

**2025 HOUSING ELEMENT and FAIR SHARE PLAN  
TOWNSHIP OF SOUTHAMPTON**

**SOUTHAMPTON TOWNSHIP  
BURLINGTON COUNTY, NEW JERSEY**



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The original document was appropriately signed and  
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## 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 Southampton'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 2024, 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. The Township accepted the DCA figures and as a result, did not face a challenge requiring the Dispute Resolution Program.

**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 seeks to reduce 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.

## Southampton's Affordable Housing History

### Prior Round (Rounds 1 & 2) Compliance

While still under the jurisdiction of COAH, Southampton historically had municipal participation in the First (1987-1993) and Second Rounds (1993-1999). The Township was certified as part of the First Round on March 13, 1989. As part of the Second Round, received certification on April 7, 2004.

This certification was formalized as part of the Township's 2002 Housing Element and Fair Share Plan, prepared August 2002.

## **Round 2 (1993-1999) Mechanism(s)**

### **RR-1 Rural Residential Inclusionary Development Zoning**

In the 2002 Housing Plan, the RR-1 zoning district was identified as a key inclusionary housing area. The district encompassed approximately one hundred sixty-nine (169) acres, of which sixty-seven (67) acres were considered developable. At the time, the approved zoning allowed for residential development that, through a twenty (20) percent affordable housing set-aside, was projected to yield approximately eighty-one (81) low- and moderate-income units out of a total four hundred two (402) unit buildout.

The RR-1 district is located in Planning Area 4, near the intersection of Route 206 and Route 38. Under N.J.A.C. 5:93-5.4(c), inclusionary development in Planning Areas 4 and 5 must generally be located within a designated center. However, in the 2002 Housing Plan, Southampton noted that the RR-1 inclusionary zone had received COAH certification and was granted a waiver from the center requirement. This waiver was permitted because the regulation was adopted after the Township's 1989 Housing Element and Fair Share Plan had already been certified. As of 2002, the Township maintained the inclusionary zoning designation for RR-1 and requested that the waiver continue.

Additionally, the 2002 Housing Plan acknowledged that under N.J.A.C. 5:93-5.3(b), sites designated for affordable housing must comply with Section 208 of the Clean Water Act. The RR-1 district had been subject to a durational adjustment during the first round of COAH certification. However, in its January 24, 2002 Remand Report, COAH made clear that this adjustment was no longer valid and would not be recommended moving forward. In response, the Township committed in the 2002 Housing Plan to seek an amendment to its Section 208 Wastewater Management Plan to include the RR-1 zoning district within the sewer service area.

### **TC-1 Town Center Inclusionary Development Zoning**

In the 2002 Housing Plan, the TC-1 zoning district was identified as a potential location for affordable housing development. The district encompassed approximately 23 acres, of which 8 acres were considered developable by COAH. It included two parcels: Block 903, Lot 21 (21.09 acres, with about 7 acres developable), and Block 903, Lot 20 (2.21 acres, with roughly 1 acre developable).

At the time, the area comprising the TC-1 zone had been designated a Center by the State Planning Commission. This designation recognized the area's potential to accommodate growth adjacent to Vincentown in a way that aligned with Southampton's Master Plan, Burlington County's farmland preservation efforts, and the goals of the State Development and Redevelopment Plan.

Lot 21, previously the site of an abandoned industrial facility, was the primary parcel identified in the 2002 Housing Plan for potential affordable housing. The site contained several vacant structures that would have required demolition. Lot 20, an active commercial site known as Allen's Oil, was within the TC-1 district but was not considered part of the Township's affordable housing strategy at that time.

The zoning approved for Lot 21 in the 2002 Housing Plan included a maximum residential density of eight (8) dwelling units per acre, as well as a twenty (20) percent set-aside for affordable housing, resulting in a projected yield of eleven (11) low- and moderate-income units out of an RDP of 56 units. This density and set-aside reflected the Township's strategy at the time to meet a portion of its affordable housing obligation.

The 2002 Housing Plan also prioritized the need for infrastructure improvements in the TC-1 district – specifically sewer and water service – to support future development. Since 1998, Southampton

Township had pursued amendments to its 208 Wastewater Management Plan. A major submission to NJDEP was made in January 2002, including environmental analyses related to non-point source pollution, riparian corridors, and water consumption. This effort was aimed at including TC-1 in the Township's sewer service area.

Although the owner of Lot 21 did not formally oppose inclusionary zoning, they raised concerns about development feasibility due to demolition costs at the time. As outlined in the 2002 Housing Plan, the Township intended to pursue an agreement with a developer once a suitable opportunity became available.

### Rental Housing Obligation

In the 2002 Housing Plan, Southampton Township identified the RR-1 zoning district as a location capable of addressing part of the Township's rental obligation, in accordance with N.J.A.C. 5:93-5.15(c). To do so, the Township proposed zoning densities in the RR-1 district to support rental housing development.

At the time, Southampton Township had an obligation to provide twenty-two (22) affordable housing units. To meet this requirement, the 2002 Housing Plan introduced a rental overlay zone on the RR-1 site. This overlay permitted residential development at a density of ten (10) units per acre, with a fifteen (15) percent set-aside designated for low- and moderate-income rental units.

### Write-down/Buy-down of Previously Owned Units

In the 2002 Housing Plan, Southampton Township outlined its intent to participate in a write-down/buy-down program pursuant to N.J.A.C. 5:93-5.11. As part of this strategy, the Township planned to acquire and subsidize up to ten (10) previously owned market-rate units, offering them (once in sound condition) at affordable prices to low- and moderate-income households.

To implement this program, the 2002 Housing Plan committed Southampton Township to provide a subsidy of at least twenty thousand dollars (\$20,000) per unit to reduce the cost of each buy-down unit to an affordable level.

## **Round 3 Overview**

### Draft HEFSP & Lack of COAH Response

Southampton Township's third round affordable housing compliance efforts were significantly complicated by the dissolution of the Council on Affordable Housing (COAH) and the resulting uncertainty in statewide policy and rulemaking. As of 2014, the Township was pursuing litigation immunity while attempting to advance a compliance strategy despite conflicting guidance, regulatory barriers, and the absence of a functional oversight body.

As part of planning efforts at the time in an attempt to satisfy the Township's third round obligation, the condition of roughly 75% of Southampton's land area lying within the Pinelands Area was significant, where restrictive development standards under the Pinelands Comprehensive Management Plan (CMP) made higher-density affordable housing infeasible. The Pinelands Commission had not amended the CMP to reflect the housing production requirements established by P.L. 2008, c.46, and no inclusionary zoning could occur in these areas until regional obligations were addressed. The remaining land, approximately 25% of the Township's land area which was (and is at the time of this report) mostly comprised of farmland outside the Pinelands, fell within the Rural Planning Area (PA-4) under the State Development and Redevelopment Plan (SDRP) and lacked centralized sewer service. As of 2014, sewer extensions remained blocked unless a site received "center" designation—something both the State Planning Commission and COAH refused to grant.

As discussed above, Southampton's second round compliance strategy focused on two (2) primary parcels: the RR-1 site near Routes 38 and 206, and the TC-1 parcel in Vincentown. While these mechanisms were approved as part of Round Two planning efforts, development of them

at the time of the third round the sites still remained unrealized, thus contributing to the Township's "unmet need". In an effort to satisfy this unmet need, the Township secured planning approvals for the RR-1 parcel in 2006 and 2007 in partnership with Pulte Homes, but delays at the New Jersey Department of Environmental Protection (DEP) in approving sewer service area amendments led the developer to withdraw. Those approvals remained in place, though no development had proceeded.

In Vincentown, which is noted as the Township's only designated village center, a proposed redevelopment of the TC-1 parcel for thirty-seven (37) affordable rental units by MEND Housing, a reputable not-for-profit housing corporation, was derailed due to severe environmental contamination discovered during due diligence. Although the Township had sought to fund site acquisition and remediation using its affordable housing trust funds, COAH denied the request without clear justification. MEND ultimately withdrew from the project, and by 2014, a new developer, Mission First Housing, had begun exploring the feasibility of continuing the effort, though progress remained uncertain. By 2014, Southampton had also raised serious concerns about the accuracy of COAH's "growth share" methodology, which assigned the Township a third round obligation of **286 units** and a theoretical buildable capacity of **1,126 units**. In response, the Township commissioned a Carrying Capacity Report in 2009 analyzing septic-based development in its PA-4 zones. The report found that nitrate standards imposed by DEP would require lot sizes exceeding five acres, limiting potential Township-wide buildout to just **134 units** – far below COAH's estimates.

Southampton originally filed its Declaratory Judgment ("DJ") Complaint in 2006 and was transferred to COAH's jurisdiction in 2011 amid continued rulemaking instability. The Township adopted and submitted a Third Round Housing Element and Fair Share Plan in 2011, but received no response from either COAH nor the Department of Community Affairs. As of 2014, with the State's housing agencies either nonresponsive or obstructive, the Township maintained that it was entitled to continued litigation immunity while it pursued compliance under court supervision and awaited constitutionally valid third round rules.

