



COMMUNITY PLANNING  
LAND DEVELOPMENT AND DESIGN  
LANDSCAPE ARCHITECTURE

**B U R G I S**  
ASSOCIATES, INC.

PRINCIPALS:

*Joseph H. Burgis PP, AICP*  
*Edward Snieckus, Jr. PP, LLA, ASLA*  
*David Novak PP, AICP*

## MEMORANDUM

To: Township of Cherry Hill Planning Board  
From: Robyn Welch PP, AICP  
Subject: Amendment to the Township of Cherry Hill's Adopted 2025 Housing Element & Fair Share Plan (HE&FSP)  
Date: February 12, 2026  
BA#: 4132.03

This amendment to the Township of Cherry Hill's Housing Element and Fair Share Plan ("HE&FSP") amends the HE&FSP adopted on June 16, 2025 ("2025 HE&FSP"). The purpose of this amendment to the 2025 HE&FSP is to make the HE&FSP consistent with the terms of the Round 4 Mediation Agreement entered into between the Township of Cherry Hill and Fair Share Housing Center ("FSHC") on December 23, 2025. The portions of the 2025 HE&FSP that are not specifically amended herein shall remain in full force and effect as the policy and implementation document for affordable housing in Cherry Hill.

The Township of Cherry Hill 2025 HE&FSP, dated June 4, 2025 and adopted on June 16, 2025, shall be amended as follows (with ~~strike-throughs~~ identifying text to be deleted and underlines identifying text to be added):

1. **Page Following Signature Page:** The list of the Members of the Township of Cherry Hill Planning Board shall be removed and replaced with the following list:

Samuel Kates, Chairperson  
Sheila Griffith, Vice Chairperson  
Ed Rentzelas, Mayor's Designee  
Earle Seneres, Municipal Official  
Jill Hulnick, Council Member  
Alise Panitch  
Marlyn Kalitan  
Chris Callan  
John Osorio

2. **Page 3:** The third paragraph shall be amended as follows: "On November 20, 2023, the Township Planning Board complied with the terms of the consent order and recommended to the Township Council that a proposed ordinance be adopted for a new Residential-Inclusionary Mixed Use (RIMU) Overlay Zone on Block 285.03 Lots 2 and 3 which allows for the creation of at least 37 family affordable units. The ordinance establishing the RIMU Overlay Zone was adopted by the Township Council on September 29, 2025."
3. **Page 4:** Table 3 shall be amended as follows:

**Table 3: Plan Components Satisfying Fourth Round RDP**

Plan Component	Units	Bonus	Total	Status
VOA Age-Restricted (senior rentals)	6	0	6	Approved
VOA Non-Age Restricted Special Needs (rentals)	7	2*	9	Approved
Habitat for Humanity Site (family for-sale)	1	0	1	In Progress
ARHAT (family rentals)	<del>7</del> 8	6**	<del>13</del> 14	Completed
Additional ARHAT to be Acquired (family rentals)	<del>5</del> 4	0	<del>5</del> 4	Proposed
<b>Total</b>	<b>26</b>	<b>8</b>	<b>34</b>	

\*: 1.0 bonus credit for each unit special needs/supportive housing unit, per FHA-2, up to the 25% bonus cap.

\*\* : 1.0 bonus credit for each market-to-affordable unit, per FHA-2, up to the 25% bonus cap.

4. **Page 4:** Table 4 shall be amended as follows:

**Table 4: Fourth Round Unmet Need Components**

Plan Component	Units
Excess Units from VOA (senior/special needs rentals)	51
Excess Units from JFED (senior rentals)	104
Additional Group Home Bedrooms (special needs rentals)	73
ARHAT (family rentals)	TBD
<u>Three Executive Campus Overlay (family rentals or for-sale)</u>	<u>39</u>
<del>Mandatory Set-Aside Ordinance</del>	<del>TBD</del>
<del>Development Fee Ordinance</del>	<del>TBD</del>

5. **Page 29:** The third paragraph shall be amended as follows: "However, municipalities are also permitted to eliminate a site or a portion of a site based on a variety of factors, including: lands dedicated for public uses other than housing since 1997; park lands or open space; vacant contiguous parcels in private ownership of a size which would accommodate fewer than five housing units; historic and architecturally important sites listed on the State Register of Historic Places or the National Register of Historic Places; preserved ~~architectural~~ agricultural lands; sites designated for active recreation; and environmentally sensitive lands."
6. **Page 34:** The paragraph in Section "4.1: Present Need (Rehabilitation)" shall be amended as follows: "Cherry Hill has a Present Need (Rehabilitation) Obligation for the Fourth Round of 378 units. The Township participates in the Camden County Home Improvement Program, which typically rehabilitates approximately 3 housing units per year for Cherry Hill Township. As such, it is anticipated that the County will rehabilitate 30 dwelling units over the next 10 years. In order to address the remaining 348-unit obligation, the Township will establish ~~and administer~~ a municipal Home Improvement Program, which will be available to both owners and renters. ~~The Township is already under contract with Community Grants, Planning & Housing (CGP&H) as its Administrative Agent, which proposal includes initiation and administration of a rehabilitation program. The Township's municipal Home Improvement Program will be administered by a qualified professional.~~ The Township will utilize funds from its Affordable Housing Trust Fund account to be made available to income-qualified households to participate in the municipal Home Improvement Program. A copy of the Township's Fourth Round Spending Plan is located in Appendix D of this plan."

