

Housing Element and Fair Share Plan

Burlington City, Burlington County



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Revised: December 3, 2018

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TABLE OF CONTENTS

1. Foreward.....	4
INTRODUCTION.....	6
Executive Summary.....	7
Housing Stock	9
Demographic Characteristics.....	13
Employment characteristics.....	20
3. Analysis of Impact of Existing Conditions on Affordable Housing Opportunities.....	23
Availability of Existing and Planned Infrastructure	23
Anticipated Demand of Types of Uses Permitted by Zoning.....	23
Anticipated Land Use Patterns	23
Municipal Economic Development Policies	23
Constraints on Development	23
Existing or Planned Measures to Address these Constraints.....	24
Consideration of Land Most Appropriate for Low and MODERATE-INCOME Housing	24
4. Fair Share Compliance Plan	24
Summary	24
Present Need (or, Rehabilitation Component).....	25
Prior Round Obligation	25
Round Three Obligation	26
Additional actions.....	27
Appendices	
1. Settlement agreement between Fair Share Housing Center and City of Burlington.....	28
2. Service List	29
3. Completed Units Rehabilitated Through the City’s Small Cities CDBG Program.....	31

Foreword

The City of Burlington has prepared this revision to previously adopted Housing Element and Fair Share Plans in order to comply with the terms of a settlement agreement between the Fair Share Housing Center and the City of Burlington, dated March 6, 2018 (the “Settlement Agreement”), “In the Matter of the City of Burlington, County of Burlington, Docket No. BUR-L-1626-15.” The above-referenced plans were prepared by Megan York, PP, AICP, and David G. Gerkens PP, AICP, of CGP&H, LLC, on December 17, 2008, and November 9 2015, respectively, and presented for adoption by the City Council and Land Use Board.

A Compliance Hearing evaluating whether this Housing Element and Fair Share Plan, implementing the FSHC Settlement Agreement, creates a realistic opportunity for the construction of the City’s fair share of the regions need for low- and moderate-income households is scheduled before the Honorable John Harrington, J.S.C., Superior Court of New Jersey on October 31, 2018.

As background, the 2008 and 2015 plans were prepared to obtain substantive certification from the New Jersey Council on Affordable Housing (hereafter called “COAH”) under what was then called COAH’s Third Round Rules. The 2008 plan was prepared specifically to comply with COAH’s Round Three growth share rules and housing legislation which was passed that year to address the needs of very low-income families.

On September 26, 2013, the New Jersey Supreme Court ruled In re Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing that “... invalidated portions of COAH’s second attempt at Round 3 regulations (N.J.A.C. 5:97), including the growth share methodology for calculating state, regional and municipal need. Therefore, the City’s 2008 plan could not be granted substantive certification by COAH due to the Court’s rejection of the growth share methodology.

The 2015 plan was prepared in the wake of a Motion to Enforce Litigant’s Rights filed by Fair Share Housing Center (FSHC) against COAH. That litigation resulted in the March 2015 Supreme Court decision, commonly referred to as “Mount Laurel IV” which rendered COAH moribund and which created a mechanism for Municipalities to bring themselves under the jurisdiction of the trial courts in order to seek approval of their affordable housing plans.

Pursuant to that decision, Burlington City, and many other municipalities, filed a Declaratory Judgment Action (“DJ Action”) seeking Court-approval of its HEFSP. The City simultaneously sought, and was ultimately granted, temporary immunity precluding exclusionary zoning lawsuits against the city, which remains in full force and effect as of the date of this HEFSP.

In January 2017, the New Jersey Supreme Court decided “In Re Declaratory Judgment Actions Filed By Various Municipalities, County of Ocean, Pursuant to the Supreme Court’s Decision In In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 [2015] (“Mount Laurel V”). The case resolved the

1. INTRODUCTION AND EXECUTIVE SUMMARY

INTRODUCTION

In 1975, in a case commonly referred to as “Mount Laurel I”, the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate-income housing. In its 1983 Mount Laurel II decision the Court held that the obligation is not limited to developing municipalities, but instead to all municipalities. In July 1985 the Fair Housing Act was enacted as the legislative response to the Supreme Court rulings and various trial court opinions.

According to the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. (“MLUL”) a municipal Master Plan must contain a Housing Element if the governing body chooses to adopt or amend a zoning ordinance. N.J.S.A. 40:55D-(b)(3), -62(a). Pursuant to the Fair Housing Act, a master plan housing element is required to “be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs with particular attention to low and moderate-income housing” with the following required components:

1. An inventory of the municipality’s housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate-income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality’s housing stock, including the probable future construction of low and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality’s demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and future employment characteristics of the municipality;
5. A determination of the municipality’s present and prospective fair share for low and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate-income housing;
6. A consideration of the lands that are most appropriate for construction of low and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate-income housing.

[N.J.S.A. 52:27D-310 (a) – (f)].

This Housing Element and Fair Share Plan meets all of above statutory requirements of the MLUL, as well as the guidelines of the revised COAH Round 3 rules.

EXECUTIVE SUMMARY

Burlington City consists of a land area of 3.7 square miles, of which three miles is land. Comprising .057% of Burlington County, the City is surrounded on three sides by Burlington Township, the Delaware River to its north, and is on the New Jersey – Pennsylvania border, connected via the Burlington-Bristol Bridge. See Figure 1. With the exception of local redevelopment opportunities, Burlington City is fully built out. It also faces significant economic development issues to redevelop its existing business and transportation corridors and other infrastructure.

Burlington City's existing waterfront park is the result of urban renewal and flood control projects in the late 1960s and 1970s. The shoreline improvements -- revetments, walkways, etc. -- span the entire Delaware riverfront from the Burlington-Bristol Bridge to the Assiscunk Creek. The former waterfront industries, ferry terminals and docks have all been demolished and replaced by an open, grassy park and a tree-lined waterfront esplanade. City planning efforts seek to reinvigorate the downtown and riverfront by redeveloping 15 acres into the Burlington Riverfront Promenade, with active and passive recreation areas and an outdoor entertainment center.

This Housing Element and Fair Share Plan has reviewed demographic, housing and employment statistics for Burlington City. Recent census data demonstrates that the City is an older municipality (founded in 1677) that has experienced a significant population decline (from 1950 to 2010, its population declined by 18 %). Despite its continuing loss in population (from a high of 12,687 in 1960 to an estimated 9,799 in 2014), the City population continues to have a population density of approximately 2,648 people per square mile, an indicator that the City might be suffering from a high population density within its 3-mile boundary. The City consists of mainly owner occupied detached single family (1 to 4 unit) homes, with an older housing stock, over 70% of which was built prior to 1959.

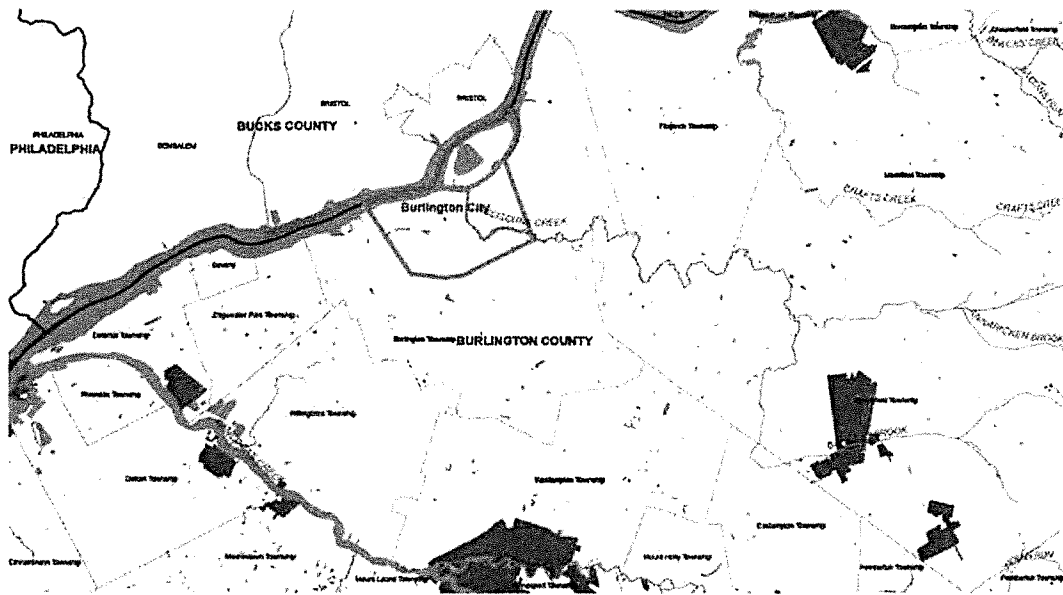
It is a community far more diverse than Burlington County, with 36% of the City population in 2013 identifying as Black/African American and 8.4% identifying as Hispanic or Latino (compared to the County's respective percentages of 16% and 7%). In 2013, Burlington had a median household income of \$51,988, and a mean income of \$64,320, significantly lower than Burlington County, which had a median income of \$78,446 and a mean income of \$98,211. Of total City households in 2013, 21.8% made less than \$25,000 annually and 7.4% made less than \$10,000 annually.