### *(2013) Complaint for Declaratory Judgment Filed & (2017) Court Dismissal without Prejudice*

In December of 2013, Southampton, through its legal counsel, Parker McCay, P.A., submitted a Complaint for Declaratory Judgment ("DJ") to the Burlington County Superior Court of New Jersey pursuant to N.J.S.A. 52:27D-313(a) to, inter alia, secure protection against Mount Laurel litigation while the Township voluntarily came into compliance with its third round Fair Share obligations. The Complaint specifically petitioned that the Court: 1) Declare, pursuant to N.J.S.A. 52:27D-313, that Southampton had fully discharged its affordable housing obligations under the Fair Housing Act ("FHA") for the third housing cycle and be granted protection and repose against exclusionary zoning litigation; 2) Order that Southampton be protected against exclusionary zoning litigation and challenges to its Housing Element and Fair Share Plan while the Township voluntarily remained under the Court's jurisdiction; and, 3) Order such additional relief as the Court deems equitable and just.

In June of 2017, Judge Bookbinder, in response to this submitted Complaint for Declaratory Judgment dismissed the Township's voluntary complaint. This dismissal carried with it that the Township: 1) Adopt the necessary ordinances rescinding residential and nonresidential development fees such that any fees collected as part of such development would be received by the State and not the Township; and, 2) Transfer all funds in its Affordable Housing Trust Fund at the time including interest, to the NJ Department of Community Affairs (NJDCOA) for deposit in the State's Affordable Housing Trust Fund.

### **Summary of Rounds 1-3**

As detailed above, the Township's history of affordable housing compliance throughout Rounds 1 through 3 have been complex and evolving in response to governmental and regulatory

requirements and obstacles since the initial establishment of the FHA. Still, through navigating this complex history, the Township has attempted to make good-faith efforts to provide its Fair Share of Affordable Housing Opportunities for development outside of the Pinelands Area, which reduces potential land for such development to only 25% of the Township's total land area. Furthermore, the Township has attempted to realize its prior-round mechanisms to provide its Fair Share but has repeatedly faced significant impediments due to regulatory requirements outside of the FHA.

**Thus, in 2017 when the Township's Complaint for Declaratory Judgment was dismissed, and the Township relinquished its affordable housing trust fund and associated interest, the Courts had determined that the lack of realization for the development mechanisms contemplated under prior rounds were unfeasible and unrealistic. While the Township attempted to make every effort to otherwise comply throughout Rounds 1-3, these attempts resulted in a determination by the Court that the Township could not provide its fair share of affordable housing. As such, this determination resulted in the abandonment of the Prior Round mechanisms and subsequent dismissal from the State Affordable Housing Program.**

## **Municipal Summary**

Southampton is a predominantly rural municipality located in eastern Burlington County. Covering approximately 43.3 square miles, a significant portion of the Township, nearly three-quarters of which lies within the Pinelands National Reserve. As of the 2020 Census, Southampton had a population of 10,317.

The Township includes a number of distinct communities, including the historic village of Vincentown, which serves as the municipal center. LeisureTowne, an age-restricted development, houses a large share of the Township's population, along with other major residential neighborhoods like Hampton Lakes, Mobile Estates, and Crescent Heights.

Southampton shares borders with Eastampton, Lumberton, Medford, Pemberton, Tabernacle, and Woodland Townships. Despite limited infrastructure, the Township maintains a strong rural character, supported by active farmland preservation efforts, open space conservation, and protections under the Pinelands regulations. While development pressures have remained relatively low, land use decisions are shaped by state and regional policies, particularly those related to the Pinelands Comprehensive Management Plan and the State Development and Redevelopment Plan. Southampton's planning and development efforts are guided by a commitment to preserving its natural landscapes and small-town feel, while allowing for thoughtful, limited growth.

## **Round 4 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 legislation. The Township's obligation is identified below:

### **Present Need**

The DCA has estimated that Southampton has a Present Need of **33 units**. However, because the estimate was based on a small sample size, there is a significant margin of error. Given these limitations, it is recommended that Southampton conduct a Housing Condition Survey to obtain a more precise assessment of deficient dwellings. Overall, these statistics provide a broad perspective on the housing stock in Southampton Township as of 2023, which reflects considerable variation in the age of the housing stock. This variety is due in part to a consistent residential development over recent decades, as well as large-scale historic development, particularly the LeisureTowne age-restricted community.

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
23	10	33

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

<https://www.nj.gov/dca/dlps/pdf/FourthRoundCalculationWorkbook.xlsx>

### **Prospective Need**

The DCA has estimated that Southampton has Prospective Need of **44 units**. This number is based upon the average of the four (4) allocation factors multiplied by the Region 5 Prospective Need of 9,134 dwelling units.

$$9,134 \times 0.00483 = 44.07$$

Equalized Nonresidential Valuation Factor	Land Capacity Factor	Income Capacity Factor	Average Allocation Factor	Prospective Need
0.67%	0.03%	0.75%	0.48%	<b>44</b>

<https://www.nj.gov/dca/dlps/4thRoundNumbers.shtml>

### **Vacant Land Analysis/Adjustment**

A Vacant Land Adjustment was unnecessary recognizing that the municipality, assuming it can work beyond other obstacles, has sufficient land to accommodate the obligatory Prospective Need. However, consideration of the Pinelands Comprehensive Management Plan was given, since the regulations governing water and sewer infrastructure are key considerations to the siting of any dense housing developments/redevelopments.

### **Availability of Sewer & Water**

Public sewer service is an extremely limited resource in Southampton. 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. Additional details regarding the Township's sewer service area are contained in Section IX below – "Utility Capacity".

### **Available Compliance Options**

The FHA, as amended, 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 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.

In Round 3, the minimum average hard cost per unit (excluding administrative expenses) for an eligible rehabilitation program was \$10,000 statewide. 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.

Southampton 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.

Southampton Township actively participates in the Burlington County Community Development Department's Home Improvement Loan Program, which offers assistance to low- and moderate-income homeowners in need of housing rehabilitation. The Township will continue to rely on this county-administered program to meet its identified rehabilitation needs. The program is administered by Community Grants, Planning and Housing (CGP&H), a well-established organization with a strong track record in delivering effective and reliable affordable housing rehabilitation services.

#### 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.
- **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

Southampton 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 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.

Affordable Housing regulations acknowledge 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 development not zoned for affordable housing production. These fees serve as exactions designated for affordable housing initiatives. Affordable housing 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.

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 (LRHL). 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, preference is typically given to vacant sites over already developed ones. In circumstances where land is a limited resource, both the former 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 developments 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 over 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 (1) unit of credit and one (1) 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 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 Southampton Township**

It is the overall goal of the Housing Element, in coordination with the Township's Land Use Plan, to guide the provision of low- and moderate-income housing in accordance with the Fair Housing Act and the laws of the State of New Jersey, while preserving the integrity of Southampton's established residential neighborhoods and the natural beauty and ecological value of the Pinelands. This goal is pursued with full recognition of the regulatory complexity of the Pinelands Comprehensive Management Plan, the Township's limited infrastructure capacity, and development constraints associated with the Planning Area 4 (PA4) designation under the State Development and Redevelopment Plan (SDRP), where sewerage, large-scale residential development is generally discouraged.

## 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.).

## III. SOUTHAMPTON'S POPULATION DEMOGRAPHICS

### Age Distribution of the Population

In 2023, the ACS estimated that over 32% of Southampton's population was over the age of 65, which is indicative of the Township's historic age distribution. Comparatively, this also represents a significant difference compared to the rest of Burlington County, of which the population of 65+ residents only comprises 17.91%. The percentage of school-aged children (under 19) was approximately 18%, while the second-largest population being those ages 35-54. The 2023 ACS reported the median age of Southampton residents was 54.8 years old.

### Population by Age Cohort

Age	Southampton		Burlington County	
	Count	Percent	Count	Percent
Under 19	1,899	18.40%	105,747	22.78%
20 to 34 years	1,062	10.29%	84,793	18.27%
35 to 54 years	2,237	21.68%	121,948	26.27%
55 to 64 years	1,804	17.48%	68,613	14.78%
65+ years	3,318	32.15%	83,125	17.91%
<b>Total population</b>	<b>10,320</b>	<b>100.00%</b>	<b>464,226</b>	<b>100.00%</b>

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&q=040XX00US34\\_050XX00US34\\_005\\_060XX00US3400543290](https://data.census.gov/table/ACSDP5Y2023.DP05?q=DP05&q=040XX00US34_050XX00US34_005_060XX00US3400543290).

### **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 Southampton, the 2023 the ACS estimated there were 4,499 total households. The ACS estimated the Township's average household size to be 2.29 persons.

#### **Household Type**

Household Type	Southampton		Burlington County	
	Estimate	Percent	Estimate	Percent
Married-couple household	2,482	55%	92,133	51.3%
Cohabiting couple household	179	4%	12,973	7.2%
Male householder, no spouse/partner present	584	13%	24,227	13.5%
Female householder, no spouse/partner present	1,254	28%	50,144	27.9%
<b>Total households</b>	<b>4,499</b>		<b>179,477</b>	
Households with one or more people under 18 years	928	20.6%	55,691	31%
Households with one or more people 65 years and over	2,315	51.5%	62,187	34.6%
Average household size	2.29	(X)	2.55	(X)
Average family size	2.82	(X)	3.09	(X)

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&q=040XX00US34\\_050XX00US34005\\_060XX00US3400543290](https://data.census.gov/table/ACSDT5Y2023.B25115?q=B25115&q=040XX00US34_050XX00US34005_060XX00US3400543290)

The distribution of sizes for the Township's 4,499 households is detailed in the table below. Two-person households total 1,806 or 40.14% of the Township's household stock, while one-person households were the second most-common size with a total of 1,425 or 31.67%. Notably, the number of 4-or-more-person households was estimated to be greater than the number of three-person households.

