

**2025 HOUSING ELEMENT and FAIR SHARE PLAN
Volume 1
TOWNSHIP OF MANSFIELD**

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY**



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June 2025

Project 87000 02

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June 2025

Project 87000 02

Volume 1

Housing Element and Fair Share Plan

Contents

I.	INTRODUCTION	4
II.	CONTENT OF HOUSING ELEMENT.....	11
III.	MANSFIELD'S POPULATION DEMOGRAPHICS.....	12
IV.	MANSFIELD'S HOUSING DEMOGRAPHICS.....	16
V.	MANSFIELD'S EMPLOYMENT DEMOGRAPHICS	23
VI.	PROJECTION OF HOUSING STOCK	27
VII.	DETERMINATION OF ROUND 4 OBLIGATIONS	29
VIII.	CAPACITY FOR FAIR SHARE.....	30

Volume 2

Exhibits

Exhibit A	Amendment to Settlement Agreement of the Tower Gate
Exhibit A-1	Tower Gate Redevelopment Plan
Exhibit B	Tower Gate Site Plan and JLUB Approval Resolution 2024-2-5
Exhibit C	Pulte/Centex Homes Settlement Agreement November 8, 2005
Exhibit C-1	Pulte/Centex Amendment to Settlement Agreement December 16, 2020
Exhibit D	Pulte Concept Settlement Plan
Exhibit E	Current Mansfield Development Fee Ordinance
Exhibit F	Proposed Mansfield Development Fee Spending Plan 2025-2035
Exhibit G	Current Mansfield Affordable Housing Ordinance
Exhibit H	Resolution Adopting 2025 Housing Element and Fair Share Plan

June 2025

Project 87000 02

I. INTRODUCTION

According to the Fair Housing Act of 1985, a Housing Plan Element shall 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.

This is the Township of Mansfield's Housing Element and Fair Share Plan (hereinafter "HEFSP") for the period between 2025 and 2035. On March 19, 2024, Governor Phil Murphy signed significant affordable housing legislation through Bill A-4/S-50, aiming to streamline and enhance the state's approach to affordable housing obligations.

Key Provisions of the Legislation:

Establishment of a New Framework: The law introduces a streamlined process for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel Doctrine and the State's Fair Housing Act. Starting in 2025, the Department of Community Affairs (DCA) will publish non-binding calculations of municipalities' current and prospective affordable housing needs, using a formula based on prior court decisions.

Dispute Resolution Program: To expedite the resolution of disputes regarding municipalities' affordable housing obligations and plans, the legislation establishes a new Affordable Housing Dispute Resolution Program. This program aims to reduce litigation-related delays and provide more certainty for housing developers.

Abolishment of COAH: The Council on Affordable Housing (COAH), which had been defunct for over a decade, is formally abolished under this bill. The new process replaces the role previously played by COAH, streamlining compliance and reducing delays in the construction of new affordable housing.

Incentives for Specific Housing Projects: The legislation includes provisions for "bonus credits," allowing certain affordable housing units to be credited as 1.5 or 2 units. This system incentivizes the development of age-restricted housing, housing for individuals with special needs, and projects located near mass transit stations. The use of bonus credits is capped at 25% of a municipality's prospective need obligations.

Transparency and Accountability: The law mandates increased transparency at each stage of the affordable housing process, including the adoption of initial housing plans, the availability and allocation of state housing trust funds, and the number of housing units built. This ensures that municipalities and developers can plan more effectively and that the public remains informed about affordable housing developments.

New Jersey seeks to enhance the efficiency and fairness of affordable housing development by implementing these measures, offering clearer municipal guidance, minimizing legal disputes, and expanding housing availability statewide.

On October 18, 2024, the Department of Community Affairs ('DCA') released "Affordable Housing Obligations for 2025-2035" as the recently enacted law required.

MANSFIELD'S AFFORDABLE HOUSING COMPLIANCE HISTORY

The Round 3 Prospective Need of 265 was agreed upon by Adam Gordon, Esquire of FSHC, and Mansfield Township in a letter dated 2/4/2020.

Tower Gate Associates filed a complaint in Burlington County Superior Court against the Township of Mansfield. On February 8, 2020, the Court adopted the findings from the Master's Report dated February 3, 2020, and testimony from February 10, 2020, approving the Tower Gate Settlement Agreement and its amendment, subject to the following conditions:

June 2025

Project 87000 02

- **Developer's Fee** – Tower Gate Associates or its successors must pay a 2.5% nonresidential developer's fee on the assessed value of the commercial space, with half due at the issuance of building permits and the remainder at the issuance of certificates of occupancy.
- **Affordable Housing** – The 96 affordable housing units, including 13 very low-income units, must remain under affordability controls for at least 30 years, following UHAC provisions.
- **Affordable Housing Breakdown**—The agreement includes a two-tiered schedule for affordable housing based on the total dwelling units in the inclusionary development, ensuring a percentage of family rental units.
- **Landscaping Buffers** – The Township must establish minimum planting standards for buffers along public roads, with exceptions for visibility along Route 130, subject to Court Master review.
- **Buffer Width Requirements** – Ordinance modifications must specify minimum buffer widths from the right-of-way, allowing adjustments for State and County road dedications, subject to Court Master review.
- **Environmental Approvals** – The developer must report the status of all DEP approvals to the Township, which will publish this information on its website.
- **Zoning Ordinance Adoption** – The Township adopted the necessary zoning ordinance amendments consistent with the First Amendment to the Settlement Agreement.

This agreement outlines the obligations for development fees, affordable housing, zoning modifications, and environmental compliance.

The Township subsequently amended the Third Round Housing Element and Fair Share Plan, inclusionary residential ordinances, and Affordable Housing Trust Fund Spending Plan for submittal to the Court to address all conditions and request final approval and issuance of a Final Judgement of Compliance and Repose without Conditions.

Mansfield and Fair Share Housing Center agreed to the following plan to address the 1999 – 2025 housing obligation of 265 low and moderate-income housing units. With 284 credits, the Township has a nineteen (19) unit surplus to carry over to the 2025 - 2035 housing obligation.

1999 – 2025 Fair Share Plan

Project	Location	Type	Low/Mod Units	Bonus Credits	Total Credits	VLI*	Status
Mapleton	Mapleton	For Sale Family	41	0	41	5	C
Pulte Site	Block 24, Lots 1 & 2.02	Family Rental	39	19	58	0	P
Tower Gate Site	Block 70, Lot 6.02	Family Rental	96	47	143	13	P
Bellwether / Merakey	Block 30, Lot 5.01	Supportive & Special Needs	8	0	8	8	C
Market-to-Affordable	Columbus Village, etc.	Rental	22	0	22	3	
Community Residences (Planned)	To Be Determined	Supportive & Special Needs	12	0	12	12	
TOTAL			218	66	284	41	

* Very Low Income

P = Planned

C - Completed

Table: FS-5A: Third Round Fair Share Housing Plan Components From: 2021 THIRD ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

June 2025

Project 87000 02

MUNICIPAL SUMMARY

Mansfield Township spans 21.89 square miles (14,009.6 acres) and is located in the western region of Burlington County. The township maintains a rural character while offering various community amenities, including recreational fields, Mansfield Community Park, Georgetown Park, Civic Club, Country Walk Park, and Hedding Park.

It shares its borders with Bordentown Township and Springfield Township to the east, Springfield Township to the south and east, and Florence Township to the west.

AFFORDABLE HOUSING OBLIGATION

On October 18, 2024, the Department of Community Affairs ('DCA') released "Affordable Housing Obligations for 2025-2035" as required by the recently enacted law. By adoption of Resolution 2025-1-51, on January 22, 2025, the Mansfield Township Committee accepted the DCA calculations of the Township's Fourth Round Cycle affordable housing obligation and authorized the preparation of this Plan.

The Township's obligation is identified in the chart below:

MANSFIELD'S AFFORDABLE HOUSING OBLIGATION 2025-2035

	REHABILITATION (Present Need)	PRIOR ROUND	FOURTH ROUND (Prospective Need)	NET FOURTH ROUND (Prospective Need)
OBLIGATION	0	-12*	82	70

* There are 12 credits carried over from Round 3

VACANT LAND ADJUSTMENT ANALYSIS

A Vacant Land Adjustment was not deemed necessary as the municipality has sufficient land to accommodate the Prospective Need.

AVAILABILITY OF SEWER AND WATER

Public sewer service is a limited resource in Mansfield. Pursuant to N.J.A.C. 5:93-4.3, when public water and/or sewer is scarce, a municipality is required to cooperate with efforts to extend such services to proposed inclusionary housing sites. This cooperation entails publicly supporting the extension of the limited resources to these sites. However, the regulation does not obligate the municipality to allocate or expend municipal funds for this purpose.

AVAILABLE COMPLIANCE OPTIONS

The Fair Housing Act, as amended (FHA), requires the Department of Community Affairs to compute municipal housing obligations. Past Court decisions mandated that each municipality address substandard housing units occupied by low- and moderate-income households, and the FHA has formalized that requirement. In the past, this obligation has been referred to as the "rehabilitation component" or "rehabilitation share." For the purposes of this Housing Element, such substandard units will be identified as the "present need."

Present Need

A municipality may satisfy its present need obligation through the implementation of a rehabilitation program. Such a program must focus on repairing or replacing essential housing systems, such as roofing, plumbing, electrical, heating, or structural (load-bearing) elements, in

June 2025

Project 87000 02

order to bring existing housing units into compliance with applicable codes. The program must be administered by an entity with demonstrated experience in affordable housing rehabilitation and must be detailed in a program manual subject to approval.

The minimum average hard cost per unit (excluding administrative expenses) for an eligible rehabilitation program was \$10,000 in prior Round 3. Actual costs will vary depending on the scope of repairs required to achieve code compliance. The Courts adopted the Council on Affordable Housing (COAH) mandate of a 10-year affordability control period following the completion of rehabilitation activities. For owner-occupied units, this control may be enforced through a forgivable loan structure.

Mansfield Township may also meet its rehabilitation requirement through the production of new affordable units, utilizing any of the methods outlined below for the creation of affordable housing within the Township.

Framework for New Construction

When it was in existence, COAH had rules that provided a framework for addressing the municipal housing obligation. All affordable housing must be affirmatively marketed and priced by yet-to-be-established rules. The FHA limits age-restricted housing to no more than 30 percent of affordable housing units. A municipality shall not receive more than one type of bonus credit for any unit.