7. **Page 39:** The paragraph under the heading "Garden State Park Site" shall be amended as follows: "The Garden State Park site is located at Haddonfield Road and Garden Park Boulevard, at the former Garden State Park Racetrack site. It consists of three separate inclusionary developments: Garden State Park - Plaza Grande, Garden State Park - Park Lane Apartments and Park Place Condos, and Garden State Park - The Michaels Organization. Together, these developments will produce a total of 214 affordable units, inclusive of 105 affordable age-restricted units and 109 affordable family units. The Plaza Grande site, containing 29 age-restricted affordable units, is complete and is occupied. Each development is The Park Lane and Michaels Organization sites are discussed in turn below." In addition, the remainder of the text and the aerial image on this page shall be deleted.
8. **Page 41:** The paragraph under the aerial image shall be amended as follows: "The Garden State Park - The Michaels Organization site is located at Garden Park Boulevard and Del Mar Drive. It is identified by municipal tax records as Block 54.02 Lot 8. The Michaels Organization received site plan approval on July 5, 2022 for a 100% affordable residential development to include 76 affordable age-restricted rental units. On June 8, 2023, the Township issued a zoning permit to begin site work. Since that time, the developer has secured funding and is moving forward with site work. The project is currently under construction and expected to be completed in April 2026." In addition, the remainder of the text on this page shall be deleted.
9. **Page 43:** The paragraph under the aerial image shall be amended as follows: "The Hampton Road Redevelopment site is located at 614 Hampton Road. It is identified by municipal tax records as Block 111.02 Lot 7, Block 112.01 Lot 11, and Block 596.04 Lot 5. In 2017, the Township adopted a Hampton Road Redevelopment Plan to allow the site to be developed for 252 residential units, including 45 affordable family rental units. Site plan approval was granted by the Planning Board on December 16, 2019. Since that time, the Construction Office has issued building permits for some of the buildings and site work has begun. Construction broke ground in late 2024. The project is currently under construction and is expected to continue through the end of 2026. However, it is anticipated that the first building, which includes 15 affordable units, will receive a Certificate of Occupancy as early as May 2026." In addition, the remainder of the text on this page shall be deleted.
10. **Page 44:** The entirety of this page shall be deleted, as the Victory Redevelopment (Enclave at Woodcrest Station) site is now completed and occupied.
11. **Page 45:** The paragraph shall be amended as follows: "The Village at St. Mary's development is located at Lourdes Court and Village Drive. It is identified by municipal tax records as Block 523.12 Lot 13. This 100% affordable senior and supportive housing development is owned and operated by the Diocese of Camden County. It contains 149 units (plus one custodian/ superintendent's unit) and was constructed in 1982. The Township received Prior Cycle Credits for this development in its prior round settlements and judgments of compliance. Additionally, the Township received credit towards its Third Round RDP obligation for the extension of affordability controls on these 149 affordable units for an additional 30 years. Although these extensions have not yet been completed, the Township is actively working with the Diocese to finalize these extensions and expect them to be completed ~~later this Spring or Summer~~ in 2026."
12. **Page 46:** Table 25 shall be amended as follows:

**Table 25: Plan to Satisfy Fourth Round RDP**

Plan Component	Units	Bonus	Total	Status
VOA Age-Restricted (senior rentals)	6	0	6	Approved
VOA Non-Age Restricted Special Needs (rentals)	7	2*	9	Approved
Habitat for Humanity Site (family for-sale)	1	0	1	In Progress
ARHAT (family rentals)	<del>7</del> 8	6**	<del>13</del> 14	Completed
Additional ARHAT to be Acquired (family rentals)	<del>5</del> 4	0	<del>5</del> 4	Proposed
<b>Total</b>	<b>26</b>	<b>8</b>	<b>34</b>	

\*: 1.0 bonus credit for each unit special needs/supportive housing unit, per FHA-2, up to the 25% bonus cap.

\*\* : 1.0 bonus credit for each market-to-affordable unit, per FHA-2, up to the 25% bonus cap.

13. **Page 46:** Table 26 shall be amended as follows:

**Table 26: Satisfaction of Fourth Round Minimums and Maximums**

Plan Component	Required	Proposed
Max. Rental Bonus Credits (25% of RDP)	8	8
Max. Age-Restricted Units (30% of RDP less bonuses)	7	6
Min. Rental Units (25% of RDP less bonuses)	7	25
Min. Rental Units Available to Families (50% of rental min.)	4	12
Min. Total Units Available to Families (50% of RDP less bonuses)	13	13
<del>Min. Realistic Zoning/Redevelopment (25% of RDP)</del>	<del>9</del>	<del>13</del>

14. **Page 49:** The first paragraph shall be amended as follows: "In July of 2023, the Township utilized funds from its Affordable Housing Trust Fund to assist Habitat for Humanity with the purchase of a parcel developed with a single-family market-rate dwelling unit located at 117 Chapel Avenue, which is identified as Block 110.01 Lot 8, and an adjoining vacant lot located at 110 Williams Street, which is identified as Block 110.01 Lot 10. Habitat for Humanity ~~intends to consolidate~~ these lots and ~~renovate and~~ has been rehabilitating the dwelling. Habitat received a zoning permit in January 2026 to construct an addition to the dwelling on Lot 8 in order to create a viable three-bedroom affordable family for-sale unit and to construct a driveway for use by the dwelling ~~on Lot 10~~. A 30-year UHAC deed restriction has been placed on the property, which ~~is in the process of being~~ was recorded with the County Clerk's office in 2025."

