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June 30, 2020

**VIA OVERNIGHT AND EMAIL**

Laura Smith-Denker, Esq.  
Fair Share Housing Center  
510 Park Boulevard  
Cherry Hill, New Jersey 08002

**Re: Maple Shade Township Midpoint Review**

Dear Ms. Smith-Denker:

This is to provide you with the Midpoint Review for Maple Shade Township. Maple Shade Township (the "Township") has continued its strong policy of actively encouraging and promoting affordable housing in the Township. This is demonstrated by Judge Bookbinder's determination in his Order (the "Court Order") that the Township was already in full compliance with its Third Round obligation. We are just providing this narrative to provide an update on what has happened since the Court Order was issued.

As to present need, the Township continues to participate in the Burlington County Housing Rehabilitation Program. Since the Court Order, an additional dwelling unit has been rehabilitated pursuant to that program.

The following is the status of the housing developments that were part of the Township being determined to have met its Third Round Prospective Need obligation. The Township received credit for 77 senior units in the Maple Shade Mews (the "Mews"), with the remaining 23 units being counted as excess senior credits. The Township entered into an agreement with the owner of the Mews whereby the Township agreed to provide the owner the difference between a 2% rent increase and the percent rent increase approved by New Jersey Housing and Mortgage Finance Agency (HMFA), up to a maximum of 5%. The agreement was for a three year period with an effective date of November 1, 2018. The Township has used the money in its Affordable Housing Trust Fund to make the required payments when requested by the owner of the Maple Shade Mews.



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The Arbors is a 293 unit family rental development. The Township received credit for the gut rehabilitation that occurred at The Arbors. A new owner purchased that property and applied to HMFA to have the limits on rental increases removed prior to the scheduled 2027 end date. The Township immediately voiced its objections to the removal of the restrictions to HMFA and was assured by the Executive Director that the restrictions would not be removed any time soon. About three weeks later, HFMA agreed to lift the restrictions as of November 30, 2022.

Otherwise, the Township continues to support the proposed development of a mixed used project in the Barron's Redevelopment Area. The proposed development will contain 60 affordable units with 45 for senior citizens and 15 for persons with special needs. Prior to the Court Order and every round thereafter, the developer has applied to HMFA for Low Income Tax Credits for the proposed development. While the application has yet to be approved by HMFA due to the volume of qualified applications greatly exceeding the available funds, the developer is committed to continue to submit enhanced applications to HMFA. The Township adopted resolutions in support of the application that have been submitted to HMFA. The Township an ordinance approving the financial agreement and long term tax abatement for the development. The developer has demolished the badly deteriorated building on the property which is a major upgrade to the area. The Township Planning Board has extended the approvals that it granted for the proposed development so that the approvals remain current.

The required development fees for affordable housing are placed in the Affordable Housing Trust Fund and are expended pursuant to the spending plan adopted by the Township. There is currently a balance of \$338,782.36 in the account.

Let me know if any further information is required.

Very truly yours,

**GENOVA BURNS LLC**

*William F. Harrison*

**WILLIAM F. HARRISON**

WFH:dv

c: Mary Beth Lonergan, PP, AICP, via e-mail  
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