

**HOUSING ELEMENT AND FAIR SHARE PLAN
FOR THE FOURTH ROUND: 2025-2035**

PREPARED FOR

**TOWNSHIP OF LOGAN
COUNTY OF GLOUCESTER
STATE OF NEW JERSEY**

March 1, 2026

Adopted by the Planning Board: June 12, 2025 (Resolution # 14-2025)

Amended by the Township Planning Board: March 12, 2026 (Resolution # 07-2026)



2059 Springdale Road
Cherry Hill, NJ 08003

N.B. The original of this document was signed and sealed as per N.J.A.C. 13:41-1.3.b

Ashton Jones, AICP, PP, CFM
License #33LI00633800

Mayor

Frank Minor

Township Council

Frank Minor, Mayor

Bernadine Jackson, Deputy Mayor

Art Smith

Chris Morris

Shleema Lawry

Township Professionals

Brian Duffield, Esq., Solicitor

Annina Hogan, P.E., R.A, LEED AP, Engineer

Clerk

Linda Oswald

Planning Board Members

Art Smith

Juan Mojica

Will Drew

Frank Minor, Mayor

Antonio Maratea

Arthur Stone

Cynthia Mitchell

Jasmen Still

Frank Ford

Diamond Brown, Alt. #1

Anthony Garozzo, Jr., Alt. #1

Planning Board Professionals

Melanie Adamson, PE, CME, PP - Engineer and Planner

Mike Aimino, Esq. - Solicitor

Terri Lemesevski - Secretary

Remington & Vernick Engineers

Ashton Jones, PP, AICP, CFM

Jenizza Corbin, PP, AICP, LEED Green Associates

Jachel Everett

Table of Contents

1.0	INTRODUCTION	1
1.1.	Background.....	1
1.2.	Municipal Overview	4
1.3.	Required Contents of Housing Element	4
1.4.	Consistency with the State Development and Redevelopment Plan	5
2.0	HOUSING PLAN ELEMENT	7
2.1	Housing Stock: Occupancy and Physical Characteristics.....	7
2.1.1	Occupancy and Housing Unit Type	7
2.1.2	Housing Units by Age	8
2.1.3	Substandard Housing Conditions.....	8
2.2	Demographics.....	9
2.2.1	Population and Age.....	9
2.2.2	Household Size	11
2.2.3	Household & Family Income	12
2.3	Existing and Probable Future Employment and Population.....	12
2.3.1	Employment Status	12
2.3.2	Employment by Industry	13
2.3.3	Population and Employment Projections	14
2.4	Housing Stock Projection.....	15
2.4.1	Building and Demolition Permits by Year	15
3.0	FAIR SHARE PLAN	16
3.1	Vacant Land Adjustment.....	16
3.2	Present Need	17
3.2.1	As Determined and Addressed.....	17
3.3	Municipal Obligation	18
3.3.1	Numeric Obligation as Recognized	18
3.3.2	Satisfaction of the RDP	18
3.3.3	Unmet Need - 589 Units.....	21
3.3.4	Formulas Having Applicability for Award of Credit.....	22
4.0	APPENDIX	24

1.0 INTRODUCTION

1.1. Background

New Jersey affordable housing law began in 1975 when the Supreme Court decided *So. Burl. Cty. N.A.A.C.P. v. Tp. of Mt. Laurel*, 67 N.J. 151 (1975), commonly referred to as “Mount Laurel I.” In *Mount Laurel I*, the Supreme Court ruled that the State Constitution required each “developing” municipality, through its land use regulations, to “make realistically possible the opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there”, including those of low and moderate income. Thus, the Supreme Court prohibited municipalities from using their zoning powers to prevent the development of affordable housing for low- and moderate-income households.

In 1983, displeased with progress of municipalities to zone for affordable housing in response to “Mount Laurel I”, the Supreme Court decided “to put some steel” into the doctrine. Specifically, it decided *So. Burlington Ct. N.A.A.C.P. v. Mount Laurel Tp.*, 92 N.J. 158 (1983), commonly referred to as “Mount Laurel II”. To facilitate the actual construction of affordable housing, the Court fashioned a judicial remedy, now commonly referred to as a “Builder’s Remedy.” That remedy created an incentive for developers to sue towns that had not complied with the doctrine and to force them to comply.

Mount Laurel II precipitated a flood of builder’s remedy suits creating pressure for a legislative solution to the Mount Laurel doctrine. Judge Serpentelli, one of three judges assigned to implement Mount Laurel II, decided on the AMG case wherein he provided a fairly simple formula to enable any developer to easily determine a municipality’s fair share. This formula greatly simplified the process for developers to prove that a municipality was non-compliant and facilitated their ability to secure a builder’s remedy. The AMG decision dramatically increased the pressure for a legislative solution as developers sued municipalities across the state and stripped them of their home rule powers.

The pressure for a legislative solution culminated in the enactment of the Fair Housing Act (FHA) in 1985, roughly a year after Judge Serpentelli issued the AMG decision. The FHA created COAH and conferred primary jurisdiction on COAH to administer the FHA and implement the affordable housing policies of our State. In January 1986, the Supreme Court decided *Hills Dev. Co. v. Bernards Twp.*, 103 N.J. 1 (1986), commonly referred to as “Mount Laurel III”, wherein the Court declared the FHA to be constitutional and directed trial judges to follow the decisions of COAH “wherever possible”.

