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June 29, 2020

Lawrence Spellman -Township Administrator  
Township of Voorhees  
2400 Voorhees Town Center  
Voorhees, NJ 08043

**Re: Midpoint Review of Affordable Housing Obligations  
Our File No. HVO00062.09**

Dear Mr. Spellman,

Please accept this correspondence as a reminder that Voorhees Township is required to submit a "midpoint review" document updating interested parties of the status of affordable housing compliance on July 1, 2020. The requirement stems from the Fair Housing Act ("FHA"), specifically N.J.S.A. 52:27D-313, which provides in relevant part: "the Council shall establish procedures for a realistic opportunity review at the midpoint of the certification period and shall provide for notice to the public."

As a result of the foregoing, the Township will be required to post on its municipal website, with a copy to FSHC, a status report as to the implementation of all compliance mechanisms including whether those relied upon to create a realistic opportunity continue to do so. Any interested party could then petition the Court on these issues.

CME has prepared this documentation based on the FSHC (Fair Share Housing Center) monitoring forms that were distributed. CME has been working closely with Township and FSHC to prepare a final settlement agreement between Township and Fair Share Housing Center.

Please let me know if you have any further questions.

Very truly yours,

**CME Associates**

Malvika Apte, PP, AICP  
Project Leader

MA  
Enclosures

cc: Stuart Platt, Esq, Township Solicitor  
Mario DiNatale, Director of Community and Economic Development  
Dee Ober, RMC, Township Clerk  
FSHC



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Re: Midpoint review-Affordable Housing

June 29, 2020  
Our File No. HVO00062.09  
Page 2

### **Midpoint Review Report**

Voorhees Township has a long standing commitment to comply with its Mount Laurel fair share obligations. On July 8, 1987 Voorhees Township filed a first round Housing Plan Element and Fair Share Plan with the Council on Affordable Housing (COAH). This original plan was updated and revised over the next six years but was ultimately granted substantive certification from COAH on May 10, 1994. This gave Voorhees Township immunity from builder's remedy litigation for the following six years until May 10, 2000.

Prior to the Township's immunity expiring, the Township filed a new Housing Plan Element and Fair Share Plan with COAH on May 8, 2000. This plan addressed the cumulative Round 1 and Round 2 obligations and the new Housing Plan Element and Fair Share Plan was granted substantive certification from COAH on March 3, 2004. Once again this granted the Township immunity for another six years until March 3, 2010.

In 2004, COAH introduced the growth share rules which required Voorhees Township to revise its Second Round Housing Plan Element and Fair Share Plan. Therefore in 2005 Voorhees prepared a supplemental Fair Share Plan as part of its Master Plan Reexamination. This supplemental Fair Share Plan resulted in the Township adopting a Mandatory Development Fee Ordinance in April 24, 2006 and updating it on October 26, 2009. Ultimately, the Round 3 Housing Plan Element and Fair Share Plan was adopted by the Planning Board on February 24, 2010, endorsed by the Voorhees Township Committee on March 1, 2010, and petitioned COAH for Round 3 substantive certification on March 2, 2010.

The Round 3 Housing Plan Element and Fair Share Plan never received substantive certification due to the invalidation of the growth share rules. Following this in 2015, the Courts were required to determine the obligation number to each municipality and validate its proposed mechanisms. Township of Voorhees has been working with the Courts as well as Fair Share Housing Center to determine, the obligation need and the mechanisms through this the Township would meet its obligation.

The purpose of this memo is to provide an annual report of affordable housing activity. This midpoint review report serves as a progress report on the status of all affordable housing mechanisms in the Township's Housing Element and Fair Share Plan.

According to a report prepared by Dr. Kinsey, Voorhees Township has a rehabilitation share of 247 units. The methodology used by Dr. Kinsey, which has been accepted by previous Mount Laurel decisions, relies heavily upon Census data. It should be noted other expert reports have calculated a similar rehabilitation share for Voorhees Township. A more thorough analysis was prepared by the Township of Voorhees to confirm or adjust the pertinent Census data used to calculate a Municipal Present Need. The Township's analysis found that its rehabilitation share should be adjusted to 9 deficient units based on the report's findings that Census data estimates of incomplete kitchen facilities is much higher than in reality.

The Township participates in Camden County Improvement Authority's Home Improvement and Housing Rehabilitation Program. The Home Improvement Program is County wide and uses



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Township of Voorhees  
Re: Midpoint review-Affordable Housing

June 29, 2020  
Our File No. HVO00062.09  
Page 3

Community Development Block Grant (CDBG) funds, HOME funds, and program income to rehabilitate existing owner-occupied units.

Additionally, Township plans to allocate funds in its Spending Plan to create a rehabilitation program to rehabilitate units.