While 16% of the population in 2010 was over the age of 65, nearly 20% was under the age of 14 and slightly over a third was under the age of 24; significant as the City is one of 31 special needs school districts in New Jersey (referred to as "SDA Districts", formerly "Abbot Districts") so designated where there exist significant populations categorized as having low-socio economic status and a large percentage of disadvantaged students requiring education beyond the normal parameters necessitating mandated State involvement.

With respect to its Fair Share Compliance Plan, the City will rely upon the numbers issued by the *New Jersey Low and Moderate-Income Housing Obligations for 1999-2025*, prepared by David N. Kinsey of Kinsey & Hand ("*Unofficial Kinsey Report*") prepared and issued by the Fair Share

Housing Center in 2015. This report determined that there exists a rehabilitation obligation in the City of 36 units that will be addressed through Small Cities funding. The report additionally has determined that the City had a prior round obligation of 89 units which it has fully addressed through The Manor development. Finally, the City has determined its Third Round Obligation to be 129 units as per the settlement agreement of "In the Matter of the City of Burlington, County of Burlington, Docket No. BUR-L-1626-15." Burlington City has exceeded this obligation as detailed in Figure 1617.

FIGURE 1: LOCATION MAP



2. DEMOGRAPHIC, HOUSING AND EMPLOYMENT ANALYSIS

HOUSING STOCK

Burlington City's housing stock is mostly owner occupied. In 2010, the City contained a total of 4,223 housing units with 91.4% occupied (3,858) and 8.6% vacant (365 units). Of the occupied units, 62% (2,388) were owner occupied and 38.1% (1,470 units) were renter occupied. Out of the total housing units of which 365 were vacant, 102 (2.4%) were for rent and 55 (1.3%) were for sale. Source: 2010 U.S. Census, Table DP-1.

In 2010 the median value for owner occupied homes was \$200,100, and the median monthly rent \$1,001. Both the median house value and median rent were lower than Burlington County's respective \$270,200, and \$1,095. Census estimates determined that in 2013 Burlington City's median house value for occupied homes declined to \$173,200 and the median monthly gross rent declined to \$982. Source: 2010 US Census, 2013 US Census, 2009-2013 American Community Survey 5-year Estimates, Table DP04.

Housing units in the City were predominately single-family (detached and attached) - 77.2%), with 1,956 (42.6%) single-family detached. Nearly 80 % of the units in Burlington County and 63% of the units in the State were single family homes. Reflective of the City's age (founded in 1677) and its resulting older housing, single family attached units comprised over one third (34.6%) of the total housing stock, whereas both the County and the State had far fewer (14.9% County, 9.3 % State). In 2013, the City contained 277 two-family units (6.0 %), and 766 multi-family units (16.7 %). The percentage of multi-family units (as compared to all units) was more prevalent in the County (16.9%) and represented over a quarter of all the State's housing stock (26.4%). See Figure 2.

FIGURE 2: HOUSING TYPE

Housing Type	Burlington City		Burlington County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Total Housing Units	4,595	100%	176,180	100%	3,563,130	100%
Single Family Detached	1,956	42.6%	114,105	64.8%	1,914,321	53.7%
Single Family Attached	1,588	34.6%	26,210	14.9%	330,155	9.3%
Two-Family	277	6.0%	3,422	1.9%	339,828	9.5%
Multi-Family	766	16.7%	29,768	16.9%	943,243	26.5%
Mobile Home	8	0.2%	2,665	1.5%	34,722	1.0%
Other	0	0.0%	10	0.0%	861	0.0%

Source: U.S Census, 2009- 2013 American Community Survey 5-Year Estimates, Tables DP04

Figure 3 demonstrates that the City has a much older housing stock than the County and the State. Nearly 44 percent of the City's housing stock was constructed in 1939 or earlier; more than half (53.4%) constructed prior to 1950; and 70% were constructed p constructed prior to

1959. These figures stand in stark contrast to the County’s and State’s percentage of units built prior to 1950: 15% and 27% percent respectively. In the City, only 2.2% of the total housing stock was built after 2000; 6.4% after 1990; and, a little more than 20% after 1970. In contrast, more than half of existing housing units (57%) in Burlington County and 44% in the State were constructed after 1970.

FIGURE 3: YEAR HOMES BUILT

Year Built	Burlington City		Burlington County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
2010 or Later	0	0.0%	644	0.4%	12,597	0.4%
2000 to 2009	101	2.2%	19,267	10.9%	342,027	9.6%
1990 to 1999	193	4.2%	22,912	13.0%	318,370	8.9%
1980 to 1989	382	8.3%	26,043	14.8%	418,186	11.7%
1970 to 1979	349	7.6%	31,799	18.0%	461,517	13.0%
1960 to 1969	351	7.6%	27,008	15.3%	498,199	14.0%
1950 to 1959	764	16.6%	22,429	12.7%	563,618	15.8%
1940 to 1949	441	9.6%	5,907	3.4%	305,353	8.6%
1939 or Earlier	2,014	43.8%	20,171	11.4%	642,903	18.0%
Total	4,595	100%	176,180	100%	3,563,130	100%

Source: U.S Census, 2009- 2013 American Community Survey 5-Year Estimates, Tables DP04

Figure 4 displays new housing construction and demolition permits issued for Burlington City. Until 2013, new construction permits were issued at a very slow pace (as reflected in Figure 4 which details the years when housing units were built, noting only 4 in the City from 2010 to 2013). However, in 2014, 55 permits were issued in one year, the highest 1-year total since year 2000, reflecting the upturn in the State as well as the national economies. In the 17-year period since 2000, an average of 4.4 demolitions occurred per year, with the maximum in 2010 (12 units) and the minimums in 2011 and 2016 (0 units). Adjusting the 4,223 building units existing in 2010 with the 60 new housing permits issued from 2010 through 2017 and subtracting the 26 demolished units in the same time period, Burlington City had approximately 4,257 units built or under construction by the year 2017.

FIGURE 4: NEW HOUSING CONSTRUCTION AND DEMOLITION PERMITS

HOUSING ELEMENT & FAIR SHARE PLAN

Year	New Housing Units	Demolition
2017	0	3
2016	0	0
2015	1	3
2014	55	3
2013	0	3
2012	1	3
2011	1	0
2010	2	12
2009	7	7
2008	11	4
2007	2	1
2006	6	8
2005	9	4
2004	8	8
2003	9	4
2002	8	4
2001	9	10
2000	8	3
Total	137	80
Yearly Average	7.6	4.44

Source: State of New Jersey Department of Community Affairs, 2017

Figure 5 displays the 2014 Regional Income Limits as adopted by The Council on Affordable Housing (“COAH”). Incomes for a 1.5-person household were \$18,338 for Very low income, \$30,563 for Low income, and \$48,900 for Moderate income, for a three-person household \$22,005, \$36,675, and \$58,680, and for a 4.5-person household \$25,450, \$42,380, and \$67,808.

FIGURE 5: 2014 COAH REGIONAL INCOME LIMITS

Household Size	“Very Low” Income	“Low” Income	“Moderate” Income
1 Person	\$17,115	\$28,525	\$45,640
1.5 Person	\$18,338	\$30,563	\$48,900
2 Person	\$19,560	\$32,600	\$52,160
3 Person	\$22,005	\$36,675	\$58,680
4 Person	\$24,450	\$40,750	\$65,200
4.5 Person	\$25,428	\$42,380	\$67,808
5 Person	\$26,406	\$44,010	\$70,416
6 Person	\$28,362	\$47,270	\$75,632
7 Person	\$30,318	\$50,530	\$80,848

HOUSING ELEMENT & FAIR SHARE PLAN

8 Person	\$32,274	\$53,790	\$86,064
<i>Source: nj.gov</i>			

The City utilized data from the U.S. Census Bureau's American Community Survey of 2016 to determine the estimated number of households who were residing in units which were affordable or who were cost-burdened (i.e., paying more than 30% of gross monthly income on rent as a renter household or on a mortgage if an owner-occupant). This definition of housing affordability is used to measure housing need and to determine eligibility for certain Federal housing programs.

Figure 6 below summarizes the estimated number of owner and renter households who fall within these two categories. The data estimates a total of 3,849 occupied households in the City in 2016. The estimated number of owner-occupied households was 2,493 while the respective number of renter households was 1,356. The data further indicates that 2,106 of all occupied units or 55% were affordable while 1,743 households or 45% were cost-burdened.