The FHA, as enacted in 1985, gave municipalities six years of protection from when COAH certified their affordable housing plans. Consequently, the FHA directed COAH to promulgate regulations from “time to time” so that at any given time, there would be a body of regulations which any municipality could use to determine and satisfy its obligations. To implement the FHA, COAH adopted regulations for each housing cycle. It adopted regulations for Round One in 1986; for Round Two in 1994; and for the Round Three in 2004. The Appellate Division invalidated the

first version of COAH's Round 3 regulations in 2007, and COAH adopted new Round 3 regulations in 2008. In 2010, the Appellate Division invalidated the second iteration of COAH's Round 3 regulations, and, in 2013, the Supreme Court affirmed the Appellate Division's decision. The Supreme Court gave COAH five months to adopt valid regulations for Round 3 and then extended that deadline multiple times. After COAH failed to adopt Round 3 regulations a third time, the Supreme Court was out of patience. It decided *In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing*, 221 N.J. 1 (2015), commonly referred to as "Mount Laurel IV". In *Mount Laurel IV*, the Supreme Court declared COAH to be "moribund" and turned over the task of implementing the Mount Laurel doctrine back to the trial courts. This time, instead of having three specialized judges preside over Mount Laurel cases, the Supreme Court assigned the task to 15 judges throughout the State.

On March 20, 2024, this all changed once again when Governor Murphy signed, P.L. 2024, C.2, into law, which substantially amended the FHA and created an entirely new affordable housing regulatory plan approval process (hereinafter "FHA II"). FHA II provided that a municipality could secure immunity by adopting a resolution to commit to a present need and Round 4 prospective need by January 31, 2025, and by filing a declaratory judgment action within 48 hours of adoption of the resolution. FHA II provided that a municipality could maintain that immunity if it filed an adopted Housing Element and Fair Share Plan by June 30, 2025. FHA II introduced a comprehensive structure for municipalities to meet their obligations, with key provisions including, but not limited to, the following:

- The abolishment of COAH and reassigning affordable housing oversight to a new entity known as the Affordable Housing Dispute Resolution Program (the Program), which consists of seven retired Mount Laurel judges and their Special Adjudicators, previously known as Court Masters. FHA II provided that if the Program judges, with the assistance of Adjudicators, could not resolve dispute amicably, a vicinage area judge would decide the matter.
- FHA II also required the Department of Community Affairs (DCA) to take over monitoring of affordable units in every municipality in the state, and to draft and release a non-binding report calculating Fourth Round municipal Present and Prospective Need obligation for every municipality in the state. The DCA released its report on October 18, 2024.
- FHA II also ordered the New Jersey Housing and Mortgage Finance Agency (NJHMFA) to adopt new Uniform Housing Affordability Controls, commonly referred to as the "UHAC" regulations.
- FHA II required 13% of the Fourth Round affordable units to be designated as very low-income units (30% of median income), half of which must be available to families with children.
- FHA II required 25% of affordable units to be rental housing units, half of which must be available to families with children.
- FHA II required 50% of the municipality's prospective need (exclusive of any bonus credits) to be available to families with children.
- FHA II required no more than 10% of the municipality's fair share obligation to be counted towards transitional housing.

- FHA II required no more than 30% of affordable housing units to be age-restricted (excluding bonus credits).
- FHA II required 40-year deed restrictions for new rental units, and 30-year deed restrictions for for-sale units.
- FHA II required any municipality that secures a vacant land adjustment (VLA) to provide realistic zoning through redevelopment for “at least 25 percent of the prospective need obligation that has been adjusted” or demonstrate why it is unable to do so.

The law also includes significant changes to the use of bonus credits which are now allocated based on the following:

- Special Needs/Permanent Supportive Housing: 1 bonus credit per 1 credit
- Housing created in partnership with a non-profit housing developer: ½ bonus credit per 1 credit
- Housing located within half a mile radius of public transit stations (or one mile in Garden State Growth Zones): ½ bonus credit per 1 credit
- Age-restricted housing: ½ bonus credit per 1 credit
- Family housing with at least 3 bedrooms, above the minimum number required by the bedroom distribution requirement determined pursuant to the Uniform Housing Affordability Controls: ½ bonus credit per 1 credit
- Redevelopment of sites previously used for retail, office, or commercial space: ½ bonus credit per 1 credit
- Extending affordability controls on existing low- or moderate-income rental units, with municipal financial support: ½ bonus credit per 1 credit
- For 100% affordable projects, municipalities that contribute land or at least 3% of the project’s cost to a fully affordable development: 1 bonus credit per 1 credit
- Very low-income housing for families beyond the required 13%: ½ bonus credit per 1 credit
- Converting market-rate housing to affordable units, provided the municipality secures an agreement with the property owner or owns the property: 1 bonus credit per 1 credit

Limitation to the bonus credits:

- Municipalities are prohibited from using more than one type of Bonus Credit for any unit.
- No more than 25% of a Municipality’s Prospective Need obligation can be satisfied through bonus credits
- Bonus credit for age-restricted is limited only to a maximum of 10% of the total age-restricted units

On December 13, 2024, the Administrative Office of the Courts issued Administrative Directive #14-24 which established guidelines implementing the Program pursuant to section 5 of P.L.2024, c.2 (N.J.S.A. 52:27D-313.2).

1.2. Municipal Overview

Logan Township is situated in the northwest corner of Gloucester County and encompasses 26.93 square miles, of which 5 square miles is water. The Township is bounded to the north by the Delaware River, to the east by Greenwich Township, to the south by Woolwich Township, and to the west by Oldmans Township (Salem County). The Township encompasses a diverse mix of residential neighborhoods, farmland, commercial enterprises, industrial complexes, and retail establishments. According to the U.S. Census 2020 Decennial Census, the Township has a population of 6,000 residents.¹ The Township's population has remained relatively stable over the past few decades with small fluctuations.²

1.3. Required Contents of Housing Element

The Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.) provides that a municipal Master Plan can include a housing element as the foundation for the municipal zoning ordinance. While the Housing Element is not identified under the Municipal Land Use Law as a required element of the master plan, it is nonetheless a required element of Woolwich Township's Master Plan inasmuch as the Township has an adopted zoning ordinance. Pursuant to N.J.S.A. 40:55D-62(a), a governing body may not adopt or amend a zoning ordinance, until and unless, the planning board would have adopted a land use plan element and housing plan element of the master plan.