- A municipality shall not be permitted to satisfy more than 25% of its prospective need obligations through the use of bonus credits.
- **The FHA, as amended, eliminated the rental bonus credit for family units.**
- Special Needs: One unit of credit and one bonus credit for each unit of low- or moderate-income housing for individuals with special needs or permanent supportive housing.
- Non-Profit Partnership: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing unit created in partnership with a non-profit housing developer.
- Proximity to Transit: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing located within a one-half mile radius (one-mile radius if located in a Garden State Growth Zone) surrounding a NJ Transit Port Authority Transit Corp., Port Authority Trans-Hudson Corp., rail, bus, or ferry station, including all light rail stations.
- Age-Restricted: One unit of credit and one-half bonus credit for a unit of age-restricted housing. (Bonus credit only applicable to 15% of all age-restricted housing built that count towards the affordable housing obligation.)
- Family Housing: One unit of credit and one-half bonus credit for each unit of low- or moderate-income family housing with at least three bedrooms above the minimum number required by the bedroom distribution in a given development.
- Redevelopment: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing constructed on land that is or was previously developed and utilized for retail, office, or commercial space.
- Extension of Affordability Controls: One unit of credit and one-half bonus credit for each existing low- or moderate-income RENTAL housing unit for which affordability controls are extended for a new term, and the municipality contributes funding towards the costs necessary for this preservation.

June 2025

Project 87000 02

- 100% Affordable with Municipal Contribution: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing in a 100% affordable housing project, which the municipality either contributes property without which the project would not be feasible, or makes contributions from the municipal affordable housing trust fund that covers no less than 10% of the project costs.
- Very Low Income: One unit of credit and one-half bonus credit for each unit of very low-income housing for families above the 13% of units required to be preserved for very low-income housing.
- Age Restricted Housing: A municipality may not satisfy more than 25% of the affordable housing units, exclusive of bonus credits, to address its prospective need obligation through the creation of age-restricted housing. This is a continuation of the current requirements.
- Housing Available to Families with Children: A municipality must satisfy at least 50% of the actual affordable housing units, exclusive of bonus credits, created to address its prospective need obligation through the creation of housing available to families with children. This is a continuation of current requirements.
- Rental Housing: A municipality must satisfy at least 25% of the actual affordable housing units, exclusive of bonus credits, to address its prospective need obligation through rental units. At least half of that number must be available for families with children. This is a continuation of current requirements.
- Very Low Income: 13% of the housing units made available for low- and moderate-income households must be reserved for occupancy by very low-income households. (This is not new.) What is new is that at least half of that number must be made available to families with children.
- Transitional Housing: A municipality shall not credit transitional housing credits to more than 10% of the municipality's fair share obligation.
- Length of Affordability: The amended FHA increased the minimum period requiring affordability controls to 40 years for rental units and maintained 20 years for for-sale units.

Zoning and Fees

Mansfield Township has several options available to address its inclusionary housing component. One such approach is to utilize zoning as a means of meeting its affordable housing obligation. Inclusionary zoning is among the few methods recognized by the Courts and the Council on Affordable Housing (COAH) that limit the municipality's direct financial responsibility in the production of affordable housing. Once appropriate zoning is in place, the Township's primary obligations are to expedite the approval process for inclusionary developments and to eliminate unnecessary cost-generating regulations, as outlined in N.J.A.C. 5:93-10.

COAH and the Courts acknowledged that affordable rental housing typically requires a greater subsidy than affordable for-sale units. Accordingly, N.J.A.C. 5:93-5.15 mandates that incentives be provided to encourage rental development, such as increased density allowances and reduced set-aside requirements. The maximum set-aside for rental housing is 15 percent.

Municipalities are also permitted to collect development fees on residential sites not zoned for affordable housing production. These fees serve as exactions designated for affordable housing initiatives. COAH regulations allow for a development fee of up to 1.5 percent on all residential development. If a developer is granted a density bonus, the municipality may collect a 6 percent fee on the additional units gained through the bonus. Additionally, a 2.5 percent development fee may be imposed on non-residential development.

June 2025

Project 87000 02

The use of development fees is subject to specific restrictions. No more than 20 percent of collected fees may be allocated for administrative expenses. A minimum of 30 percent must be dedicated to initiatives that increase the affordability of housing for low- and moderate-income households.

Redevelopment

A municipality may facilitate the development of affordable housing through redevelopment under the Local Redevelopment and Housing Law. All sites identified for redevelopment must meet accepted standards for suitability. The municipality is required to designate the area as one in need of redevelopment, adopt a formal redevelopment plan, designate a redeveloper, and establish a projected timeline for site redevelopment. In the absence of an active developer, the preference has been for vacant sites over those that are already developed. In circumstances where land is a limited resource, both COAH and the courts have accepted the use of overlay zoning as a means of creating optional incentives for the construction of affordable housing.

Municipally Sponsored Projects

Some municipalities opt to meet their affordable housing obligation by directly sponsoring the construction of low- and moderate-income housing. It is not uncommon for a municipality to contribute publicly owned land to a non-profit or for-profit developer committed to constructing a development exclusively for low- and moderate-income households.

Engaging in the direct development of affordable housing can be challenging for municipalities, particularly when such developments do not include market-rate units to cross-subsidize the affordable units. In these cases, developers typically require additional subsidies. These may include municipal contributions such as land or financial assistance, as well as external funding sources, such as federal Low-Income Housing Tax Credits, state housing programs, and financing from the Federal Home Loan Bank.

Under past COAH regulations, municipal construction efforts were required to be supported by the following minimum documentation:

1. **Site Control:** The municipality must demonstrate control of the site, which may be in the form of an ownership interest or an option agreement.
2. **Administrative Plan:** A plan must be submitted detailing how the development will be administered, including the process for income-qualifying applicants and the long-term management of the affordable units.
3. **Financial Plan:** The municipality must provide an estimate of total development costs, projected revenues, and identify a stable source of funding. As external subsidies become available, the municipality may reduce its reliance on local funds.
4. **Construction Timeline:** A detailed timetable must be established for the development and delivery of the low- and moderate-income units.

Market to Affordable

A municipality is eligible to receive both one unit of credit and one bonus credit for each low- or moderate-income housing unit created through the conversion of an existing market-rate rental or ownership unit into an affordable unit. However, these bonus credits may only be counted toward the municipality's Housing Element and Fair Share Plan if the municipality can demonstrate a formal commitment to proceed with the market-to-affordable conversion. This

June 2025

Project 87000 02

commitment must be substantiated by either: (a) a signed agreement with the property owner; or (b) municipal acquisition of the property.

In addressing its prospective affordable housing obligation, a municipality may not provide more than 30 percent of its required affordable units—excluding bonus credits—through the development of age-restricted housing. Additionally, at least 50 percent of the required affordable units—again, exclusive of bonus credits—must be made available to families with children, and must fully comply with the standards and controls established under Section 21 of P.L.1985, c.222 (C.52:27D-321).

Moreover, a minimum of 25 percent of the required affordable housing units—excluding bonus credits—must be rental units, with at least half of those rental units designated for families with children. All units developed under this provision must conform to the statutory requirements and affordability controls outlined in Section 21 of P.L.1985, c.222 (C.52:27D-321).

GOAL OF MANSFIELD TOWNSHIP

It is the overall goal of the HE, in combination with the Land Use Plan, to provide the planning context in which access to low and moderate-income housing can be provided in accordance with the requirements of the Fair Housing Act and the laws of the State of New Jersey while respecting the rural character and density of the Township of Mansfield.

June 2025

Project 87000 02

II. CONTENT OF HOUSING ELEMENT

As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain at least the following items:

- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- 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;
- An analysis of the existing and probable future employment characteristics of the municipality;
- 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;
- A determination of the municipality's present and prospective fair share for low and moderate-income housing and its capacity to accommodate its housing needs, including its fair share for low and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1); and
- A consideration of the lands that are most appropriate for the 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 consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing P.L.2024, c.2 (C.52:27D-310.10.f.).

June 2025

Project 87000 02

III. MANSFIELD'S POPULATION DEMOGRAPHICS

AGE DISTRIBUTION OF THE POPULATION

In 2023, the ACS estimated that 13.7% of Mansfield's population was between the ages of 45 and 54. The percentage of school-aged children (ages 5 to 19) was approximately 14.2% and the population over 65 years of age was approximately 26.5%. The 2023 ACS reported the median age of Mansfield residents was 50.0 years old.

POPULATION BY AGE COHORT

Label	Count	Percent
AGE		
Total population	8,913	100.0%
Under 5 years	501	5.6%
5 to 9 years	256	2.9%
10 to 14 years	327	3.7%
15 to 19 years	680	7.6%
20 to 24 years	650	7.3%
25 to 34 years	705	7.9%
35 to 44 years	817	9.2%
45 to 54 years	1,222	13.7%
55 to 59 years	354	4.0%
60 to 64 years	1,033	11.6%
65 to 74 years	1,097	12.3%
75 to 84 years	841	9.4%
85 years and over	430	4.8%

U.S. Census Bureau, U.S. Department of Commerce. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05, 2023, https://data.census.gov/table/ACSDP5Y2023.DP05?q=DP05&g=040XX00US34_050XX00US34005_060XX00US3400543290. Accessed on March 7, 2025.

HOUSEHOLD SIZE AND TYPE

The U.S. Census Bureau defines a household as persons that may or may not be related who occupy a single room or group of rooms constituting a housing unit. A family is one or more persons related by blood, marriage, or adoption, all living in the same household. In Mansfield Township, the 2023 ACS estimated there were 9,221 households. The ACS estimated that 8.4% of the Townships' households were non-family households, while family households comprised nearly 73.2% of households. Approximately 24.6% of households are comprised of married couples with children under the age of 18.

June 2025

Project 87000 02

HOUSEHOLD TYPE

	Total	Percent
Total:	3,428	
Owner occupied:	3,306	96.4%
Family households:	2,330	68.0%
Married-couple family:	2,123	61.9%
With own children of the householder under 18 years	866	25.3%
No own children of the householder under 18 years	1,257	36.7%
Female householder, no spouse present:		
With own children of the householder under 18 years	128	3.7%
No own children of the householder under 18 years	14	0.4%
Nonfamily households	53	1.5%

U.S. Census Bureau, U.S. Department of Commerce. "Tenure by Household Type and Presence and Age of Own Children." American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25115, 2023, https://data.census.gov/table/ACSDT5Y2023.B25115?q=B25115&g=040XX00US34_050XX00US34005_060XX00US3400543290. Accessed on March 7, 2025.

Household sizes for the Township are detailed in the table on the next page. Two-person households total 1,156 or 33.7% of the Township's households. One-person households were the second most common size with a total of 938 or 27.4%. The third largest household group was four-person households with 889 or 25.9%.