Figure 6: Estimated Number of Cost-burdened Households in the City

Category	Number	Percent of Total
Total Households	3,849	100.0
Owner-occupied housing units	2,493	
Owner Units with Mortgage	1,705	44.3
Less than 20% of income	484	28.4
20.0 to 24.9%	347	20.4
25.0 to 29.9%	268	15.7
30.0 to 34.9%	211	12.4
35.0 % or more	395	23.2
Not computed	0	0
Owner Units without Mortgage	770	
Less than 10% of income	112	14.5
10.0 to 14.9%	143	18.8
15.0 to 19.9%	112	14.5
20.0 to 24.9%	62	8.1
25.0 to 29.9%	101	13.1
30.0 to 34.9%	64	8.3
35.0 % or more	176	22.9
Not computed	18	(X)
Renter-occupied housing units	1,266	
Less than 15% of income	109	8.6
15.0 to 19.9%	113	8.9
20.0 to 24.9%	58	4.6
25.0 to 29.9%	197	15.6
30.0 to 34.9%	112	8.8
35.0 % or more	677	53.5
Not computed	90	(X)

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Substandard Housing

The US Census or other sources do not directly measure housing quality. Therefore, other indicators were used to determine inadequate housing stock in Burlington City. To determine inadequate housing, the following indicators were used from U.S Census data:

- Constructed prior to 1950
- More than one person per room
- Incomplete plumbing facilities
- Inadequate kitchen facilities
- Inadequate Heating (no fuel, coal or coke, or wood used for heating)
- Inadequate Plumbing facilities

According to these factors as set out in Figure 7, in 2013, 2,588 units, or 56.5%, had at least one indicator. However, this calculation method does not account for units having one or more of the above (5) indicators. Additionally, the New Jersey Council on Affordable Housing (COAH) requires units to include at least two of the indicators and to be occupied by a “low” or “moderate” income household. As 95% of the calculated 2,588 total substandard units were constructed prior to 1950, and only 5% (133 units) represented other indicators, a maximum of 133 units could have (2) or more indicators. Due to these factors, the actual number of inadequate housing units is considerably lower.

As stated in the Executive Summary above, the City will rely upon the numbers issued by the *New Jersey Low and Moderate-Income Housing Obligations for 1999-2025*, prepared by David N. Kinsey of Kinsey & Hand (“*Unofficial Kinsey Report*”) prepared and issued by the Fair Share Housing Center in 2015. This report determined that there exists a rehabilitation obligation in the City of 36 units that will be addressed through Small Cities funding. See Figure 7.

FIGURE 7: SUBSTANDARD HOUSING INDICATORS IN BURLINGTON

Indicator	Burlington City		Burlington County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Housing Units						
	Total	Total				
Constructed Prior to 1950	2,455	53.4%	26,078	14.8%	948,256	26.6%
Overcrowded (more than one person per room)	122	2.9%	1,939	1.2%	110,761	3.5%
Inadequate Plumbing Facilities	0	0.0%	590	0.4%	14,310	0.4%
Inadequate Kitchen Facilities	5	0.1%	890	0.5%	26,678	0.8%
Inadequate Heating	6	0.1%	1,338	0.8%	23,889	0.7%

Source: U.S Census, 2009- 2013 American Community Survey 5-Year Estimates, Tables DP04

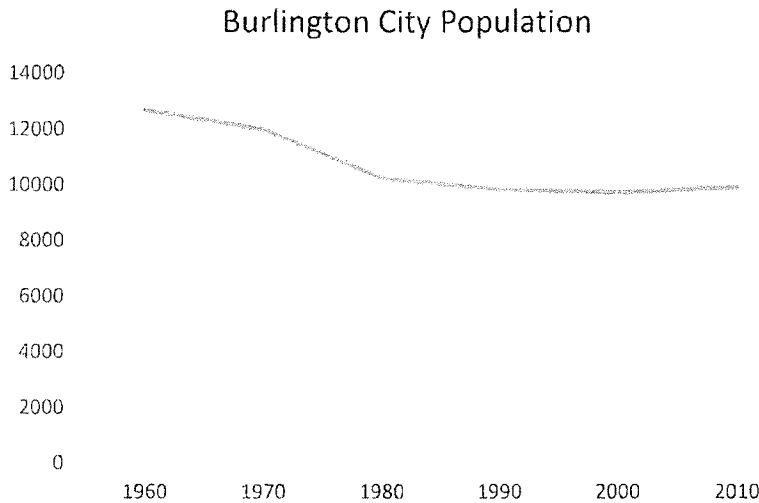
DEMOGRAPHIC CHARACTERISTICS

At the time of the U.S. Census In 2010, Burlington had a total population of 9,920. Population growth in Burlington City declined from 1960 through 2000, and then increased by 184 residents from 2000 through 2010. This population change varied greatly from the County’s, which saw

steady (although slowing) growth from 1960 to 2010. The City's population as a percent of the County's population, decreased drastically from 8.9% in 1950 to 2.2% in 2010. See Figure 8, Figure 9. The US Census estimated that, in 2014, the City's population grew to 9,799. Source: US Census, Annual Estimates of Resident Population, 2014 Population Estimates, Table PEPANNRES.

The Delaware Valley Regional Planning Association has predicted modest growth in the City's population from 2010 to 2040 by 3% (9,920 to 10,219). Source: Delaware Valley Regional Planning Association, <http://www.dvrpc.org/webmaps/PopForecast>, County and Municipal-Level Population Forecasts, 2010-2040.

FIGURE 8: POPULATION TRENDS 1950 – 2010 CITY OF BURLINGTON



Source: U.S. Census

FIGURE 9: POPULATION TRENDS 1950 – 2010 CITY OF BURLINGTON AND BURLINGTON COUNTY

Population Trends 1950 - 2010 Township of Burlington City and Burlington County						
	Burlington City			Burlington County		
	Total	Increase		Total	Increase	
1950	12,051	(x)	(x)	135,910	(x)	(x)
1960	12,687	636	5.3%	224,499	88,589	65.2 %
1970	12,010	-677	-5.3%	323,132	98,633	43.9 %
1980	10,246	-1764	-14.7%	362,542	39,410	12.2%
1990	9,835	-411	-4.0 %	395,066	32,524	9.0 %
2000	9,736	-99	-1.0%	423,394	28,328	7.2%
2010	9,920	184	1.9%	448,734	25,340	6.0 %
Percentage Growth 1950-2010			-17.7%			230.2%

Source: 1990 U.S. Census, Population and Housing Unit Counts, Table CPH-2-1; 2000 U.S. Census, Profile of General Demographic Data, Table DP-1; 2010 U.S. Census, Demographic Profile Data, Table DP-1; NJ Dept. of Labor and Workforce Development, NJ Population Trends, NJ Resident Population by Municipality: 1930 to 1990, http://lwd.dol.state.nj.us/labor/lpa/census/1990census_index.html.

In 2010, there were 3,858 households in Burlington City, a decrease of 40 households from 2000. Of the total City population, 9,776 resided in a household. The average household size was 2.53, smaller than Burlington County's 2.62. Source: 2000 US Census, Profile of General Demographic Characteristics, Table DP-01; 2010 US Census, Demographic Profile Data, Table DP-1.

Figure 10 displays the age data for the City. The most predominant age groups in the City were 45 to 54 (15.7% or 1,556 residents), then 25 to 34 (13.00% or 1,290 residents). While 16% of the population was over the age of 65, nearly 20% was under the age of 14 and slightly over a third under the age of 24. Presuming that the outmigration lessens in coming years, the modest increases seen in the City's population (as seen in Figure 9) may well continue.

In 2013, the City had an older population with a median age of 41.3, as compared with the County (40.6) and the State (39.1). Source: 2013 US Census, 2009-2013 American Community Survey 5-year Estimates, Table DP-05. The City in 2013 contained a majority of family households (60.6% of total households), with 26.0% of these households containing related children under 18. In comparison, both the County and the State had a higher rate of family households (70.1% and 69.2% respectively) and of these households, a higher percentage with related children under 18 (33.7% and 34.4% respectively). Source: 2013 Census, 2009-2013 American Community Survey 5-year estimates, Tables S2501.