FHA II provides that a housing element must be designed to provide access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing. As per the FHA at N.J.S.A. 52:27D-310, the housing element must contain as follows:

- a. 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, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. 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;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;

1 US Census Bureau 2020 Decennial Census, Profile of General Population and Housing Characteristics, Table P1

2 US Census Bureau 2010 Decennial Census, Race, Table P1

- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality’s present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1); and
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L. 2021, c. 273 (C.52:27D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L. 2004, c. 120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

1.4. Consistency with the State Development and Redevelopment Plan

With respect to the State Development and Redevelopment Plan (SDRP) (the “State Plan”), lands within the Township are assigned to one of the following planning area classifications: Suburban Planning Area (PA2), the Fringe Planning Area (PA3) and the Environmentally Sensitive Area (PA5). PA2 comprises of newer, lower-density suburban areas that are experiencing ongoing growth. These areas tend to be more auto oriented and have newer infrastructure, but face pressure to grow sustainably. Policy objectives in PA2 emphasize managing growth, preserving open space, encouraging compact and mixed-use development, and aligning land use with transportation and environmental goals. PA3 on the other hand serves as a transitional zone between more developed and less developed areas. Development is more limited here, with a focus on balancing growth and conservation. The objective of this area is to encourage development in designated centers to prevent scattered sprawl, protect natural resources and open spaces, and maintain the rural character of the area. In PA5, the primary goal is to protect environmental resources by limiting development. This area also encourages any necessary development to occur within designated

centers and promotes conservation and stewardship of natural resources. The Township demonstrates consistency with the State Plan by directing new housing development toward areas that already possess existing infrastructure and public services. This approach promotes efficient land use, reduces development pressure on undeveloped land, and supports compact, mixed-use housing that aligns with the area's suburban character and preserves undeveloped, sensitive areas.

2.0 HOUSING PLAN ELEMENT

2.1 Housing Stock: Occupancy and Physical Characteristics

2.1.1 Occupancy and Housing Unit Type

Per the 2020 US Census, Logan Township has a total of 2,207 dwelling units, 95% of which are occupied, 5% of which are vacant. Of the occupied units, about 90% are owner-occupied housing units and 10% are renter occupied.

Table 1: Occupancy Status³

Status	Households	Percentage
Occupied Total	2,097	95.0%
Owner Occupied	1,897	90.5%
Renter Occupied	200	9.5%
Vacant Total	110	5.0%
Housing Units	2,207	100%

As Table 2 below shows, the 2023 American Community Survey (ACS) 5-year estimate indicates that the only two types of dwelling structures are found in Logan Township: single family detached and attached. About 84% of Logan Township's housing stock consists of single-family detached units and 16% are single-family attached units. The lack of other types of housing, such as duplexes, quads and apartments, is not atypical of municipalities like Logan that have experienced only low-density development.

Table 2: Units in Structure⁴

Unit Type	# of Units	Percentage
1, Detached	1,761	84.4%
1, Attached	325	15.6%
2	0	0.0%
3 or 4	0	0.0%
5 to 9	0	0.0%
10 to 19	0	0.0%
20 or more	0	0.0%
Mobile Home	0	0.0%

³ U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC), Table DP1, Profile of General Population and Housing Characteristics

⁴ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP04, Profile of General Population and Housing Characteristics

Other	0	0.0%
Total	2,086	100%

2.1.2 Housing Units by Age

It was estimated that approximately 31% of the Township’s housing inventory was built at least 50 years ago (1975 or earlier), while about 56% were estimated to have been built between 1976 to 1999, and about 14% built since 2000.

Table 3: Year Structure Built ⁵

Year Built	# of Units	Percentage
1939 or earlier	59	2.8%
1940 to 1949	0	0%
1950 to 1959	77	3.7%
1960 to 1969	196	9.4%
1970 to 1979	553	26.5%
1980 to 1989	597	28.6%
1990 to 1999	319	15.3%
2000 to 2009	132	6.3%
2010 to 2019	139	6.7%
2020 and later	14	0.7%
Total	2,086	100%

2.1.3 Substandard Housing Conditions

P.L. 2024, C.2 requires that with respect to this calculation a methodology should be used that is “similar to the methodology used to determine third round municipal present need”. Third Round municipal present need calculations used three factors to calculate present need: the number of housing units lacking complete kitchen facilities, the number of units lacking complete plumbing facilities, and the number of overcrowded units. DCA issued Affordable Housing Obligations for 2025-2035 (Fourth Round), indicates that the Township has 0-unit rehabilitation obligation. Housing Stock: Value & Affordability

2.1.4 Housing Stock: Value and Affordability

Owner-Occupied Units

As shown in Table 5 below, it was estimated that the median value of the Township’s owner-occupied housing units was \$274,600 in 2023. The majority, about 52%, of these homes have a

⁵ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP04, Profile of General Population and Housing Characteristics

value between \$200,000 and \$299,999. There were approximately 36% of these homes with a value between \$300,000 to \$499,999 , and about 11% with a value less than \$199,999.

Table 5: Value of Owner-Occupied Units ⁶

Value	# of Units	Percentage
Less than \$199,999	226	11.4%
\$200,000 to \$299,999	1,035	51.8%
\$300,000 to \$499,999	707	35.4%
\$500,000 to \$999,999	29	1.5%
\$1,000,000 or more	0	0.0%
Total Owner- Occupied	1,997	100%
Median Value	\$274,600	

Renter-Occupied Units

As Table 6 below shows, 2023 5-year ACS estimated that the median rent in Logan Township was \$1,839. About 74% of the occupied rental units have a monthly rental rate between \$1,500 and \$1,999 per month, while all other units were estimated to be over \$3,000.