15. **Page 49:** The last two paragraphs shall be amended as follows: "At the time of the 2016 HE&FSP and JOR, the Township had a portfolio of 38 ARHAT units and anticipated that 10 more ARHAT units would be acquired by the Township before the end of the Third Round. All 48 of these existing and prospective units were credited toward the Township's Third Round RDP obligation. What transpired, however, is that the Township ~~has~~ acquired ~~17~~ 16 – not 10 – additional ARHAT units during the course of the Third Round, leaving ~~7~~ 6 surplus ARHAT units to be applied to the Fourth Round. In addition, the Township has acquired 2 additional ARHAT units since the end of the Third Round, for a total of 8 completed ARHAT units to be applied to the Fourth Round."

These ~~7~~ 8 ARHAT units, which are to be credited toward the Township's Fourth Round RDP obligation, are identified in Table 27 below:"

16. **Page 50:** The entirety of Page 50 shall be amended as follows:

**Table 27: Existing ARHAT Units Satisfying Fourth Round RDP**

Unit	# of Bedrooms	Purchase Date
610 Kings Croft	2	1/17/2022
1861 Woods II	2	8/18/2022
508 Barclay Walk	3	4/13/2023
301 Barclay Walk	2	8/2/2023
300 Barclay Walk	3	11/4/2024
105 Burnt Mill Road	4	4/25/2025
<u>20 James Run</u>	<u>2</u>	<u>10/10/2025</u>
<u>108 Edison Road</u>	<u>3</u>	<u>11/21/2025</u>
<u>617 Franklin Avenue</u>	<u>3</u>	<u>6/9/2025*</u>

\*: Expected closing date.

"These ~~7~~ 8 ARHAT units are also eligible for bonus credits, up to the 25% bonus cap, per FHA-2. Specifically, FHA-2 allows for one bonus credit for each unit created by transforming an existing rental or ownership unit from a market rate unit to an affordable housing unit. Therefore, as identified in Table 25 above, the Township claims 6 bonus credits for the ~~7~~ 8 completed ARHAT units assigned to the Fourth Round RDP.

In addition, the Township anticipates that additional market for-sale units will be converted to affordable rental units during the course of the Fourth Round, based on the ARHAT program's successful track-record during the Third Round of acquiring and converting approximately 2 to 3 units, on average, per year. As such, the Township assigns ~~5~~ 4 of these anticipated ARHAT units/credits toward the Fourth Round RDP obligation, and assigns any additional new ARHAT units that may be created during the Fourth Round to Cherry Hill's Fourth Round Unmet Need. This is discussed in more detail in Section 4.4 below."

17. **Page 51:** Footnote 3 shall be amended as follows: "These set-asides appear to be inconsistent with the 2016 HE&FSP and FSHC Settlement, which call for a minimum 20% set-aside, whether for sale or rent. As such, the Township will make this correction to the ordinance, ~~as set forth in Appendix F of this plan.~~"
18. **Page 52:** The second paragraph of Subsection 5. shall be amended as follows: "On November 20, 2023, the Township Planning Board complied with the terms of the consent order and recommended to the Township Council that a proposed ordinance be adopted for a new Residential-Inclusionary Mixed Use (RIMU) Overlay Zone on Block 285.03 Lots 2 and 3. The ordinance establishing the RIMU Overlay Zone was adopted by the Township Council on September 29, 2025. The ~~proposed~~ adopted RIMU Overlay Zone ordinance allows for inclusionary development in a mixed-use setting with up to 220 residential units, including at least 37 family affordable units, as required."
19. **Page 52:** Footnote 4 shall be amended as follows: "These set-asides appear to be inconsistent with the 2016 HE&FSP and FSHC Settlement, which call for a minimum 20% set-aside, whether for sale or rent. As such, the Township will make this correction to the ordinance, ~~as set forth in Appendix F of this plan.~~"

