

2023 AFFORDABLE HOUSING ANNUAL MONITORING REPORT

**Township of Maple Shade
Burlington County, New Jersey**

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**MAPLE SHADE, BURLINGTON COUNTY
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The purpose of this report is to outline the status of affordable housing projects as well as to account for housing trust fund activity. Maple Shade executed a Settlement Agreement with Fair Share Housing Center (“FSHC”) on August 10, 2016 (hereinafter “2016 FSHC Settlement Agreement”). The Township subsequently adopted a Housing Element and Fair Share Plan (“HEFSP”) to implement the 2016 FSHC Settlement Agreement, which was adopted by the Township’s Planning Board on August 24, 2016. The Court entered a Judgment of Compliance and Repose Order on December 2, 2016 (“JOR Order”). Pursuant to the Court-approved 2016 FSHC Settlement Agreement, the Township needs to provide annual monitoring reports on the status of all affordable housing activity within the municipality. The following constitutes that Report.

Pursuant to the 2016 FSHC Settlement Agreement and the Township’s HEFSP, Maple Shade’s Affordable Housing Obligation is as follows:

- Rehabilitation Share: 10 units
- Prior Round Obligation (1987-1999): 0 units
- Third Round (1999-2025): 311 units

TRUST FUND MONITORING

The Township of Maple Shade adopted its Development Fee ordinance (Ord. No. 2016-25) on December 8, 2016. Maple Shade’s most recent Spending Plan was adopted by the Township on October 10, 2018. The Spending Plan cited a balance of \$280,651.13 for Maple Shade’s Affordable Housing Trust Fund as of August 31, 2018. Since August 31, 2018, the Township has received \$134,312.22 in development fees and \$9,140.05 in interest and spent \$1,664.84 in administrative fees and \$207,951 to the Maple Shade Mews development for affordability assistance. As of February 28, 2023, the Township’s Trust Fund has a balance of \$214,509.56.

PRIOR AND THIRD ROUND MONITORING

Maple Shade, Burlington County Annual Project Form 12/2/2016 - Present							
Site/Program Name:	The Arbors			Maple Shade Mews		Barron's Redevelopment Area	
Affordable Housing Round:	Third Round			Third Round		Future Round	
Project Type:	Inclusionary Zoning			100% Affordable		100% Affordable	
Block & Lot	B 172 L 4.01			B 62 L 1 and 8		B64 L 1	
Street:	220 South Lenola Road			40 Brubaker Lane		105 W. Main Street	
Status:	Built/Complete			Built/Complete		Approved	
Date:	2003			Deed Restricted on January 9, 2004		Received extension of Site Plan Approval on June 27, 2018	
Length of Controls:	15 years + a 15-year extended use period, during which the controls can and did expire via sale			PILOT through 12/31/2034		30 years	
Administrative Agent:	None on record			None on record		TBD	
Contribution (PIL):	N/A			N/A		N/A	
Type of Units:	Family Rental			Age-Restricted Rental		Age-Restricted Rental and Special Needs Rental	
Total Affordable Units:	293			100		60	
Income/Bedroom Distribution:	Studio	1 BR	2 BR	3 BR	1 BR	1 BR	2 BR
Very Low Income	-			-		TBD	
Low Income	-			100			
Moderate Income	-			-			
Notes:	The Arbors underwent a gut rehabilitation. Two hundred thirty-four units apply to the Township's Third Round Obligation. The remaining 59 units and 78 bonus credits are surplus/excess credits/bonuses that can be applied toward future obligations.			Seventy-seven units apply to the Township's Third Round obligation. The remaining 23 units are surplus units that can be applied toward future obligations.		Forty-five units will be age-restricted, and 15 units will be for special needs tenants. These credits are surplus/excess credits/bonuses that can be applied toward future obligations.	

REHABILITATION PROGRAM MONITORING

The Township's obligation to rehabilitate ten units is met through five completed eligible rehabilitation credits and the Township's participation in the Burlington County Housing Rehabilitation Program. Four rehabilitations took place from 2011 to 2015. The most recent rehabilitation occurred in 2018 on Harvard Avenue with repairs totaling \$17,725 and including updates to the electrical system. Five excess credits from the rehabilitation of The Arbors satisfy the five remaining units in the Township's obligation until other rehabilitation takes place.

VERY LOW-INCOME REPORTING

The Township will ensure that 13% of all affordable units created, with the exception of units constructed prior to July 1, 2008 and units subject to preliminary or final site plan approval as of July 1, 2008, will be affordable to very low-income households.