Table 6: Gross Rent

Cost	# of Units	Percentage
Less than \$999	0	0%
\$1,000 to \$1,499	0	0%
\$1,500 or \$1,999	42	73.7%
\$2,000 to \$2,499	0	0%
\$2,500 to \$2,999	0	0%
\$3,000 or more	15	26.3%
Total	57	100%
Median	\$1,839	

2.2 Demographics

2.2.1 Population and Age

In 1940, the Township's population was 1,630. While the population grew to 2,222 residents in 1950, for the next two decades the population leveled or declined. By 1980, the population had risen to 3,078 and this upward trend continue through to 2010 with a population of 6,042. The 2020 Census recorded a less than 1% decrease in the Township's population to 6,000.

⁶ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP04, Profile of General Population and Housing Characteristics

Table 10: Population Change ⁷

Year	Population	Percentag
1940	1,630	---
1950	2,222	36.3%
1960	1,924	-13.4%
1970	1,840	-4.4%
1980	3,078	67.3%
1990	5,147	67.2%
2000 ⁸	6,032	17.2%
2010 ⁹	6,042	0.2%
2020 ¹⁰	6,000	-0.7%

In 2000, the median age in Logan Township was 33.6.¹¹ By 2010 this had grown to 36.8⁹ and by 2020, it increased further to 38.5. This pattern indicates an aging population, a trend seen in municipalities across America.¹² According to the U.S. Census Bureau, this rise in the median age is mainly due to the aging baby boomers (born between 1946 and 1964).¹³ In 2000, about 6% of the Township's population was aged 65 years and over, while by 2020, this number had jumped to 13%.

Table 11: 2020 Population by Age ¹⁴

Age	Total	Percentage
Under 5 years	350	5.8%
5 to 9 years	389	6.5%
10 to 14 years	471	7.9%
15 to 19 years	408	6.8%
20 to 24 years	339	5.7%
25 to 29 years	324	5.4%
30 to 34 years	421	7.0%

⁷ For Year 1940 to 2000, NJSDC 2000 Census Publication, *New Jersey Population Trends: 1790 to 2000*, Table 6. *New Jersey Resident Population by Municipality: 1940 - 2000*, page 36, <https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>

⁸ U.S. Census Bureau, *Census 2000 Summary File 4, Matrices PCT1, PCT3, PCT4, PCT8, PCT9, PCT10, PCT11, PCT12, PCT14, PCT15, PCT23, PCT26, HCT2, and HCT7*.

⁹ U.S. Census Bureau, *2010 Census, Median Age by Sex, Table P13*

¹⁰ U.S. Census Bureau, *2020 Census Demographic and Housing Characteristics File (DHC), Table DP1, Profile of General Population and Housing Characteristics*

¹¹ U.S. Census Bureau, *2000 Census, Median Age by Sex, Table P013*

¹² *America Is Getting Older*, June 22, 2023, U.S. Census Bureau,

<https://www.census.gov/newsroom/press-releases/2023/population-estimates-characteristics.html>

¹³ *U.S. Older Population Grew From 2010 to 2020 at Fastest Rate Since 1880 to 1890*, May 25, 2023, Zoe Caplan, U.S. Census Bureau, <https://www.census.gov/library/stories/2023/05/2020-census-united-states-older-population-grew.html>

¹⁴ U.S. Census Bureau, *2020 Census Demographic and Housing Characteristics File (DHC), Table DP1, Profile of General Population and Housing Characteristics*

35 to 39 years	419	7.0%
40 to 44 years	441	7.4%
45 to 49 years	368	6.1%
50 to 54 years	425	7.1%
55 to 59 years	481	8.0%
60 to 64 years	393	6.6%
65 to 69 years	356	5.9%
70 to 74 years	222	3.7%
75 to 79 years	101	1.7%
80 to 84 years	46	0.8%
85 years and over	46	0.8%
Total	6,000	100%
Median Age	38.5 years	

2.2.2 Household Size

Understanding household size can help to determine demand for different housing types and provide insight on shifting demographic shifts. As indicated in the chart below, the average household size and family size are 2.88 and 3.26, respectively. About 17% of Township households are 1-person household, about 31% are 2-person household, followed by a 3-person household at around 20%, and 4-person household at 19%.

Table 13: Household Size ¹⁵

	Estimate	Percentage
Total Occupied Units	2,097	100%
1-person household	361	17.2%
2-person household	640	30.5%
3-person household	415	19.8%
4-person household	387	18.5%
5-person household	184	8.8%
6-person household	73	3.5%
7-or-more-person household	37	1.8%
Average Household Size ¹⁶	2.88	-
Average Family Size ¹⁶	3.26	-

¹⁵ U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC), Table H9, Household Size.

¹⁶ U.S. Census Bureau, 2019-2023 American Community Survey, Households and Families, Table S1101

2.2.3 Household & Family Income

As presented in the table below, the median income in the Township was estimated to be \$113,770 for households and \$140,488 for families in 2023. About 26% of households and 27% of families make between \$100,000 to \$149,999.