20. **Page 53:** The following sentence shall be deleted: "These proposed ordinance amendments are included in Appendix G of this plan."
21. **Page 54:** The following sentence shall be deleted: "These proposed ordinance amendments are included in Appendix H of this plan."
22. **Page 54:** The first paragraph under the heading "Fourth Round Unmet Need" shall be amended as follows: "Due to the Township's long-recognized lack of vacant, developable land, Cherry Hill's Unmet Need of 917 for Cumulative Rounds 1, 2 and 3 is further compounded by an Unmet Need of 537 for Round 4, despite any additional available land to accommodate same in a manner consistent with sound planning. Nevertheless, because of Cherry Hill's proactive efforts to secure affordable housing for the Fourth Round, the Township already has 228 existing and approved affordable units that it can apply toward its Fourth Round Unmet Need, with additional units anticipated to be created over the next decade. ~~The plan components proposed to address the Township's Fourth Round Unmet Need of 537 units are as follows:~~ The Township will address its 537-unit Fourth Round Unmet Need through the following mechanisms, which mechanisms shall also be considered to fulfill the Township's obligation under C.52:27D-310.1, as amended by P.L.2024, c.2, of FHA-2 to adopt realistic zoning."
23. **Page 55:** The entirety of Page 55 shall be amended as follows:
- "3. *Additional Group Homes:* The Township has 18 existing group homes, containing a total of ~~73~~ 74 special needs bedrooms, that have not been previously credited in a prior round. The credits for these ~~73~~ 74 group home bedrooms, all of which are listed in Appendix E of this plan, are assigned toward the Township's Fourth Round Unmet Need.
  - 4. *Additional ARHAT Units:* As described in Section 4.3 of this plan, the ARHAT program successfully converted approximately 2 to 3 market for-sale units to affordable rental units, on average, per year during the Third Round and adequate funding is projected to be available to acquire and convert at least ~~5~~ 4 additional units during the remainder of the Fourth Round. These ~~5~~ 4 additional ARHAT units are to be credited toward the Township's Fourth Round RDP obligation. However, if sufficient funding becomes available to acquire and convert additional units through the ARHAT program during the Fourth Round, the credits for said additional ARHAT units will be assigned to the Fourth Round Unmet Need.
  - ~~5. *Mandatory Set-Aside & Development Fee Ordinances:* Cherry Hill will continue to implement the Township-wide Mandatory Set-Aside and Development Fee ordinances, as modified, in order to capture additional affordable housing opportunities as they become available during the Fourth Round.~~

5. Three Executive Campus Overlay: The Township proposes to adopt overlay zoning on the premises located at 3 Executive Campus pursuant to the Township's December 2025 mediation agreement with Fair Share Housing Center. This 28.2-acre property is developed with a six-story office building and surface parking. The proposed overlay zoning, however, will allow for redevelopment or infill development with stand-alone inclusionary residential buildings and/or mixed-use buildings with inclusionary residential above at-grade residential, office, retail, restaurant, personal service, recreational and/or civic uses. A maximum of 195 units will be permitted in the overlay with a minimum affordable housing set-aside of 20 percent, all of which are required to be affordable family units, potentially resulting in 39 affordable family units to be generated by this site. Alternatively, the proposed overlay will allow a density bonus for adaptive reuse of the existing building for inclusionary residential; in this scenario, the developer will be permitted to build up to 320 units within the existing building, provided that at least 20 percent be set-aside as affordable family units. As such, it is anticipated that this site will potentially yield at least 39, and up to 64, affordable family units to be credited toward the Township's Fourth Round Unmet Need."

24. **Page 56:** The map entitled "Map 5: Unmet Need Plan Components" shall be removed and replaced with the map on the following page, which has been revised to include the Three Executive Campus Overlay Zone:



25. **Page 59:** The paragraph in Section “4.8: Crediting Documentation and Ongoing Compliance” shall be amended as follows: “The Township of Cherry Hill is following the applicable requirements regarding unit monitoring and reporting. Specifically, the Township has completed and will continue to complete the statutorily required updates to its housing project status report by ~~the DCA’s annual~~ deadline of February 15~~th~~, 2025. These updates are included in the State’s new Affordable Housing Monitoring System and should be considered to fulfill the Township’s obligation to specify the creditworthiness of all existing affordable units. Further, all crediting documentation submitted to and approved by the Court as part of the Township’s Third Round Housing Element and Fair Share Plan remains on file with and accessible from the Court. All other crediting documentation, for plan components that were not part of the Township’s Third Round HE&FSP, is included in the appendices of this plan.”
26. **Page 61:** The list of appendices following Page 60 shall be amended to identify Appendix D as “2026 Revised Affordable Housing Trust Fund Spending Plan” (not “2025 Affordable Housing Trust Fund Spending Plan”). In addition, the list of appendices shall be amended to remove Appendices F through K (proposed and existing ordinances) as well as Appendices P and Q (operation manuals), all of which require amendments<sup>1</sup>.
27. **Appendix D:** The cover page to Appendix D shall be amended to identify Appendix D as “2026 Revised Affordable Housing Trust Fund Spending Plan” (not “2025 Affordable Housing Trust Fund Spending Plan”) and a copy of the Township’s Revised Spending Plan, which is included in Enclosure 1 at the end of this memorandum, shall replace the copy of the Spending Plan in Appendix D of the 2025 HE&FSP.
28. **Appendix E:** The first page of the document in Appendix E of the 2025 HE&FSP (“Existing ARHAT, Scattered Site Sales, Least Cost Housing & Group Home Units”) shall be replaced with the page included at Enclosure 2 at the end of the memorandum, and the last page of the document in Appendix E of the 2025 HE&FSP (“Existing ARHAT, Scattered Site Sales, Least Cost Housing & Group Home Units”) shall be replaced with the page included at Enclosure 3 at the end of the memorandum.
29. **Appendices F, G, H, I, J, K, P and Q:** The cover pages to Appendices F, G, H, I, J, K, P and Q and all of the contents within these appendices shall be removed.

