

HARRISON TOWNSHIP MASTER PLAN

1999 HOUSING AND FAIR SHARE ELEMENT

**for the
TOWNSHIP OF HARRISON
GLOUCESTER COUNTY, NEW JERSEY**
February, 1999

**Prepared in Response to
New Jersey Council of Affordable Housing
Substantive Rules (N.J.A.C. 5:93)
and
Municipal Land Use Law (N.J.A.C. 40:55D-28)**

Remington & Vernick Engineers
227 Kings Highway East
Haddonfield, New Jersey 08033

Craig F. Remington, L.S., P.P., Vice President
License #1877

HOUSING AND FAIR SHARE ELEMENT

- I. Introduction
- II. Population and Employment Analyses
- III. Residential Land Use Characteristics
- IV. Existing Housing Inventory
- V. Vacant Land Analysis and Open Space Inventory
- VI. Projection of Future Housing Stock
- VII. Fair Share Component
 - 1. Fair Share Allocation
 - 2. Evaluation of Affordability Measures
- VIII. Summary of Housing Policy, Zoning and Fair Share Recommendations

Appendix

- 1. 1990 U.S. Census Demographics Comparisons
- 2. Land Use Plan (from Master Plan)
- 3. Freshwater Wetlands Map (from Master Plan)
- 4. Utility Plan (from Master Plan)
- 5. Fair Share Sites Maps: Walnut Glen, Richwood, and Richwood Adult sites
- 6. Ordinance 19-1996 (Affordable Housing Development Impact Fees)

HOUSING AND FAIR SHARE HOUSING ELEMENT

I. INTRODUCTION

The purpose of this element is to:

- identify whether any changes to the Land Use Plan are warranted due to evaluation of population, housing, and employment trends from the 1990 U. S. Census and the Township's general land use and demographic trends;
- provide sufficient background information for the fair share housing element; and
- make recommendations for the improvement of residential standards and proposals for the construction and improvement of affordable housing within Harrison.

II. POPULATION AND EMPLOYMENT ANALYSIS

Harrison Township is a rural municipality in central Gloucester County, New Jersey. Although it has historically been a primarily agricultural town, the community is becoming more suburban. The total population in this 19 square mile Township was 2,661 in the year 1970, 3,585 in the year 1980, and 4,715 in the year 1990. This represents a 924 person and 35% growth rate from the years 1970 to 1980, a 1,130 person and 32% growth rate from the years 1980 to 1990, and a cumulative 2,054 person and 77% growth rate in a twenty year period. The State has estimated that the Township's population grew by another 236 people by 1995 signaling a slowing in the growth rate. The Delaware Valley Regional Planning Commission estimates that the year 1996 population was 6,897 representing a 2,182 (46%) increase between 1990 and 1996. These numbers already exceed the New Jersey State Plan's year 2000 projection of 5,771. The same plan projects a 2010 population of 7,367 and a 2020 population of 8,368. We should note that these demographic estimates are based on regional trends and do not particularly reflect existing zoning controls. Although these numbers may be optimistic projections, they do show significant increases that, if realized, would drastically change the existing rural community character.

The following is a brief description of some basic population, employment, and housing data obtained from the 1990 U. S. Census. More specific and detailed information data can be found in tables in an appendix to this report.

Harrison Township represents about 2% of Gloucester County's population but 6% of its total land area. In terms of age cohorts, the Township is generally representative of the County with 29% of the total population less than 18 years old and 11% 65 years or older. The average age of 33.3 years is only slightly higher

than the County's 32.5 years. Racially, the Township is less diverse than the rest of the County with a white population of 96% compared to the County's 89%, and 3% black compared to the County's 9%. Both the Township and the County are about 2% of Latin origin.

Educational statistics are also representative of the County with 26% of the total population aged 3 years or older currently (1990) in school. The percentage of people in pre-primary school (8%), primary school grades 1 through 12 (68%), and college (24%), are all very similar to the County. Harrison Township, however, has a slightly higher (97%) rate of young adults aged 16 to 19 in school or high school graduates with only 6 youth not attending school or graduated, all of which are unemployed. Interestingly, the Township's population aged 25 years or older high school graduate or equivalency rate (82.5%) is higher than the County's as is the percentage of people with at least a Bachelor's Degree (25%).