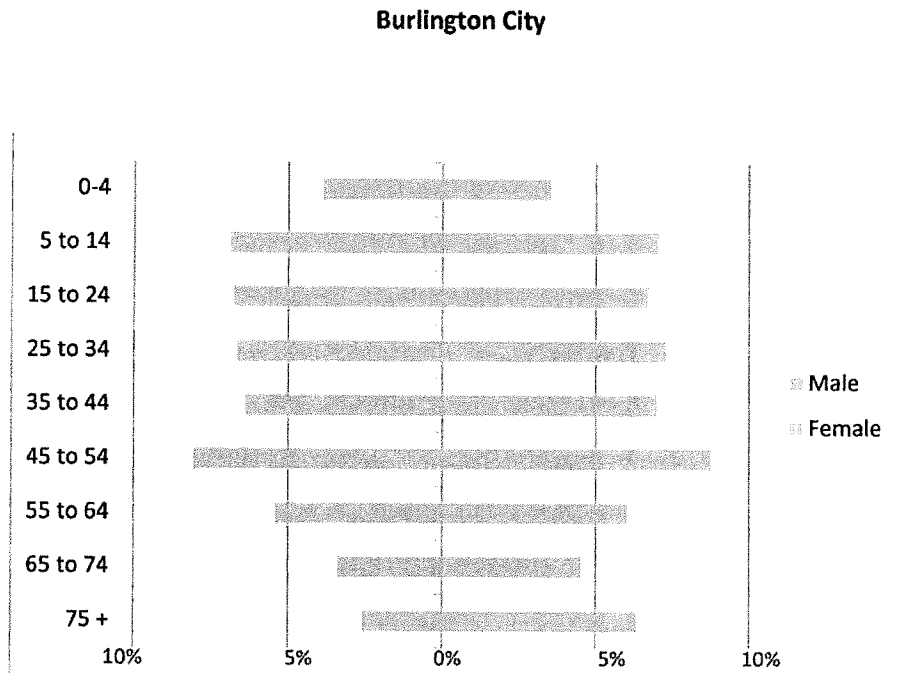
FIGURE 10: POPULATION BY SEX AND AGE COHORT, 2010

Age	Total		Male		Female	
	Total	Percent	Total	Percent	Total	Percent
0 - 4	685	6.9%	359	7.7%	326	6.2%
5 - 9	649	6.5%	319	6.9%	330	6.2%
10 - 14	639	6.4%	320	6.9%	319	6.0%
15 - 19	654	6.6%	332	7.2%	322	6.1%
20 - 24	594	6.0%	296	6.4%	298	5.6%
25 - 29	672	6.8%	320	6.9%	352	6.7%
30 - 34	618	6.2%	296	6.4%	322	6.1%
35-39	610	6.1%	283	6.1%	327	6.2%
40 - 44	629	6.3%	309	6.7%	320	6.1%
45 - 49	789	8.0%	377	8.1%	412	7.8%
50 - 54	767	7.7%	370	8.0%	397	7.5%
55 - 59	588	5.9%	269	5.8%	319	6.0%
60 - 64	470	4.7%	232	5.0%	238	4.5%
65-69	382	3.9%	178	3.8%	204	3.9%
70 - 74	351	3.5%	136	2.9%	215	4.1%
75 +	823	8.3%	239	5.3%	584	11.0%
Total Number:	9,920		4,635		5,285	

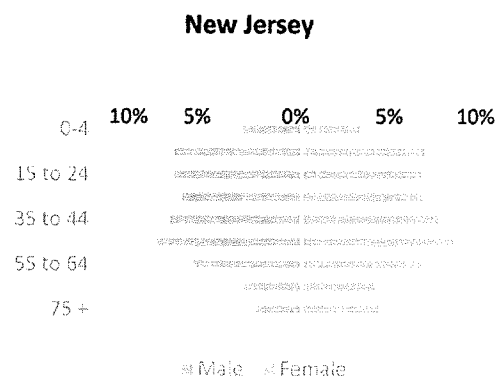
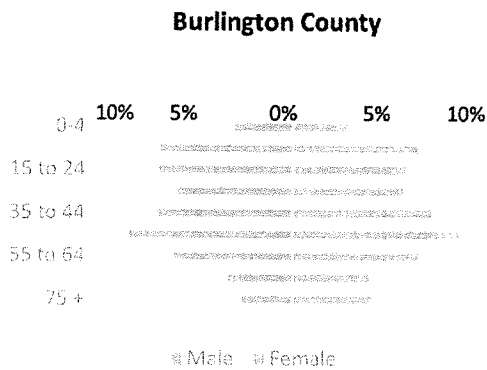
Source: 2010 U.S. Census, 2010 Age Groups and Sex, Table QT-P1.

The City has a larger female population, with 46.7% male, and 53.3% female. The median male age is 36.5. The median female age is 40.8 (reflecting the increased number of females in the over 65 age group). Source: 2010 Census, Table QT-P1. See Figure 11.

FIGURE 11: AGE BY SEX



Source: U.S. Census Table QT-PI



The City was markedly more diverse than the County or the State. In 2013, of City residents identifying themselves as being of one race, a little over half (51.4%) identified themselves as White, in comparison to the County and the State identification rates of 73.9% and 69. %, respectively. Over a third (35.7%) of City residents identified themselves as Black or African American in contrast to 16.3% of County and 13.6% of State residents. 8.4% of City residents identified themselves as Hispanic or Latino, higher than the County percentage of 6.8%, but significantly lower than the State percentage of 18.2%. See Figure 12.

FIGURE 12: RACE

Race	Burlington City		Burlington County		New Jersey	
	Percent	Total	Percent	Total	Percent	Total
Identified as one race:						
White	51.4%	5,081	73.9%	332,572	69.2%	6,108,784
Black or African American	35.7%	3,532	16.3%	73,126	13.6%	1,197,753
Asian	2.1%	203	4.5%	20,198	8.6%	756,668
American Indian and Alaskan Native	0.3%	32	0.1%	472	0.2%	20,482
Native Hawaiian and Other Pacific Islander	0.3%	34	0.0%	153	0	2,610
Other	3.2%	313	2.1%	9,581	6.0%	528,846
Total	93.0%	9,195	96.9	436,964	97.5%	8,615,143
Identified as two or more races	7.0%	690	3.1%	13,862	2.5%	217,263
TOTAL POPULATION	100%	9,885	100%	449,964	100%	8,832,406
Hispanic or Latino (of any race/total population)	8.4%	827	6.8%	30,577	18.2%	1,603,510

Source: US Census, 2009 -2013 American Community Survey 5-Year Estimates, Table DP05.

EMPLOYMENT CHARACTERISTICS

In 2013, 8,087 Burlington City residents were aged 16 and over with 5,471 in the labor force. Of that number, 4,866 (60.2 %) were employed, and 590 (7.3 %) unemployed. Source: 2013 US Census, 2009 -2013 American Community Survey 5-Year Estimates, Table DP03.

In 2013, employment of Burlington City residents over the age of 16 was concentrated in the Educational Services, Health Care and Social Assistance sectors (more than a quarter of all employed over the age of 16), followed by Retail Trade and then, Manufacturing. While the largest number of jobs in Burlington County and the State also were concentrated in the Educational Services, Health Care and Social Assistance sectors, the second and third largest employment areas for the County were Retail Trade and then Professional, Scientific, and Technical Services. The State's three largest employment areas were the: Educational Services, Health Care and Social Assistance sectors; the Professional, Scientific, And Technical Services and Management, and Administrative and Waste Management Services; and then the Retail Trade employment areas. See Figure 13.

FIGURE 13: EMPLOYMENT BY INDUSTRIAL SECTOR

Industry	Burlington City		Burlington County		New Jersey	
	Count	Share	Count	Share	Count	Share
Civilian Population 16 Year and Over						
Agriculture, Forestry, Fishing and Hunting, Mining	39	0.8%	1,116	0.5%	14,692	0.4%
Construction	173	3.6%	10,957	5.0%	233,339	5.6%
Manufacturing	509	10.5%	17,456	7.9%	369,927	8.8%
Wholesale Trade	149	3.1%	8,153	3.7%	147,576	3.5%
Retail Trade	560	11.5%	25,423	11.6%	469,108	11.2%
Transportation and Warehousing, and Utilities	402	8.3%	11,991	5.5%	236,692	5.6%
Information	115	2.4%	4,769	2.2%	123,121	2.9%
Finance and Insurance, and Real Estate, Rental and Leasing	198	4.1%	18,852	8.6%	368,865	8.8%
Professional, Scientific, And Technical Services and Management, and Administrative And Waste Management Services	280	5.8%	25,098	11.4%	529,294	12.6%
Educational Services and Health Care and Social Assistance	1,356	27.9%	54,738	24.9%	981,817	23.4%
Arts, Entertainment, and Recreation and Accommodation and Food Services	498	10.2%	14,725	6.7%	344,102	8.2%
Other Services (excluding Public Administration)	127	2.6%	9,245	4.2%	189,508	4.5%
Public Administration	460	9.5%	17,422	7.9%	189,442	4.5%
Total	4,866		219,945		4,197,483	

Source: 2013 US Census, 2009 -2013 American Community Survey 5-Year Estimates, Tables DP03.