Table 14: Household & Family Income ¹⁷

Income Range	Households	Families
Less than \$10,000	2.8%	0.0%
\$10,000 to \$14,999	0.7%	1.0%
\$15,000 to \$24,999	7.1%	0.0%
\$25,000 to \$34,999	4.6%	7.1%
\$35,000 to \$49,999	12.7%	12.2%
\$50,000 to \$74,999	4.5%	4.2%
\$75,000 to \$99,999	8.1%	5.9%
\$100,000 to \$149,999	25.7%	27.4%
\$150,000 to \$199,999	18.5%	23.3%
\$200,000 or more	15.3%	19.1%
Total	100%	100%
Median Income	\$113,770	\$140,488

According to the 2024 Affordable Housing Regional Income Limits by Household Size, which was prepared by Affordable Housing Professionals of New Jersey (AHPNJ), the median income level for Region 5 (Burlington, Camden, Gloucester Counties) is \$80,290. This income level is set on a regional scale and is used to determine moderate, low, and very low-income levels. In Region 5 of New Jersey, which includes Logan Township, the moderate household income limit for one person is \$64,232, the low-income is \$40,145, and the very low-income is \$24,087.¹⁸

2.3 Existing and Probable Future Employment and Population

2.3.1 Employment Status

As shown in the table below, of the Township population that are 16 years and over, about 72% are in the labor force. The labor force is primarily a civilian labor force¹⁹ with a very small

¹⁷ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table S1901, Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)

¹⁸ Affordable Housing Professionals of New Jersey (AHPNJ), 2024 Affordable Housing Regional Income Limits by Household Size, April 12, 2024, https://ahpnj.org/member_docs/Income_Limits_2024_FINAL.pdf

¹⁹ Per the U.S. Census Bureau, Civilian Labor Force are all non-institutionalized civilians who are either employed or unemployed.

percentage (0.3%) in the armed forces. Among those in the civilian labor force, about 68% are employed and about 4% are unemployed.

Table 15: Employment Status ²⁰

	Population	Percentage
Population 16+ years and over	4,637	100%
In labor force	3,343	72.1%
Civilian labor force	3,329	71.8%
Employed	3,153	68%
Unemployed	176	3.8%
Armed Forces	14	0.3%
Not in labor force	1,294	27.9%
Unemployment Rate (of Civilian Labor Force)	176	5.3%

2.3.2 Employment by Industry

As shown in the table below, the largest sector employing Township residents is the “Educational Services, Health Care and Social Assistance Services” industry, employing about 26%. This is followed by “Retail Trade” which employs about 16%, and “Professional, scientific, and management, and administrative and waste management services” at 11% “Arts, entertainment, and recreation, and accommodation and food services” at 10% and “Manufacturing” also at 10%.

Table 16: Employment by Industry ²⁶

Industry	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	37	1.2%
Construction	140	4.4%
Manufacturing	315	10.0%
Wholesale trade	87	2.8%
Retail trade	495	15.7%
Transportation and warehousing, and utilities	222	7.0%
Information	45	1.4%
Finance and insurance, and real estate and rental and leasing	183	5.8%
Professional, scientific, and management, and administrative and waste management services	343	10.9%
Educational services, health care, and social assistance	808	25.6%

²⁰ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP03, Selected Economic Characteristics

Industry	Number	Percentage
Arts, entertainment, and recreation, and accommodation and food services	326	10.3%
Other services, except public administration	58	1.8%
Public administration	94	3.0%
Civilian employed population 16 years and over	3,153	100%

2.3.3 Population and Employment Projections

The Delaware Valley Regional Planning Commission (DVRPC) is the federally funded Metropolitan Planning Organization (MPO) for the Greater Philadelphia Region, which includes Gloucester County. The organization projects that the Region will gain over 466,795 jobs from 2015 to 2050, with the largest share occurring in Gloucester County, New Jersey (29.9%) and Chester County, Pennsylvania (23.5%). The DVRPC also projects that growth by 2045 will be concentrated in suburban areas like Logan Township, and that employment in the four New Jersey counties within the organization's jurisdiction will grow by 15%²¹.

The DVRPC also projects an increase of 500,537 residents by 2050 within the nine-county region. Like the employment projections, the largest population increases are expected in Gloucester County, NJ and Chester County, PA at 12.5% and 25.4%, respectively. As a municipality located within Gloucester County, Logan Township should expect an increase in both employment and population over the next twenty-five (25) years.

According to DVRPC, between 2025 and 2050, the Township's population is projected to increase around 9%²², while employment is projected to decline slightly by about 3%.²³ The projections for both population and employment within the Township are illustrated in the table below.

Table 17: Population and Employment Projections

Year	Population	Percent Change	Employment	Percent Change
2025	5,907	----	13,944	----
2030	5,955	0.8%	13,830	-0.8%
2035	6,409	7.6%	13,718	-0.8%

²¹ Delaware Valley Regional Planning Commission (DVRPC), *Analytical Report: Population and Employment Forecasts 2015-2050*, November 2022, Table 7, p. 37, <https://www.dvrpc.org/products/adr21014>

²² Delaware Valley Regional Planning Commission (DVRPC), *Analytical Report: Population and Employment Forecasts 2015-2050*, November 2022, Table A-3, page A-5, <https://www.dvrpc.org/products/adr21014>

²³ Delaware Valley Regional Planning Commission (DVRPC), *Analytical Report: Population and Employment Forecasts 2015-2050*, November 2022, Table B-3, page B-5, <https://www.dvrpc.org/products/adr21014>

2040	6,437	0.4%	13,627	-0.7%
2045	6,446	0.1%	13,511	-0.9%
2050	6,451	0.1%	13,443	-0.5%
Absolute Change (2025-2050)	644	9.2%	-501	-3.5%

2.4 Housing Stock Projection

2.4.1 Building and Demolition Permits by Year

FHA II requires that Housing Plans include a projection of new housing units based on the number of building permits, development applications approved, and probable developments, as well as other indicators deemed appropriate. According to the yearly summary data released by the New Jersey Department of Community Affairs (NJDCA), no building permits were issued for new residential construction in the Township between 2013 through 2023. However, housing demolition permits were issued in 2014, 2016, and 2017, averaging to 1.5 demolition permits. Assuming these rates remain relatively constant, the Township may see no new residential development in the next ten years but may see demolition of housing units at an average rate of 1.5 demolition permits per year.