Township of Voorhees has prior round obligation of 456 units and the third round obligation of approximately 500 units. The Township is currently working with FSHC to determine the number.

Both rounds obligations are met through several existing and proposed mechanisms currently located in the Township.

**Echelon Towers:** This 267 unit senior rental complex is located on 219 Laurel Road. The complex was funded through HUD's Section 202 program in the late 1970s and was first occupied in 1980. It should be noted that these unit's affordability controls were extended through 2055.

**Group Homes/ Special Needs Housing:** Township is one of the few such municipalities within the State that provide several types of special needs and group homes type of housing. These range from single family homes comprising of 4-5 bedrooms to 1-2 bedroom apartments. Overall they provide a 168 credits toward affordable housing obligation.

**Chelsea Place:** Chelsea Place is an inclusionary development located adjacent to the Club at Main Street. The units of Chelsea Place are on Chelsea Court just off of Hermitage Drive which intersects with Centennial Boulevard. Established in 1998, there 72 low and moderate income units consisting of two and three bedroom apartments.

**Foster Square Apartments:** This is an inclusionary development located at Town Center Boulevard. Established in 2009, there are 25 low and moderate income units consisting of 4 one-bedroom, 16 two-bedroom, 5 three bedrooms.

Township of Voorhees plans to propose additional mechanisms such as market to affordable units as well as inclusionary and/or 100% affordable housing development to meet it's prior and third round obligation.

The affordable housing trust fund information has been attached to this report. As of June 1, 2020, there has been a collection \$840,270.35 into the fund, expenditures on administrative costs to amount of 115, 335.05 on administration costs, and no expenditures on affordability assistance as no one has qualified for that program. This leaves a remaining balance of \$738,921.71 in the trust fund.

In conclusion, Township is currently working towards a settlement agreement is on track to satisfy all of its affordable housing obligations by the year 2025 and all requirements of its settlement agreement.

**1. GENERAL INFORMATION AND TRUST FUND MONITORING**

<b>MUNICIPALITY NAME:</b>	Township of Voorhees
<b>COUNTY:</b>	Camden County
<b>Date through which funds reported:</b>	4/1/2020
<b>Name of person filling out form and affiliation/role:</b>	Malvika Apte, AICP/PP, Township Affordable Housing Planner
<b>Date of filling out form:</b>	6/15/2020
<b>Email:</b>	<a href="mailto:mapte@cmeusa1.com">mapte@cmeusa1.com</a>
<b>Municipal Housing Liaison for municipality:</b>	Dawn Wallace, The Property Alliance
<b>Email:</b>	<a href="tel:8556-888-1133">8556-888-1133</a>
<b>Income Limits Year Being Used by Municipality*:</b>	2020 income limit

(Note: Date in Approved Spending Plan = date through which revenues/expenditures are shown in the approved spending plan; if no approved spending plan, show revenues/expenditures through June 30, 2015 in Column B and beginning July 1, 2015 in Column C.)

**TRUST FUND INFORMATION**

	Inception -June 30, 2015	July 1, 2015 to June 1, 2020	Total
<b>REVENUE SUMMARY</b>			
Barrier Free Escrow			\$0
Development Fees			\$0
Interest Earned	5,146.48	8,921.93	\$14,068
Other Income			\$0
Payments-in-Lieu of Construction	374,583.25	465,687.10	\$840,270
<b>TOTAL</b>		<b>474,609.03</b>	<b>\$474,609</b>

<b>EXPENDITURE SUMMARY</b>			
Administration**	45,489.00	69,846.05	\$115,335
Affordability Assistance***			\$0
Very Low-Income Affordability Assistance			\$0
Barrier Free Conversions			\$0
Housing Activity			\$0
<b>TOTAL</b>		<b>69,846.05</b>	<b>\$69,846</b>

<b>ADMINISTRATION: Date in Approved Spending Plan to Present</b>		
Name	List types of administrative expenses	Amount
Bach Associates		48,222.75
CME Associates		67,112.30
<b>TOTAL</b>		<b>115,335.05</b>

<b>AFFORDABILITY ASSISTANCE: Date in Approved Spending Plan to Present</b>		
Name	List affordability assistance projects and programs	Amount
<b>TOTAL</b>		<b>\$0</b>

HOUSING ACTIVITY: Date in Approved Spending Plan to Present		
Type of Housing Activity	Specific Site or Program	Amount
<b>TOTAL</b>		<b>\$0</b>

**Comments:**

\*View 2020 income limits: [https://ahpnj.org/member\\_docs/Income\\_Limits\\_2020.pdf](https://ahpnj.org/member_docs/Income_Limits_2020.pdf)

[https://ahpnj.org/member\\_docs/Income\\_Limits\\_2019\\_FINAL.pdf](https://ahpnj.org/member_docs/Income_Limits_2019_FINAL.pdf)

[https://ahpnj.org/member\\_docs/Income\\_Limits\\_2018.pdf](https://ahpnj.org/member_docs/Income_Limits_2018.pdf)

[https://ahpnj.org/member\\_docs/Income\\_Limits\\_2017.pdf](https://ahpnj.org/member_docs/Income_Limits_2017.pdf)

\*\*Administrative expenses cannot total more than 20% of collected revenues, less any Administrative expenses already disbursed.