Figure 14 displays the household income in Burlington City by bracket. In 2013, Burlington had a median household income of \$51,988, and a mean income of \$64,320. Both figures were significantly lower than Burlington County, which had a median income of \$78,446 and a mean income of \$98,211. The most predominant income bracket in Burlington City was \$35,000 to

\$49,999, with 713 households, or 17.1% of total households in the City. Of the 4,141 households in Burlington City in 2013, 904, or 21.8% made less than \$25,000, and 308, or 7.4%, made less than \$10,000 annually.

FIGURE 14: HOUSEHOLD INCOME IN 2013

	Burlington City		Burlington County		New Jersey	
	Percent	Total Households	Percent	Total Households	Percent	Total Households
Less than \$10,000	7.4%	308	3.1%	5,151	5.4%	171,165
\$10,000 to \$14,999	5.7%	237	2.4%	3,916	3.8%	120,858
\$15,000 to \$24,999	8.7%	359	6.3%	10,387	8.1%	258,583
\$25,000 to \$34,999	9.0%	374	7.0%	11,563	7.9%	251,903
\$35,000 to \$49,999	17.2%	713	11.0%	18,220	10.6%	339,303
\$50,000 to \$74,999	17.1%	708	18.0%	29,633	16.1%	512,173
\$75,000 to \$99,999	16.2%	671	15.2%	25,129	13.0%	412,914
\$100,000 to \$149,999	13.6%	563	19.4%	32,042	17.2%	548,453
\$150,000 to \$199,999	3.3%	136	9.4%	15,533	8.5%	271,209
\$200,000 or more	1.7%	72	8.1%	13,405	9.4%	299,857
Median household income (dollars)	x	51,988	x	78,446	X	71,629
Mean household income (dollars)	x	64,320	x	98,211	x	97,225

Source: 2013 US Census, 2009 -2013 American Community Survey 5-Year Estimates, Tables DP03

More City employees than County or State employees worked in their county of residence. Moreover, despite bordering Pennsylvania, only 13.8% of City residents worked outside of New Jersey. See Figure 15.

FIGURE 15: COMMUTING CHARACTERISTICS/PLACE OF WORK

	Burlington City		Burlington County		New Jersey	
	Count	Share	Count	Share	Count	Share
Workers 16 Years and Over	4,742		218,312		4,107,798	
Working in State of Residence		86.2%		85.9%		86.5%
Working in County of Residence		60.7%		55.7%		54.2%
Working outside County of Residence		25.5%		30.2%		32.3%
Working outside State of Residence		13.8%		14.1%		13.5%

Source: 2013 US Census, 2009 -2013 American Community Survey 5-Year Estimates, Tables S0801.

Employment Outlook and Trends

Employment forecasts have determined that employment opportunities will increase in the City, from 4,698 jobs in 2010 to 4,840 in 2040, a 3% increase of 142 jobs. To a lesser degree, this trend mirrors the increase in employment expected for Burlington County as a whole, from 217,229 in 2010 to an estimated 239,416 jobs in 2040, an increase of 10.2%. *Source:* Delaware Valley Regional Planning Commission, Municipal Data Navigator, <http://www.dvrpc.org>.

3. ANALYSIS OF IMPACT OF EXISTING CONDITIONS ON AFFORDABLE HOUSING OPPORTUNITIES

AVAILABILITY OF EXISTING AND PLANNED INFRASTRUCTURE

Burlington City is fully served by public water and sewer. It is located in the Metropolitan Planning Area, PA1. Any new residential and non-residential development will be served by existing or upgraded infrastructure. The River Line provides the City with direct linkages to Camden and Trenton and would serve any redevelopment via the Burlington Town Center and Burlington South Stations. In addition, the County-operated BurLink shuttle service provides transit from the two River Line stations to area job centers and centers of commerce.

ANTICIPATED DEMAND OF TYPES OF USES PERMITTED BY ZONING

The City of Burlington is a fully built-out suburban municipality that permits all forms of housing development in its various zoning districts. Demand for any one form of development is low due to the lack of vacant land. The City, however, has identified areas that are in need of redevelopment and has formulated plans which will permit and encourage new residential and commercial uses in the identified areas within the municipality.

ANTICIPATED LAND USE PATTERNS

As stated previously, the City of Burlington is a fully built-out suburban municipality that contains most land uses including a small industrial facility. There is little developable land for any large scale industrial or commercial construction. With the exception of the City's redevelopment areas land use patterns are stable and are not anticipated to change.

MUNICIPAL ECONOMIC DEVELOPMENT POLICIES

As with many older suburban communities, the City of Burlington struggles to maintain the vibrancy of its historic downtown. To address these issues, the City created a redevelopment committee to look at opportunities that would result in a revitalized downtown center, as well as other local redevelopment initiatives which would support it. Over the past several years, Burlington City has focused on revitalizing its downtown, waterfront and surrounding redevelopment areas into a vibrant hub of shopping, dining, residential and leisure activities.

CONSTRAINTS ON DEVELOPMENT

As a nearly built-out suburban/urban municipality, in-fill and redevelopment are the only two options for development in Burlington City. The most recent Master Plan has determined that only 6.7% of the City is vacant, precluding new development without redevelopment/demolition. *City of Burlington, 2010 Master Plan*, p. III4. The lack of land for growth is the ultimate constraint in

the City with environmental and economic issues further restricting redevelopment. According to the recent FEMA Flood Insurance Map, dated December 17, 2017, the area of the City within the 100-year flood hazard area increased to 80%. FEMA regulations require any new residential construction to be at least twelve feet above the NAVD 1988 vertical datum point. In addition, the City contains numerous locations where NJ DEP has confirmed contamination. See Appendix X for a listing of NJ DEP Known Contaminated Sites.

EXISTING OR PLANNED MEASURES TO ADDRESS THESE CONSTRAINTS

Other than implementing redevelopment plans for the six redevelopment areas, the City has no available measures to address its largest constraint, the lack of land. Only two of the sixteen areas identified as potential redevelopment sites do not include plans for residential units.

CONSIDERATION OF LAND MOST APPROPRIATE FOR LOW AND MODERATE-INCOME HOUSING

As part of this housing element, the City has considered land that is appropriate for the construction of low- and moderate-income housing. With the exception of sites available for redevelopment, Burlington City is fully built out. In spite of this factor, the City did not apply for a vacant land analysis in accordance with the rules provided in *N.J.A.C. 5:93-4.2*

According to the most recent Master Plan, only 6.7% of the City is vacant, precluding significant new development without redevelopment/demolition. As a fully developed suburban municipality with stable, existing land use patterns, in-fill and redevelopment are the only options for new development in the City. This lack of available land is the ultimate constraint in the City, with environmental and economic issues further restricting redevelopment. Additionally, approximately 80% of the City's land area is located within the FEMA 100-year flood hazard area according to the December 21, 2017 FEMA map. The City also contains numerous locations where NJ DEP has confirmed contamination that would require extensive and expensive remediation in order to become developable.

In addition, affordable housing will be incorporated into the redevelopment areas described in ~~this~~ the Fair Share Plan section. This is appropriate since there is little opportunity for additional development. Furthermore, these sites are generating most of the growth share obligation so it is logical that they should also be the site of future low and moderate-income housing.

4. FAIR SHARE COMPLIANCE PLAN SUMMARY

As stated in the "Foreword" Section of this Plan, the City is utilizing the housing projects and credits listed in the FSHC Settlement Agreement with the Fair Share Housing Center, dated March

8, 2018, as an updated replacement for the 2015 Fair Share Plan. A copy of that agreement is attached

The current Fair Share Plan consists of three components, provided for in the FSHC Settlement Agreement, which are based in the calculations of FSHC's expert, Dr. David Kinsey, utilizing a methodology rooted in the Prior Round:

Present Need: 36 units

Prior Round Obligation: 89 units

Round Three Obligation: 129 units.

PRESENT NEED (OR, REHABILITATION COMPONENT)

Present need is an estimate of the number of substandard units in a municipality and occupied by low- and moderate-income households. The City has and is continuing to address that need by participating in the State's Small Cities CDBG Rehab Program. The City uses these funds to provide deferred payment loans and grants to low- and moderate-income homeowners to repair code violations in their homes. The City has successfully obtained four grants since 2009 totaling \$675,000. This funding has enabled the City to rehabilitate 29 homes as of the date of the settlement agreement. The City will continue to pursue Small Cities CDBG Rehab Program funding as well as other Federal and State funding opportunities to meet its Present Need goal of 36 homes, which will rehabilitate both for sale and rental affordable units.