HOUSEHOLD SIZE

	Estimate	Percent
Occupied housing units	3,428	100.0%
HOUSEHOLD SIZE		
1-person household	938	27.4%
2-person household	1,156	33.7%
3-person household	445	13.0%
4-or-more-person household	889	25.9%

U.S. Census Bureau, U.S. Department of Commerce. "Occupancy Characteristics." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2501, 2023, https://data.census.gov/table/ACSSST5Y2023.S2501?q=S2501&g=040XX00US34_050XX00US3405_060XX00US3400543290. Accessed on March 7, 2025.

June 2025

Project 87000 02

INCOME AND POVERTY STATUS

The most current data is the 2023 ACS Census data for the categories of income and poverty. The 2023 five-year American Community Survey (hereinafter "ACS") estimates were utilized. The estimated median household income for Mansfield was \$108,851 in 2023. This is 3.4 percent higher than the median household income for Burlington County at \$105,271. The Township's median income was 7.7 percent higher than the State's median household income.

Mansfield's median family income was \$174,288. This is approximately \$58,625 or 36.9 percent higher than the County's and approximately \$50,396 or 40.7 percent higher than the State's.

Mansfield's estimated per capita income of \$56,694 is over 6.8 percent higher than that estimated for the County and the State. See the table on the following page.

Finally, after reviewing the poverty status of both individuals and families residing in the Township, Mansfield fares much better than the County and the State for poverty status. The ACS estimates that Mansfield has a family poverty status of 2.5% while the County and State have a family poverty status of 4.9% and 7.0%, respectively. The poverty status of individuals in Mansfield is lower at 4.2% compared to 6.8% for the County and 9.8% for the State. See the table and chart on the next page for additional details.

INCOME CHARACTERISTICS

	Mansfield	Burlington County	New Jersey
Median Household Income	108,851	105,271	101,050
Median Family income	174,288	127,277	123,892
Per Capita Income	56,694	53,077	53,118
Poverty Level			
All families	2.50%	4.90%	7.00%
All people	4.20%	6.80%	9.80%

U.S. Census Bureau, U.S. Department of Commerce. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2023, https://data.census.gov/table/ACSDP5Y2023.DP03?q=DP03&g=040XX00US34_050XX00US34005_060XX00US3400543290. Accessed on March 7, 2025.

The ACS five-year estimates also reported that 70.5% of the Township's households make over \$100,000 annually. The ACS estimates 38.8% of households make more than \$200,000 per year. It should be noted that 11.9% of households make less than \$50,000 annually. A detailed breakdown of the household income for Mansfield, compared to the County and State, is provided on the following page.

June 2025

Project 87000 02

INCOME AND BENEFITS (IN 2023 INFLATION-ADJUSTED DOLLARS)

	Mansfield		Burlington County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Total households	3,428	100.1%	176,046	99.9%	3,478,35	99.9%
Less than \$10,000	89	2.6%	5,362	3.0%	140,262	4.0%
\$10,000 to \$14,999	43	1.3%	2,969	1.7%	99,362	2.9%
\$15,000 to \$24,999	93	2.7%	6,523	3.7%	175,402	5.0%
\$25,000 to \$34,999	78	2.3%	8,027	4.6%	184,753	5.3%
\$35,000 to \$49,999	316	9.2%	13,955	7.9%	276,601	8.0%
\$50,000 to \$74,999	468	13.7%	22,911	13.0%	448,192	12.9%
\$75,000 to \$99,999	372	10.9%	23,250	13.2%	397,939	11.4%
\$100,000 to \$149,999	561	16.4%	35,553	20.2%	627,526	18.0%
\$150,000 to \$199,999	598	17.4%	23,631	13.4%	407,723	11.7%
\$200,000 or more	810	23.6%	33,865	19.2%	720,595	20.7%
Median household income (dollars)	108,851		105,271		101,050	

U.S. Census Bureau, U.S. Department of Commerce. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2023.
https://data.census.gov/table/ACSDP5Y2023.DP03?q=DP03&g=040XX00US34_050XX00US34005_060XX00US3400543290.
 Accessed on March 7, 2025.

IV. MANSFIELD'S HOUSING DEMOGRAPHICS

HOUSING TYPE

According to the 2023 five-year ACS estimates, Mansfield Township has 3,613 dwelling units. The housing stock is primarily composed of single-family detached homes, which make up approximately 97.8% of all units. Single-family attached homes and three- or four-unit structures each account for approximately 1.0% of the township's housing stock.

The largest percentage of housing stock in the Township is represented by single-family detached dwellings at 97.8% or 3,535 dwellings. Of the estimated 3,613 units in 2023, 1,331 or 23.9% of the owner-occupied housing stock with a mortgage spends more than 30% of the household income on housing which is considered unaffordable. Of the estimated 969 units in 2023, 590 or 60.9% of the renter-occupied housing stock that pays rent spends 30% or more of the household income on housing which is considered unaffordable.

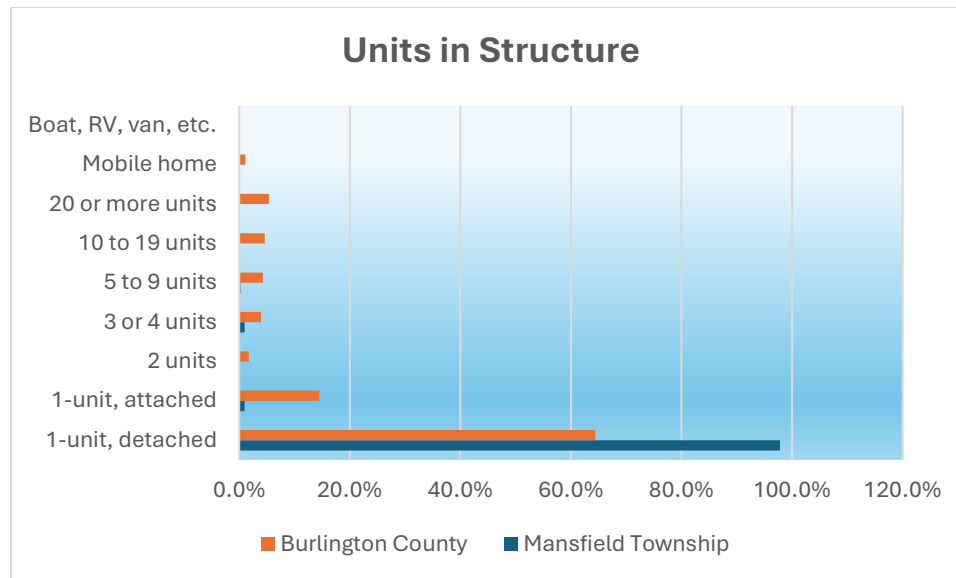
UNITS IN STRUCTURE

Label	Burlington County		Mansfield Township	
	Estimate	Percent	Estimate	Percent
UNITS IN STRUCTURE				
Total housing units	185,617	99.9%	3,613	100.0%
1-unit, detached	119,559	64.4%	3,535	97.8%
1-unit, attached	26,992	14.5%	35	1.0%
2 units	3,132	1.7%	0	0.0%
3 or 4 units	7,299	3.9%	36	1.0%
5 to 9 units	8,006	4.3%	7	0.2%
10 to 19 units	8,519	4.6%	0	0.0%
20 or more units	10,043	5.4%	0	0.0%
Mobile home	2,032	1.1%	0	0.0%
Boat, RV, van, etc.	35	0.0%	0	0.0%

U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023, https://data.census.gov/table/ACSDP5Y2023.DP04?q=DP04:+SELECTED+HOUSING+CHARACTERISTICS&g=040XX00US34_050XX00US34005_060XX00US3400543290. Accessed on March 7, 2025.

June 2025

Project 87000 02



SELECTED MONTHLY OWNER/RENTER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME

Tenure	Label	Burlington County		Mansfield Township	
		Estimate	Percent	Estimate	Percent
Owner Occupied	SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
	Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	88,426	100.1%	1,818	100.1%
	Less than 20.0 percent	38,011	43.0%	558	30.7%
	20.0 to 24.9 percent	15,197	17.2%	410	22.6%
	25.0 to 29.9 percent	10,306	11.7%	362	19.9%
	30.0 to 34.9 percent	5,448	6.2%	47	2.6%
	35.0 percent or more	19,464	22.0%	441	24.3%
Renter Occupied	GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
	Occupied units paying rent (excluding units where GRAPI cannot be computed)	40,772	100.1%	100	100.0
	Less than 15.0 percent	4,833	11.9%	0	0.0%
	15.0 to 19.9 percent	4,195	10.3%	13	13.0%
	20.0 to 24.9 percent	6,066	14.9%	18	18.0%
	25.0 to 29.9 percent	4,806	11.8%	0	0.0%
	30.0 to 34.9 percent	4,274	10.5%	0	0.0%
	35.0 percent or more	16,598	40.7%	69	69.0%

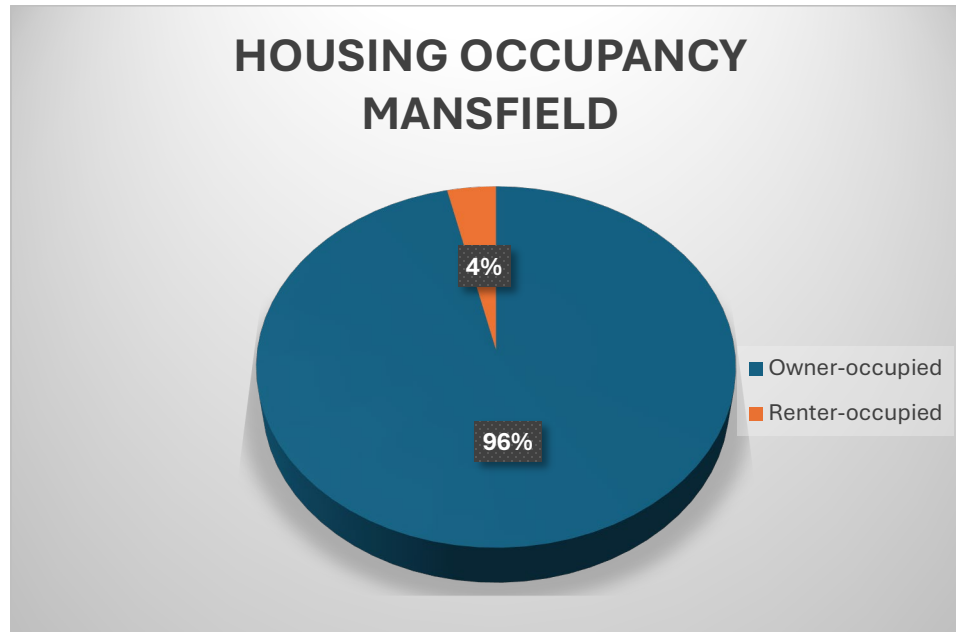
U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023, https://data.census.gov/table/ACSDP5Y2023.DP04?q=DP04:+SELECTED+HOUSING+CHARACTERISTICS&g=040XX00US34_050XX00US34005_060XX00US3400543290. Accessed on March 7, 2025.