cc: Mayor David Fleisher (w/encl)  
Council President Carter and Members of the Cherry Hill Township Council (w/encl)  
Cosmas Diamantis, Esq. (w/encl)  
Brian Bauerle (w/encl)  
Kathleen Cullen (w/encl)  
Mara Wuebker, PP, AICP (w/encl)  
Jacob Richman, PP, AICP (w/encl)  
Allen Zeller, Esq. (w/encl)  
Jeffrey Suenian, Esq. (w/encl)

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<sup>1</sup> DCA and HMFA adopted new regulations in December 2025. The Township is in the process of preparing revised implementing ordinances and manuals to be consistent therewith and will adopt same in accordance with the Fair Housing Act and FSHC Mediation Agreement.

ENCLOSURE 1

June 4, 2025 – Revised February 2, 2026  
Township of Cherry Hill  
Affordable Housing Trust Fund Spending Plan

## INTRODUCTION

The Township of Cherry Hill (hereinafter the “Township”), Camden County, has prepared a Housing Element and Fair Share Plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Amended Fair Housing Act (FHA-2) (N.J.S.A. 52:27D-301) and the new Fair Housing Act Rules promulgated by the New Jersey Department of Community Affairs (DCA) (N.J.A.C. 5:99). A development fee ordinance creating a dedicated revenue source for affordable housing and establishing the Township of Cherry Hill Affordable Housing Trust Fund was first adopted by the Township on June 9, 1986.

As of December 31, 2024, the Township of Cherry Hill had a balance of \$3,976,868<sup>1</sup> in its Affordable Housing Trust fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund account for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:99 as described in the sections that follow.

### 1. REVENUES FOR CERTIFICATION PERIOD

It is anticipated that during the period of January 1, 2025 through June 30, 2035, which encompasses the period that the Township will have a Fourth Round Judgment of Compliance and Repose (hereinafter “Fourth Round JOR”), the Township will add an additional \$4,536,000 to its Affordable Housing Trust Fund. This is detailed below.

- (a) Development fees: Based on development fee collection trends in the Township of Cherry Hill since 2012, more than four-fifths of which have been from non-residential development fees, the Township anticipates that approximately \$3,024,000 in development fees will be generated between January 1, 2025 through June 30, 2035. This figure assumes that, on average, the Township will collect approximately \$24,000 in development fees per month during the remainder of the Third Round and throughout the Fourth Round.

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<sup>1</sup> All figures rounded to the nearest dollar.

- (b) Payment in lieu (PIL): The Township of Cherry Hill anticipates the contribution of a \$38,110 payment in lieu from the Garden State Park developer, as specified by the Court Order by Judge M. Allan Vogelson dated March 3, 2004. This \$38,110 payment represents the unpaid balance of the total \$1,000,000 payment in lieu specified in the Court Order and is expected to be paid in 2026.
  
- (c) Other Funds: The Township of Cherry Hill received, pursuant to the Court Order by Judge M. Allan Vogelson dated March 3, 2004, the contribution of \$775,000 from the Garden State Park developer into the Affordable Housing Trust Fund for the sole purpose of providing subsidies to the Garden State Park 100% affordable age-restricted rental development, to be developed by the Michaels Organization. These funds were paid in November 2025.
  
- (d) Projected interest: It is estimated that the Township of Cherry Hill will collect approximately \$1,512,000 in interest between January 1, 2025 through June 30, 2035. This figure assumes that, on average, the Township will collect approximately \$12,000 in interest per month during the remainder of the Third Round and throughout the Fourth Round.

SOURCE OF FUNDS	PROJECTED REVENUES – AFFORDABLE HOUSING TRUST FUND JANUARY 1, 2025 THROUGH JUNE 30, 2035											Total
	2025-2026	2027	2028	2029	2030	2031	2032	2033	2034	1/1/35 to 6/30/35		
(a) Development Fees	\$576,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$144,000	\$3,024,000	
(b) Payments in Lieu of Construction	\$38,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,110	
(c) Other Funds	\$775,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775,000	
(d) Interest	\$288,000	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$72,000	\$1,512,000	
<b>Total</b>	<b>\$1,677,110</b>	<b>\$432,000</b>	<b>\$216,000</b>	<b>\$5,349,110</b>								

In sum, the Township of Cherry Hill projects a total of \$5,349,110 in revenue to be collected between January 1, 2025 and June 30, 2035. This projected amount, when added to Cherry Hill's current trust fund balance of \$3,976,868, results in a total anticipated trust fund balance of \$9,325,978 available to fund and administer the Township's affordable housing plan. All interest earned on the account shall be used only for the purposes of affordable housing.