Table 19: Housing Unit Building and Demolition Permits by Year

Year	Building Permits Issued For New Construction²⁴	Housing Demolition Permits Issued²⁵
2013	0	0
2014	0	2
2015	0	0
2016	0	2
2017	0	13
2018	0	0
2019	0	0
2020	0	0
2021	0	0
2022	0	0
2023	0	0
Average	0	1.5
5-Year Projection	0	8
10-Year Projection	0	15

²⁴ New Jersey Department of Community Affairs (NJDCA), Building Permits: Yearly Summary Data

²⁵ New Jersey Department of Community Affairs (NJDCA), Demolition Permits Yearly Summary Data

3.0 FAIR SHARE PLAN

This Fair Share Plan sets forth Logan Township's affordable housing obligations and explains how the Township is satisfying its obligation.

The Township's fair share is 1,209, consisting of Present Need (Rehabilitation Obligation) of 0, a Prior Round Obligation (1987-1999) of 417, a Third Round Obligation (1999-2025) of 418 and Fourth Round Obligation (2025-2035) of 374.

Another way to construe this 1,209 obligation is that the new construction obligation can be broken down into 835 for Rounds 1 through 3 and 374 for Round 4. The Township has applied the standards set forth in N.J.A.C. 5:93-4.2 to determine its entitlement to a vacant land adjustment (VLA) to the cumulative 1,209 prospective need obligation (see Appendix). Following a comprehensive VLA analysis, the Township has determined that it is entitled to adjust its cumulative 1,209 prospective need to 785 RDP, leaving the Township with an unmet need of 424 (1,209 obligation minus 785 RDP).

3.1 Vacant Land Adjustment

To elaborate on the VLA analysis, in accordance with N.J.A.C. 5:93-4.2, we first created an inventory of vacant or underutilized parcels. Initially, an exhaustive analysis of all vacant properties was conducted utilizing 2024 MOD-IV tax data from the New Jersey Geographic Information Network. These data were reviewed for completeness and accuracy with respect to property class codes and, where necessary, updated based on local information and/or current aerial images.

Next, all privately owned vacant contiguous parcels under 0.83 acres were eliminated from the analysis (could not accommodate a density of 6 dwelling units per acre and would therefore generate zero affordable units). The Township utilized a density of 6 units per acre, as per COAH regulation N.J.A.C. 5:93-4.2. Next, the Township removed agricultural lands which have been preserved; environmentally sensitive lands including wetlands, flood hazard areas, active recreation; and conservation, parklands, and open space lands.

Furthermore, the Township removed parcels which were deemed to have special circumstances which might otherwise preclude the sites' inclusion, including vacant lands surrounded by industrial uses, areas without access, areas with access only through wetlands, areas with known contamination, sites containing utilities (i.e., pump stations, etc.), common areas within developed sites (i.e. parking areas, open space areas), areas with stormwater management facilities, etc. In other words, all sites that did not qualify as available, approvable, developable, and suitable under COAH regulations were removed because a municipality can only comply with sites that meet these criteria.

Further refinement of the vacant site inventory was conducted regarding the treatment of farmland and its location within the State Development and Redevelopment Plan (SDRP) Planning Areas.

Pursuant to N.J.A.C. 5:93-4.2(d), farmland outside Planning Areas 1, 2, and 3 can be excluded in generating an RDP. As such, only farmlands within Planning Areas 2 and 3 (The Township does not contain any Planning Area 1)²⁶ were determined vacant and developable, unless otherwise excluded by the criteria under N.J.A.C. 5:93-4.2(e). Conversely, all farmland located within Planning Area 5 (Environmentally Sensitive) has been eliminated from the inventory, as these lands are excluded from RDP consideration by the explicit language of N.J.A.C. 5:93-4.2(d). This methodology is also consistent with the Department of Community Affairs' (DCA) Fourth Round methodology, which utilizes a zero-weighting factor for lands in Planning Area 4 and 5 due to their sensitive environmental status.

Following the systematic exclusion of constrained and ineligible lands, as permitted under N.J.A.C. 5:93-4.2(e) and N.J.A.C. 5:93-4.2(d), the Township identified a total RDP of 785 units. However, the realistic opportunity for the delivery of affordable housing on these units is dictated by the availability of essential public infrastructure. While parcels generating a 121 of the calculated RDP are located within the Sewer Service Area and could relatively easily accommodate the construction of new housing, the remaining parcels generating an RDP are either outside the Sewer Service Area or located in areas lacking access to public water and sewer infrastructure.

In light of these physical constraints, the Township is durationally adjusting 621²⁷ of the 785 RDP (pursuant to N.J.A.C. 5:93-4.3). This framework provides for a municipal adjustment when adequate public facilities and infrastructure capacities are not available. By taking this hybrid approach and satisfying a portion of the RDP through real tangible crediting mechanisms, the Township is seeking to durationally adjust those remaining parcels located outside the sewer service area or generally located in areas with no sewer access/availability.

The Township remains steadfast in its commitment to addressing its full affordable housing obligation should future expansion of the public sewer system enable the feasible development of affordable projects on suitable land. In addition to the mechanisms described herein, the Township is also providing financial commitments towards additional affordable housing as indicted in the Spending Plan.

3.2 Present Need

3.2.1 As Determined and Addressed.

The Township accepts its Rehabilitation Obligation (Present Need) of 0 units as promulgated by the Department of Community Affairs (DCA). As has been determined, the Township is not required to implement any specific rehabilitation program or allocate resources toward addressing deficient housing conditions as part of its affordable housing plan.