June 2025

Project 87000 02

OCCUPANCY STATUS

Occupancy and vacancy status were estimated in the 2023 ACS and were used for this section. According to the ACS, 96.4% of the Township of Mansfield's occupied housing stock was owner-occupied while 5.1% was renter-occupied. The Township had an estimated vacancy rate of 3.6% which included housing units for rent, for sale, sold but not yet occupied, properties, and other vacant units.



Label	New Jersey		Burlington County		Mansfield Township	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
HOUSING OCCUPANCY						
Total housing units	3,775,842	3,775,842	185,617	185,617	3,613	100.0
Occupied housing units	3,478,355	92.10%	176,046	94.80%	3,428	94.9%
Vacant housing units	297,487	7.90%	9,571	5.20%	185	5.1%
Homeowner vacancy rate	0.8		0.9		1.6	
Rental vacancy rate	3.6		3.5		22.8	

U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023, https://data.census.gov/table/ACSDP5Y2023.DP04?q=DP04:+SELECTED+HOUSING+CHARACTERISTICS&g=040XX00US34_050XX00US34005_060XX00US3400543290. Accessed on March 7, 2025.

VALUE AND RENT OF HOUSING STOCK

Mansfield has an estimated 3,036 owner-occupied housing units according to the 2023 ACS. Most owner-occupied housing units, 1,224 units or 37.0%, have an estimated value between \$300,000 and \$499,999. Approximately 32.6%, or 1,079 units, comprise the \$500,000 to \$999,999 category. As indicated in the chart below, only 6.0% of the housing stock was valued below \$200,000.

June 2025

Project 87000 02

The median value of owner-occupied housing units in Mansfield Township is approximately \$381,000 and the median value of owner-occupied housing units in Burlington County is \$326,700. The value distribution is as follows:

VALUE OF OWNER-OCCUPIED UNITS

	Burlington County		Mansfield Township	
	Estimate	Percent	Estimate	Percent
Owner-occupied units	133,325	100.0%	3,306	99.9%
Less than \$50,000	3,817	2.9%	69	2.1%
\$50,000 to \$99,999	1,778	1.3%	8	0.2%
\$100,000 to \$149,999	5,486	4.1%	80	2.4%
\$150,000 to \$199,999	12,658	9.5%	43	1.3%
\$200,000 to \$299,999	34,881	26.2%	796	24.1%
\$300,000 to \$499,999	49,746	37.3%	1,224	37.0%
\$500,000 to \$999,999	22,389	16.8%	1,079	32.6%
\$1,000,000 or more	2,570	1.9%	7	0.2%

U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023, https://data.census.gov/table/ACSDP5Y2023.DP04?q=DP04:+SELECTED+HOUSING+CHARACTERISTICS&g=040XX00US34_050XX00US34005_060XX00US3400543290. Accessed on March 7, 2025.

According to the 2019-2023 ACS estimates, the median rent in Mansfield was \$1,900. The ACS did not estimate any units renting for less than \$1,000 per month. Rental units priced between \$1,000 and \$1,499 per month accounted for 30.0% of the market. Approximately 25.0% of rentals fell within the \$1,500 to \$1,999 range, 32.0% were between \$2,000 and \$2,999, and 13.0% of rental units had monthly costs of \$3,000 or more.

COST OF RENTALS

	Burlington County		Mansfield Township	
	Estimate	Percent	Estimate	Percent
Occupied units paying rent	41,441	100.1%	100	100.0%
Less than \$500	1,210	2.9%	0	0.0%
\$500 to \$999	3,431	8.3%	0	0.0%
\$1,000 to \$1,499	11,958	28.9%	30	30.0%
\$1,500 to \$1,999	12,181	29.4%	25	25.0%
\$2,000 to \$2,499	7,886	19.0%	8	8.0%
\$2,500 to \$2,999	3,009	7.3%	24	24.0%
\$3,000 or more	1,766	4.3%	13	13.0%
Median (dollars)	1,669		1,900	
No rent paid	1,280		22	

U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023,

June 2025

Project 87000 02

https://data.census.gov/table/ACSDP5Y2023.DP04?q=DP04:+SELECTED+HOUSING+CHARACTERISTICS&g=040XX00US34_050XX00US34005_060XX00US3400543290. Accessed on March 7, 2025.

Overcrowded units are defined by the U.S. Department of Housing and Urban Development as those with more than one person living per room. The table below depicts that no housing units, or 0%, in the Township had 1.01 or more occupants per room.

OCCUPANTS PER ROOM

	Burlington County		Mansfield Township	
	Estimate	Percent	Estimate	Percent
Occupied housing units	176,046	176,046	3,428	100.0%
1.00 or less	173,451	98.50%	3,428	100.0%
1.01 to 1.50	1,808	1.00%	0	0.0%
1.51 or more	787	0.40%	0	0.0%

According to the U.S. Census Bureau's American Community Survey (ACS) 5-Year Estimates for 2023, Mansfield Township, New Jersey, has a relatively new housing stock characterized by 46.6% or 4,749 of the homes built after 1980. In Burlington County, 44.3 percent of the homes were constructed after 1980, and in New Jersey, 36.5 percent of the homes were constructed after 1980.

AGE OF HOUSING STOCK:

	Mansfield		Burlington County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total:	3,613	100.1%	185,617	100.1	3,775,842	100.2%
Built 2020 or later	0	99.8%	1,545	0.8%	23,348	0.6%
Built 2010 to 2019	62	0.0%	8,842	4.8%	217,910	5.8%
Built 2000 to 2009	1,331	1.7%	20,723	11.2%	343,692	9.1%
Built 1990 to 1999	690	36.8%	25,939	14.0%	341,768	9.1%
Built 1980 to 1989	666	19.1%	25,124	13.5%	447,464	11.9%
Built 1970 to 1979	139	18.4%	32,465	17.5%	469,113	12.4%
Built 1960 to 1969	177	3.8%	25,356	13.7%	489,202	13.0%
Built 1950 to 1959	269	4.9%	20,311	10.9%	530,609	14.1%
Built 1940 to 1949	32	7.4%	5,513	3.0%	252,864	6.7%
Built 1939 or earlier	247	0.9%	19,799	10.7%	659,872	17.5%

U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023.
https://data.census.gov/table/ACSDP5Y2023.DP04?q=DP04:+SELECTED+HOUSING+CHARACTERISTICS&g=040XX00US34_050XX00US34005_060XX00US3400543290. Accessed on March 7, 2025.

June 2025

Project 87000 02

Housing Condition:

The ACS provides data on housing conditions, including overcrowding, and the presence of complete plumbing and kitchen facilities. Generally, it is accepted that the newer the housing stock the better the condition of the housing stock. The 2023 ACS estimates the age of the housing stock as follows:

	New Jersey	Burlington County	Mansfield Township
	Estimate	Estimate	Estimate
Median year structure built	1969	1977	1994

The housing stock in Mansfield, with an estimated median year built of 1994, is much newer than that of Burlington County or New Jersey. Given this context, the housing stock is expected to be in excellent condition.

In Mansfield Township, most housing units are not overcrowded and are equipped with complete plumbing facilities, further suggesting the housing stock is generally in very good condition. The DCA has estimated that there are 0 Present Need units for Mansfield. This estimate is subject to a margin for error due to the small sample size used to generate it. These statistics provide a comprehensive overview of the housing stock in Mansfield Township as of 2023, reflecting a community with a substantial number of homes built in the latter part of the 20th century, and generally good housing conditions.

Present Need

2017-21 Low and Moderate-Income Pre-1980 Overcrowded with Complete Plumbing and Kitchen Facilities (Estimate)	2017-21 Low and Moderate-Income Lacking Complete Plumbing or Kitchen Facilities (CHAS Table 8)	Present Need/Substandard/Deficient Low and Moderate-Income Occupied Units
0	0	0

See Table D Present Need & Substandard Housing of the Fourth Round Calculation Workbook

https://www.nj.gov/dca/dlps/4th_Round_Numbers.shtml

https://www.nj.gov/dca/dlps/pdf/FourthRoundCalculation_Workbook.xlsx

Based on data from the 2023 American Community Survey (ACS) and other relevant sources, here is a summary of the housing characteristics in Mansfield Township, New Jersey:

Occupancy Characteristics:

- **Total Housing Units:** As of the 2020 Census, Mansfield Township had 3,595 housing units, an increase from 3,283 in 2010. The most recent 2023 ACS estimates that there are 3,613 housing units.
- **Occupied vs. Vacant Units:** In 2023, 3,428 units were occupied, and 185 were vacant, resulting in a vacancy rate of approximately 3.1% for owner and renter-occupied units.
- **Owner vs. Renter Occupancy:** In 2023, 96% of occupied housing units were owner-occupied and 4% were renter-occupied.

U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023, https://data.census.gov/table/ACSDP5Y2023.DP04?q=DP04:+SELECTED+HOUSING+CHARACTERISTICS&g=040XX00US34_050XX00US34005_060XX00US3400543290. Accessed on March 7, 2025.

June 2025

Project 87000 02

Historical Population Counts

Mansfield Township has experienced significant population growth since 1940. Below is a summary of the township's population counts from U.S. Census data:

Census Year	Population	Percent Increase (- Decrease)
1940	1,642	--
1950	1,907	16.1%
1960	2,084	9.3%
1970	2,597	24.6%
1980	2,523	-2.8%
1990	3,874	53.5%
2000	5,090	31.4%
2010	8,544	67.9%
2020	8,897	4.1%
2023 (est.)	8,991	1.1%

Source:

Population 1940-2020

(https://en.wikipedia.org/wiki/Mansfield_Township,_Burlington_County,_New_Jersey
) Accessed March 27, 2025

These figures illustrate a substantial increase in population, particularly between 1990 and 2010, reflecting the township's development and growing appeal as a residential area.

These statistics provide a snapshot of Mansfield Township's demographics as of 2023, highlighting its relatively affluent and predominantly White population, with a significant proportion of residents in middle age or older.