The employment figures are also similar with 76% of the total population aged 16 years or older and 39% of females in the same age bracket in the work force. Only 48% of working females with children less than 6 years of age remained in the work force compared to 54% in the County. However, 81% of the Township's working females with older children went back to work compared to 76% of the County average.

About 5% of the Township's employment base was engaged in agriculture in 1990 compared to 1% of the County. Harrison's agricultural workforce represents 8% of the County's total. The blue-collar general labor and service industry workforce represented only 16% of the Township's labor pool versus 25% for the County. Managerial and professional workers represented 33% of the Township's employees versus 27% for the County. This higher percentage of white collar workers is reflected in slightly higher income statistics for Township households. Harrison Township also had a slightly higher percentage of government workers and self-employed workers. The latter statistic is probably related to the higher percentage of professional and agricultural related employees.

Another interesting statistic is the journey to work figure. The number of Harrison Township employees that drive alone (77%) or carpool (13%) is roughly the same as the County. However, the number who take mass transit (< 1%) is much less than the County (3%) due to the Township's distance from urban areas and the limited availability of buses in this part of the County. Curiously, 9% of Township workers either worked at home or walked to work versus 5.5% in the County. This, again, may be related to the higher percentage of professional and agricultural workers in the Township.

A detailed comparison of the Township and County demographic statistics is included as an appendix to this element.

III. RESIDENTIAL LAND USE CHARACTERISTICS

1. Existing Development Patterns

Harrison Township is a traditional rural community experiencing suburban development pressures due to its proximity to Philadelphia. The location of freeways on either end of the Township and other main highways makes the Township a convenient and desirable place to live and work.

The traditional center of the community is the village of Mullica Hill which is located at the intersection of State Highways 45 and 77 and U.S. Highway 322. This formerly rural trading, industrial, and transportation center is now recognized as the historic center and heart of the Township. Recent subdivision activity has been focused around Mullica Hill where developable land and public services are also available. Development spreading out from this center maintains this compact community development pattern. The Township's zoning plan reinforces this planning policy.

In addition to Mullica Hill, Harrison has two other established communities: the Village of Richwood on U.S. 322 near a N.J. 55 interchange, and the hamlet of Ewan, near Elk Township. A fourth area, Jefferson, near Mantua Township, has been absorbed by growth emanating north from Mullica Hill on N.J. 45. Most of the development in these communities is single-family residential homes with commercial uses concentrated in downtown Mullica Hill and on U.S. 322 in Richwood. Scattered residential development can be found on county roads throughout the Township, but is primarily found on the eastern end of the Township closer to N.J. 55. The remainder of the Township is mostly farmland, woodland, pasture, orchards, or wetlands. There are only a scattering of multi-family uses in Harrison. Some are located in older structures in the villages which have been converted for additional units. The largest multi-use development in the Township is the Mullica West Apartments which consist of approximately 168 rental units. Recently, the developments of Oak Parke and High Pointe have been constructed of semi-detached homes. Mixed uses can also be found associated with the larger homes and buildings in downtown Mullica Hill which have been converted to first floor stores and above ground residences.

For more information on existing development patterns, see Community Design Element of the Master Plan.

2. **Housing Issues**

a. **Code Enforcement and Property Maintenance**

For the past few years, Harrison has strengthened its efforts to preserve its neighborhoods using several targeted public programs. The Gloucester County Improvement Loan Program has assisted owner-occupants providing funds for exterior maintenance and code upgrades throughout the Township. This program has been successful in checking neighborhood deterioration by focusing

programs for home ownership with seniors and low and moderate income households and should be continued.

