acre. Because the rental obligation will be met by units carried forward from Elmwood House and those created in the AH-1A District, all 100 units on Sharps Road will be eligible for another 100 unit bonus credits. The 100 units actually built will be evenly distributed among low and moderate-income

households, in accordance with COAH guidelines for bedroom and income distribution.

The land was purchased with bond financing and Evesham is eligible to reimburse itself for this acquisition from monies already in the Affordable Housing Fund. This is detailed in the Spending Plan. It is anticipated that the land will be the only contribution required of the Township. The non-profit will fund the construction through state and federal housing grants and by selling housing credits. The non-profit will also play an important continuing role in managing the project and screening tenants. It will be recalled that tenants will meet the income criteria in Figure 17 and will have to be able to pay no more than 30% of their income towards housing expenses in order to be qualified.

The plan is summarized in Figure 22 and contains a 25-unit surplus. This is included due to the uncertainty of accurately predicting the third round obligation through 2014, in light of the required look-backs in Years 3, 5, and 8. Any units and credits not required for Round Three will be able to be carried forward to Round Four.

Figure 22: Evesham Township's Third Round Affordable Housing Plan

Age-Restricted Rental Units Carried Forward (Elmwood House)	15
Age Restricted Inclusionary Rental Units in the AH-1A District	32
100% Municipally-Sponsored Family Rental Units (Sharps Road)	100
Bonus Credits for Family Rental Units in Excess of Rental Obligation	100
Total Units in Plan	247
Round Three Obligation From Figure 21	222
Surplus	25

4. Meeting On-Going Obligations: Adoption of a Growth Share Ordinance

Evesham's Township Council has adopted a growth share ordinance that requires all new residential and nonresidential development to address the growth share that is created.

Residential units will be required to provide one affordable unit for every eight market-priced units completed. Developments of less than two units will be exempted, but all other projects will be required to contribute \$4,375 per fractional housing unit to the Township's Affordable Housing Fund ($\$35,000 \div 8 = \$4,375$).

Nonresidential development will be required to provide one affordable unit for every twenty-five jobs created, as determined by COAH regulations. Fractional job creation will be required to contribute \$1,400 per job to the Township's Affordable Housing Fund ($\$35,000 \div 25 = \$1,400$).

Affordable housing units that will be mandated by the Growth Share may be created in a manner approved by COAH, and described above.

In theory, the Growth Share Ordinance will accommodate new growth not otherwise accounted for by this Plan. In practice, it is likely that a portion of the new development will not result in full affordable units. This fractional development will be accounted for by contributions to the Township's Affordable Housing Fund and will initially be satisfied by the additional units and credits produced on Sharps Road. Should those units prove insufficient, RCAs could be purchased and sent to other municipalities. These RCAs would cost \$35,000 per unit, if needed.

5. Meeting On-Going Obligations: Amendment of the Development Fee Ordinance

The Township Development Fee Ordinance has been amended to conform to COAH's Round Three Regulations. These amendments increase the development fee, which is payable in addition to obligations imposed by the Growth Share Ordinance, to 1% of the equalized assessed value of residential development and to 2% of the equalized assessed value of nonresidential development. If a density or floor area ratio variance is approved for the project, the development fee may be increased to 6% of the equalized assessed value of the development.

This amendment has been recommended for approved by COAH. All contributions will be placed in the Township's Affordable Housing Fund.

Spending Plan

Evesham Township's Affordable Housing Fund had a balance of \$757,525 on October 11, 2005. Of that amount, \$32,000 has been encumbered for a rehabilitation project, leaving an unencumbered balance of \$725,525.

The Township spent \$1,200,000 to acquire the 29-acres on Sharps Road. The site had originally been purchased as a potential location upon which to relocate the Public Works Garage. Because the land was not purchased for prior housing activity, the Township is entitled to full reimbursement for this expenditure. However, there are insufficient funds to accomplish this purpose at this time. The spending plan proposes an initial reimbursement of \$500,000, to partially cover the cost of land to be dedicated for a municipally-sponsored 100% affordable housing project. Additional Reimbursements may be made as funds permit.

The non-profit housing corporation designated to develop and manage the 100-unit project is expected to spend \$16,000,000 in construction and soft costs, all of which will come from federal and state housing grants and from the sale of tax credits.

Additional contributions to the Affordable Housing Plan are expected through 2014 as a result of payments resulting from Development Fees and the proportional cash contributions expected from the Growth Share Ordinance. These contributions are difficult to predict with certainty, but the following estimates are provided:

Residential Development

Development Fees: 200 units x \$350,000 x 1% = \$700,000

Growth Share: Affordable Units produced from whole units within

developments: (200 units x 90% ÷ 9) = 20 affordable units.

Cash Contributions from proportional contributions:

200 units x 10% proportional contribution = 20 units

20 units x \$4,375 per proportional unit = \$87,500

Subtotal: 20 affordable units constructed + \$787,500

Nonresidential Development

Development Fees: $200,000 \text{ square feet} \times \$100/\text{s.f.} \times 2\% =$ \$400,000

Growth Share: Units produced from developments equaling an
entire affordable unit: $(200,000 \text{ sf} / 1,000 \text{ sf} \times 1 \text{ job} / \text{sf}$
(retail) $= 200 \text{ jobs} \times 75\% = 150 \text{ jobs} \div 25 \text{ jobs/unit} =$
6 new affordable units constructed

Cash Contributions from proportional contributions:

$200 \text{ jobs} \times 25\% = 50 \text{ jobs}; 50 \text{ jobs} \times \$1,400 \text{ per unit} =$ \$70,000

Subtotal: 6 affordable units + 470,000

Total from Residential and Nonresidential Development:

26 affordable units constructed + \$1,257,500

Although 26 additional affordable units will be generated by the Growth Share Ordinance, there will be a need for another four to five units generated from proportional contributions resulting from both residential and nonresidential development. There is a surplus of 25 units in the housing plan, which should be adequate to cover this need. If there is unexpected demand beyond the 25-unit surplus, they can be funded through Regional Contribution Agreements at \$35,000 each. Since this need would be generated only in the event of unanticipated proportional development, additional payments to the Affordable Housing Trust Fund will cover this cost.

In addition, up 20% of the Affordable Housing Trust Fund may be utilized for administrative expenses.

Summary of Spending Plan:*Income:*

Current Unencumbered Valance	\$725,525	
Future Contributions	<u>\$1,275,500</u>	
Total Affordable Housing Trust Fund Through 2014		±\$2,000,000

Disbursements

Reimbursement for Municipally Sponsored Affordable Housing		
Site (In increments, as funds become available)	\$1,200,000	
Administrative Expenses (up to 20%)	<u>\$400,000</u>	
Subtotal		<u>\$1,600,000</u>
Contingency and Carryover to Round Four		\$600,000