Projections made by the DVRPC estimate a modest growth of 7.8% between 2020 and 2050. Mansfield is estimated to gain 2,061 residents between 2020 and 2050, which translates to approximately 68.7 new residents per year over 30 years.

MANSFIELD TOWNSHIP POPULATION PROJECTION 2020 - 2050

Year	Estimate	Percent
2020	8,897	--
2025	8,980	0.9%
2030	9,088	1.2%
2035	9,185	1.1%
2040	9,222	0.4%
2045	9,188	-0.4%
2050	9,130	-0.6%

<https://catalog.dvrpc.org/dataset/dvrpc-2050-population-employment-forecasts-zonal-data-municipalities-version-2>

June 2025

Project 87000 02

V. MANSFIELD'S EMPLOYMENT DEMOGRAPHICS

The 2019-2023 ACS estimates indicate that Mansfield had 8,899 residents in the workforce. Of the residents who were aged 16 years and older, 99.9% or 4,313 persons were employed, while a total of 182 persons were unemployed.

Private wage and salary workers in the Township comprised the majority of employed residents with 3,174 workers or 73.6%. Approximately 21.5% of workers were government employees and 4.3% were self-employed. The table below indicates that 25 residents (0.6%) within the Township were unpaid family workers during the survey period.

CLASS OF WORKER

Label	Burlington County		Mansfield Township	
	Estimate	Percent	Estimate	Percent
CLASS OF WORKER				
Civilian employed population 16 years and over	235,108	100.0%	4,313	99.9%
Private wage and salary workers	182,100	77.5%	3,174	73.6%
Government workers	42,980	18.3%	928	21.5%
Self-employed in own not incorporated business workers	9,569	4.1%	186	4.3%
Unpaid family workers	459	0.2%	25	0.6%

U.S. Census Bureau, U.S. Department of Commerce. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2023, https://data.census.gov/table/ACSDP5Y2023.DP03?q=DP03&g=040XX00US34_050XX00US34005_060XX00US3400543290. Accessed on March 7, 2025.

OCCUPATIONAL CHARACTERISTICS

The ACS estimates that 54.0% of the Township's residents were employed in management, business, science, and arts occupations. Sales and office professionals follow with approximately 20.3% of the Township's workers. Approximately 12.5% of workers are employed in the service industry. See the table below for additional details and a comparison of occupations between the Township and the County.

June 2025

Project 87000 02

EMPLOYED CIVILIAN POPULATION BY OCCUPATION (AGE 16 YEARS OR OLDER)

	Burlington County		Mansfield Township	
Label	Estimate	Percent	Estimate	Percent
OCCUPATION				
Civilian employed population 16 years and over	235,108	100.0%	4,313	99.9%
Management, business, science, and arts occupations	114,966	48.9%	2,329	54.0%
Service occupations	30,855	13.1%	539	12.5%
Sales and office occupations	50,054	21.3%	877	20.3%
Natural resources, construction, and maintenance occupations	15,410	6.6%	256	5.9%
Production, transportation, and material moving occupations	23,823	10.1%	312	7.2%

U.S. Census Bureau, U.S. Department of Commerce. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03, 2023, https://data.census.gov/table/ACSDP5Y2023.DP03?q=DP03&g=040XX00US34_050XX00US34005_060XX00US340543290. Accessed on March 7, 2025.

POPULATION AND EMPLOYMENT PROJECTIONS

The Delaware Valley Planning Commission (DVRPC) estimates that the population within the Township will grow by 233, and employment within the Township will grow by 2,987 jobs between 2020 and 2050. Of particular note is that the population is projected to decrease in 2045 and 2050; however, the population will still be more than it was in 2035. The DVRPC estimates that the Township will add approximately 2,987 jobs or 99.6 jobs per year between 2020 and 2050. This translates into a 76.0 % increase over the 2020 to 2050 period.

EMPLOYMENT PROJECTION

Year	Population			Employment		
	Number	Increase/Decrease	Pct. Change	Number	Increase/Decrease	Pct. Change
2020	8,897			3,928		
2025	8,980	83	0.9%	6,217	2289	58.3%
2030	9,088	108	1.2%	6,134	-83	-1.3%
2035	9,185	97	1.1%	6,089	-45	-0.7%
2040	9,222	37	0.4%	5,712	-377	-6.2%
2045	9,188	-34	-0.4%	6,955	1243	21.8%
2050	9,130	-58	-0.6%	6,915	-40	-0.6%

<https://catalog.dvrpc.org/dataset/dvrpc-2050-population-employment-forecasts-zonal-data-municipalities-version-2>

June 2025

Project 87000 02

IN-PLACE EMPLOYMENT BY INDUSTRY

New Jersey's Department of Labor and Workforce Development is the entity that reports on employment and wages within the State of New Jersey. The latest municipal-level report was completed in 2023. Based on the data, there were 1,198 private sector jobs provided by an average of 203 employers within the Township. Note that these are jobs within Mansfield – the daytime working population - regardless of where the employee lives.

The "Accommodations/Food" sector had the highest average employment, accounting for 158 jobs (13.2%). Retail Trade followed as the second-largest category with 130 jobs (10.8%), while Other Services ranked third with 102 jobs (8.5%). The fourth-largest category was Admin/Waste Remediation, with 67 jobs (5.6%). There are approximately 906 public sector jobs in the Township. See the table on the following page for data on each industry sector.

ANNUAL MUNICIPAL DATA BY SECTOR - 2023 MANSFIELD TWP

<u>NAICS Sector</u>	<u>Description</u>	<u>Average Units</u>	<u>Average</u>	<u>Percent</u>
	FEDERAL GOVT TOTALS	1	3	
	LOCAL GOVT TOTALS	9	493	
61	LOCAL GOVT EDUCATION	5	410	
11	Agriculture	8	56	4.7%
23	Construction	.	.	
31	Manufacturing	.	.	
42	Wholesale Trade	7	61	5.1%
44	Retail Trade	19	130	10.8%
48	Transp/Warehousing	.	.	
51	Information	.	.	
52	Finance/Insurance	11	53	4.4%
53	Real Estate	7	9	0.7%
54	Professional/Technical	17	59	5.0%
55	Management	.	.	
56	Admin/Waste Remediation	13	67	5.6%
61	Education	.	.	
62	Health/Social	.	.	
71	Arts/Entertainment	.	.	
72	Accommodations/Food	23	158	13.2%
81	Other Services	17	102	8.5%
99	Unclassifieds	8	14	1.1%
PRIVATE SECTOR TOTALS		203	1,198	

<https://www.nj.gov/labor/labormarketinformation/assets/PDFs/employ/qcew/mun23.xlsx>

June 2025

Project 87000 02

TRAVEL TIME TO WORK

The 2023 ACS estimates that 18.0% or 617 workers travel 60 to 89 minutes to their place of employment. Approximately 14.4% of the Township's employed residents, 496, travel between 45 and 59 minutes to reach their workplace. It was estimated that 474 workers (13.8%) travel between 30 and 34 minutes commuting to work, and that 457 workers (13.3%) travel between 15 and 19 minutes commuting to work. It should be noted that 5.9% of workers, or 203 workers residing in Mansfield, travel less than 15 minutes to their place of employment. See the table on the following page for additional details.

COMMUTE TIME

	New Jersey		Burlington County		Mansfield Township	
Label	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total:	3,858,660	100.0%	200,886	100.0%	3,437	100.0%
Less than 5 minutes	82,580	2.1%	4,229	2.1%	0	0.0%
5 to 9 minutes	299,797	7.8%	15,759	7.8%	169	4.9%
10 to 14 minutes	445,670	11.5%	21,535	10.7%	34	1.0%
15 to 19 minutes	503,854	13.1%	28,490	14.2%	457	13.3%
20 to 24 minutes	496,275	12.9%	25,934	12.9%	256	7.4%
25 to 29 minutes	257,006	6.7%	16,016	8.0%	289	8.4%
30 to 34 minutes	527,233	13.7%	31,407	15.6%	474	13.8%
35 to 39 minutes	130,890	3.4%	8,064	4.0%	163	4.7%
40 to 44 minutes	185,912	4.8%	8,616	4.3%	318	9.3%
45 to 59 minutes	382,097	9.9%	18,483	9.2%	496	14.4%
60 to 89 minutes	367,826	9.5%	15,638	7.8%	617	18.0%
90 or more minutes	179,520	4.7%	6,715	3.3%	164	4.8%

U.S. Census Bureau, U.S. Department of Commerce. "Sex of Workers by Travel Time to Work."
 American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B08012, 2023,
https://data.census.gov/table/ACSDT5Y2023.B08012?q=B08012&g=040XX00US34_050XX00US34005_060XX00US3400543290. Accessed on March 7, 2025.

June 2025

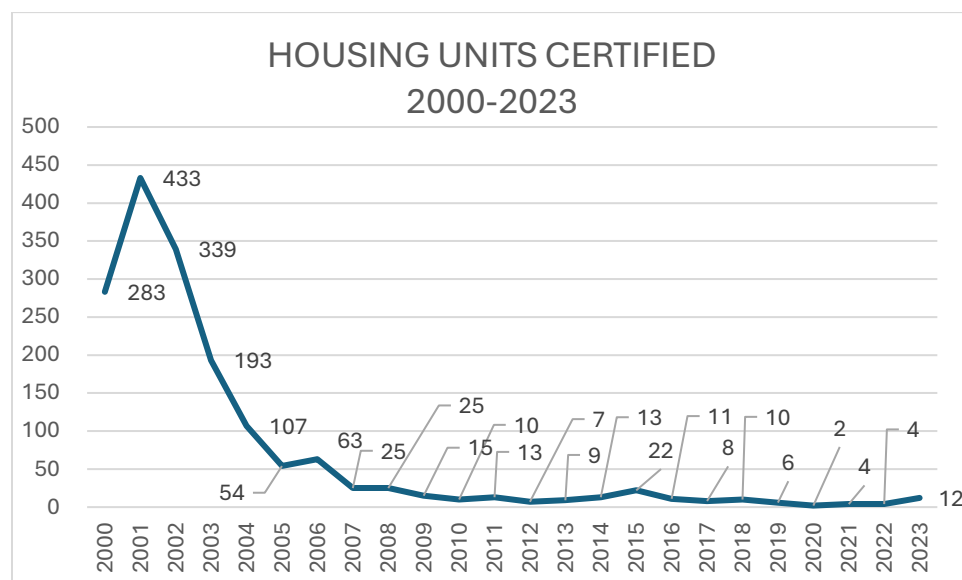
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VI. PROJECTION OF HOUSING STOCK