²⁶ Logan Township contains only Planning Area 2 (Suburban), Planning Area 3 (Fringe), Planning Area 5 (Environmentally Sensitive), and Park.

²⁷ The reason for the discrepancy between the total RDP and that being durationally adjusted is due to the Township satisfying a portion of its RDP with bonus credits.

3.3 Municipal Obligation
3.3.1 Numeric Obligation as Recognized

As referenced above, the Township has a Prior Round Obligation (utilizing the 20% cap) of 417 units, a Third Round Obligation of 418 units, and a Fourth Round Obligation of 374 units for a total obligation of 1,209 units. The Township is entitled to adjust that obligation to 785, leaving an unmet need of 424.

3.3.2 Satisfaction of the RDP

Logan Township’s 785-unit RDP Compliance Mechanism	Credits	Bonus Credits	Total
<i>100% Affordable Family Rentals - Approved</i>			
Block 1701, Lot 4	60	60	120
<i>100% Affordable Age Restricted - Proposed</i>			
Block 1703, Lot 12	22	22	44
<i>Durational Adjustment</i>	621	-	621
Total	703	82	785

Block 1701, Lot 4 - 100% Affordable Project

The 7.2 acres site is located at the corner of Beckett Road and High Hill Road (County Route 662). Under Resolution #139-2025, the Township signed an MOU with the Eastern Pacific Development, LLC as the site’s developer. Eastern Pacific Development, LLC proposed a 60-unit multi-family 100% affordable housing project that received preliminary site plan approval on August 15th, 2025 (Resolution 18-2025), and subsequently submitted to HMFA for tax credit funding. The development will consist of 12 1-bedroom units, 33 2-bedroom units, and 15 3-bedroom units and follow all UHAC and affordable housing regulations. The Township is committing the land towards the project (valued at \$ \$2,925,000). This project is eligible for bonus credits due to the value of the municipal contribution.

Credits: 60
 Bonus Credits: 60
Total Credits: 120

Block 1703, Lot 12 - 100% Affordable Project

The Township has purchased the land and will partner with a developer to build a 100% age restricted affordable project that will deliver 22 for sale units. The site is located directly across the street from Block 1701, Lot 4. The Township has committed \$4,000,000, in addition to the value of the land, towards the project.

Approvable Site: Pursuant to N.J.A.C. 5:93-1.3, the site will be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site.

Developable Site: Pursuant to N.J.A.C. 5:93-1.3, the site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan.

Site Suitability Analysis: The site is suitable as defined in N.J.A.C. 5:93-1.3, which indicates that a suitable site is adjacent to compatible land uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.

- The site is available, approvable, developable, and suitable for residential development.
- The site is compatible and well connected to the surrounding area. There are other residential uses located along High Hill Road and Harvest Road. The site is within walking distance (one quarter to half a mile) from the services and amenities along Becket Road and Center Square Road, which can easily be accessed via existing sidewalks along both roads.
- The site will comply with all applicable environmental regulations. Per NJ-GeoWeb, managed by the New Jersey Department of Environmental Protection's (DEP) Bureau of GIS, wetlands are located on site. Any development will stay out of this area.
- Per the Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency (FEMA), flood hazard areas are present on site. Any development will stay out of this area.
- The site contains no historic or architecturally important sites or buildings on the property or in the immediate vicinity that will impact the development of affordable housing.
- The site is in the Suburban Planning Area (PA2) per the New Jersey State Development and Redevelopment Plan, where new development and redevelopment in areas with existing infrastructure and compact development are encouraged.
- The site has direct frontage and access on High Hill Road and Harvest Road.
- The site can be developed in accordance with R.S.I.S. Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.

Administrative Entity: An experienced affordable housing administrative entity acceptable to the Township will administer the affordability controls and affirmative marketing. The administrative entity will income qualify applicants and will provide long-term administration of the units in accordance with N.J.A.C. 5:80-26.1. et seq.

Controls on Affordability: Pursuant to P.L. 2024, C. 2, and UHAC, a 30-year affordability control deed restriction will be in place for the affordable units.

Bedroom Distribution: The age restricted units will be developed in accordance with P.L. 2024, Chapter 2, including the amended Fair Housing Act ("FHA") at N.J.S.A. 52:27D-301 et seq.,

N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of N.J.A.C. 5:93 and 5:97, and Uniform Housing Affordability Controls (“UHAC”) at N.J.A.C. 5:80-26.1 et seq.

Very Low/ Low/ Moderate Income Split: The age restricted units will be developed in accordance with P.L 2024, Chapter 2, including the amended Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of N.J.A.C. 5:93 and 5:97, and Uniform Housing Affordability Controls (“UHAC”) at N.J.A.C. 5:80-26.1 et seq.

Bonus Credit: This project is eligible for bonus credits due to the value of the municipal contribution.