PRIOR ROUND OBLIGATION

The City's Prior Round Obligation refers to the combined COAH Rounds One and Two covering the period 1987 to 1999. The Supreme Court provided that a municipality's Fair Share should be calculated based upon, or in a manner similar to, the prior round methodology. Therefore, the City utilized the "Substantive Rules of the New Jersey Council on Affordable Housing" cited in N.J.A.C. 5:93. Pursuant to the FSHC Settlement Agreement, the City relies upon these Prior Round regulations for certain compliance standards, including the following requirements:

- at least 25% of the total obligation must be rental units;
- no more than 25% of the total credited units can be age-restricted housing;
- no more than 50% of the credited age-restricted units are eligible for a bonus of 0.33 credits per unit
- municipalities can claim two credits for each rental unit which is available to the general public (i.e., non-senior or disabled units, subject to a 25% cap);
- each bedroom in an alternative living arrangement unit (i.e., group home) counts as one credit;

Pursuant to the FSHC Settlement Agreement and the above-listed regulations, the City is claiming credits for the project listed in Table 16 below.

1. 22 units of the 125 units in Burlington Manor plus 3 bonus credits (22 units X 50% X 33%). The project is an NJMFA, income-restricted senior rental development with a Project-based Section 8 contract.
2. The City can claim two credits for 17 of the 65 units at the “Ingerman” project as this is a family rental development. The project was funded through the NJMFA’s Low-Income Housing Tax Credit Program.
3. The City is seeking credits for three alternative living arrangement projects operated by Catholic Charities (13 bedrooms in two group homes), Salt & Light Company (7 bedrooms in three group homes), and Oaks Integrated Services (8 bedrooms in four group homes).
4. Finally, Habitat for Humanity sold two homes at 301 York Street and 330 York Street to low-income families.

Table 16

DEVELOPMENT (NAME AND LOCATION)	TYPE	TENURE	STATUS	UNITS	BONUS	CREDITS
Burlington Manor	Prior Cycle Credits – Age Restricted	Rental	Complete	22	3	25
Ingerman*	100% Affordable Family	Rental	Complete	17	17	34
Catholic Charities Group Homes (2)	Alternative Living Arrangements	Rental	Complete	13	N/A	13
Salt & Light Group Homes (3)	Alternative Living Arrangements	Rental	Complete	7	N/A	7
Oaks Integrated Services Group Homes (4)	Alternative Living Arrangements	Rental	Complete	8	N/A	8
Habitat for Humanity	100% Affordable Family	Owner	Complete	2	N/A	2
Total	-	-	-	69	20	89

*Now called “The Willows at Burlington Mill”

ROUND THREE OBLIGATION

The Round Three Obligation of 129 units is derived from the FSHC Agreement. The affordable housing projects presented below address the City’s affordable housing obligation for the period 1999 through 2025. The total number of credits claimed is 130 units which would provide for a one-unit credit towards any future obligation or, which could be utilized in the Round 3 Plan in the event of any unforeseen shortfall in credits. In further accordance with the terms of the FSHC Settlement Agreement, the City’s Round Three Obligation addresses the following parameters:

- a) Third Round bonuses will be applied and capped in accordance with N.J.A.C. 5:93-5.15(d).
- b) At least 50 percent of the units addressing the Third Round Prospective Need shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
- c) At least twenty-five percent of the Third Round Prospective Need shall be met through rental units, including at least half in rental units available to families.
- d) At least half of the units addressing the Third Round Prospective Need in total must be available to families.
- e) The City agrees to comply with an age-restricted cap of 25% and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the municipality claim credit toward its fair share obligation for age-restricted units that exceed 25% of all units developed or planned to meet its cumulative prior round and third round fair share obligation.

Table 17

DEVELOPMENT (NAME AND LOCATION)	TYPE	TENURE	STATUS	UNITS	BONUS	CREDITS
Burlington Manor	Prior Cycle Credits – Age Restricted	Rental	Complete	32	N/A	32
Ingerman*	100% Affordable Family	Rental	Complete	48	32	80
Triad/Neighborhood Stabilization Program	Market to Affordable (Family)	Owner	Complete	8	N/A	8
Historic/New Yorkshire Homes	Market to Affordable (Family)	Owner	3 of 10 units underway	10	N/A	10
TOTAL				98	32	130

*Now called "The Willows at Burlington Mill"

ADDITIONAL ACTIONS

As an additional condition of the settlement with FSHC the City will adopt an ordinance to require a five percent set-aside for any new multifamily housing development which may be approved during the remainder of the Round Three period to provide for very low and low-income families. Currently, there are two potential sites in the City which are under consideration for the development of such housing. Each site is located in a redevelopment area as indicated on Figure 16 below.

The first site is called “Riverwalk Station” and may be developed ~~located~~ near the intersection of Commerce Square Boulevard and Riverbank Road (i.e., Tax Block 1, Lots 3.02 and 3.03). The site is currently under remediation by the US Army Corps of Engineers (USACE) as it formerly housed the Burlington Army Ammunition plant. A developer has expressed interest in building between 700 and 1,100 units at the site. In response to the criteria cited in N.J.A.C. 5:93-1 on determining site suitability for new housing, the site is serviced by public streets and all utilities. However, the adjoining uses are warehousing. Any new residential development at a minimum would need to be buffered from such land uses. In addition, no residential development can occur on the site until the remediation work being performed by the USACE is approved by the NJDEP.

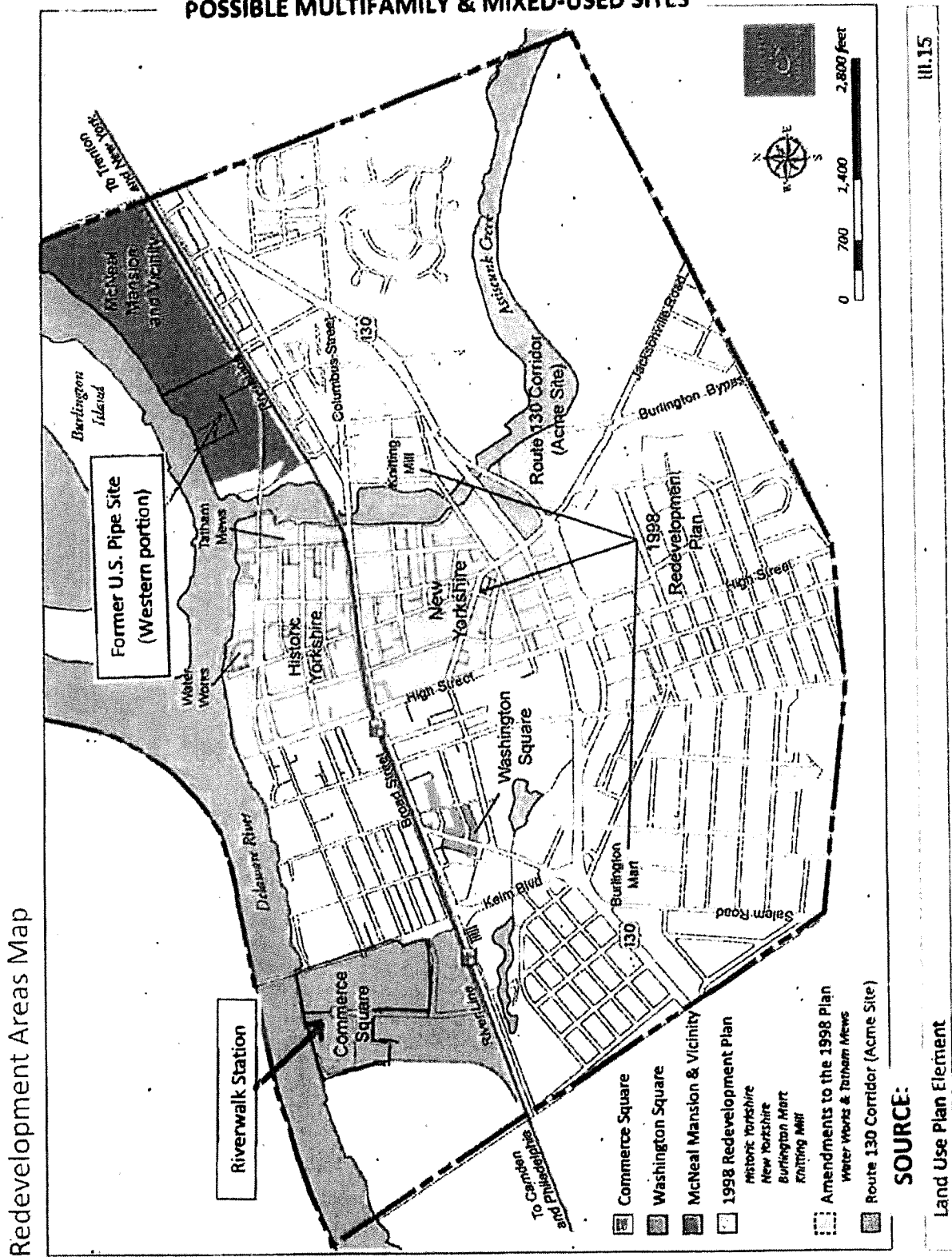
The second potential development is located at 851-901 East Pearl Street on a portion of the former U.S. Pipe site. The City is negotiating with a developer to create a mixed-used development which could include multifamily housing among other commercial uses at the site (i.e., Tax Block 226, Lots 1.03, 1.05 and 1.08). There is public access from East Pearl Street to the property which is adjacent to the Delaware River. All utilities are available on East Pearl Street. Due to the former use of the site by the U.S. Pipe site, the area to be developed for possible multifamily housing would also require NJDEP approval.