On another track, the Township has explored dealing with deteriorated rental housing by drafting an ordinance to require the registration of all rental units and the incorporation of the State's Housing Code provisions for the maintenance of these units. In addition, the draft includes provisions for a certificate of occupancy for the sale or change of occupancy of all owner and renter occupied units and the designation of a housing officer to enforce the proposed regulations. The draft ordinance prohibits the occupation of substandard units and allows the Township to abate defects and nuisances and put liens against the property. A copy of the draft ordinance is in the Appendix. These efforts require a substantial commitment by the Township to police and enforce the standards. Because small towns on limited budgets often find it difficult to address all of the potential violations at one time, prioritization of efforts, neighborhood support, and assistance from the County and State may be required.

b. **Traditional Development Patterns**

Harrison has compact communities of mixed uses in the downtown areas of Mullica Hill and Richwood. Its basic character is one of a small town with one and two-family homes. There are no high-rise or mid-rise apartment buildings in the Township. Most (81%) of the Township's housing stock reported in the 1990 census was single-family homes, while 79% of the County's were. Another 10% of Harrison's housing stock were in structures having 10 or more units, while the County was 8%. Two-family units or duplexes accounted for another 3% of the Township and County totals. There is only one major apartment complex, Harrison West, built in the late 1970s. Two new semi-detached residential communities, Oak Parke and High Pointe, have recently been constructed. In Walnut Glen, 100 townhouse units have been constructed thus far as part of a total 121 acre, total 465 unit planned residential development. Approximately 102 acres remain for development out of the original tract.

The Township has tried to maintain its character through land use and infrastructure planning. Zoning densities and public services are concentrated in Mullica Hill and near the N.J. 55 interchange in Richwood. Maintenance of the Township's rural character is also important in its environmental protection, open space preservation, and farmland retention programs. Recently the Planning Board adopted a Community Design Element to manage the orientation and design of non-residential development in order to better protect its local character from homogenous suburban expansion.

Traditional development and community design planning also means incorporating appropriately designed multi-family homes and other

residential forms to meet the needs of elderly, disabled, and low and moderate income residents. Permitting such uses in the Mullica Hill Town Center and in the village of Richwood that have been constructed in accordance with sound planning, design and engineering principles strengthens the diversity of the Township and ensures the continued maintenance and success of these communities. Walnut Glen, a planned residential development community on Bridgeton Pike, has also used this mixed housing form as another central tenant.

c. **Historic Preservation**

Harrison has made a commitment to the preservation of its Mullica Hill Village business district and surrounding residential neighborhood. In fact, most of the area within the historic district is residentially zoned. It has adopted a Historic Preservation Element to its Master Plan and created a Historic Preservation Commission to review alteration to properties within a local historic district zone. Harrison's preservation efforts have been successful to date and continue to work to revitalize the Town Center.

IV. EXISTING HOUSING INVENTORY

The 1990 U. S. Census estimated a total of 1,726 housing units in Harrison Township, of those 93% were occupied. Of the 116 vacant units, 9 were classified as "seasonal vacation units". The Census also counted 11 units without complete plumbing facilities and 33 units without complete kitchen facilities, which may have been second story apartment units in the Mullica Hill Village Center. These units are of the highest rehabilitation priority.

Approximately 33% of the Township's housing stock was built in the 10 year period between 1980 and 1989, which is less than the County's 21% growth rate for the same period. The percentage of homes erected between 1940 and 1979 was 40% which was lower than the County. Gloucester County experienced greater suburbanization around the Route 45 and Route 47 corridors in that period, while Harrison remained rural. Housing stock dating before 1940 accounts for 27% of the Township's total and 19% for the County. The 1990 U.S. Census statistics appear to indicate that much of Township's housing stock is, on average, typically older than other County communities and prone to a higher rehabilitation need.

Housing approval data for the 1990s, however, shows 1,015 homes constructed in Harrison Township between 1990 and 1997, all but 2 of which were single-family homes. (The statistics did not differentiate single-family detached, semi-detached, or attached, however, this period did exhibit growth in all three categories.) These 1,015 represented 11% of the entire County's total residential development increase in the same period.