As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain a projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing for the next ten years, considering, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

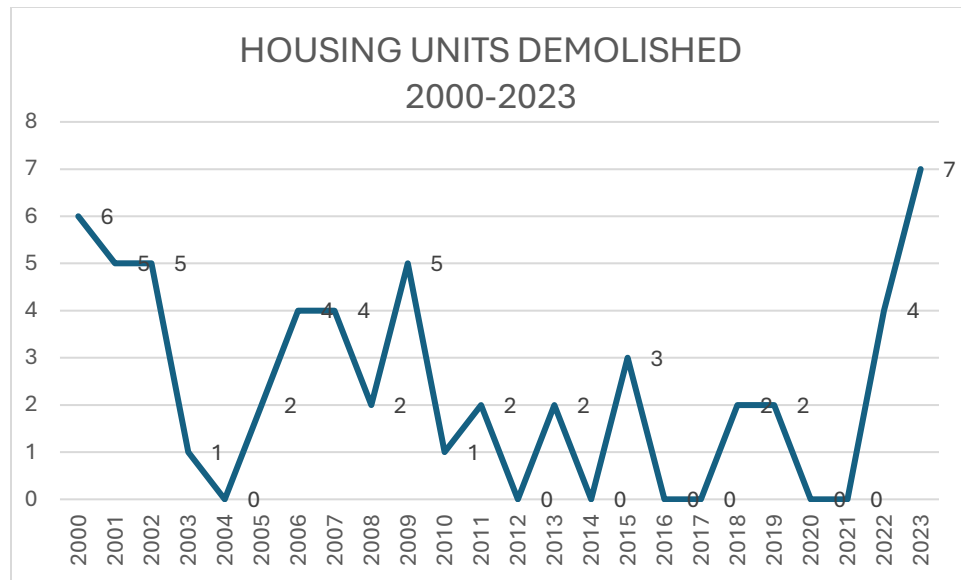
The Department of Community Affairs Division of Codes and Standards website provides data on Certificates of Occupancy and demolition permits for both residential and non-residential development. Within the Division of Codes and Standards, website is the New Jersey Construction Reporter, which contains building permits, certificates of occupancy, and demolition data that is submitted by the municipal construction officials within the State each month. The New Jersey Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends.

As shown in the table on the next page, a total of 1,589 residential Certificates of Occupancy ("COs") were issued between 2000 and 2014 (15 years), averaging 105.9 per year, while 79 were issued between 2015 and 2023, an average of 8.8 per year (9 years and data for 2024 and 2025 is not yet available). During the same periods, 39 Demolition Permits were issued from 2000 to 2014, averaging 2.4 per year, and an additional 18 were issued between 2015 and 2023, averaging 2 per year (data for 2024 and 2025 is not yet available). As a result, the Township experienced a net increase of 1,611 homes between 2000 and 2023 (24 years), averaging 67.1 new dwellings per year.



June 2025

Project 87000 02



June 2025

Project 87000 02

VII. DETERMINATION OF ROUND 4 OBLIGATIONS

Present Need

The current need pertains to the deficient low- and moderate-income occupied homes in Mansfield, sometimes referred to as Rehabilitation Need. The DCA estimated this need using the 2017-2021 ACS data. However, due to the small sample size in the ACS, there is a large margin of error. To obtain a more accurate assessment, the Township may consider conducting an Exterior Housing Conditions Survey by licensed inspectors to reduce the estimate of 69.

Present Need

2017-21 Low and Moderate-Income Pre-1980 Overcrowded with Complete Plumbing and Kitchen Facilities (Estimate)	2017-21 Low and Moderate-Income Lacking Complete Plumbing or Kitchen Facilities (CHAS Table 8)	Present Need/Substandard/Deficient Low and Moderate-Income Occupied Units
0	0	0

See Table D Present Need & Substandard Housing of the Fourth Round Calculation Workbook

https://www.nj.gov/dca/dlps/4th_Round_Numbers.shtml

https://www.nj.gov/dca/dlps/pdf/FourthRoundCalculation_Workbook.xlsx

The Prospective Need is defined in the statute:

"Prospective need" means a projection of housing needs based on development and growth, which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c.2 (C.52:27D-304.2 and C.52:27D-304.3) for the fourth round and all future rounds of housing obligations.

The municipal Prospective Need is calculated by averaging the Equalized Nonresidential Valuation Factor, Land Capacity Factor, and Income Capacity Factor, and multiplying this average by the regional Prospective Need for Region 5 or 9,134 in this instance, and the Prospective Need for Mansfield is 82.

	Equalized Nonresidential Valuation Factor	Land Capacity Factor	Income Capacity Factor	Average Allocation Factor	Regional Prospective Need	Municipal Prospective Need
Mansfield Township	0.66%	1.00%	1.03%	0.90%	9,134	82

June 2025

Project 87000 02

VIII. CAPACITY FOR FAIR SHARE

This chapter of the HE provides the following information as required by the rules:

- The Township's capacity to accommodate its housing needs.
- A consideration of the lands that are most appropriate for the 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.
- Lands of developers who have expressed a commitment to provide low and moderate-income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

LAND CAPACITY

Given that Mansfield Township has identified two inclusionary sites, the Pulte and Tower Gate sites (see below) to address its Round 3 and 4 Affordable Housing Prospective Need Obligation, land cannot be considered a scarce resource. The Township and the owners/developers of these two sites have confirmed that the sites continue to meet the following requirements, as certified in the Township's court-approved Third Round Housing Element and Fair Share Plan

"Approvable site" means a site that may be developed for low and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate-income housing.

"Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate-income housing.

"Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.

MANSFIELD THIRD ROUND COMPLIANCE

On September 15, 2021, Jeanne T. Covert, A.J.S.C., entered a Final Order of Compliance, Approval of Spending Plan, and Judgment of Repose to Mansfield Township in the above matter, confirming that Mansfield Township had provided a realistic opportunity for compliance with its constitutional Third Round Cycle affordable housing obligation. As approved by the Court Order, the Township prepared and adopted the 2021 Third-Round Housing Plan Element and Fair Share Plan dated June 2, 2021 ("HEFSP"). There are two inclusionary affordable housing sites in Mansfield's approved Third Round HEFSP: the Tower Gate site (Block 70, Lots 6.01 and 6.02) and the Pulte/Centex site (Block 42, Lot 1). Both sites were confirmed to be available, suitable, developable, and approvable affordable housing sites in the Township's court-approved June 2, 2021, HEFSP.

The Tower Gate Project:

On January 23, 2023, the Township, Tower Gate, and the contract-purchaser of the Tower Gate property, AATGMN, LLC ("Developer"), entered into an Amendment to the Settlement Agreement (the "Amendment to Settlement Agreement") concerning the Tower Gate site. A copy of the Amendment to Settlement Agreement is attached as **Exhibit A**.

June 2025

Project 87000 02

The Amendment to Settlement Agreement provided that the market housing that was to subsidize the 96 affordable housing units in the Tower Gate inclusionary development would be replaced with a mixed-use inclusionary development, eliminating the market housing and instead permitting industrial warehouse/logistic type uses.

The required 96 affordable units will still be constructed, with exactly the same standards and conditions (deed restrictions, affordability controls, 13% very-low-income units, etc.) as previously required and approved by the Court.

As required by the Amendment to Settlement Agreement, after referral and review by the Mansfield Planning Board designating the Tower Gate property as an Area In Need of Redevelopment, the Township Committee adopted the Planning Board findings and recommendations and, after a public hearing, passed Ordinance 2023-4 adopting the Tower Gate Redevelopment Plan. The Redevelopment Plan provided the option for the developer to construct alternate industrial/warehouse uses to subsidize the 96 affordable houses in the Tower Gate development.

On motion by the Township, by Court Order dated May 30, 2024, the Hon Jeanne T. Covert, A.J.S.C. approved an Amendment to the Mansfield Township Housing Element and Fair Share Plan providing the developer to construct alternate industrial/warehouse uses to subsidize the 96 affordable houses in the Tower Gate development.

After three public hearings, on February 22, 2024, the Mansfield Township Planning Board unanimously granted minor subdivision and preliminary and final major site plan approval for the Tower Gate alternate affordable housing plan with warehouse/industrial uses and 96 affordable housing units (the "Plan"). Mansfield Planning Board Resolution 2024-2-5 approving the Tower Gate application for minor subdivision and preliminary and final major site plan approval is attached as **Exhibit B**.

The proposed warehouses will be located on Lots A and C, and a proposed tractor-trailer parking lot will be developed on Lot B. The 96 affordable units, together with 192 parking spaces, will be located on proposed Lot D. All of the approved uses are permitted uses in the Tower Gate Redevelopment Plan.

The plan was reviewed rigorously and regularly by the Board's professionals to ensure that the 96 affordable housing units were appropriately located and buffered from the balance of the warehouse/industrial development. The Board's review of the Plan also includes extensive reports and testimony on stormwater management, sound levels, and traffic impacts of the proposed development. The Board also reviewed numerous exhibits of building elevations, warehouse perspectives, warehouse color samples, and testimony on the exhibits to mitigate any visual impacts of the nonresidential uses on the affordable housing units.

The Board's approval of the Plan included the following conditions:

- a. Sound walls not less than 25 feet high to buffer the affordable housing units from the nonresidential uses and full compliance with all state and local regulations for daytime and nighttime noise levels.
- b. The affordable housing development will have its own separate driveways for access to Kinkora Road, and the nonresidential uses will have their own private driveways from Route 130.
- c. As required by the Court Master, a 10-foot wide multi-use pedestrian/bike path will provide access from the affordable housing units to the Crystal Lake Park to the north of the property, together with adequate signage for all pedestrian crosswalks.
- d. Lighting fixture no greater than 30 feet in height with a temperature of 3000k to ensure no spillage on to the former housing project units.
- e. Extensive landscaping and buffering in areas adjacent to the affordable housing units.
- f. 25% of the entire property will remain in passive open space for preservation.

June 2025

Project 87000 02

The Board approached the review of the Plan in essence as if the nonresidential uses were already built and a 100% affordable housing project was being proposed in the area on Kinkora Road, with the need to safeguard the interests of the affordable housing residents.

The Tower Gate Project remains fully approved by the Mansfield Township Planning Board. The developer has been in the process of perfecting all outside agency approvals, including the required Treatment Works Approval from the New Jersey Department of Environmental Protection and access permits and approvals from the New Jersey Department of Transportation. Sewer for the project is being provided for the project by the Bordentown Sewerage Authority, as required by the Order Granting Summary Judgment and Opinion, entered by the Hon. Jeanne T. Covert, A.J.S.C., on March 15, 2022.