#### **Household Size**

Household Size	Southampton		Burlington County	
	Estimate	Percent	Estimate	Percent
1-person household	1,425	31.67%	46,962	26.68%
2-person household	1,806	40.14%	57,994	32.94%
3-person household	553	12.29%	29,079	16.52%
4-or-more-person household	715	15.89%	42,011	23.86%
<b>Total Occupied Housing Units</b>	<b>4,499</b>		<b>176,046</b>	

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/ACSST5Y2023.S2501?q=S2501&q=040XX00US34\\_050XX00US34005\\_060XX00US34\\_00543290](https://data.census.gov/table/ACSST5Y2023.S2501?q=S2501&q=040XX00US34_050XX00US34005_060XX00US34_00543290).

### **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 Southampton was \$88,793 in 2023. This is 15% lower than the median household income for the entirety of Burlington County.

The Township's median family income was \$119,458. This difference compared to the County's estimates was less than the median household income, where Southampton's median family income was 6.14% lower than the entirety of the County.

Finally, after reviewing the poverty status of the Township's overall population, Southampton has a higher rate of population below the poverty level compared to the County, where 5.9% of Southampton's population is considered below poverty level compared to the County's 4.9%. This is somewhat anticipated when considering the above analysis. See the table and chart below for additional details.

### **Income Characteristics**

Income Characteristics	Southampton	Burlington County
	Estimate	Estimate
Median Household Income	\$88,793	\$105,271
Median Family income	\$119,458	\$127,277
Per Capita Income	\$52,287	\$53,077
Percent Below Poverty Level (%)	5.9%	4.9%

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](https://data.census.gov/table/ACSDP5Y2023.DP03?q=DP03&g=040XX00US34_050XX00US34005_060XX00US3400543290).

The ACS five-year estimates also reported that 58.1% of the Township's households make over \$100,000 annually. This estimated percentage is similar to that of the County, which is contrary to the median figures as discussed above. This is likely an indication that there is a significant amount of parity among the income of Township residents.

### **Income and Benefits (In 2023 Inflation-Adjusted Dollars)**

Household Income	Southampton		Burlington County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Less than \$10,000	77	2.6%	5,362	3.0%	140,262	4.0%
\$10,000 to \$14,999	0	0.0%	2,969	1.7%	99,362	2.9%
\$15,000 to \$24,999	124	4.2%	6,523	3.7%	175,402	5.1%
\$25,000 to \$34,999	94	3.2%	8,027	4.6%	184,753	5.3%
\$35,000 to \$49,999	201	6.9%	13,955	7.9%	276,601	8.0%
\$50,000 to \$74,999	223	7.6%	22,911	13.0%	448,192	12.9%
\$75,000 to \$99,999	509	17.4%	23,250	13.2%	397,939	11.4%
\$100,000 to \$149,999	548	18.7%	35,553	20.2%	627,526	18.0%
\$150,000 or more	1,153	39.4%	57,496	32.7%	1,128,318	32.4%
Median Income	\$119,458		\$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&q=040XX00US34\\_050XX00US34005\\_060XX00US3400543290](https://data.census.gov/table/ACSDP5Y2023.DP03?q=DP03&q=040XX00US34_050XX00US34005_060XX00US3400543290).

## IV. SOUTHAMPTON'S HOUSING DEMOGRAPHICS

### Housing Type

According to the 2023 five-year ACS estimates, Southampton Township has 4,781 total dwelling units. The housing stock is primarily composed of single-family detached homes, which make up approximately 93.7% of all units, or 4,481 units. The two (2) most-common housing types after single-family detached were single-family attached (3.1%) and Mobile/Manufactured Home (2.0%) in 2023.

### Units In Structure

Units in Structure	Southampton		Burlington County	
	Estimate	Percent	Estimate	Percent
1-unit, detached	4,481	93.7%	119,559	64.4%
1-unit, attached	147	3.1%	26,992	14.5
2 units	0	0.0%	3,132	1.7
3 or 4 units	45	0.9%	7,299	3.9
5 to 9 units	0	0.0%	8,006	4.3
10 to 19 units	0	0.0%	8,519	4.6
20 or more units	13	0.3%	10,043	5.4
Mobile home	95	2.0%	2,032	1.1
Boat, RV, van, etc.	0	0.0%	35	<1%
Total Housing Units	4,781		185,617	

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&q=040XX00US34\\_050XX00US34005\\_060XX00US3400543290](https://data.census.gov/table/ACSDP5Y2023.DP04?q=DP04:+SELECTED+HOUSING+CHARACTERISTICS&q=040XX00US34_050XX00US34005_060XX00US3400543290).

Of the applicable 4,232 housing units (with those being "not applicable" are those which value cannot be computed) in 2023, 27.81% of the owner-occupied housing stock spends more than 30% of the household income on housing costs. This 30% threshold is significant as it represents the federal definition of "cost burdened", that is, when a household commits more than 30% of its monthly income to housing costs.

*Selected Monthly Owner/Renter Costs as a Percentage of Household Income*

Tenure	Label	Southampton		Burlington County	
		Estimate	Percent	Estimate	Percent
Owner Occupied	All Housing units (excluding units where value cannot be computed)	4,232	-	132,481	-
	Less than 20.0 percent	2,267	53.57%	68,238	51.51%
	20.0 to 24.9 percent	447	10.56%	18,990	14.33%
	25.0 to 29.9 percent	341	8.06%	12,934	9.76%
	30.0 to 34.9 percent	257	6.07%	7,056	5.33%
	35.0 percent or more	920	21.74%	25,263	19.07%
	Not Computed	20	0.47%	844	0.64%
Renter Occupied	Occupied units paying rent (excluding units where value cannot be computed)	129	-	40772	
	Less than 15.0 percent	15	12%	4833	11.90%
	15.0 to 19.9 percent	22	17%	4195	10.30%
	20.0 to 24.9 percent	12	9%	6066	14.90%
	25.0 to 29.9 percent	6	5%	4806	11.80%
	30.0 to 34.9 percent	0	0%	4274	10.50%
	35.0 percent or more	74	57%	16598	40.70%
	Not Computed	118	(X)	1949	(X)

**Occupancy Status**

Occupancy and vacancy status were estimated in the 2023 ACS and were used for this section. According to the ACS, 95% of the Township's occupied housing stock was owner-occupied. This is significantly higher than the entire county, which has an owner-occupancy rate of nearly 76%. Additionally, the average household size of owner occupied units was less than the entire county's by a difference of an average 0.4 persons per household.

Housing Occupancy	Southampton		Burlington County	
	Estimate	Percent	Estimate	Percent
Owner-occupied	4,252	95%	133,325	75.7%
Renter-occupied	247	5%	42,721	24.3%
Average household size of owner-occupied unit	2.30	(X)	2.7	(X)
Average household size of renter-occupied unit	2.22	(X)	2.18	(X)
Total Occupied Housing Units	4,499		176,051	

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](https://data.census.gov/table/ACSDP5Y2023.DP04?q=DP04:+SELECTED+HOUSING+CHARACTERISTICS&g=040XX00US34_050XX00US34005_060XX00US3400543290).

**Value and Rent of Housing Stock**

Southampton has an estimated 4,252 owner-occupied housing units according to the 2023 ACS. Most owner-occupied housing units, 2,592 or 61.0%, have an estimated value between \$200,000 and \$499,999. Approximately 15% of owner-occupied units have a value between \$150,000 and \$199,999. As indicated in the chart below, 10% of the housing stock was valued below \$150,000, which is nearly double the percentage of the county's households in the same value tranche(s).

Project 70500 00

Southampton Township HEFSP

June 27, 2025

The median value of owner-occupied housing units in Southampton is approximately \$291,600, lower than 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

Value of Owner-Occupied Units	Southampton		Burlington County	
	Estimate	Percent	Estimate	Percent
Less than \$50,000	157	4%	3,817	2.9%
\$50,000 to \$99,999	32	1%	1,778	1.3%
\$100,000 to \$149,999	216	5%	5,486	4.1%
\$150,000 to \$199,999	620	15%	12,658	9.5%
\$200,000 to \$299,999	1,201	28%	34,881	26.2%
\$300,000 to \$499,999	1,391	33%	49,746	37.3%
\$500,000 to \$999,999	589	14%	22,389	16.8%
\$1,000,000 or more	46	1%	2,570	1.9%
Total Owner Occupied Units	4,252		133,325	
Median Home Value	291,600	(X)	326,700	(X)

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](https://data.census.gov/table/ACSDP5Y2023.DP04?q=DP04:+SELECTED+HOUSING+CHARACTERISTICS&g=040XX00US34_050XX00US34005_060XX00US3400543290).

According to 2023 ACS estimates, the estimated median rent in Southampton is \$1,734/mo. while this median is higher than the County's average cost of rent, this estimate may be skewed due to the Township's comparatively .