V. VACANT LAND ANALYSIS AND OPEN SPACE INVENTORY

Because much of the Township is relatively undeveloped, Harrison Township is not requesting a vacant land adjustment from the Council on Affordable Housing. For an inventory of open spaces, public facilities, and recreational needs, please refer to the Recreation Element of the Master Plan.

VI. PROJECTION OF FUTURE HOUSING STOCK

The Township's Zoning Ordinance contains six zoning districts in which residential development is permitted.

- **R-1 - Residential Agricultural District** which permits single-family detached houses on 1 acre without sewers and approximately 0.5 acres (21,750 square feet) with sewers. This zone has been designed to maintain the Township's existing rural and agricultural character outside established developed areas.
- **R-2 - Residence District** which permits single-family detached houses on 1 acre without sewer and 18,750 square feet with sewer. This zone can be found within the Mullica Hill Village Center and in Richwood between Barnsboro-Elmer Road and Lambs Road and Richwood-Aura Road. This zone has been designed to allow a slightly higher development density within and around established and planned development areas.
- **R-4 - Residence District** permits a variety of housing types including single-family detached, semi-detached and attached, and garden apartment dwellings. It has been designed to require affordable housing set-aside to encourage the development of housing opportunities for low and moderate income residents. One zone is at Bridgeton Pike in an area called Walnut Glen and a second is located outside Richwood near Route 55. The Walnut Glen tract is still under a development agreement providing higher densities under the former R-6 zone (see VII.2.b Zoning for Inclusionary Development on page 10 of this element).
- **RR - Rural Residential District** permits single-family detached houses on 2 acre lots. This zone, which is located around the Village of Ewan, has been designed to preserve agriculture and open space and to take into consideration existing soil conditions, which are not conducive to greater development densities.
- **C-1H - Commercial Historic District** permits single-family detached dwellings and single-family detached dwellings combined with a permitted non-residential use in the same building on 0.5 acre lots. This zone is situated along Bridgeton Pike in Mullica Hill Village Center and has been designed in consideration of Mullica Hill's historic mixed use village center.
- **C-2 - General Commercial District** permits among its varied uses tourist, rooming, and boarding houses for single room occupancy units.

The existing zoning provides sufficient capacity for the Township's future housing and other land use needs, as well as housing type diversity to meet a variety of individual household needs.

VII. FAIR SHARE COMPONENT

1. Fair Share Allocation

The New Jersey Fair Housing Act requires a fair share housing component to be included in every municipal Master Plan. The element must address the needs of low and moderate income residents of the municipality and contain other basic demographic data required by the Act. It must also provide "realistic affordable housing opportunities recognizing the unique character, limitations, resources, and growth potential of the municipality." Upon adoption of a housing element, the municipality may request the Council on Affordable Housing (C.O.A.H.) to certify the plan as being in substantive conformance with the Act. Such certification, which extends for 6 years, provides a municipality substantial protection from exclusionary lawsuits from developers. The municipality may also file the plan with C.O.A.H. without a request for certification which will allow the municipality to resolve any potential litigation with C.O.A.H. as opposed to Superior Court.

The following chart identifies Harrison's affordable housing obligation for the municipality and the tri-county west central New Jersey region (Burlington, Camden, and Gloucester Counties), as determined by C.O.A.H., for the 1993-1999 period:

PRE-CREDITED NEED	
Indigenous Need (in Harrison)	25 units
<u>+Re-allocated Present Need (in the region)</u>	<u>28 units</u>
=Present Need 1993	53 units
<u>+Prospective Need 1993-1999 (in the region)</u>	<u>144 units</u>
= Total Need 1993-1999	197 units
+Prior Cycle Prospective Need (unmet from 1988-1992 obligation)	33 units
+Demolitions	8 units
-Filtering	-12 units
-Residential Conversions	-3 units
<u>-Spontaneous Rehabilitation</u>	<u>-2 units</u>
=Pre-Credited Need	222 units
<u>-Reductions (Walnut Glen Affordable Housing Community)</u>	<u>93 units</u>
=Calculated Need	129 units

The chart, which was based on the Township's previous C.O.A.H. certification, indicates that the Township must provide or plan for the creation or rehabilitation of 129 low and moderate income units within the next 6 years. Harrison Township's C.O.A.H. certification, however, lapsed in 1997. The 93 units in Walnut Glen cannot be automatically credited into the

formula. Harrison's total C.O.A.H. obligation for this period is, therefore, 222 units.

