

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

**PREPARED FOR**

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

June 2, 2025

Adopted by the Planning Board: June 12, 2025  
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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

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## 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   | Present Need .....  | 17 |

|       |  |    |
|-------|--|----|
| 3.1.1 | As Determined and Addressed.....                       | 17 |
| 3.2   | Municipal Obligation .....                             | 17 |
| 3.2.1 | Numeric Obligation as Recognized.....                  | 17 |
| 3.2.2 | Satisfaction of the RDP .....                          | 17 |
| 3.2.3 | Unmet Need - 1,179 Units.....                          | 20 |
| 3.2.4 | Formulas Having Applicability for Award of Credit..... | 23 |
| 4.0   | APPENDIX.....  | 24 |
| 4.1   | Vacant Land Adjustment (VLA) Analysis .....            | 24 |
| 4.2   | Spending Plan .....                                    | 24 |
| 4.3   | Affordable Housing Site Maps .....                     | 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 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 the 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.<sup>1</sup> The Township's population has remained relatively stable over the past few decades with small fluctuations.<sup>2</sup>

## 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 objectives 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 Status <sup>3</sup>**

| 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%        |
| <b>Housing Units</b> | <b>2,207</b> | <b>100%</b> |

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 Structure <sup>4</sup>**

| 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%       |

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

<sup>4</sup> 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%        |
| <b>Total</b> | <b>2,086</b> | <b>100%</b> |

### 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 <sup>5</sup>**

| <b>Year Built</b> | <b># of Units</b> | <b>Percentage</b> |
|-------------------|-------------------|-------------------|
| 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%              |
| <b>Total</b>      | <b>2,086</b>      | <b>100%</b>       |

### 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 are with

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

a 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 <sup>6</sup>**

| <b>Value</b>                 | <b># of Units</b> | <b>Percentage</b> |
|------------------------------|-------------------|-------------------|
| 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%              |
| <b>Total Owner- Occupied</b> | <b>1,997</b>      | <b>100%</b>       |
| <b>Median Value</b>          | <b>\$274,600</b>  |                   |

## **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**

| <b>Cost</b>        | <b># of Units</b> | <b>Percentage</b> |
|--------------------|-------------------|-------------------|
| 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%             |
| <b>Total</b>       | <b>57</b>         | <b>100%</b>       |
| <b>Median</b>      | <b>\$1,839</b>    |                   |

## **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.

<sup>6</sup> 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 <sup>7</sup>**

| 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 <sup>8</sup>  | 6,032      | 17.2%     |
| 2010 <sup>9</sup>  | 6,042      | 0.2%      |
| 2020 <sup>10</sup> | 6,000      | -0.7%     |

In 2000, the median age in Logan Township was 33.6.<sup>11</sup> By 2010 this had grown to 36.8<sup>9</sup> and by 2020, it increased further to 38.5. This pattern indicates an aging population, a trend seen in municipalities across America.<sup>12</sup> 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).<sup>13</sup> 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 <sup>14</sup>**

| 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%       |

<sup>7</sup> 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>

<sup>8</sup> 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*.

<sup>9</sup> U.S. Census Bureau, *2010 Census, Median Age by Sex*, Table P13

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

<sup>11</sup> U.S. Census Bureau, *2000 Census, Median Age by Sex*, Table P013

<sup>12</sup> *America Is Getting Older*, June 22, 2023, U.S. Census Bureau,

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

<sup>13</sup> *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>

<sup>14</sup> 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%        |
| <b>Total</b>      | <b>6,000</b>      | <b>100%</b> |
| <b>Median Age</b> | <b>38.5 years</b> |             |

### 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 is 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** <sup>15</sup>

|   | <b>Estimate</b> | <b>Percentage</b> |
|---|-----------------|-------------------|
| <b>Total Occupied Units</b>                 | <b>2,097</b>    | <b>100%</b>       |
| 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%              |
| <b>Average Household Size</b> <sup>16</sup> | <b>2.88</b>     | -                 |
| <b>Average Family Size</b> <sup>16</sup>    | <b>3.26</b>     | -                 |

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

<sup>16</sup> 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 <sup>17</sup>**

| <b>Income Range</b>    | <b>Households</b> | <b>Families</b>  |
|------------------------|-------------------|------------------|
| 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%            |
| <b>Total</b>           | <b>100%</b>       | <b>100%</b>      |
| <b>Median Income</b>   | <b>\$113,770</b>  | <b>\$140,488</b> |

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.<sup>18</sup>

## 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 force<sup>19</sup> with a very small percentage (0.3%) in the armed forces. Among those in the civilian labor force, about 68% are employed and about 4% are unemployed.