#### Cost of Rentals

Occupied Units Paying Rent	Southampton		Burlington County	
	Estimate	Percent	Estimate	Percent
Less than \$500	0	0.00%	1,210	2.92%
\$500 to \$999	13	8.50%	3,431	8.28%
\$1,000 to \$1,499	42	27.45%	11,958	28.86%
\$1,500 to \$1,999	46	30.07%	12,181	29.39%
\$2,000 to \$2,499	12	7.84%	7,886	19.03%
\$2,500 to \$2,999	7	4.58%	3,009	7.26%
\$3,000 or more	33	21.57%	1,766	4.26%
Total Occupied Units Paying Rent	153		41,441	
Median Rent	1,734		1,669	
No Rent Paid	94		1,280	

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](https://data.census.gov/table/ACSDP5Y2023.DP04?q=DP04:+SELECTED+HOUSING+CHARACTERISTICS&g=040XX00US34_050XX00US34005_060XX00US3400543290).

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 Southampton does not have any housing units which can be considered overcrowded by definition.

#### Occupants Per Room

Occupied Housing Units	Southampton		Burlington County	
	Estimate	Percent	Estimate	Percent
1 or less	4,499	100%	173,451	98.5%
1.01 to 1.5	0	0%	1,808	1.0%
1.51	0	0%	787	0.4%
Total Occupied Units	4,499		176,046	

According to the ACS Estimates, nearly one-third of the Township's housing stock was constructed during the 1970s. This significant portion of the housing stock is likely due to the development of LeisureTowne, which was being constructed and occupied during the same time frame.

#### Age of Housing Stock

Year Built	Southampton		Burlington County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Built 2020 or later	0	0%	1,545	0.8%	23,348	0.6%
Built 2010 to 2019	40	1%	8,842	4.8%	217,910	5.8%
Built 2000 to 2009	403	8%	20,723	11.2%	343,692	9.1%
Built 1990 to 1999	405	8%	25,939	14.0%	341,768	9.1%
Built 1980 to 1989	843	18%	25,124	13.5%	447,464	11.9%
Built 1970 to 1979	1,549	32%	32,465	17.5%	469,113	12.4%
Built 1960 to 1969	652	14%	25,356	13.7%	489,202	13.0%
Built 1950 to 1959	333	7%	20,311	10.9%	530,609	14.1%
Built 1940 to 1949	73	2%	5,513	3.0%	252,864	6.7%
Built 1939 or earlier	483	10%	19,799	10.7%	659,872	17.5%
Total Housing Units	4,781		185,617		3,775,842	

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&q=040XX00US34\\_050XX00US34005\\_060XX00US3400543290](https://data.census.gov/table/ACSDP5Y2023.DP04?q=DP04:+SELECTED+HOUSING+CHARACTERISTICS&q=040XX00US34_050XX00US34005_060XX00US3400543290).

#### 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 median age of Southampton's housing stock as follows:

	<b>Southampton</b>	<b>Burlington County</b>	<b>New Jersey</b>
	Estimate	Estimate	Estimate
Median year structure built	1975	1977	1969

The housing stock in Southampton, with an estimated median year built of 1975 is consistent with that of Burlington County and is slightly newer than the entirety of New Jersey. Given this context, the generality of the Township's housing stock may be in need of repair/updating, as the "typical" home in Southampton is likely to be 50 years old as of this year.

In Southampton, there are both an estimated zero housing units which are overcrowded, and an estimated zero housing units lack plumbing facilities. This combination of a lack of such housing units in Southampton suggests that the housing stock is generally in very good condition. However, the DCA has estimated 33 Present Need units for Southampton. This estimate is subject to a large margin for error due to the small sample size used to generate it.

### **Historical Population Counts**

Southampton Township has experienced significant population growth since 1920, with some relative "booms" of growth occurring from 1940-1980, where each decade during that timeframe saw a population increase greater than 25%. Below is a summary of the township's population counts from historical U.S. Census data:

<b>Census Year</b>	<b>Population</b>	<b>Percent Increase ( – Decrease)</b>
1920	1,641	–
1930	1,637	-0.2%
1940	1,813	10.8%
1950	2,341	29.1%
1960	3,166	35.2%
1970	4,982	57.4%
1980	8,808	76.8%
1990	10,202	15.8%
2000	10,388	1.8%
2010	10,464	0.7%
2020	10,317	-1.4%
2023 (est.)	10,320	0.02%

Source(s):

Population 1940-2000:

<https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf#page=27>

Population 2010:

<https://data.census.gov/table/DECENNIALPL2010.P1?q=Southampton+township,+Burlington+County,+New+Jersey&y=2010>.

Population 2020:

<https://data.census.gov/table/DECENNIALPL2020.P1?q=Southampton+township,+Burlington+County,+New+Jersey&y=2020>.

Population 2023:

<https://data.census.gov/table/ACSDP5Y2023.DP05?q=Southampton+township,+Burlington+County,+New+Jersey&y=2023>.

Projections made by the DVRPC estimate the Township's population remain very similar between 2020 and 2050, with increases estimated in 2030, 2035, and 2040, but then a decrease from those larger numbers in 2045 and 2050. Thus, DVRPC expects the Township's population to "peak" in the first half of this century at just shy of 10,500 residents, which is similar to the observed high in population

### Population Projection 2020 - 2050

Year	Estimate	Percent
2020	10,317	(X)
2025	10,317	0.00%
2030	10,318	0.97%
2035	10,432	1.10%
2040	10,470	0.36%
2045	10,430	-0.38%
2050	10,362	-0.65%

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

## V. SOUTHAMPTON'S EMPLOYMENT DEMOGRAPHICS

The 2023 ACS estimates indicate that Southampton had 4,761 residents in the workforce. Of the residents who were aged 16 years and older, 92.75% or 4,416 persons were employed, while a total of 324 persons were unemployed.

Private wage and salary workers in the Township comprised the majority of employed residents with 3,437 workers or 78%. Approximately 19% of workers were government employees and 3% were self-employed.

### Class of Worker

Class of Worker	Southampton		Burlington County	
	Estimate	Percent	Estimate	Percent
Private wage and salary workers	3,437	78%	178,587	75.70%
Government workers	831	19%	47,508	20.10%
Self-employed in own not incorporated business workers	139	3%	9,323	3.95%
Unpaid family workers	9	0%	441	0.19%
Civilian Employed Population (16 years and over)	4,416		235,859	

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](https://data.census.gov/table/ACSDP5Y2023.DP03?q=DP03&g=040XX00US34_050XX00US34005_060XX00US3400543290).

## Occupational Characteristics

The ACS estimates that 40.5% of the Township's residents were employed in management, business, science, and arts occupations. Sales and office professionals follow with approximately 20.9% of the Township's workers. These Occupation Types being most- and second-most-common are consistent for both the County and the State.

### Employed Civilian Population by Occupation (Age 16 Years or Older)

Occupation Type	Southampton		Burlington County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Management, business, science, and arts occupations	1,790	40.5%	114,966	48.9%	2,178,058	46.9%
Service occupations	622	14.1%	30,855	13.1%	689,308	14.8%
Sales and office occupations	925	20.9%	50,054	21.3%	930,463	20.0%
Natural resources, construction, and maintenance occupations	570	12.9%	15,410	6.6%	320,511	6.9%
Production, transportation, and material moving occupations	509	11.5%	23,823	10.1%	526,430	8.3%
Civilian Employed Population (16 years and over)	4,416		235,108		4,644,770	

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](https://data.census.gov/table/ACSDP5Y2023.DP03?q=DP03&g=040XX00US34_050XX00US34005_060XX00US3400543290).

## Population and Employment Projections

As indicated above, the DVRPC estimates that the population within the Township will "peak" in the year 2035, carrying a similar peak to the year 2010. Conversely, DVRPC estimates that the number of jobs in Southampton will have peaked this year (estimates were determined prior to this year). The DVRPC estimates that the Township will have added approximately 345 jobs from 2020 to 2025. These estimate however slowly adjust back to the base year (2020) by the year 2040, indicating that the number of jobs in the Township may fluctuate, but no imminent increases in the overall employment landscape with lasting effects are estimated.

### Employment Projection

Year	Population		Employment	
	Estimate	Percent	Estimate	Percent
2020	10,317	(X)	4,564	(X)
2025	10,317	0.00%	4,909	7.56%
2030	10,318	0.97%	4,844	- 1.32%
2035	10,432	1.10%	4,786	- 1.20%
2040	10,470	0.36%	4,694	- 1.92%
2045	10,430	-0.38%	4,613	- 1.73%
2050	10,362	-0.65%	4,629	0.35%

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

## 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 2,318 private sector jobs provided by an average of 257 employers within the Township. Note that these are jobs within Southampton – the daytime working population - regardless of where the employee lives.

The three (3) most-common employment sectors in Southampton were Construction (18.42%), Retail Trade (14.01%), and Admin / Waste Remediation (11.64%). Notably, agriculture is not as prominent of a sector as anticipated, which may indicate that the agriculturally-focused jobs in the Township may be expressed in similar or related fields.