If these sites are ultimately approved for such housing during Round Three, the City will require the developer to set aside 5% of the total units to be constructed for very low and low-income families as a condition of approval, including all land use applications to the City’s Land Use Board and any of redeveloper agreement with City Council.

As a further condition of the settlement agreement with FSHC the City will prepare a Spending Plan to reflect anticipated fees from non-residential development as required by State law. Such funding will be used to initiate a “Market-to-Affordable” housing project in the Historic and New Yorkshire neighborhoods. This ~~latter~~ program was described as the “J.J.L. Program” in the settlement agreement. However, since that time the developer, Jones Lang LaSalle, has withdrawn from the City after partially rehabilitating only one unit. The City is hiring an experienced administrative Agent to implement this program and has started work on three vacant units.

FIGURE 16

POSSIBLE MULTIFAMILY & MIXED-USED SITES



SOURCE:

Land Use Plan Element

APPENDIX #1

Settlement agreement between

Fair Share Housing Center

and City of Burlington

(Reserved)

APPENDIX #2

SERVICE LIST

Service List Contact Information

Development Name	Address	Block	Lot (s)	Owner	Address	Town	State	Zip
Round 2 and 3 Developments								
Burlington Manor	255 East Pearl Boulevard	121	2	Burlington Manor Apts.	4 Denny Road	Wilmington	DE	19809
Ingerman (correct name: "The Apartments at the Mill")	505 Mitchell Avenue	198	1	Burlington City Affordable Housing	5 Powell Lane	Collingswood	NJ	08108
Catholic Charities Group Home	1400 High Street	100	11-14	Catholic Charities-Diocese of Trenton	363 West State St.	Trenton	NJ	08618-1423
Amity House	1004 High Street	80	7,10; 8-15	Catholic Charities-Diocese of Trenton	363 West State St.	Trenton	NJ	08618-1423
Habitat for Humanity	330 York Street	134	29	A. Ceceres & R. Torres	330 York Street	Burlington	NJ	08016
Habitat for Humanity	301 York Street	131	54	Michael F. Lane	301 York Street	Burlington	NJ	08016
Triad/Neighborhood Stabilization Program	101 East Federal	154	1	Monica, George Sr., & Paula Sills	101 East Federal	Burlington	NJ	08016
Triad/Neighborhood Stabilization Program	105 East Federal	154	3	Sylvia L. Lugo	105 East Federal	Burlington	NJ	08016
Triad/Neighborhood Stabilization Program	126 East Broad Street	138.01	10	Britnee Bynoe	126 East Broad Street	Burlington	NJ	08016
Triad/Neighborhood Stabilization Program	225 East Broad Street	131	48	Nakia Dawkins	225 East Broad Street	Burlington	NJ	08016
Triad/Neighborhood Stabilization Program	305 Clarkson Street	145	57	Randy E. Pruden	305 Clarkson Street	Burlington	NJ	08016
Triad/Neighborhood Stabilization Program	519 Lawrence Street	154	58	Wells Fargo, NA	3476 Stateview Blvd.	Ft. Mill	SC	29715
Triad/Neighborhood Stabilization Program	129 East Union Street	117	52	Genevieve M. Cross	129 East Union Street	Burlington	NJ	08016
Triad/Neighborhood Stabilization Program	211 Penn Street	115	19	NJHMFA	637 Clinton Avenue	Trenton	NJ	08650
Salt & Light Company Group Home	10 East Federal Street	137	46	The Salt & Light Company	P. O. Box 249	Mt. Holly	NJ	08060

Salt & Light Company Group Home	929 Riggs Road	251	6	The Salt & Light Company	1841 Burlington-Mt. Holly Road	Westampton	NJ	08060
Salt & Light Company Group Home	200 York Street	117	8	The Salt & Light Company	1841 Burlington-Mt. Holly Road	Westampton	NJ	08060
Oaks Integrated Services Group Home	2 East Fourth Street	176	20	Oaks Integrated Services	770 Woodlane Road, Suite 23	Mt. Holly	NJ	08060
Oaks Integrated Services Group Home	232 East Pearl Street	115	38	Oaks Integrated Services	770 Woodlane Road, Suite 23	Mt. Holly	NJ	08060
Oaks Integrated Services Group Home	1004 Pope Street	176	3	Oaks Integrated Services	770 Woodlane Road, Suite 23	Mt. Holly	NJ	08060
Oaks Integrated Services Group Home	107 Barclay Street	133	32-33	Oaks Integrated Services	770 Woodlane Road, Suite 23	Mt. Holly	NJ	08060
J. Frank Budd Building (by Pennrose)	240 East Pearl Street	123	1	Dilwyn Associates, LP	1301 North 31 st Street	Philadelphia	PA	19121
The Metropolitan Inn (by Pennrose)	400 High Street	32	3	Metropolitan Inn Associates	1301 North 31 st Street	Philadelphia	PA	19121
Proposed Developments								
US Pipe site (a/k/a, McNeal Mansion & Vicinity Redevelopment Area)	851- 901 East Pearl Street	226	1.03, 1.05 - 1.08	City of Burlington	525 High Street	Burlington	NJ	08016
Commerce Square (a/k/a, Riverwalk Station)	Commerce Square & Veterans Dr.	1	3.02, 3.03, 5, 8	City of Burlington	525 High Street	Burlington	NJ	08016
Jones, Lang, LaSalle Scattered Sites (8 units)	521 Lawrence Street (1 of 8 units)	154	59	BNJ Redevelopment Acquisitions 1A	24 Belmont Circle	Trenton	NJ	08618
New Yorkshire Senior Housing site	Clarkson & Linden Streets	141	8, 9, 11 - 17	City of Burlington	525 High Street	Burlington	NJ	08016

APPENDIX 3

COMPLETED UNITS REHABILITATED
THROUGH THE CITY'S
SMALL CITIES CDBG PROGRAM

**Council on Affordable Housing
Unit Information - Rehabilitation
BURLINGTON CITY, BURLINGTON**

Project Name: Burlington City Rehab Program -- Project ID : 2106

Unit Address	Blk/Lot/ Quad/Unit	Final Inspection Date	Funds Expended on Hard Costs	Develop- ment Fees Expended	Funds Re- Captured	Effect. Date of Affordability Controls	Par- petual Lien	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed /Credit worthy	Major System Repaired	Unit Categories	Unit Flags
101 E. Federal	B: 0-; L: 0-; Q: ; Unit:	01/12/16	\$11,695.00	\$0.00	\$0.00		Y	0		1/1	Heating Roof	Family Low Income	
106 E Union Avenue	B: 0-; L: 0-; Q: ; Unit:	01/12/16	\$20,525.00	\$0.00	\$0.00		Y	0		1/1	Roof Weatherization (Insulation, Siding, Windows/Door)	Family	
106 E. Union	B: 0-; L: 0-; Q: ; Unit:	01/23/13	\$17,515.00	\$0.00	\$0.00		Y	0		1/1	Heating Roof Weatherization (Insulation, Siding, Windows/Door)	Family Low Income	
115 E Union	B: 0-; L: 0-; Q: ; Unit:	04/13/11	\$18,750.00	\$0.00	\$0.00		Y	0		1/1	Heating	Family Low Income	
118 E. Broad	B: 0-; L: 0-; Q: ; Unit:	01/12/16	\$16,250.00	\$0.00	\$0.00		Y	0		1/1	Heating Roof Weatherization (Insulation, Siding, Windows/Door)	Family Moderate Income	
1216 Chestnut	B: 0-; L: 0-; Q: ; Unit:	12/31/14	\$19,410.00	\$0.00	\$0.00		Y	0		1/1	Heating Roof Weatherization	Family Moderate Income	