This 222 unit figure can be further broken down into rehabilitation (or local) and inclusionary components. The rehabilitation component is equal to the indigenous need factor minus the spontaneous rehabilitation number, or in this case, 23 units. This means that C.O.A.H. estimates that Harrison will be in substantial conformance with the Fair Housing Act's goal of providing local low and moderate income housing if it can document that at least 33 units have been or will be either substantially rehabilitated or created for local residents. The balance of that number, i.e. 199 units, reflects C.O.A.H.'s estimate for providing the Township's obligation of units in the west central region of the State. These units may be designated for qualified senior and non-senior households. Up to 25% of the total obligation may be senior units, or 56 units, C.O.A.H. estimates are generated from Statewide demographic, economic, and land use indices.

The following chart indicates the approved 1998 income thresholds by family size in the Burlington, Camden and Gloucester County region.

<u>Income Type</u>	<u>1 person</u>	<u>2 persons</u>	<u>3 persons</u>	<u>4 persons</u>	<u>5 persons</u>	<u>6 persons</u>	<u>7 persons</u>	<u>8 persons</u>
Median	\$37,030	\$42,320	\$47,610	\$52,900	\$57,132	\$61,364	\$65,596	\$69,828
Moderate	\$29,624	\$33,856	\$38,088	\$42,320	\$45,706	\$49,091	\$52,477	\$55,862
Low	\$18,515	\$21,160	\$23,805	\$26,450	\$28,566	\$30,682	\$32,798	\$34,914

2. **Evaluation of Affordability Measures**

The following is a review of some traditional and innovative measures that the Township has considered in its commitment to provide its fair share of low and moderate income housing:

a. **Rehabilitation of Substandard Units**

The 1990 U. S. Census indicated that 33 units lacked a complete kitchen and 11 lacked completed plumbing facilities. In order to qualify as a credited unit, rehabilitations must amount at least \$8,000 per unit and involve at least one major building system in a home for a low or moderate income household. To date, 13 such rehabilitations have been documented for restricted qualifying residents. A copy of this inventory is included below. The Township should continue working with the County in implementing its home improvement repair program and has indicated its interest in continuing the program for another six years.

Harrison Township anticipates that future rehabilitation efforts will continue at the same rate as the past six years, i.e., an additional 10 units may be rehabilitated through the County program. The Township has also adopted a development impact fee to support additional rehabilitation and indigenous need measures (see subsection c, below). Therefore, the Township expects to meet its total 23 unit indigenous need obligation within the next six years.

The Township has adopted an ordinance amendment for the registration of rental units and is considering another to require a certificate of occupancy for any sale or change in occupancy. This new ordinance will enable the Township to have a better grasp on the location and number of substandard units. The draft ordinance also provides for a housing officer and abatement/liens to strengthen the ordinance's enforcement ability.

List of Rehabilitated Units

<u>Block/Lot</u>	<u>Monies Expended</u>	<u>Date Completed</u>
71/4	\$16,410	11/92
65/17	\$5,205	03/93
69/9	\$11,438	10/92
52/14	\$13,668	02/93
68/15	\$12,825	11/92
68/18	\$39,960	12/94
33.01/5.01	\$5,615	05/96
52/15	\$3,985	01/96
51/8.02	\$18,463	03/94
68/17	\$71,400	02/94
54/5	\$9,947	07/97
57.02/11	\$10,411	08/96
68/16	\$9,566	06/98
Total 13 properties	\$228,893 : Average \$17,607	

b. **Zoning for Inclusionary Development**

This tool is an effective way of providing units in municipalities where there is vacant developable land. The Township has created two separate zones to meet the needs of low and moderate income households and senior citizen residents. The first such zone is Walnut Glen on Bridgeton Pike just south of Mullica Hill Village Center. The second tract is a senior citizen housing zone with an affordable housing set aside in Richwood.