The Tower Gate property continues to provide a realistic opportunity for partial satisfaction of Mansfield Township's Third Round affordable housing obligation.

The Pulte Project:

Mansfield Township and Centex Homes (now Pulte) entered into a Settlement Agreement executed by Mansfield Township and the Township Planning Board on November 3, 2005, and by Centex Homes on November 8, 2005. A copy of the original "Settlement Agreement" is attached hereto as **Exhibit C**.

The original Settlement Agreement required a total development of 310 single-family market-rate detached age-restricted homes and 36 age-restricted affordable housing rental units on the Centx (now Pulte) property, Block 42, Lot 1.

In addition, the Settlement Agreement required a set-aside of 10 acres to be developed by an affordable housing developer, such as Project Freedom, for 60 additional COAH-qualified individual rental units for the physically impaired. Thus, a total of 96 units of affordable housing would have been generated by the 2005 Settlement Agreement.

Pulte, Centex's successor, and Mansfield then entered into an Amended Settlement Agreement (the "Amendment"), effective December 16, 2020. A copy of the Amended Settlement Agreement is attached hereto as **Exhibit C-1**.

Paragraph 3 of the Amendment provided as follows (emphasis added):

"Based on the Township's Housing Element and Fair Share Plan (HEFSP) conditionally approved by the Superior Court of New Jersey, Law Division, by Court Order dated February 18, 2020, the parties agree that the Carty property (the "Property") will be rezoned to provide for, among other things, a maximum density of four (4) residential units per gross acre, with the stipulation that 20% of the total number of units will be deed restricted for low and moderate income family rental housing ("affordable units"), however, the remaining balance of the housing units will not be deed restricted for low and moderate income housing ("market units"). None of the affordable units or market rate units will be age-restricted housing. The affordable units must include 13% very low-income housing units. The rezoning will allow for a maximum of approximately 792 homes to be constructed on the Property, subject to applicable site constraints."

Paragraph 3 of the Amendment further provided (emphasis added):

"In consideration of the Township's agreement to this Amendment amending the Agreement and in acknowledgment that the rezoning of the Property as set forth in subsection 1, above, is the result of the Township's agreement that the Property is available, suitable and developable under applicable COAH regulations for affordable housing to partially satisfy the Townships Round Two and Round Three constitutional obligation to provide for its regional share of affordable housing, Developer voluntarily agrees that the Property will be developed in two (2) phases."

June 2025

Project 87000 02

Paragraph 3(a) of the Amendment further provided (emphasis added):

- (a) "The application for, and requested approval of, the first phase of the development of the Property will be limited to a maximum of three hundred and forty (340) residential housing units, two hundred seventy-two (272) market units and sixty eight (68) affordable units. The actual application that is submitted to the Mansfield planning board will consist of a product mix of dwellings including, single family and multi-family market units, as well as the required affordable units, as shown on the concept plan attached hereto as **Exhibit D** and will comply with the provisions of the Township zoning ordinance amendment required above. The actual approved number of units will be subject to planning board review and approval based on the application conforming to the current Township checklist and application forms and will be designed in accordance with the Residential Site Improvement Standards (RSIS)."

Paragraph 3(b) of the Amendment further provided (emphasis added):

- (b) "The application for, and requested approval of, the second phase of the development of the Property will be determined by the number of affordable housing units required for the Township to comply with its constitutional obligation to provide a realistic opportunity for affordable housing in Round Four commencing on July 1, 2025. At such time as the Township's Round Four affordable housing obligation is determined either by way of court order, stipulation, or settlement with affordable housing advocates, including the Fair Share Housing Center, but in no event, later than July 1, 2025, the maximum number of units for phase 2 of the project will be finalized, in accordance with the following provisions."

Paragraph 3(c) of the Amendment further provided (emphasis added):

- (c) "The Township's Round Four affordable housing obligations shall foremost be satisfied with the construction of units from phase 2 of the Property. In other words, if the Township's Round Four obligations can be fully satisfied by the remaining density available for the Property, the Township shall not consider other sites for the development of affordable housing units. Developer shall be entitled to develop 100 total units in phase 2 (80 market units and 20 affordable units) for every 20 units of affordable housing required to be provided by the Township in Round Four. For example, (i) if the Township is required to provide 40 units of affordable housing in Round Four, Developer shall be entitled to develop 200 total units in phase 2 (160 market units and 40 affordable units); (ii) if the Township is required to provide 60 units of affordable housing in Round Four, Developer shall be entitled to develop 300 total units, (240 market units and 60 affordable units) in phase 2; (iii) if the Township is required to provide 80 units of affordable housing in Round Four, Developer shall be entitled to develop 400 total units in phase 2, (320 market units and 80 affordable units), (iv) and so on, up to an anticipated maximum total of 452 total units (362 market units and 90 affordable units) in phase 2, depending on applicable site constraints."

Paragraph 4 of the Amendment further provided (emphasis added):

4. "Article III, Section B of the Agreement is hereby deleted in its entirety. The Mansfield Project will not include any housing or land for Project Freedom."

Paragraph 9 of the Amendment further provided (emphasis added):

9. "Article V of the Agreement is amended by adding new Section G to read as follows: "The Mansfield Wastewater Management Plan Amendment was approved by the NJDEP on November 20, 2012." Article V is further amended to provide that Developer shall obtain public sewer and water service for the units in phase one and phase two."

June 2025

Project 87000 02

Thus, in the Amendment to Settlement Agreement, Pulte agreed to (a) satisfy the balance of Mansfield's Third Round affordable housing obligation in Phase 1, and the Township's entire Fourth Round affordable housing obligation, in Phase 2, and (b) obtain the sewer required for Phase One and Phase 2.

On October 24, 1997, Calton Homes, then the owner of the Pulte tract (Block 42, Lot 1 and 2.01) entered into a Capacity Assignment Agreement ("Sewer Agreement") with Homestead at Mansfield Inc. ("Homestead"). The Sewer Agreement in Section 5.06 of the Sewer Agreement provided that "This Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective successors and assigns.", being first Centex, then Pulte.

[The Sewer Agreement also included Block 41, Lots 4.01 & 2.01, the "Reed Farm") which was subsequently conveyed to Mansfield Township as required by the original Settlement Agreement.

Homestead, through its subsidiaries Homestead Treatment Facility and Homestead Water Utility Inc. (all herein referred to as "Homestead"), operated sewer and water utilities, with the sewer being supplied by the Homestead Sewer Treatment Plant ("Homestead STP"). As set forth in the Sewer Agreement, Homestead agreed to provide sewer and water service to Calton in exchange for connection fees and infrastructure costs to be paid by Calton.

Calton then obtained a Treatment Works Approval (TWA) from the New Jersey Department of Environmental Protection dated March 3, 2008. The TWA approved sewer for the Pulte property, including the affordable housing required to be provided for the Township as required by the original 2005 Settlement Agreement:

This permit grants permission to:

Construct and operate 16,975 LF of 8-inch sanitary sewer extension, a pump station and 5,400 LF of 8-inch force main along Petticoat Bridge Road to serve 310 age-restricted two-bedroom single-family dwellings, 36 age-restricted units (28 one-bedroom & 8 two-bedroom) and a clubhouse known as "Renaissance at Mansfield Crossing" and 60 assisted living units, and a community building known as "Project Freedom at Mansfield".

The TWA was extended on August 31, 2018.

Reading the Amendment to Settlement Agreement as a whole, with emphasis on the provisions set out above, it is clear that the parties agreed as follows:

1. The Amendment (a) replaced Pulte's obligation to provide 310 single-family market rate detached age restricted homes and 36 age restricted affordable housing rental units, plus 10 acres set aside for 60 additional COAH qualified individual rental units for the physically impaired, for a total of 96 affordable units, with (b) 340 total homes, with 272 market rate homes and 68 affordable units. Thus, the Amendment provided for more market homes (340 v. 310) and less affordable units. (96 v. 68) than the original Settlement Agreement.
2. At Pulte's request, the Amendment to Settlement Agreement eliminated Pulte's obligation to construct only senior age restricted housing.
3. At Pulte's request, the Amendment to Settlement Agreement eliminated Pulte's obligation to donate 10 acres and provide 60 units of affordable housing with an affordable housing developer such as Project Freedom.
4. At Pulte's request, the Amendment to Settlement Agreement reduced Pulte's obligation for per-lot payments to Mansfield Township required under Article VII of the original Settlement Agreement.
5. In consideration of the above concessions by the Township, the Township and Pulte agreed that Pulte would satisfy the Township's Fourth Round affordable housing obligations, if any, and Pulte was responsible for obtaining public sewer and water for all of the Township's Phase One and Phase Two units.

June 2025

Project 87000 02

6. The Township carefully drafted the relevant paragraphs of the Amendment to Settlement Agreement concerning the Fourth Round to avoid any interpretation or allegation that the Township had agreed in advance that it had a Fourth Round affordable housing obligation and specifically avoided any admission concerning the number of Fourth Round affordable housing units that would be provided, if any. Instead, the Township provided for a range of possible Round Four affordable housing units, even including the possibility that Pulte could develop 80 additional market homes, even if the Township's Fourth Round affordable housing obligation was 19 affordable housing units or less.
7. Most importantly, the parties agreed, in the above-quoted first sentence of Paragraph 3(c): "The Township's Round Four affordable housing obligations shall foremost be satisfied with the construction of units from phase 2 of the Property. "

It is clear that the Township bargained for and obtained Pulte's agreement to provide the Fourth Round affordable housing units on site, if necessary, so that the Township could avoid having to identify and qualify another site in the Township for affordable housing.

FOURTH ROUND COMPLIANCE

The Township met its obligation under the Amendment to Settlement Agreement by adopting Ordinance 2021-8, rezoning the Pulte property as required by the Amendment. A copy of Ordinance 2021-8 is attached hereto as **Exhibit G**. The Ordinance expressly incorporated all of the provisions of the Amendment to Settlement Agreement and rezoned the property for four dwelling units per gross acres, and expressly provided that a maximum of 792 homes will be constructed on the Pulte tract. The zoning is already in place for sufficient market housing to yield the 48 affordable housing units required to satisfy the balance of the Township's Third Round obligation, and the 82 affordable housing units required to satisfy the Township's entire Fourth Round obligation.

In fact, it is not necessary to construct 792 homes on the Pulte tract to satisfy the balance of the Township's Third Round obligation, and the Township's entire Fourth Round obligation. 650 homes would be required:

Phase 1: $240 \text{ total homes} \times 20\% = 48$. 192 market units and 48 affordable units.