\*\*\*Affordability Assistance must equal at least 30% of revenues collected after July 2008, with one-third of that dedicated to very low-income Affordability Assistance



3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Echelon Towers	Group Homes	Chelsea Place	Speical Needs Housing	1222 Haddonfield Berlin Road	Foster Square Apartments	Proposed inclusionary/100% affordable housing Development	Market to Affordable
Project developer:								
Compliance Mechanism:	100%	Group Homes	Inclusionary Development	Special Needs Housing	100% Affordable Development	Inclusionary Development	Inclusionary Development	Market to Affordable
Compliance Mechanism #2 (if project has multiple):								
Round:	Prior Round		Prior Round		Third Round	Third Round	Third Round	Third Round
Block (if multiple separate by commas):	150.02		various	2203	various	262		
Lot (if multiple separate by commas):	1.03		various	13.05 and 13.07	various	11		
Address:	219 Laurel Road		Chelsea Court		1222 Haddonfield Berlin Road			
Construction required to begin by (for mechanisms other than inclusionary development):								
Status:	Built	Built	Built	Built	Approved	Built	to be determined per settlement negotiation	to be completed per settlement negotiation
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):								
If "approved not built" or "under construction," date of site plan and/or subdivision approval:					8/1/2019			
If "under construction," expected date of completion:								
Date of issuance of C.O.:	1/1/1981			1/1/1998			1/1/2009	
If "built," date controls began:								
Length of Affordability Controls (years):	10/1/2055			30		45	30	
Administrative Agent or other entity responsible for affirmative marketing:	Name: Janet Charlton Address: Triton Advisors 11810 Grand Park Ave, Suite 600, NorthBethesda, MD 20852 Phone: 301-998-0404 Email: jcharlton@tritops.com		Sam Shah, Vice President AAH Management Cp., Inc. 1103 Laurel Oak Road, Ste 105 B, Voorhees, NJ08043		Micheals Management 2 Cooper Street, 14th Floor Camden, NJ 08102		Megan York Vice President 124 South River Road, Suite 301 Crabury, NJ 08512 katherine@cgph.net	
Contribution (for payments in lieu)								
Total Affordable Housing Units Proposed	267					80		100 25
Total Affordable Housing Units Completed to Date	267	41	72	127		25		
Type of Affordable Units:								
Family			72		80	25		
Family For-Sale								
Family Rental			72		80	25		
Senior	267							
Senior For-Sale								
Senior Rental	267							
Supportive/Special needs								
Supportive For-Sale								
Supportive Rental		41		127				

Bedroom/Income Splits:

1 BR/ or Efficiency Affordable Units	248	0		0	16	4	0	0
Very Low-Income:	245				2			
Low-Income:	2				6	2		
Moderate-Income:	1				8	2		
2 BR Affordable Units	19	0	36	0	43	16	0	0
Very Low-Income:	1				5			
Low-Income:	18		18		18	8		
Moderate-Income:					20	8		
3+ BR Affordable Units		0	36	0	21	5	0	0
Very Low-Income:					2			
Low-Income:			18		8	4		
Moderate-Income:			18		11	1		
Supportive/Special Needs Units:		41		31	0	0	0	0
Very Low-Income:		23		31				
Low-Income:		18						
Moderate-Income:				*96				

OVERALL PRIOR AND THIRD ROUND SUMMARY		NUMBER		PERCENT	
Total Units		532	-		
Very-Low Income Units		309		58%	
Low-Income		120		23%	
Moderate-Income		87		16%	
Family		177		33%	
Senior		267		50%	
Supportive/Special Needs		168		32%	
For Sale		0		0%	
Rental		612		115%	

awaiting information on income limits of these grouphomes/special needs units

Comments:

#### 4. VERY LOW INCOME REPORTING

Very Low Income Units approved and constructed since July 17, 2008				
Development/Compliance Mechanism	Total Affordable Units	VLI units constructed as of date of report	VLI units not constructed as of date of this report but still planned	Type of Very Low Income Unit (Family, Senior, Special Needs)
1223 Haddonfield Berlin Road	80		9	family
<b>Total</b>	80	0	9	

This tab provides reporting required on very low income units, i.e. units affordable to and reserved for households at or below 30% of regional median income. See N.J.S.A. 52:27D-329.1.