<sup>17</sup> 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)

<sup>18</sup> 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](https://ahpnj.org/member_docs/Income_Limits_2024_FINAL.pdf)

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

**Table 15: Employment Status** <sup>20</sup>

|  | <b>Population</b> | <b>Percentage</b> |
|--|-------------------|-------------------|
| 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<br>(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** <sup>26</sup>

| <b>Industry</b>  | <b>Number</b> | <b>Percentage</b> |
|--|---------------|-------------------|
| 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%             |
| Arts, entertainment, and recreation, and accommodation and food services                   | 326           | 10.3%             |

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

| Industry  | Number       | Percentage  |
|---|--------------|-------------|
| Other services, except public administration          | 58           | 1.8%        |
| Public administration                                 | 94           | 3.0%        |
| <b>Civilian employed population 16 years and over</b> | <b>3,153</b> | <b>100%</b> |

### 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%<sup>21</sup>.

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%<sup>22</sup>, while employment is projected to decline slightly by about 3%.<sup>23</sup> 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%          |
| 2040 | 6,437      | 0.4%           | 13,627     | -0.7%          |
| 2045 | 6,446      | 0.1%           | 13,511     | -0.9%          |

<sup>21</sup> 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>

<sup>22</sup> 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>

<sup>23</sup> 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>

|  |            |             |             |              |
|--|------------|-------------|-------------|--------------|
| 2050                                   | 6,451      | 0.1%        | 13,443      | -0.5%        |
| <b>Absolute Change<br/>(2025-2050)</b> | <b>644</b> | <b>9.2%</b> | <b>-501</b> | <b>-3.5%</b> |

## 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**

| <b>Year</b>               | <b>Building Permits Issued<br/>For New Construction<sup>24</sup></b> | <b>Housing Demolition Permits<br/>Issued <sup>25</sup></b> |
|---------------------------|--|--|
| 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  |
| <b>5-Year Projection</b>  | <b>0</b>   | <b>8</b>   |
| <b>10-Year Projection</b> | <b>0</b>   | <b>15</b>  |

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

<sup>25</sup> 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 to the cumulative 1,209 prospective need obligation (see Appendix). As a result of that analysis, the Township has determined that it is entitled to adjust its cumulative 1,209 prospective need to 30, leaving the Township with a realistic development potential (RDP) of 30 and an unmet need of 1,179. This plan will demonstrate how the Township is creating a realistic opportunity for satisfaction of both its realistic development potential and unmet need.

To elaborate on the vacant land adjustment 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<sup>26</sup> 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

*26 With the exception of the MUD zoned properties indicated below where a density of 7 units an acre was indicated.*



COAH regulations were removed because a municipality can only comply with sites that meet these criteria

Pursuant to N.J.A.C. 5:93-4.3, in addition to the VLA, the Township is seeking a durational adjustment of the municipal low- and moderate- income housing obligation due to the lack of sewer and water infrastructure. As such, the requirement to address the municipal housing obligation shall be deferred in unsewered areas until such time that adequate water and/or sewer are made available.

### 3.1 Present Need

#### 3.1.1 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.

### 3.2 Municipal Obligation

#### 3.2.1 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 30, leaving an unmet need of 1,179.

#### 3.2.2 Satisfaction of the RDP

| <b>Logan Township's 30-unit RDP Compliance Mechanism</b> | <b>Credits</b>   | <b>Bonus Credits</b> | <b>Total</b> |
|--|------------------|----------------------|--------------|
| <i>100% Affordable Family Rentals-Proposed</i>           |                  |                      |              |
| Block 1701, Lot 4  | 60               | 8                    | 68           |
| Block 1703, Lot 12                                       | 21 <sup>27</sup> | 0                    | 21           |
| <b>Total</b>   | <b>81</b>        | <b>8</b>             | <b>89</b>    |
| <b>Unit Surplus</b>                                      |                  |                      | <b>59</b>    |

<sup>27</sup> Pursuant to P.L. 2024, C. 2, up to 30% of a municipal obligation may be age restricted. As such, only 9 of the 12 age restricted units are creditable. The remaining units, while not creditable, can be utilized towards unmet need.