<u>NAICS Sector</u>	<u>Description</u>	<u>Average</u>	<u>Average</u>	<u>Percent</u>
		<u>Units</u>		
61	Local Govt Education	1	96	4.14%
11	Agriculture	9	52	2.26%
23	Construction	48	427	18.42%
31	Manufacturing	7	65	2.78%
42	Wholesale Trade	8	28	1.21%
44	Retail Trade	29	325	14.01%
48	Transportation/Warehousing	-	-	-
51	Information	-	-	-
52	Finance/Insurance	-	-	-
53	Real Estate	6	78	3.35%
54	Professional/Technical	22	134	5.80%
55	Management	-	-	-
56	Admin/Waste Remediation	24	270	11.64%
61	Education	4	26	1.10%
62	Health/Social	25	212	9.16%
71	Arts/Entertainment	-	-	-
72	Accommodations/Food	14	188	8.12%
81	Other Services	27	127	5.49%
99	Unclassified	10	17	0.72%
<b>PRIVATE SECTOR TOTALS</b>		257	2,318	-

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

### **Travel Time to Work**

The 2023 ACS estimates the mean travel time to work for Township residents was 34.2 minutes. This is higher than both the entire county and the entire state. It was also estimated that nearly 15% of residents worked from home, which is aligned with the county and state. It is also noted that the percentage of residents which drove alone (as opposed to carpooled) was higher in Southampton. This characteristic indicates that Southampton residents are driving for longer periods of time to their place of work, and they are not likely to utilize either carpooling or public transportation.

Commuting to Work

Class of Worker	Southampton		Burlington County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Car, truck, or van -- drove alone	3,412	80%	175,986	74.6%	2,894,952	63.7%
Car, truck, or van -- carpooled	168	4%	14,911	6.3%	347,524	7.7%
Public transportation (excluding taxicab)	83	2%	5,388	2.3%	387,422	8.5%
Walked	31	1%	1,969	0.8%	118,022	2.6%
Other means	0	0%	2,632	1.1%	110,740	2.4%
Worked from home	583	14%	34,973	14.8%	683,255	15.0%
Civilian Employed Population (16 years and over)	4,277		235,859		4,541,915	
Mean Travel Time to Work (Minutes)	34.2		29.3		30.9	

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](https://data.census.gov/table/ACSDT5Y2023.B08012?q=B08012&g=040XX00US34_050XX00US34005_060XX00US3400543290)

## VI. Ethno-racial makeup of Southampton in comparison to Burlington County and the state of New Jersey

*Note that there are cultural biases that may skew the results of this census. Some individuals of a darker complexion coming from Native and South American backgrounds may identify as black due to a difference in racial perception across different cultures. For example, many darker-skinned Brazilians identify as black because of cultural standards related to darker skin, when in practice they fall under the race of Latino, being from a country of Latin American origin. Conversely, Fair-skinned Latin Americans and Hispanics have been historically known to identify as white, contrary to the racial category they fall into in a census or community survey.*

Of the 10,320 residents in Southampton, 87% identify as white alone. This percentage is significantly higher than the entire county and state, where 62% and 51% of their respective populations identify as white. The next largest racial group in the Township is made up of those who identify as Hispanic / Latino, with an estimated 6% of the population identifying as such. 2% of the population identifies as Black and Asian (1% for each), and there are no estimated residents in the Township which identify as Native American / Pacific Islander. As anticipated due to the heightened population which identifies as white, the population in Southampton which identify as Black is significantly less than the entire County, with a difference of 15%.

### Potential Implications of Socioeconomic Imbalances In Southampton

This disproportionality of minority races, along with a lowered median income than that of the entire County may indicate a potential lack of affordable housing that meets the needs and preferences for these underrepresented demographics. This is reflected in the American Community Survey Table S0701 that estimates 1.6% of Black/African Americans, and 0% of Hispanic or Latinos in Burlington County moved into Southampton in 2023.

## Racial Demographics of Southampton

Individuals of one race, in comparison to Burlington County and the whole of New Jersey

Race	Southampton		Burlington County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
White	9,013	87%	289,446	62%	4,702,687	51%
Hispanic/Latino	659	6%	46,865	10%	2,105,350	23%
Black	125	1%	76,128	16%	1,116,399	12%
American Indian & Alaska Native	0	0%	116	0%	7,852	0%
Asian	108	1%	27,366	6%	940,280	10%
Native American Pacific Islander	0	0.00%	93	0.02%	1,807	0.02%
Other	71	1%	3,247	1%	77,074	1%
Multi-Racial	344	3%	25,906	6%	339,392	4%
Total Population	10,320		469,167		9,290,841	

U.S. Census Bureau. Table DP05: Profile of Specific Race and Hispanic or Latino Origin: Southampton township, Burlington County, New Jersey, Burlington County, New Jersey, New Jersey. 2020: ACS 5-Year Estimates Data Profiles.

An imbalance in racial representation of householders in Southampton could also indicate a lack of housing options for individuals that meet the criteria of "Overburdened Communities", as defined by NJDEP, such as low income and minority status. The ACS 5-year survey estimates that 87% of Southampton householders identify as white, pointing to a potential barrier for minorities, preventing them from occupying housing units in the Township and area at-large.

## VII. 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.

Between 2004 and 2023, the number of housing units certified in Southampton Township varied considerably from year to year, with the highest total occurring in 2006, when 92 units were certified. All of these were one- and two-family homes. Other years with relatively high certification numbers include 2005 with 23 units and 2007 with 28. In contrast, several years had little to no activity, including 2017 and 2023, when no housing units were certified. Multifamily certifications were rare and only occurred in 2016 and 2022, each with a single unit.

Demolitions also fluctuated during this 20-year period. The highest number occurred in 2023, when 21 buildings were demolished despite no new certifications. Other notable peaks include 2010

and 2011, with 13 and 12 demolitions respectively. These patterns reflect a broader trend of uneven development activity, marked by brief periods of growth followed by years of inactivity or net loss.

The data below illustrates Southampton's housing activity from 2004 to 2023:

Year	Housing Units Certified (COs)			Buildings demolished
	1&2 family	Multifamily / Mixed Use	Total Certified	
2004	15	0	15	9
2005	23	0	23	11
2006	92	0	92	8
2007	28	0	28	8
2008	11	0	11	9
2009	5	0	5	8
2010	8	0	8	13
2011	5	0	5	12
2012	3	0	3	8
2013	1	0	1	1
2014	2	0	2	0
2015	3	0	3	4
2016	1	1	2	0
2017	0	0	0	0
2018	1	0	1	1
2019	1	0	1	1
2020	0	0	0	0
2021	1	0	1	3
2022	0	1	1	1
2023	0	0	0	21

The following table presents housing activity in Southampton Township from 2007 to 2023, including the number of housing units certified, buildings demolished, and the resulting net change in total units. Since 2008, the Township has experienced minimal housing growth, with only three (3) years (2008, 2010, and 2016) showing a net increase in housing units. Most years reflected either no net change or a net loss, as demolitions often slightly outnumbered new construction.

The years 2007 and 2023 are noted as outliers, as both of these years included net increase / decreases over 20 units (+20 units in 2007, -21 units in 2023). However, as these net changes are similar to each other, the inclusion/removal of them in calculations for future projections is de minimis.

Year	Total COs Issued	Buildings demolished	Net Change
2004	15	9	6
2005	23	11	12
2006	92	8	84
2007*	28	8	20
2008	11	9	2
2009	5	8	-3

Year	Total COs Issued	Buildings demolished	Net Change
2010	8	13	-5
2011	5	12	-7
2012	3	8	-5
2013	1	1	0
2014	2	0	2
2015	3	4	-1
2016	2	0	2
2017	0	0	0
2018	1	1	0
2019	1	1	0
2020	0	0	0
2021	1	3	-2
2022	1	1	0
2023*	0	21	-21
* Marks beginning and end of statistical averaging period to determine projection of NET changes in residential housing stock.			

As indicated above, **the average NET change in housing units from 2007-2023 is -1.05 units**, as it was seldom that the number of COs issued outpaced the number of demolition permits issued. When extrapolated to the year 2035 (12 years after the end of the statistical averaging period), it is estimated that the number of residential units in Southampton will **decrease**, by a potential of **12 to 13 units (calculated -12.7) by 2035**. While imperfect, this statistical projection accounts for the recent trend in construction and demolition, which Southampton has remained somewhat steady over the past 10+ years, with a slight skew towards a decrease in units.

## Projection of Affordable Residential Development

*It is of note for this section of the report that Southampton's lack of certification as part of the Third Round has resulted in somewhat "stale" ordinance language as it relates to necessary set-asides and inclusionary requirements for new construction. As a result, § 12-4.12 of the Township's Zoning Ordinance, which concerns Fair Share Plan and Affordable Housing, does NOT include any mandatory set-aside for new development for the provision of low- and moderate-income housing. However, the forgoing analysis has been performed assuming a 20% set-aside for low- and moderate-income housing, to serve as a frame of reference for the Township, and how the estimated development patterns compare to similar municipalities.*

As noted above, the projected number of residences overall by the year 2035 is to decrease by 12 or 13 housing units. While this is a NET decrease, the estimated number of new building permits issued can provide insight into the number of "new" residences constructed. Using a similar statistical model as above, the average number of new residential building permits issued from 2008 - 2023 on an annual basis is 2.19 permits per year (*contrarily to above, the year 2007 is a significant outlier with 25 building permits issued, where the remainder of the statistical analysis period did not see more than 6 permits issued in any given year*). Extrapolated over 12 years, this results in an **approximate 26 new residences being constructed by the year 2035** (rounded from 26.25). Of those 26 potential new residences projected to be built between now and 2035, should 20% be reserved for low and moderate-income households (see note above), a potential **6 affordable housing units** are projected to be constructed by the year 2035 (rounded up from 5.25).