Credits:	22
<u>Bonus Credits:</u>	<u>22</u>
Total Credits:	44

Durational Adjustment

As explained above, the Township is seeking to durationally adjust those portions of the RDP that are either outside the Sewer Service Area or where inside the sewer service area but no infrastructure has been constructed. The Township will comply with the applicable affordable housing rules regarding durational adjustments to satisfy its obligation. While large portions of the Township are outside the sewer service area, there are two areas within the sewer service area that are disconnected from the sewer service area: Repaupo, and areas north of Route 130 (a multi-lane federal highway)²⁸. As such, the Township commits to complying with the following, which is stated in N.J.A.C. 5:93-4.3:

- Notwithstanding the lack of adequate water and/or sewer at the time a municipality petitions for substantive certification, the municipality shall reserve and set aside new water and/or sewer capacity, when it becomes available, for low- and moderate-income housing, on a priority basis.
- Municipal officials shall endorse all applications to the DEP or its agent to provide water and/or sewer capacity. Such endorsements shall be simultaneously submitted to the Council.
- Where the DEP or its designated agent approves a proposal to provide infrastructure to a site for the development of low- and moderate-income housing identified in the housing element, the municipality shall permit such development; and
- Where a municipality has designated sites for low and moderate income housing that lack adequate water and/or sewer and where the DEP or its designated agent approves a proposal to provide water and/or sewer to a site other than those designated for the development of low and moderate income housing in the housing element, the municipality shall amend its

²⁸ VLA documentation provided as an appendix, identifies those parcels in the sewer service area that are lacking utilities.

housing element and fair share housing ordinance to permit development of such site for low and moderate income housing. The amended housing element and fair share housing ordinance shall be submitted to the Council within 90 days of the site's approval by the DEP or its agent. The Council may waive these requirements when it determines that the municipality has a plan that will provide water and/or sewer to sufficient sites to address the municipal housing obligation within the substantive certification period.

Adjustment: 621
Total Credits: 621

3.3.3 Unmet Need - 424 Units

As referenced above, the Township has a combined (Prior Round, Third Round, and Fourth Round) obligation of 1,209 units and an RDP of 785. Unmet need is the difference between the affordable housing obligation and the credits provided to address the obligation as indicated through the RDP. As such, the Township has an Unmet Need of 424 units. Municipalities that lack sufficient land to address their entire obligation must capture this Unmet Need by providing various mechanisms. The Township presents the following mechanisms towards addressing Unmet Need:

Existing Overlay Zones

The Township has existing overlay zones dedicated to the construction of affordable housing. These Zones are indicated on the current zoning map and are reflected in the Unified Development Ordinance (UDO). Current overlay zones include Affordable Housing Overlay District (AH-O) and Age Restricted Affordable Housing Overlay District (ARH-O).

Mandatory Set-Aside Ordinance

The Township will establish a mandatory set-aside ordinance that requires all residential development (containing five or more units), including approvals of use or density variances, site plans or subdivisions; redevelopment projects subject to a redevelopment plan adopted by the Township Council that governs the development and redevelopment of designated areas in need of rehabilitation or areas in need of redevelopment in the Township; and, substantial revisions to previously approved developments, to have a 20% set-aside for affordable units, regardless of whether they are for-sale or rental. All affordable units shall be restricted, regulated, and administered consistent with the Township's affordable housing regulations, the Uniform Housing Affordability Controls and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.).

Other Measures

As indicated in the Spending Plan, the Township proposes additional measures with the goal of incentivizing the construction of affordable housing. The Township is proposing funds for the following efforts:

- Extension of infrastructure to affordable housing overlay zones
- The implementation of a Market to Affordable/Scattered Site with the goal of creating additional new, gut rehab or buy down units.
- Additional acquisition of land to support additional affordable housing through creative development strategies.

Redevelopment Overlay

Block 1701, Lots 1-3, 2.01, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, and 5; Block 1705, Lot 10-13, and 11.01; Block 1706, Lot 8; Block 2201, Lot 11; Block 2301, Lots 1-6; Block 2305, Lots 4, and 5; Block 2309, Lots 9-11, 11.01, and 13

The Township seeks to establish an additional overlay zone that would permit residential uses, with a 20% set aside, as both a permitted and accessory use. The parcels indicated above are both commercially and residentially zoned. Where commercial zoning is the underlying zone, residential would be permitted as an accessory, while the residentially zoned properties would permit a higher density than what would be permitted in the underlying zone.

3.3.4 Formulas Having Applicability for Award of Credit

Rental Obligation (P.L. 2024, C. 2): A municipality shall satisfy a minimum of 25% of the actual affordable housing units, exclusive of any bonus credits, to address its prospective need obligation, through rental housing, including at least half of that number available to families with children. Block 1701, Lot 4 will create 60 family rental units. As additional units are constructed, the Township will continue to monitor compliance.

Units for Families with Children (P.L. 2024, C. 2): A municipality must provide 50% of its obligation available to families with children. Thus, the Township has an obligation to provide 310 units for families with children (785 RDP x 50%=393). While only two projects are indicated for construction, in the future as projects are constructed the Township will comply with requirements.

Very-Low Income Units (N.J.A.C. 5:80-26.1 et seq.): 13% of all restricted units shall be affordable to very-low income households. Both projects on Lot 4 and Lot 12 will comply with regulations.

Age-restricted housing: The Township is capped at 24 age-restricted units (82 actual units x 30%=24.6). As additional units are constructed, this cap will increase.

Bonus Credit and Limitation (P.L. 2024, C. 2):

- **Municipal Contribution:** A municipality may receive one (1) bonus credit for each unit of low- or moderate-income housing in a 100% affordable housing project for which the municipality contributes land or at least 3% of the project's total cost. As related to Block

1701, Lot 4, the Township is contributing the value of the land. In the case of Block 1703, Lot 12, the Township is contributing the land and a per unit subsidy. Thus, the Township claims bonus credits (60 and 22, respectively) under this mechanism.

- **Bonus Credit Cap:** No more than 25% of a Municipality's Prospective Need obligation can be satisfied through bonus credits. Thus, the Township may satisfy its obligation up to 155 units through bonus credits. The Township will utilized 82 bonus credits reserving additional bonus credits in the future should additional projects be constructed and eligible.

4.0 APPENDIX

Vacant Land Adjustment (VLA) Analysis

Affordable Housing Site Maps

Vacant Land Adjustment (VLA) Analysis

LINE	DESCRIPTION	AMOUNT	DATE	STATUS	REMARKS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