## 2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

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

- (a) Collection of development fee revenues: Upon application of a Zoning Approval for construction, the Administrative Officer or their designee shall determine if the development approval is subject to a development fee. The Planning Board Secretary and Zoning Board Secretary shall notify the Zoning Officer whenever preliminary, final, or other applicable approval is granted for a development that is subject to a development fee.

If the development approval is subject to a development fee, the Administrative Officer or their designee will notify the Township Tax Assessor and the Construction Official to initiate the calculation of the approximate value of the project and set the fee based on:

1. The equalized assessed value of the new construction for residential fees.
2. The equalized assessed value of the new construction for non-residential fees.

The developer will pay 100 percent of the development fee prior to the issuance of a certificate of occupancy. The funds are forwarded to the Tax Collector and deposited in the affordable housing trust fund.

- (b) Distribution of development fee revenues: The Mayor shall appoint the appropriate Township official, such as the Director of Community Development, to administer the distribution of the development fee in a manner consistent with this Spending Plan.

The release of funds requires the adoption of the governing body resolution in accordance with an approved spending plan. Once a request is approved by resolution, the Township Controller releases the requested revenue from the trust fund for the specific use approved in the governing body's resolution.

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

- (a) Rehabilitation. The Township has a Present Need (rehabilitation) obligation of 378 units. The Township participates in the Camden County Home Improvement Program, which typically rehabilitates approximately 3 housing units per year for Cherry Hill Township. As such, it is anticipated that the County will rehabilitate 30 dwelling units over the next 10 years. In order to address its remaining rehabilitation obligation of 348 units, the Township will establish and administer a municipal Home Improvement

Program, which will be available to both owners and renters. The Township's municipal Home Improvement Program will be administered by a qualified professional.

The Township will utilize funds from its Affordable Housing Trust Fund to fund this municipal program and will reserve sufficient funds to address one-third of their remaining rehabilitation obligation (i.e.  $1/3 \times 348 = 116$  units) within the first three years of approval of its plan. At a rate of at least \$10,000 per unit, this will require an initial contribution of \$1,160,000. After these first three years, the Township will then reassess the success of its municipal Home Improvement Program and either continue to fund the program at the same level for the subsequent three years or, if the program does not experience the volume of participants that would necessitate the same funding level, the Township reserves the right to scale back its reserves for rehabilitation and use those funds for other affordable housing activity.

- (b) Encumbered Funds. The Township already has commitments to spend \$457,180 toward affordability assistance at the Evans Frances Estates (EFE) affordable housing development (\$100,000) and the acquisition of an additional market-to-affordable unit<sup>2</sup> through the Affordable Housing Rental Association at Tavistock (ARHAT) program (\$357,180).
- (c) Garden State Park - The Michaels Organization Subsidies. As noted in Section 1 of this Spending Plan, the Township of Cherry Hill received, pursuant to the Court Order by Judge M. Allan Vogelson dated March 3, 2004, the contribution of \$775,000 from the Garden State Park developer into the Affordable Housing Trust Fund for the sole purpose of providing subsidies to the Garden State Park 100% affordable age-restricted rental development, to be developed by the Michaels Organization. These funds, which are explicitly exempt from Affordable Housing Trust Fund rules pursuant to the Court Order, are expected to be released to The Michaels Organization in 2026.
- (d) Housing Subsidies. The Township will set aside \$1,628,000 in affordable housing trust funds to help subsidize/facilitate the transition of Least Cost Housing units from Modest Price Housing (MPH) deed restrictions to UHAC deed restrictions, as well as to help subsidize costs at the Volunteers of America (VOA) and Habitat for Humanity sites.
- (e) ARHAT Acquisitions. The Housing Element and Fair Share Plan anticipates the acquisition of at least 6 additional market-to-affordable units through the Affordable Housing Rental Association at Tavistock (ARHAT) program before the end of the Third Round and/or during the Fourth Round. (These acquisitions are over and above the

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<sup>2</sup> Specifically, 105 Burnt Mill Road, the purchase of which closed on 4/25/25.

acquisition for which funds have been encumbered per Subsection (b) above.) At an estimated cost of \$400,000 per unit, it is expected that the 6 ARHAT units to be acquired will require a total contribution of \$2,400,000.

- (f) Affordability Assistance. Pursuant to N.J.A.C. 5:99-2.5, the Township is required to set aside a portion of all development fees collected and interest earned for the purpose of providing affordability assistance to low- and moderate-income households in affordable units included in the Township's fair share plan. Affordability assistance means the use of funds to render housing units more affordable to low- and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner's association or condominium fees and special assessments, common maintenance expenses, and assistance with emergency repairs and rehabilitation to bring deed-restricted units up to code, pursuant to N.J.A.C. 5:99-2.5. This may also include offering a subsidy to developers of inclusionary or 100% affordable housing developments or buying down the cost of low- or moderate-income units in the Township's fair share plan to make them affordable to very low-income households, including special needs and supportive housing opportunities. In addition to the \$100,000 already encumbered for affordability assistance to EFE per Subsection (b) above, the Township will set aside \$112,000 from the Affordable Housing Trust Fund for an Affordability Assistance Program through June 30, 2035.
  