## VIII. DETERMINATION OF ROUND 4 OBLIGATIONS

### Present Need

The present need pertains to the deficient low- and moderate-income occupied homes in Southampton, 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 **33 units**.

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
23	10	33

See Table D Present Need & Substandard Housing of the Fourth Round Calculation Workbook  
[https://www.nj.gov/dca/dlps/pdf/FourthRoundCalculation\\_Workbook.xlsx](https://www.nj.gov/dca/dlps/pdf/FourthRoundCalculation_Workbook.xlsx)

### Prospective Need

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 Southampton is 44.

	Equalized Nonresidential Valuation Factor	Land Capacity Factor	Income Capacity Factor	Average Allocation Factor	Regional Prospective Need	Municipal Prospective Need
Southampton Township	0.67%	0.03%	0.75%	0.48%	9,134	44

[https://www.nj.gov/dca/dlps/4th\\_Round\\_Numbers.shtml](https://www.nj.gov/dca/dlps/4th_Round_Numbers.shtml)

## IX. CAPACITY FOR FAIR SHARE

This chapter of the Housing Element 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 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.

	<b>Rehabilitation (Present Need)</b>	<b>Prior Round</b>	<b>FOURTH ROUND (Prospective Need)</b>
<b>Obligation</b>	33	0*	44

\* As noted above, Southampton, by way of Court Order, was in essence dismissed from the State Affordable Housing Program amid Round 3. Thus, no surplus is carried to this round, nor does any of the Prior Rounds' potential "unmet need" carry to the Fourth Round.

### 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.

#### Present Need Compliance Options

##### Burlington County Rehabilitation Program

As noted above, Southampton Township participates in the Burlington County Community Development Department's Home Improvement Loan Program, which assists low- and moderate-income homeowners with necessary rehabilitation work. The program is administered by Community Grants, Planning and Housing (CGP&H), a reputable entity with extensive experience in delivering effective and compliant affordable housing rehabilitation services across New Jersey.

Given CGP&H's historic success and the program's alignment with the Township's housing rehabilitation goals, it is recommended that Southampton continue to rely on the County-administered program to meet its Present Need for housing rehabilitation. Continuing participation will ensure consistency, efficiency, and access to a well-managed, proven mechanism for addressing substandard housing conditions within the community.

##### Municipal or Private Rehabilitation for Age-Restricted Development(s)

Historically, one of the major defining characteristics of Southampton has been the dense, age-restricted residential developments in the town. The most notable of which is LeisureTowne, which, as of the 2020 U.S. Census, featured 3,842 residents in 2,291 census-defined occupied households. As a primarily owner-occupied residential development (93.3% per the 2020 U.S. Census), a dense concentration of housing in an otherwise extremely rural community such as Southampton

provides an opportunity for a potential targeted housing rehabilitation program. Additionally, LeisureTowne as a whole recently turned fifty (50), with initial residents inhabiting the development in December of 1970. As such, with the housing stock also being over fifty (50) years of age in the development, there may be ample opportunity for housing rehabilitation, and the Township recognizes this.

**However, implementation of a municipal or private homeowner rehabilitation program is not proposed as part of this Housing Element and Fair Share Plan to address the Township's Present Need Obligation.** This is due to LeisureTowne being a restricted access community, and a lack of formal coordination with the community's Homeowner's Association (HOA) as of this report. It is recommended that the Township consider exploring this option in preparation for Future Rounds, to potentially provide opportunity for and rehabilitation needs following the year 2035.

### **Prospective Need Compliance**

In planning for Southampton Township's Round 4 Prospective Need mechanisms, it is important to take a comprehensive view that includes both existing affordable housing resources and potential opportunities for new development. The Township's proposed strategy reflects this dual approach by recognizing existing group homes and other alternative living arrangements that likely already provide housing for low- and moderate-income residents, while also identifying viable land for future affordable housing construction. Of particular note is the Stokes Cannery site, located within the previously designated TC-1 Zone, which has long been identified as a suitable location for affordable housing and remains central to the Township's strategy moving into the Fourth Round. Together, these elements form a coordinated and realistic path forward that leverages current assets and prepares for future needs. This approach aligns with sound planning principles and ensures that the Township continues to meet its obligations under the Fair Housing Act in a way that is both practical and context-sensitive

### **Existing Group Homes**

Additional amendments to the FHA include provisions for Group Homes, supplementing P.L.1985, c.222 (C.52:27D-301 et al.). As described in Senate Bill S393, the following applies to "alternative living arrangements", which includes group homes, as indicated below:

- (1) *A municipality may use an alternative living arrangement to address its fair share housing obligation by entering into an agreement with the provider of an alternative living arrangement or by granting preliminary approval to a developer of an alternative living arrangement.*
- (2) *One unit of credit shall be provided for each low- and moderate-income resident of an alternative living arrangement.*
- (3) *Controls on affordability on alternative living arrangements shall remain in effect for at least 10 years.*

As defined in the bill and for the purposes of this report, "alternative living arrangement" means a structure in which residents share kitchen and plumbing facilities, central heat, and common areas. Alternative living arrangements include but are not limited to: transitional facilities for the homeless, boarding homes regulated by the Department of Community Affairs; residential health care facilities regulated by the Department of Health; group homes for the developmentally disabled and mentally ill as licensed or regulated by the Department of Human Services; and congregate living arrangements.

Below are the existing group homes in the Township as of the time of this report.

#	Owner/Entity Name	Address	Block	Lot	Year Built	# Bedrooms
1	Capgrow Holdings JV Sub I LLC	106 Landing Street	903	15	1960	3
2	Dakota Properties Inc	3 Ridge Road	1902	42.02	1985	3

#	Owner/Entity Name	Address	Block	Lot	Year Built	# Bedrooms
3	HEF Ventures, LLC	218 Indian Trail	405	6	2007	<b>4</b>
4	Mendota Properties LLC	8 Indian Trail	404	24	2020	<b>8</b>
5	Mendota Properties LLC	806 Crystal Avenue	302	1.01		<b>8</b>
6	Oaks Integrated Care	511 Meadowyck Lane	901	6	1967	<b>5</b>
<b><u>TOTAL</u></b>						<b><u>31</u></b>

## Land Capacity for Development

Given that Southampton Township has identified one (1) potential location suited to wholly address its Round 4 Affordable Housing Prospective Need Obligation, land cannot be considered a scarce resource. The Township and the owner(s)/developer(s) of this site have confirmed that they meet the requirements discussed in N.J.A.C 5:93-5.3 et. al. An analysis of these requirements and their applicability to the identified location can be found below under “Statutory Land Requirements.”

## Appropriate Locations for Affordable Housing

As is discussed in Section I of this report, the Township has a history of attempted compliance with the FHA and the Obligations determined for it by the various state agencies administering the Program over the years. These efforts in attempts to comply, at the time of adoption, were rooted in sound planning practice when identifying suitable locations for affordable housing. They are highlighted by the balance in the prior rounds' plans identification of suitable locations including both vacant, undeveloped land (the RR-1 Zone) as well as lands that had been previously improved but are better suited for redevelopment (the TC-1 Zone). This balance, when identified as part of prior rounds, helped maintain consistency with the Township Master Plan, as well as preserving the rural character of the Township to a greater extent.

These earlier planning efforts demonstrate that the Township approached its affordable housing obligations with thoughtful site selection, balancing development potential with environmental and community considerations. While conditions have evolved, the foundation of those decisions remains sound. **Accordingly, this Housing Element reaffirms the TC-1 Zone as an appropriate and strategic location for affordable housing development.** Its continued inclusion reflects both past planning logic and current readiness, aligning longstanding intentions with present-day opportunity.

### **431 North Main Street – Formerly Known as “Stokes Cannery”**

The former Stokes Cannery located at 431 North Main Street (Block 903, Lot 21), which is within the TC-1 Zone, is located adjacent to Vincentown Village and has been designated as an Area in Need of Redevelopment pursuant to the NJ Local Redevelopment and Housing Law (LRHL). Historically used for food processing, the site faced significant redevelopment challenges due to historic environmental contamination. However, remediation has progressed positively and steadily since the early 2000s and is nearing completion, clearing the way for redevelopment.

The site is well-positioned to accommodate affordable housing, with access to public utilities, inclusion in the Township's sewer service area, and proximity to local services and Southampton's only designated center. Its location also supports walkability and is near the Vincentown Historic District, presenting opportunities for context-sensitive design that can complement the area's character.