1) **Walnut Glen**

As part of its first affordable housing plan in 1989, Harrison Township created a new R-6 affordable housing set aside zone. This zone covered a 121 acre tract called Walnut Glen (Block 57, Lot 22) on NJ 77 opposite the municipal building. The R-6 zone had an inclusionary provision that required 93 deed-restricted low and moderate income units to be set aside and constructed as part of a larger planned unit development. The R-6 zone allowed a variety of housing types including single-family and multi-family homes. Neither the ordinance nor adopted housing plan specified the location or type of units to be built.

Since 1989, the Walnut Glen tract (R-6) zoning has remained in effect through a series of development agreements between the Township and the property owner. These agreements guarantee the owner's total number of approved units under the R-6 zone provisions and the Township's stipulation that at least 93 deed-restricted affordable housing units be developed

in accordance with minimum C.O.A.H. standards for income distribution, marketing, affordability controls, etc. The current owner has applied to the Planning Board for approval of a 93 unit deed-restricted affordable housing apartment complex on a 14 acre portion of the tract, in accordance with the Township's previously approved housing plan.

The 14 acre apartment tract is in a mostly cleared and level old farmfield. In the center of the tract is a small, partially filled wetlands area, which is to be reclaimed as part of the project. The wetlands area and adjacent steep slopes are to be incorporated into the overall site development and will have no impact on the viability of the proposed development. The proposed apartment complex is to be built adjacent to the existing 100 unit Walnut Glen townhouse development, with access to Bridgeton Pike (NJ 77) from Walnut Lane.

It will consist of seven twelve unit buildings and one ten unit building for a total of 94 units. One of the units will be reserved for an on-site property manager. In addition to ample off-street parking, the proposed apartment development is to have a playground area and an administration building. The site will be served by public water and sewer, which is adjacent to the tract and within the public service area. The remainder of the tract is to be developed for single-family homes.

Harrison Township is eligible for a rental bonus not to exceed 25% of its total 199 unit inclusionary component. The Walnut Glen affordable housing community of 93 apartment units is eligible for 93 C.O.A.H. credits plus an additional 50 C.O.A.H. credits as part of a rental bonus. The total amount of C.O.A.H. credits for this inclusionary development is 143.

2) **Richwood**

Up to 25% of the Township's 222 total affordable housing obligation, or 56 units, may be reserved for senior citizen development. The Township has established a separate senior citizen housing zone on a 104 acre site on Aura Road in Richwood near the NJ 55 interchange with US 322 and within the Township's 208 area. The property is a relative flat, cleared, old farmfield with a small wetland area, that will not adversely affect future development. This area, which is described as Block 3, Lot 2 and Block 22, Lot 13 on the Township tax maps, is to be zoned with a 4 unit per acre senior citizen housing zone and a professional office overlay zone along the Aura Road frontage.

The first 300 feet of frontage (or 23 acres) on Aura Road is to be a professional office overlay zone to encourage additional compatible development opportunities near the tract. The site's location was chosen as part of the Township's economic and community development program for the Richwood section of the Township. The Richwood area has been zoned for shopping, public conveniences, public services, and mass transit to either Mullica Hill or Glassboro.

The remaining 81 acres will contain a 20% set aside for low and moderate income senior citizens. This zoning will allow for the development of 324 total senior units, of which 65 must be deed-restricted for low and moderate income. This set aside will provide more than the balance of the Township's senior citizen affordable housing obligation, which is only 56 units.

c. **Development Fees to Support Rehabilitation**

An Ordinance to require the collection of impact fees to support rehabilitation and other programs to meet the Township's C.O.A.H. obligation was adopted on December 27, 1996. These programs may include, but are not limited to, municipally sponsored rehabilitation, new construction, purchase of existing units, and other innovative programs. A copy of this ordinance is included in the appendix. It is anticipated that the use of these fees, in combination with participation in the County rehabilitation program, will increase the Township's ability to provide its residents with safe and affordable housing.