- (g) Administrative Expenses. Per N.J.A.C. 5:99-2.4(a), no more than 20% of all affordable housing trust funds, exclusive of those collected prior to July 17, 2008, to fund an RCA, shall be expended on administration. The Township of Cherry Hill projects that a maximum of \$1,525,413 will be available from the affordable housing trust fund to be used for administrative purposes through June 30, 2035. Such administrative expenditures, subject to the 20% cap, may include payment for actions and efforts reasonably related to the determination of the Township's fair share obligation and the development of its Housing Element and Fair Share Plan pursuant to paragraphs (1) and (2) of subsection f. of section 3 of P.L. 2024, c.2 ("FHA"), and for expenses that are reasonably necessary for compliance with the processes of the program, including but not limited to, the costs to the Township of resolving a challenge under the program.

Actual development fees + interest through 12/31/24		\$5,212,243
Payments in lieu of construction & other deposits through 12/31/24	+	\$997,089
Projected development fees + interest 1/1/25 through 6/30/35	+	\$4,536,000
Projected payments in lieu & other deposits 1/1/25 through 6/30/35*	+	\$38,110
Less RCA expenditures through 7/17/08	-	\$0
<b>Total</b>	=	\$10,783,442
20 percent requirement	x 0.20 =	\$2,156,688
Less administrative expenditures through 12/31/24		\$631,275
<b>PROJECTED MAXIMUM Available for Administrative Expenses 1/1/25 through 6/30/35</b>	=	<b>\$1,525,413</b>

\* Does not include \$775,000 anticipated from Garden State Park for The Michaels Organization.

- (h) Other Emergent Housing Opportunities. The Township will spend the remaining trust fund balance, projected at \$1,268,385, on other emergent opportunities to create affordable housing that may arise during the Fourth Round, including, but not limited to the continued acquisition of additional units through the Affordable Housing Rental Association at Tavistock (ARHAT) program and/or other non-profit development opportunities – subject to the availability of funding. The Township shall seek approval for any emergent affordable housing opportunities not included in the Township’s fair share plan in accordance with N.J.A.C. 5:99-4.1.

#### 4. EXPENDITURE SCHEDULE

The Township of Cherry Hill intends to use affordable housing trust fund revenues for housing rehabilitation activities, ARHAT acquisitions, least cost housing and other housing subsidies, affordability assistance, administration up to the 20% cap, Garden State Park subsidies, and other emergent affordable housing opportunities that may arise during the Fourth Round. Where applicable, the funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

PROJECTS/ PROGRAMS	PROJECTED EXPENDITURES – AFFORDABLE HOUSING TRUST FUND JANUARY 1, 2025 THROUGH JUNE 30, 2035											Total		
	2025-2026	2027	2028	2029	2030	2031	2032	2033	2034	1/1/35 to 6/30/35				
<b>HOUSING ACTIVITY:</b>														
Rehabilitation	\$386,667	\$386,667	\$386,666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,160,000
Encumbered Funds - ARHAT	\$357,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$357,180
Housing Subsidies	\$234,000	\$164,000	\$164,000	\$164,000	\$164,000	\$164,000	\$164,000	\$164,000	\$164,000	\$164,000	\$164,000	\$82,000	\$5,000	\$1,628,000
ARHAT Acquisitions	\$1,000,000	\$600,000	\$0	\$400,000	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400,000
<b>AFFORDABILITY ASSISTANCE:</b>														
Encumbered Funds - EFE	\$25,000	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$0	\$0	\$0	\$0	\$0	\$100,000
Affordability Assistance Program	\$27,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$5,000	\$5,000	\$112,000
<b>ADMINISTRATION:</b>														
Administration	\$500,000	\$50,000	\$50,000	\$50,000	\$60,000	\$55,000	\$60,000	\$200,000	\$300,000	\$200,413	\$300,000	\$200,413	\$200,413	\$1,525,413
<b>MISCELLANEOUS:</b>														
GSP – 100% Affordable Subsidies	\$775,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775,000
Other Emergent Opportunities	\$0	\$0	\$0	\$0	\$0	\$281,863	\$281,863	\$281,863	\$281,863	\$281,863	\$281,863	\$140,933	\$140,933	\$1,268,385
<b>Total</b>	<b>\$3,304,847</b>	<b>\$1,223,167</b>	<b>\$623,166</b>	<b>\$636,500</b>	<b>\$246,500</b>	<b>\$923,363</b>	<b>\$528,363</b>	<b>\$655,863</b>	<b>\$755,863</b>	<b>\$428,346</b>	<b>\$9,325,978</b>			

## 5. EXCESS OR SHORTFALL OF FUNDS

In the event of any expected or unexpected shortfall of funds necessary to implement the Fair Share Plan, the Township of Cherry Hill will handle the shortfall of funds through an alternative funding source to be identified by the Township and/or by adopting a resolution with an intent to bond. In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be dedicated toward the Township's rehabilitation program, additional affordability assistance, additional ARHAT acquisitions and/or any other emergent affordable housing opportunities that may arise during the Fourth Round.

### SUMMARY

The Township of Cherry Hill intends to spend Affordable Housing Trust Fund revenues pursuant to N.J.A.C. 5:99 and consistent with the housing programs outlined in the Township's Housing Element and Fair Share Plan.