Where a 20% affordable set-aside was envisioned in the Township's prior affordable housing planning efforts, dating back to 2002, the current approach as part of this Housing Element and Fair Share Plan reflects a shift in both planning strategy and obligation fulfillment. A 100%

affordable housing development is now contemplated for the site, increasing the density of affordable units while maintaining sensitivity to local context and infrastructure limitations. Additionally, the current zoning for this property allows for a gross residential density of eight (8) units per acre, as well as mixed-use nonresidential development. The following dwelling types are permitted currently within the TC-1 Zone:

- A) *Detached single-family dwellings, provided at a minimum of 20% of all housing types.*
- B) *Townhouses, duplexes and triplexes, provided at a minimum of 20% of all housing types, but the total of such units shall not exceed 60% of all housing types.*
- C) *Apartment dwellings provided that the total of such units should not exceed 40% of all housing types.*

It is envisioned that the permitted uses and distribution of unit types will be amended to allow for a 100% rental townhouse development, inclusive of residential amenities and the like. As this site is located within a designated Area in Need of Redevelopment, it is likely that the current bulk standards will be subject to change under the powers of the LRHL.

In the Township's 2002 planning efforts, a total residential yield (for both affordable and market-rate dwellings) of 56 units was contemplated for the TC-1 Zone, providing affordable units through a 20 percent set-aside. **This housing element and fair share plan proposes that the site be planned to accommodate 60 total units.** Although this represents only a modest increase in the overall number of units, the shift to a fully affordable development significantly enhances the Township's ability to meet its fair share housing obligation.

A map of this location and its relation to Vincentown can be found herein titled "TC-1 Affordable Housing Site."

### Statutory Land Requirements

In accordance with the requirements of N.J.A.C 5:93-5.3, municipalities shall designate sites that are available, suitable, developable, and approvable (defined in N.J.A.C 5:93-1.3) and align with the SDRP, per N.J.A.C. 5:93-5.4. The subject property addresses these conditions as follows:

**Available.** Sites that are "available" have clear title and are free of encumbrances which preclude development. As of this report, there are no legal encumbrances that preclude development or redevelopment of this site for affordable housing.

**Approvable.** Sites that are "approvable" can be developed in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. As previously discussed, the designation of this property for an affordable housing use was founded in sound planning as part of 2002 efforts. Additionally, the proposed "concept" development for the property, as discussed further below in "Potential Affordable Housing Developers", conforms to the majority of the current bulk standards for the site and wholly with the current use standards for the site.

**Developable.** Sites that are "developable" have access to appropriate water and sewer infrastructure and are consistent with the areawide water quality management plan. The site is located within one (1) of the Township's sewer service areas, which are relatively sparse throughout Southampton. As of this report, analysis and coordination between the Township Engineer and the Utility entity in control of this sewer service area are ongoing, though this is to determine whether any additional facilities/equipment would be required for the subject site.

**Suitable.** Sites that are "suitable" are adjacent to compatible land uses, have access to appropriate streets, and are consistent with the environmental policies of N.J.A.C. 5:93-4. The property is situated along North Main Street, a county road, with access stemming directly from it. While there are limited multifamily uses in the area in general, this site's proximity to Vincentown is compatible, as the residential uses in Vincentown are among the most-dense areas in Southampton outside of planned unit developments. While wetlands are noted for

the property as a whole, the gross area of 21.0 acres contains a significant amount of uplands in the area closest to the Main Street frontage. Generally, all wetlands and floodplains lie in the site's rear (westerly area). There are no steep slopes nor Category One streams that encumber the site.

**Smart Growth Planning.** The 2001 Adopted State Plan Map and the 2025 Preliminary State Plan Map designates all of the non-Pinelands area of the Township as the Rural Planning Area (PA 4). The intent of PA 4 is as follows:

- o maintain the Environs as large contiguous areas of farmland, open space, and forested areas;
- o enhance habitats and sensitive lands;
- o **accommodate growth in Centers;**
- o reverse auto-oriented patterns of development;
- o promote a viable agricultural or forestry industry;
- o revitalize cities, towns, and other traditional settlements;
- o protect, enhance, and diversify the existing character and agricultural economy of stable communities; and
- o confine programmed sewers and public water services to Centers, except where public health is at stake.

While generally the SDRP designation of lands (outside of the Pinelands) in Southampton are not recommended for dense growth, the subject site lies within the Vincentown Village, which is a center as defined in the SDRP. Thus, focusing development within the Township's only designated Center aligns with the intent of the Planning Area for the Township and thus, advances the principles of Smart Growth.

## **Satisfaction of the Fourth Round Prospective Need Obligation**

On **January 21, 2025**, Southampton Township filed a binding resolution with its DJ action declaring a Fourth Round Present Need of **33** and a Fourth Round Prospective Need of **44**, as calculated by DCA according to the methodology described in the 2024 DCA report titled Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background. The minimum number of affordable family units and maximum number of age-restricted affordable units are established using the following formulas:

### **Minimum Fourth Round Rental Obligation = 9 units**

$0.25 \times (44 - 11 \text{ bonuses} = 33) = 8.25$  units, required to round up

### **Maximum Fourth Round Age-Restricted Units = 9 units**

$0.30 \times (44 - 11 \text{ bonuses} = 33) = 9.9$ , required to round down

### **Minimum Fourth Round Very Low-Income Units = 8 units**

$0.13 \times (60 \text{ Fourth Round units}) = 7.8$ , required to round up

### **Minimum Fourth Round Family Units = 17 units**

$0.50 \times (44 - 11 \text{ bonuses} = 33) = 16.5$ , required to round up

### **Minimum Fourth Round Family Rental Units = 9 units**

$0.50 \times (17 \text{ minimum rental requirement}) = 8.5$ , required to round up

### **Minimum Fourth Round Very Low-Income Family Units = 5 units**

$0.50 \times (9 \text{ very low-income requirement}) = 4.5$ , required to round up

### **Maximum Fourth Round Bonuses = 11 bonuses**

$0.25 \times (44) = 11$ , required to round down

As summarized in Table 32, Summary Of Credits/Bonuses Addressing Fourth Round Obligation, the Township proposes to address its Fourth Round prospective need obligation with its existing alternative living arrangement facilities, a 100% affordable housing development, and Fourth Round bonuses.

<b>Southampton Township's Fourth Round Compliance Mechanisms: 44 Unit Fourth Round Obligation</b>	<b>Credits</b>	<b>Bonuses</b>	<b>Total</b>
<b>100% Affordable Development – Amended Zoning</b>			
Stokes Cannery (Michaels) – 100% affordable rental units	60	11 (cap)	71
<b>Existing Group Homes</b>			
Capgrow Holdings JV Sub I LLC – 3 BRs	3*	-	3
Dakota Properties Inc – 3 BRs	3*	-	3
HEF Ventures, LLC – 4 BRs	4*	-	4
Mendota Properties LLC – 8 BRs	8*	-	8
Mendota Properties LLC – 8 BRs	8*	-	8
Oaks Integrated Care – 5 BRs	5*	-	5
<b>TOTAL (min / max)</b>	<b>60 / 91</b>	<b>11</b>	<b>71 / 102</b>
* Representative of a maximum number of credits following NJDCA Supportive and Special Needs Housing Survey(s) completion			
<b>Future Excess:</b> Maximum of 58, minimum of 27 $[71 \text{ total} - 44 \text{ (Fourth Round)} + [\text{POTENTIAL}] 31 \text{ (Group Homes)}] = \text{Min. 27 / Max. 58 Excess Credits following Round 4 obligation satisfaction}$			

The locations of these sites included in the above table are shown herein on the aerial map entitled "Affordable Housing Sites."

### Availability of Public Utilities

In total, there are nine (9) separate sewer service utilities providing service to pockets throughout Southampton, including areas which only serve individual properties/developments. Those utilities are:

1. **Pinelands Wastewater Company** – Includes Vincentown and LeisureTowne
2. **Proposed Pinelands Center Future Wastewater Service Facility** – Primarily in Medford Township, with portion including southern border of Southampton
3. **Richards Mobile Home Park** – Individual Property/Manufactured Homes HOA Treatment Facility
4. **Mobile Estates of Southampton** – Individual Property/Manufactured Homes HOA Treatment Facility
5. **Wawa at Routes 38 and 206** – Individual Property Treatment Facility

6. **Vincentown Diner** (To be renamed following Development of an approved Future Warehouse) – Individual Property Treatment Facility
7. **Red Lion Diner** (To be renamed following Development of an approved Redevelopment) – Individual Property Treatment Facility
8. **Apanay Cafe** – Individual Property Treatment Facility
9. **Genie House** – Individual Property Treatment Facility

A map of these sewer service areas can be found herein.

Historically, Southampton's sewer service area has been a major consideration when planning large-scale development. As such, any development for affordable housing locations will have to respect this, at times, challenging obstacle. Additionally, the Township's approximate three-quarter land area being within the Pinelands area poses further potential obstacles for development. It is noted that of the Pinelands Management Areas within the Township's borders, none of which are Regional Growth Areas, which are among the only areas within the Pinelands Commission's jurisdiction where sewer service is permitted.

However, among the non-Pinelands Areas, the Pinelands Wastewater Company provides sewer service to the Village of Vincentown (and the area surrounding the Village). The Pinelands Wastewater Company also serves the area around LeisureTowne, though the service areas for each of Vincentown and LeisureTowne are noncontiguous. This sewer service area is among the only systems in the Township which may have the capacity for future development.