d. **Municipally Sponsored New Construction, Gut Rehabilitation, and Other Innovative Programs**

See "c" above.

e. **Purchase of Existing Units**

See "c" above.

f. **Creation of Accessory Apartments and Provisions of Alternative Living Arrangements and Other Innovative Programs**

The Township's predominant character is single-family detached homes. However, it does permit the development of two-family dwellings, duplexes, townhouses, and garden apartments in the R-4 Special Residential District (affordable housing zone) of Walnut Glen and in the Adult Community Development District on Aura Road. Rooming and boarding houses are permitted in the C-2 zone and

mixed use single-family units are allowed in the C-1H Village Center Commercial Historic District in Mullica Hill. Farm labor housing is also permitted as part of agricultural operations in the Township. This housing form is for both seasonal and year-round employees. These zones provide for a variety of building forms and alternative living arrangements which can, when appropriately planned, designed and constructed, compliment the community (see b. above).

g. **Regional Contribution Agreements**

At this time, the Township does not have the necessary funding to support a regional contribution agreement for transferring all or a portion of its fair share obligation to another municipality. However, the Township is interested in exploring this alternative in more detail. Harrison Township should initiate a dialogue with the Gloucester County Planning Board to discuss the matter further.

VIII. SUMMARY OF HOUSING POLICY, ZONING AND FAIR SHARE RECOMMENDATIONS

The following is a summary of general recommendations for residential development and fair share housing for Harrison Township.

- Continue tradition of single-family and two-family detached housing in appropriate densities in accordance with the Zoning Ordinance but allow for a diversity of appropriately designed, planned, and constructed housing forms in established communities, such as Mullica Hill and Richwood.
- Continue support of the County's Home Improvement Loan Program and other similar housing rehabilitation programs.
- Strengthen policy of carrot/stick building and property maintenance code enforcement in the Township by continuing rental unit registration, adopting housing code, and housing officer provisions, and requiring a certificate of occupancy for sale or change of occupancy.
- Continue to support historic preservation activities in the Township that encourage housing rehabilitation and adaptive re-use of historic structures.
- Encourage the development of affordable housing for seniors and low and moderate income households in building forms appropriate to the traditional rural character of the community.
- Utilize the rental unit registration and certificate of occupancy programs to develop a monitoring program to identify substandard and code deficient housing and explore measures to fund housing rehabilitation.

- Implement and monitor the affordable housing development impact fee ordinance.
- Explore with C.O.A.H. and the New Jersey Department of Agriculture ways in which the rehabilitation of farm labor housing can be encouraged in rural Townships, such as Harrison.
- Explore working with the Gloucester County Planning Board to develop a regional contribution agreement with a qualifying receiving municipality.
- The following chart summarizes the Township's response to meeting its current C.O.A.H. obligation:

<u>Total Obligation</u>	<u>222 units</u>
• Rehabilitation Component	23 units
• Inclusionary Component	199 units
<u>Rehabilitation Component</u>	<u>23 units</u>
• 1991-1997 actual rehabs using County program	13 units
• <u>1999-2004 projected rehabs using County program</u>	<u>10 units</u>
Total provided	23 units
<u>Inclusionary Component</u>	<u>199 units</u>
• Walnut Glen Rental Units	93 units
• Walnut Glen Rental Bonus	50 units
• Richwood Senior Zone	
<u>81 acres @ 4 units/acre with 20% set aside ¹</u>	<u>65 units</u>
Total provided	208 units

¹ Only 56 of these units will count towards the Township's current obligation.

APPENDIX

1. 1990 U.S. Census Demographics Comparisons
2. Land Use Plan (from Master Plan) with Fair Share Sites
3. Freshwater Wetlands Map (from Master Plan)
4. Utility Plan (from Master Plan)
5. Ordinance 19-1996 (Affordable Housing Development Impact Fees)