**Council on Affordable Housing
Unit Information - Rehabilitation
BURLINGTON CITY, BURLINGTON**

Project Name: Burlington City Rehab Program -- Project ID : 2106

Unit Address	Blk/Lot/ Qual/Unit	Final Inspection Date	Funds Expended on Hard Costs	Develop- ment Fees Expended	Funds Re- Captured	Effect. Date of Affordability Controls	Per- petual Lien	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed /Credit worthy	Major System Repaired	Unit Categories	Unit Flags
1320 Belgrade	B: 0-; L: 0-; Q: ; Unit:	03/09/11	\$18,330.00	\$0.00	\$0.00	Y	Y	0	1/1	1/1	Roof	Family Moderate Income	
1412 Walnut Street	B: 0-; L: 0-; Q: ; Unit:	03/09/15	\$17,465.00	\$0.00	\$0.00	Y	Y	0	1/1	1/1	Heating Roof	Family Moderate Income	
17 Mitchell Avenue	B: 151-; L: 17-; Q: ; Unit:	05/23/18	\$14,470.00	\$0.00	\$0.00	N	N	0	1/1	1/1	Roof Weatherization (Insulation, Siding, Windows/Door)	Family Moderate Income	
206 York	B: 0-; L: 0-; Q: ; Unit:	12/17/10	\$19,323.00	\$0.00	\$0.00	Y	Y	0	1/1	1/1	Weatherization (Insulation, Siding, Windows/Door)	Family Moderate Income Low Income	
223 St. Marys	B: 0-; L: 0-; Q: ; Unit:	12/17/10	\$19,884.00	\$0.00	\$0.00	Y	Y	0	1/1	1/1	Roof Weatherization (Insulation, Siding, Windows/Door)	Family Moderate Income	
251 Fernwood	B: 0-; L: 0-; Q: ; Unit:	07/26/13	\$18,025.00	\$0.00	\$0.00	Y	Y	0	1/1	1/1	Weatherization (Insulation, Siding, Windows/Door)	Family Moderate Income	
29 E Union	B: 0-; L: 0-; Q: ; Unit:	12/05/10	\$22,670.00	\$0.00	\$0.00	Y	Y	0	1/1	1/1	Weatherization (Insulation, Siding, Windows/Door)	Family Moderate Income	

**Council on Affordable Housing
Unit Information - Rehabilitation
BURLINGTON CITY, BURLINGTON**

Project Name: Burlington City Rehab Program -- Project ID : 2106

Unit Address	Blk/Lot/ Qual/Unit	Final Inspection Date	Funds Expended on Hard Costs	Develop- ment Fees Expended	Funds Re- Captured	Effect. Date of Affordability Controls	Per- petual Lien	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed /Credit worthy	Major System Repaired	Unit Categories	Unit Flags
301 Fernwood	B: 0-; L: 0-; Q: ; Unit:	07/18/10	\$12,850.00	\$0.00	\$0.00	Y	Y	0		1/1	Roof	3 Bedroom Family	
326 E. Broad Street	B: 145-; L: 12-; Q: ; Unit:	06/07/18	\$23,893.00	\$0.00	\$0.00	Y	Y	0		1/1	Heating	Family Moderate Income	
403 Lawrence	B: 0-; L: 0-; Q: ; Unit:	05/18/11	\$14,730.00	\$0.00	\$0.00	Y	Y	0		1/1	Roof Weatherization (Insulation, Siding, Windows/Door)	Family Low Income	
410 Earl Street	B: 0-; L: 0-; Q: ; Unit:	09/29/09	\$19,499.00	\$0.00	\$0.00	Y	Y	0		1/1	Weatherization (Insulation, Siding, Windows/Door)	Family Low Income	
422 York Avenue	B: 0-; L: 0-; Q: ; Unit:		\$17,830.00	\$0.00	\$0.00	Y	Y	0		0/0	Heating	Family Low Income Sale	
											Roof Weatherization (Insulation, Siding, Windows/Door)	Family Low Income	

**Council on Affordable Housing
Unit Information - Rehabilitation
BURLINGTON CITY, BURLINGTON**

Project Name: Burlington City Rehab Program -- Project ID : 2106

Unit Address	Blk/Lot/ Qual/Unit	Final Inspection Date	Funds Expended on Hard Costs	Develop- ment Fees Expended	Funds Re- Captured	Effect. Date of Affordability Controls	Per- petual Lien	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed /Credit worthy	Major System Repaired	Unit Categories	Unit Flags
425 Locust	B: 0-; L: 0-; Q: ; Unit:	05/18/11	\$17,940.00	\$0.00	\$0.00		Y	0		1/1	Heating	Family Moderate Income	
428 Holmes	B: 0-; L: 0-; Q: ; Unit:	12/17/17	\$20,435.00	\$0.00	\$0.00		Y	0		1/1	Heating Roof Weatherization (Insulation, Siding, Windows/Door)	Family Low Income	
428 Holmes Drive	B: 249-; L: 11-; Q: ; Unit:	12/17/17	\$20,435.00	\$0.00	\$0.00		Y	0		1/1	Roof Weatherization (Insulation, Siding, Windows/Door)	Family Low Income	
428 Independence Avenue	B: 247-; L: 19-; Q: ; Unit:	02/08/18	\$17,150.00	\$0.00	\$0.00		Y	0		1/1	Heating Weatherization (Insulation, Siding, Windows/Door)	Family Moderate Income	
506 Locust	B: 0-; L: 0-; Q: ; Unit:	11/18/10	\$22,990.00	\$0.00	\$0.00		Y	0		1/1	Heating	3 Bedroom Family Low Income	
610 Bordertown	B: 0-; L: 0-; Q: ; Unit:	01/12/16	\$20,625.00	\$0.00	\$0.00		Y	0		1/1	Heating Roof Weatherization	Family Low Income	

**Council on Affordable Housing
Unit Information - Rehabilitation
BURLINGTON CITY, BURLINGTON**

Project Name: Burlington City Rehab Program -- Project ID : 2106

Unit Address	Blk/Lot/ Qual/Unit	Final Inspection Date	Funds Expended on Hard Costs	Develop- ment Fees Expended	Funds Re- Cap- tured	Effect. Date of Affordability Controls	Per- petual Lien	Length of Afford- ability Controls	Date Afford- ability Controls Removed	Completed /Credit worthy	Major System Repaired	Unit Categories	Unit Flags
846 Shadeland Avenue	B: 0-; L: 0-; Q: ; Unit:	08/02/12	\$18,755.00	\$0.00	\$0.00		Y	0		1/1	Roof	Family	
907 Riggs Street	B: 0-; L: 0-; Q: ; Unit:	05/13/15	\$22,453.00	\$0.00	\$0.00		Y	0		1/1	Heating	Family	
932 Riggs Road	B: 0-; L: 0-; Q: ; Unit:	10/12/12	\$19,750.00	\$0.00	\$0.00		Y	0		1/1	Roof Weatherization (Insulation, Siding, Windows/Door)	Moderate Income	
934 Shadeland	B: 0-; L: 0-; Q: ; Unit:	10/10/14	\$16,958.00	\$0.00	\$0.00		Y	0		1/1	Electrical Heating	Family Low Income	
957 Easter Road	B: 0-; L: 0-; Q: ; Unit:	01/07/09	\$17,580.00	\$0.00	\$0.00		Y	0		1/1	Heating	Family	

Total Units	Total Hard Costs	Total Development Fees Expended	Total Funds Recaptured	Total Completed/ Credit worthy
29	\$538,185.00	\$0.00	\$0.00	28 / 28

** See attached email from Triad Associates, dated 9/26/18, on 422 York St*

Bill Harris

From: Tanya Bellamy <TBellamy@triadincorporated.com>
Sent: Wednesday, September 26, 2018 11:04 AM
To: Bill Harris
Cc: Kathy Packowski
Subject: FW: Crediting documentation

Good Morning Bill,
The final inspection for 422 York was conducted on 10/21/15

From: Kathy Packowski
Sent: Wednesday, September 26, 2018 8:43 AM
To: Tanya Bellamy <TBellamy@triadincorporated.com>
Subject: FW: Crediting documentation

Tanya – see below

From: Art Bernard <yukygolfer@aol.com>
Sent: Tuesday, September 25, 2018 5:15 PM
To: Bill Harris <wharris@burlingtonnj.us>
Cc: Michael J. Edwards Esq. <MJES@Surenian.com>; Kathy Packowski <KPackowski@triadincorporated.com>
Subject: Re: Crediting documentation

I think I see it on the form. See if you can find out the final inspection date.

Take care, Art

Art Bernard
Art Bernard and Associates, L.L.C.
77 North Union Street
Lambertville, N.J. 08530
Business phone: (609)397-8070
Cell phone: (609)865-7696

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On Sep 25, 2018, at 10:37 AM, Bill Harris <wharris@burlingtonnj.us> wrote:

Art,
I am adding 422 York Street as the 29th unit which was rehabilitated with Small Cities CDBG funds even though it was not in the revised CTM report which was prepared by Triad Associates.
The City acted in good faith and paid the contractor for the work at this property. The homeowner benefited from the funding.