## Potential Affordable Housing Developers

At the time of this report, a potential affordable housing developer has been identified for the Stokes Cannery site. The Michaels Organization is a seasoned affordable housing developer, constructing successful affordable housing locations throughout the state and country for over 50 years. Some notable nearby developments by Michaels include "Hartford Village" at 129 Hartford Road (Medford) and "Centerton Village" at 101 Centerton Road (Mount Laurel). The following from Michaels describes the developer's longtime commitment to providing affordable housing opportunities:

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*"The Michaels Organization is the nation's largest private sector owner of affordable housing and one of the country's most active affordable housing developers and managers. Our expertise spans the gamut from single tax credit communities, to full-scale mixed-income, and mixed-financed neighborhood revitalizations. We succeed because we see each community as a collaboration with local stakeholders and because we're committed to the long-term success of both the property and the community."*

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Conceptual renderings for the Stokes Cannery site can be found in **Appendix E**.

## Anticipated Development Patterns

Anticipated land use patterns within Southampton will be compatible with the established zoning districts, purposes of zoning, and zoning map (shown on the next page). The Township's zoning districts and their purposes are found in **Appendix D**.

Project 70500 00

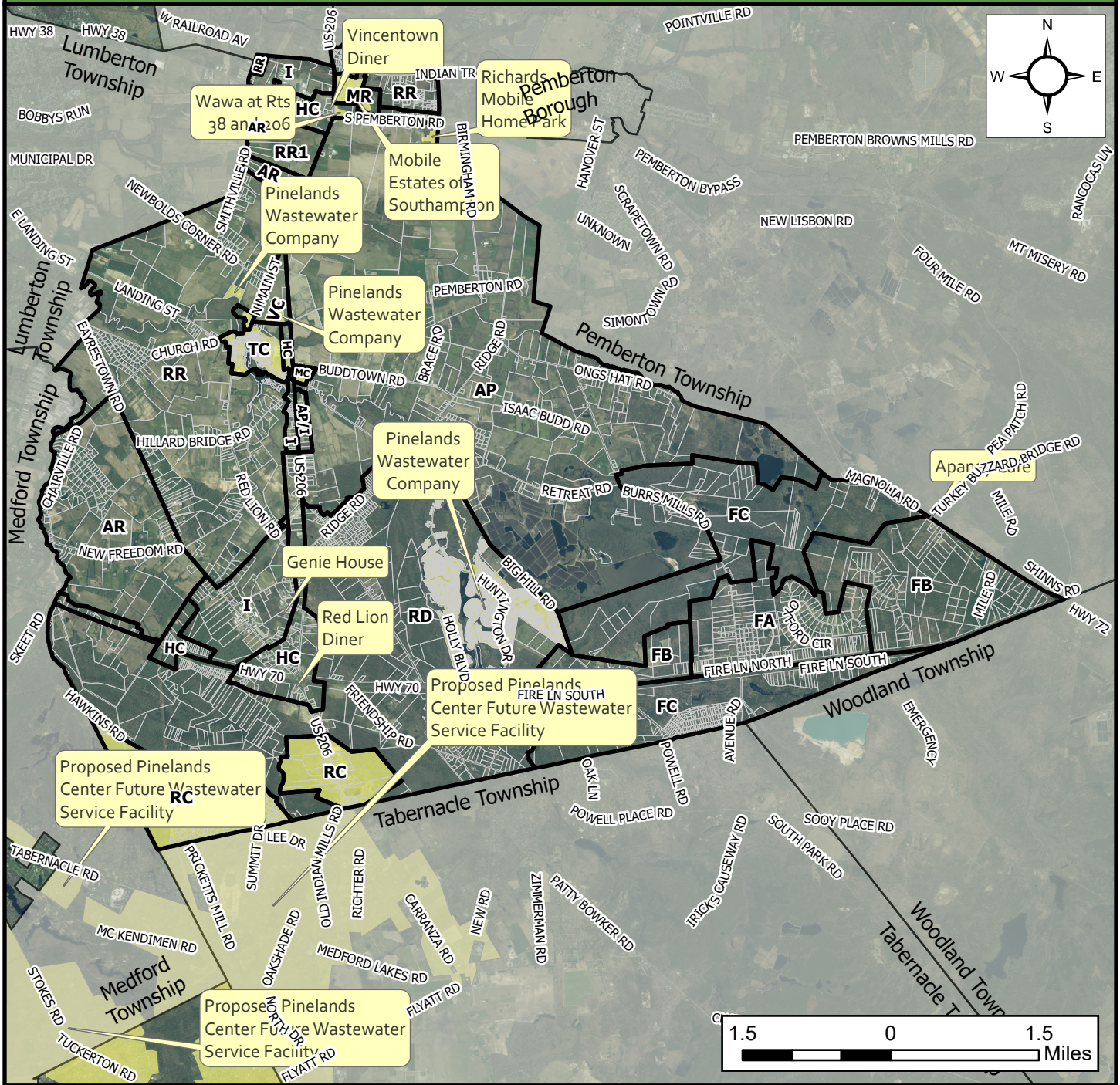
Southampton Township HEFSP

June 27, 2025

Appendix A	Planning Board Resolution
Appendix B	Governing Body Resolution
Appendix C	EXHIBIT 1 Proposed Fourth Round Site
Appendix D	ZONING MAP Southampton Township
Appendix E	Conceptual Site Plans for Round 4 Site
Appendix F	Current Southampton Affordable Housing Ordinance
Appendix G	Current Southampton Development Fee Ordinance
Appendix H	Crediting Documentation

4909-1539-4892, v. 1

# Sewer Service Areas in Southampton Township



## Legend

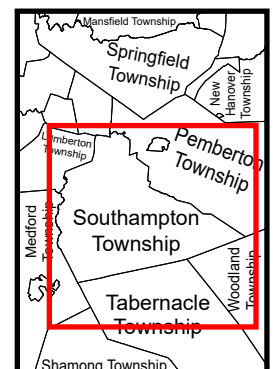
- Southampton Zoning Districts
- Parcels
- Surrounding Municipalities
- Sewer Service Areas

Date: 6/12/2025 Drafted By: PVB



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RESOLUTIONS, INC.**

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**RESOLUTION NO. 2025.14**

**A RESOLUTION OF THE SOUTHAMPTON TOWNSHIP LAND DEVELOPMENT BOARD, IN THE COUNTY OF BURLINGTON, PURSUANT TO P.L. 2024, c.2 APPROVING AND ADOPTING A HOUSING ELEMENT AND FAIR SHARE PLAN TO SATISFY THE TOWNSHIP'S FOURTH ROUND AFFORDABLE HOUSING OBLIGATION**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act ("Amended FHA"); and

**WHEREAS**, the Township of Southampton ("Township") adopted a "binding resolution", as required by the Amended FHA, accepting the DCA-calculated Present Need and Prospective Need, on January 21, 2025, establishing its Fourth Round Present Need of thirty-three (33) units and Prospective Need of forty-four (44) units; and

**WHEREAS**, in accordance with the Amended FHA and the Administrative Office of the Court's Directive No. 14-24 (Directive #14-24), the Township filed a Fourth Round Declaratory Judgment complaint ("DJ Complaint") with the Affordable Housing Dispute Resolution Program ("Program") on January 22, 2025, along with its binding resolution; and

**WHEREAS**, the filing of the DJ Complaint gave the Township automatic, continued immunity from all exclusionary zoning lawsuits, including builder's remedy lawsuits, which is still in full force and effect; and

**WHEREAS**, the Township did not receive any objections to its Present and Prospective Need numbers by February 28, 2025, resulting in the statutory automatic acceptance of the Township's Fourth Round obligations on March 1, 2025; and

**WHEREAS**, on April 8, 2025, the court prepared an order fixing the Township's obligation at thirty-three (33) units for Present Need and forty-four (44) units for Prospective Need

and authorizing the Township to proceed with preparing and adopting its Housing Element and Fair Share Plan for the Fourth Round (“Court Order”); and

**WHEREAS**, in accordance with the Amended FHA, Directive #14-24 and the Court Order, Rakesh R. Darji, PE, PP, CME, CFM and Pat VanBernum, AICP of Environmental Resolutions, Inc., the Township’s Affordable Housing Planner (“Planner”) drafted a Fourth Round Housing Element and Fair Share Plan (“Fourth Round HEFSP”); and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-28, the Southampton Township Land Development Board (“STLDB”) may prepare and adopt or amend a master plan or component parts thereof, after a public hearing, to guide the use of lands within the municipality in a manner which protects health and safety and promotes the general welfare; and

**WHEREAS**, upon notice in accordance with N.J.S.A. 40:55D-13, the STLDB held a public hearing on June 26, 2025, on the adoption of the Fourth Round HEFSP as required by the Municipal Land Use Law. Said hearing was attended by the Planner, who was duly sworn, and provided testimony regarding the Fourth Round HEFSP; and

**WHEREAS**, the hearing was opened to the public, and whereas members of the public attended the hearing; and

**WHEREAS**, the STLDB determined that the Fourth Round HEFSP is consistent with the goals and objectives of the Township’s current Master Plan, and that adoption and implementation of the Fourth Round HEFSP is in the public interest and protects public health and safety and promotes the general welfare.

**NOW, THEREFORE, BE IT RESOLVED** by the Southampton Township Land Development Board, County of Burlington, State of New Jersey, that the STLDB hereby adopts the Fourth Round HEFSP, attached hereto as Exhibit A.