### **Block 1701, Lot 4 - 100% Affordable Project**

Under Resolution #139-2025, the Township signed an MOU with the Eastern Pacific Development, LLC as the site's developer. Eastern Pacific Development, LLC will develop the site as a 60-unit 100% affordable housing project. The Township and the developer intend to execute all required agreements rendering the project realistic. The 7.2 acres site is located at the corner of Beckett Road and High Hill Road (County Route 662). Any surplus generated by the site will be applied towards the Township's unmet need.

Site Control: The Township is in the process of gaining site control and will transfer the site to Eastern Pacific Development.

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 Beckett Road. The site is within walking distance (one quarter to half a mile) from the services and amenities along Beckett Road and Center Square Road, which can easily be accessed with the existing sidewalks along both roads.
- The site will comply with all applicable environmental regulations. Per the wetlands layer of the NJ-GeoWeb managed by the New Jersey Department of Environmental Protection's (DEP) Bureau of GIS, no wetlands or waterbody is present on site, providing the entire site developable.
- Per the Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency (FEMA), the site is not located in flood hazard areas.
- 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 located 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 Beckett 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 that 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, a 40-year affordability control deed restriction will be in place for the affordable units.

Bedroom Distribution: Pursuant the N.J.A.C. 5:80-26.1, the affordable units will be developed in accordance with the Uniform Housing Affordability Controls (UHAC) bedroom distribution requirements:

- The combined number of efficiency and one-bedroom units shall be no greater than 20% of the total low-and moderate-income units;
- At least 30% shall be two-bedroom units;
- At least 20% shall be three-bedroom units; and
- No less than 50% of all restricted units shall be composed of two-bedroom and/or three-bedroom.

Very Low/ Low/ Moderate Income Split: Pursuant the N.J.A.C. 5:80-26.1, the affordable units will satisfy the following income distribution requirements:

- At least 50% of the affordable units shall be low- or very-low-income units;
- At least 50% of all efficiency or one-bedroom units shall be low- or very-low-income units;
- At least 50% of all two-bedroom units shall be low- or very-low income units;
- At least 50% of all three-bedroom units shall be low- or very-low income units;
- At least 50% of all four or more bedroom units shall be low- or very-low income units; and
- Any very-low-income units are distributed between each bedroom count as proportionally as possible;
- At least 13% of all affordable units shall be affordable to very low-income households.

Bonus Credit: This project is eligible for a one-for-one bonus credit through the Township's contribution of the real property that will help to enable the projects construction. That said, due to the bonus cap the Township will only take 8 bonus credits.

|                       |           |
|-----------------------|-----------|
| Credits:              | 60        |
| <u>Bonus Credits:</u> | <u>8</u>  |
| <b>Total Credits:</b> | <b>68</b> |

### **Block 1703, Lot 12 - 100% Affordable Project**

As indicated in the Spending Plan, the Township is in the process of purchasing the property and will partner with a developer to build a 100% affordable project that will deliver 24 units. The site will be developed with 12 age restricted units and 12 family units, all of which will be for sale. The site is located directly across the street from Block 1701, Lot 4.

Site Control: The Township is in the process of gaining site control and will transfer the site to a developer once identified.

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 located 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, a 30-year affordability control deed restriction will be in place for the affordable units.

*Bedroom Distribution:* Pursuant the N.J.A.C. 5:80-26.1, the affordable units will be developed in accordance with the Uniform Housing Affordability Controls (UHAC) bedroom distribution requirements

*Very Low/ Low/ Moderate Income Split:* Pursuant the N.J.A.C. 5:80-26.1, the affordable units will satisfy income distribution requirements:

|                       |           |
|-----------------------|-----------|
| Credits:              | 21        |
| Bonus Credits:        | 0         |
| <b>Total Credits:</b> | <b>21</b> |

### **3.2.3 Unmet Need - 1,179 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 30. 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 1,179 units. Municipalities that lack sufficient vacant land to address their entire obligation, i.e., VLA, must capture this Unmet Need by providing various mechanisms. In addition to surplus credits, and affordable units that are limited due to age restricted caps, the Township presents the following mechanisms towards addressing the Unmet Need:

### **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:

- Property Purchase (Block 1703, Lot 12) for future affordable housing
- 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 lands to support additional affordable housing through creative development strategies

### **Overlay Zones – Existing**

#### *Block 2309, Lot 8 (AH-O Overlay)*

A review of environmental constraints for the greater 50.26-acre site indicates that only 18.66 acres are available, suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3 (due to wetlands). While the site is currently being used as farm fields, any future development will be required to delineate environmental constraints. Furthermore, the site is suitable as it is adjacent to residential uses and is located in the Suburban Planning Area (PA2). That said, only 40.69 acres of the parcel is in fact zoned AH-O.

#### *Block 1102, Lots 9.01 (partial), 14.01 (partial), 15.01 (partial) (AH-O Overlay)*

Previously known as Block 1102, Lots 16 and 17, the site has been resubdivided, and is currently developed as part of a larger warehouse complex.

*Block 1502.01 Lots 1 (partial), 7; 1503, Lots 1.01, 5.01 (AH-O Overlay)*

Previously known as Block 1503, Lots 1, 4, and 5, the site has been resubdivided, and is currently developed as part of a larger warehouse complex.

*Block 1701, Lots 4, and 4.01 (ARH-O Overlay)*

The overlay encompasses an area of 34.059 acres and is comprised of Lots 4 and 4.01, which are 11.68 acres and 22.37 acres in size, respectively. While the land is currently vacant, approximately 3.79 acres are affected by freshwater wetlands, and as such only 30.26 acres are suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3 (located in the Suburban Planning Area (PA2) and adjacent to surrounding residential uses). The only permissible use in the overlay is age-restricted multi-family development, for which a minimum lot area of 7 acres is required.

*Block 1703, Lot 1 and 2 (AH-O Overlay)*

The Township established the overlay zone over this property to permit inclusionary development with a 20% set aside. A review of environmental constraints indicates that only 11.06 acres of the 35.94-acre site is suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3. The site is currently located in the VR-C zone which permits 10,000 sf lots (just over 4 units an acre).

*Block 501, Lot 7 (AH-O Overlay)*

The site is currently located in the MC-R zone which does not permit residential uses and is located outside of the Sewer Service Area. Should the property develop, the Sewer Service Area will need to be amended to include the site and the Township is willing to assist in funding a sewer line extension. Without a sewer extension, the site is not suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3. Additionally, a review of environmental constraints indicate that only 15.88 acres of the 25.75 acre site is unconstrained.

**Redevelopment Overlay – Proposed**

*Block 2309, Lots 8-11, 11.01, 13; 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, 11.01; Block 1706, Lot 8; Block 2201, Lot 11; Block 2301, Lots 1-6; Block 2305, Lots 4, and 5*

The Township seeks to establish an overlay zone that would permit residential uses, with a 20% set aside, as an accessory use. A review of environmental constraints indicates that constraints are not present. The properties are currently located in multiple zones including PIC-PCD, PIC-PID1, INS and VR-C. The Township will draft a new overlay zone to accommodate additional affordable housing.



### 3.2.4 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. Thus, the Township has a rental obligation of 6 units ( $24 \text{ RDP} \times 25\% = 6$ ); and half of which must be available to families with children, 3 units ( $6 \text{ units} \times 50\% = 3$ ). The Township can satisfy this obligation with the proposed affordable housing project located in Block 1701, Lot 4.

**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 12 units for families with children ( $24 \text{ RDP} \times 50\% = 12$ ). The Township can satisfy this obligation with the proposed affordable housing project located in Block 1701, Lot 4.

**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. Thus, the Township is obligated to provide 4 affordable units available to very-low income households ( $24 \text{ RDP} \times 13\% = 3.1$ ). The Township can satisfy this obligation with the proposed affordable housing project located in Block 1701, Lot 4.

#### **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. The Township is contributing the land that will enable the siting and construction of the project in Block 1701, Lot 4. Thus, the Township claims 8 bonus credits.
- **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 8 units through bonus credits.