Phase 2: $410 \text{ total homes} \times 20\% = 82$. 328 market units and 82 affordable units.

Pulte was well aware of its obligation to provide both the balance of the Township's Third Round and the entire Fourth Round obligation. Pulte submitted an initial concept plan dated 1/21/21 (attached as **Exhibit D**) as part of the Amendment to Settlement Agreement. The initial 2021 Concept Plan clearly shows an area reserved for Phase One of 272 single-family/townhomes and an area reserved for Phase Two for up to 362 single-family/multi-family, and an area for Phase One, 68 affordable units, and Phase Two, "number of affordable units to be determined."

The 2021 initial concept plan was developed prior to final determination of the environmental constraints on the Property, but the Township has prepared a concept plan that clearly shows that there is ample area within the developable area of the property for the construction of the 240 homes necessary to satisfy the balance of the Township's Third Round obligation, and the 410 homes necessary to satisfy the Township's entire Fourth Round obligation.

There is approximately 65,000 gallons per day available capacity at the Homestead STP, more than enough to treat the 192 market homes and 48 affordable homes necessary to satisfy the balance of Mansfield's Third Round obligation, as evidenced by the TWA permit previously issued by DEP.

The only impediment to the construction of the balance of 328 market apartments and 82 affordable homes necessary to satisfy Mansfield's Fourth Round obligation is the current lack of sewer treatment capacity at the Homestead STP. Under the Amendment to Settlement

June 2025

Project 87000 02

Agreement, Pulte is obligated to obtain and provide sewer for the Township's Fourth Round affordable housing obligation.

Pulte can construct the 48 affordable units required to satisfy the Township's Third Round affordable housing obligation now.

Pulte can construct the 82 affordable units required to satisfy the Township's entire Fourth Round affordable housing obligation as soon as it designs and constructs the improvements to the Homestead STP required to generate the sewer treatment capacity necessary to provide sewer treatment for the Fourth Round units.

The Fourth Round units in the Pulte inclusionary affordable housing project can be constructed within the ten-year time period of the Fourth Round Cycle, 2025-2035. The Pulte project continues to provide a realistic opportunity for satisfaction of Mansfield Township's Fourth Round affordable housing obligation.

COMPLIANCE OPTIONS

The recent amendment to the Fair Housing Act requires the Department of Community Affairs to determine housing obligations. The Amended Fair Housing Act requires each community to address substandard units occupied by low and moderate-income households. This component of need is commonly referred to as the rehab component or rehabilitation share in previous rule adoptions. This housing element will refer to substandard units occupied by low and moderate-income units as present need.

Prospective Need

All sites and projects included in Mansfield Township's Fair Share Plan are located within the sewer service area and are within the Smart Growth Area.

The parameters below are based on the Township's Fourth Round fair share obligation of 82 units of "prospective need" (2025-2035). Since the Township is eligible for 21 bonus credits, the minimum number of "actual" units is 61 if all bonuses are utilized. This compliance plan includes 61 "actual" units, as well as the maximum of 21 bonus credits being claimed.

The Township must meet the following minimum and maximum requirements in addressing the 82 total unit obligation:

- **Low/Moderate Income Split:** At least fifty percent (50%) of the units addressing the Fourth Round Prospective Need shall be affordable to very low-income and low-income households, with the remainder affordable to moderate-income households.
 - $82 \times 0.5 = 41$
 - A minimum of 21 units must be affordable to low-income households.
- **Very Low-Income Units:** Thirteen percent (13%) of all affordable units, except for those units constructed or approved prior to July 1, 2008, shall be affordable for very low-income households, with half of the very-low-income units being available to families.
 - The Township must provide at least 11 units for very low-income households, with at least 6 of those units being available to families.
- **Rental Units:** At least twenty-five percent (25%) of the Fourth Round Prospective Need shall be met through rental units, including at least half in non-age-restricted rental units available to families.
 - $82 \times 0.25 = 21$
 - A minimum of 21 units must be rental units, and at least 11 of those units must be non-age-restricted units that are available to families.

June 2025

Project 87000 02

- **Age Restricted Units:** A maximum of 30 percent (30%) of the Township's credits can be from age-restricted senior units.
 - $82 \times 0.30 = 25$
 - The Township may claim a maximum of 25 credits from senior units for Round 4.
- **Family Units:** A minimum of fifty percent (50%) of the units addressing the Third Round Obligation must be non-age-restricted affordable units available to families.
 - $82 \times 0.5 = 41$
 - A minimum of 41 units must be available to families.

The Township may claim a maximum of 21 bonus credits. This may be through any of the following expanded bonus credits authorized as follows:

1. Special Needs: One unit of credit and one bonus credit for each unit of low- or moderate-income housing for individuals with special needs or permanent supportive housing.
2. Non-Profit Partnership: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing unit created in partnership with a non-profit housing developer.
3. Proximity to Transit: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing located within a one-half mile radius (one-mile radius if located in a Garden State Growth Zone) surrounding a NJ Transit Port Authority Transit Corp., Port Authority Trans-Hudson Corp., rail, bus, or ferry station, including all light rail stations.
4. Age-Restricted: One unit of credit and one-half bonus credit for a unit of age-restricted housing. (Bonus credit only applicable to 15% of all age-restricted housing built that count towards the affordable housing obligation.)
5. Family Housing: One unit of credit and one-half bonus credit for each unit of low- or moderate-income family housing with at least three bedrooms above the minimum number required by the bedroom distribution in a given development.
6. Redevelopment: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing constructed on land that is or was previously developed and utilized for retail, office, or commercial space.
7. Extension of Affordability Controls: One unit of credit and one-half bonus credit for each existing low- or moderate-income RENTAL housing unit for which affordability controls are extended for a new term, and the municipality contributes funding towards the costs necessary for this preservation.
8. 100% Affordable with Municipal Contribution: One unit of credit and one-half bonus credit for each unit of low- or moderate-income housing in a 100% affordable housing project, which the municipality either contributes property without which the project would not be feasible, or makes contributions from the municipal affordable housing trust fund that covers no less than 10% of the project costs.
9. Very Low Income: One unit of credit and one-half bonus credit for each unit of very low-income housing for families above the 13% of units required to be preserved for very low-income housing.

June 2025

Project 87000 02

IMPLEMENTATION OPTION:

Mansfield Township is engaged in negotiations with Pulte to develop an alternate affordable housing development plan for the Pulte site using the existing 65,000 gallons per day sewer treatment capacity at the Homestead Sewage Treatment Plant ("STP").

In lieu of the prior proposed inclusionary housing site. The alternate plan would require the Township to allocate sufficient funds from the Township's Affordable Housing Trust Fund to subsidize a 100% affordable housing project on a part of the Pulte tract to be subdivided and conveyed to Mansfield Township, along with adequate sewer capacity to serve the 100% affordable housing project.

Pulte would utilize the balance of the land and the remaining sewer capacity to develop a non-inclusionary development of market-rate housing of approximately 120 market-rate homes, and up to 175 market-rate homes, if additional sewer capacity can be generated at the Homestead STP.

Mansfield will propose a 100% affordable housing project on a lot of up to 10 acres to be subdivided by Pulte and conveyed to the Township. The Township will utilize the RFP process to identify and enter into an agreement with an affordable housing developer for the construction and management of the 100% affordable project. The Township will then donate the lot and funds from the Township Affordable Housing Trust Fund to the affordable housing developer pursuant to N.J.S.A. 52:27D-311k.8:

"For each affordable unit in a 100% affordable project, for which the municipality contributes real property or affordable housing trust funds of not less than 3% of the project, one unit plus one bonus credit."

Mansfield will thus satisfy the balance of its Third Round and the entire Fourth Round affordable housing obligation as follows:

Balance of Pulte Third Round:	48 units
Fourth Round Prospective Need	82 units
Bonus Credits from Fourth Round (25% of 82)	-21 units
Total	109 units

Since 30% of the Round Four units (25) may be senior age-restricted, affordable housing units (and the Township did not use any senior age-restricted units in Round Three), and half of the Round Four units (41) must be available to families with children,

The Township will propose two low-rise buildings, one for 50 senior units and the other for 59 family units.

As required in N.J.A.C. 5:93-5.3, affordable housing sites shall be approvable, developable, and suitable, as defined in N.J.A.C. 5:93-1.3, for the production of low- and moderate-income housing. As demonstrated below, and as already approved in the Township's court-approved Third Round Plan, the Pulte site meets these criteria: Site Control (availability). The lot is currently owned by Centex (Pulte). Neither the owner nor the Township is aware of any title defects or deed restrictions that preclude development of affordable housing.

Suitability. The site has already been determined to be suitable for an affordable

housing development. The site has been reserved for affordable housing since the original Mansfield Pulte Settlement Agreement in September 2005 (Exhibit C) and confirmed as an affordable housing site by December 16, 2020, Amendment to Settlement Agreement (Exhibit C-1).

Adequate Sewer and Water (developability). The site is located in a sewer service area, and there are 65,000 gallons per day of treatment capacity reserved for the Pulte development. The

June 2025

Project 87000 02

site is also in a public water franchise area. There are no known constraints to providing such services to the property. The Township will contribute \$582,000 toward the sewer connection fees for the Project, and Pulte is responsible for the balance.

Approvability. The Pulte site has already been re-zoned by Mansfield Ordinance 2021-8 for affordable housing at 4 units per gross acre. The site will comply with all applicable environmental regulations. The Pulte site has received a DEP-approved wetlands delineation, and there is more than adequate developable acreage for the proposed project. There are no steep slopes, and there is no known environmental contamination on the site.

In addition to site suitability, the developer of the affordable housing project on the Pulte Site will be required to meet the applicable requirements of UHAC: Administrative Entity. The Township will require that the affordable housing developer engage a qualified administrative agent who will administer and affirmatively market the units at the site, income-qualified applicants, place minimum 30-year affordability controls on the units if they are for sale and 40 years if they are for rent, and provide long-term administration of the units in accordance with COAH's rules at N.J.A.C. 5:93-1 et seq. and UHAC per N.J.A.C. 5:80-26.1.

Very Low-, Low-, and Moderate-Income Distribution. At least half of the affordable units developed will be affordable to low-income households, with at least 13% affordable to very low-income households.

Affirmative Marketing. The affordable units will be affirmatively marketed in accordance with COAH's rules at N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:80-26.1 et seq.

Bedroom Distribution. The distribution of the number of bedrooms for both the senior affordable units and the affordable units available for families with children will follow UHAC regulations