The Township of Cherry Hill had a balance of \$3,976,868 as of December 31, 2024 and anticipates an additional \$5,349,110 in revenues through June 30, 2035 for a total of \$9,325,978. During the period of the Township's Fourth Round JOR through June 30, 2035, the Township agrees to fund \$1,160,000 towards a rehabilitation program, \$457,180 already encumbered for an ARHAT market to affordable purchase and EFE affordability assistance, \$775,000 towards Garden State Park subsidies, \$1,628,000 towards other housing subsidies, \$2,400,000 toward the acquisition of 6 additional ARHAT units, \$112,000 towards additional affordability assistance, \$1,525,413 towards administrative expenses, and \$1,268,385 towards other emergent affordable housing opportunities that may arise during the Fourth Round, totaling \$9,325,978 in anticipated expenditures.

Any shortfall of funds will be offset by an alternative funding source to be identified by the Township and/or, the Township of Cherry Hill will bond to provide the necessary funding. The Township will dedicate any excess funds or balance toward the Township's rehabilitation program, additional affordability assistance, additional ARHAT acquisitions and/or any other emergent affordable housing opportunities that may arise during the Fourth Round.

<b>SPENDING PLAN SUMMARY</b>		
Balance as of December 31, 2024		<b>\$3,976,868</b>
<b>PROJECTED REVENUE THROUGH 6/30/35</b>		
Development fees	+	\$3,024,000
Payments in lieu of construction	+	\$38,110
Other funds	+	\$775,000
Interest	+	\$1,512,000
SUBTOTAL REVENUE	=	\$5,349,110
<b>TOTAL REVENUE = \$9,325,978</b>		
<b>EXPENDITURES</b>		
Rehabilitation Program	-	\$1,160,000
Encumbered Funds	-	\$457,180
GSP – 100% Affordable Subsidies	-	\$775,000
Other Housing Subsidies	-	\$1,628,000
ARHAT Acquisitions	-	\$2,400,000
Affordability Assistance	-	\$112,000
Administration	-	\$1,525,413
Other Emergent Opportunities	-	\$1,268,385
TOTAL PROJECTED EXPENDITURES	=	\$9,325,978
REMAINING BALANCE	=	<b>\$0</b>

ENCLOSURE 2

## ARHAT Units

300	Barclay Walk	20	James Run
301	Barclay Walk	238	Kings Croft
303	Barclay Walk	610	Kings Croft
508	Barclay Walk	110	Park Pl
704	Barclay Walk	506	Park Pl
708	Barclay Walk	201	Playa Del Sol
105	Burnt Mill Rd	419	Playa Del Sol
108	Edison Rd	216	Tavistock
223	Centura	218	Tavistock
231	Centura	250	Tavistock
344	Chanticleer	268	Tavistock
501	Chanticleer	278	Tavistock
520	Chanticleer	358	Tavistock
711	Chanticleer	359	Tavistock
715	Chanticleer	360	Tavistock
731	Chanticleer	370	Tavistock
825	Chanticleer	371	Tavistock
1115	Chanticleer	372	Tavistock
1135	Chanticleer	382	Tavistock
1141	Chanticleer	384	Tavistock
1151	Chanticleer	394	Tavistock
1202	Chanticleer	395	Tavistock
1311	Chanticleer	396	Tavistock
1315	Chanticleer	408	Tavistock
1343	Chanticleer	420	Tavistock
1344	Chanticleer	1802	The Woods II
101B	Cherry Parke	1861	The Woods II
123A	Cherry Parke	1965	The Woods II

Credits assigned to 4<sup>th</sup> Round

ENCLOSURE 3

**Group Homes Addressing Fourth Round Unmet Need**

Address		Special Needs Bedrooms	Group Home Operator
1220	Crane Dr	4 Bedrooms	Bancroft
135	Greenvale Rd	5 Bedrooms	Bancroft
10	Hessian Way	5 Bedrooms	Bancroft
1811	Kresson Rd	5 Bedrooms	Bancroft
1728	Lark Lane	5 Bedrooms	Bancroft
410	Garden State Dr	4 Bedrooms	ARC of Camden County
1328	Bunker Hill Dr	4 Bedrooms	Community Options
1673	Lark Lane	3 Bedrooms	Community Options
1765	Country Club Dr	5 Bedrooms	Elwyn
329	Cherry Hill Blvd	4 Bedrooms	Friends of Cyrus
322	Juniper Dr	4 Bedrooms	Friends of Cyrus
19	Woodbury Ct	4 Bedrooms	Friends of Cyrus
217	Woodland Ave	4 Bedrooms	Friends of Cyrus
300	Park Pl	2 Bedrooms	Twin Oaks (Oaks Integrated Care)
1402	Longfellow Dr	4 Bedrooms	Quality Management Associates
309	Surrey Rd	4 Bedrooms	Quality Management Associates
115	Mckinley Rd	4 Bedrooms	REM NJ
417	Silver Hill Rd	4 Bedrooms	RES-Care
<b>TOTAL</b>		<b>74 Bedrooms</b>	