## **4.0 APPENDIX**

### **4.1 Vacant Land Adjustment (VLA) Analysis**

### **4.2 Spending Plan**

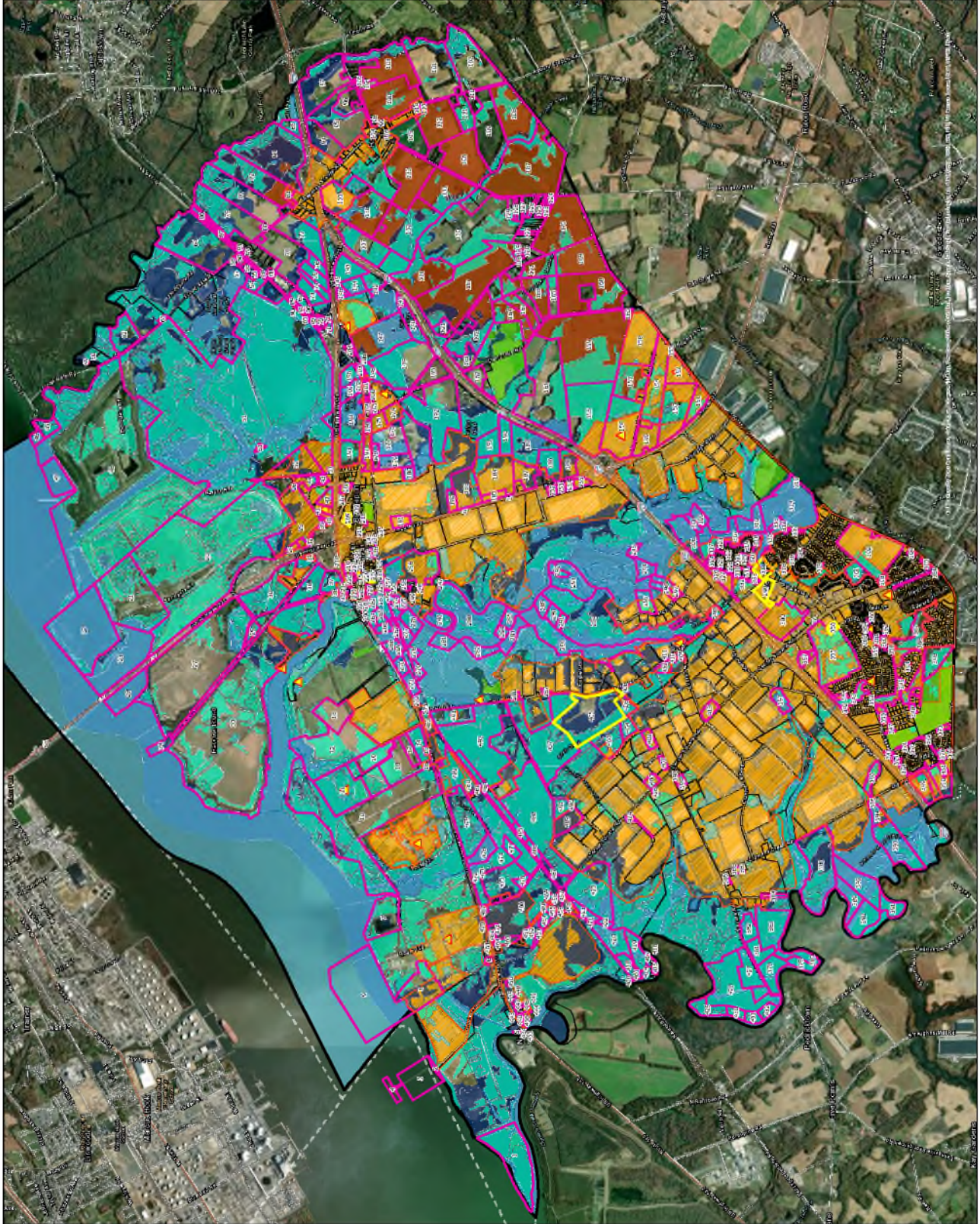
### **4.3 Affordable Housing Site Maps**

## **Vacant Land Adjustment (VLA) Analysis**



LOGAN TOWNSHIP  
Vacant Land Adjustment (VLA)  
and Realistic Development  
Potential (RDP) Map

- Legend
- Logan Township Boundary
  - Parcels
  - Vacant Sites (Class 1, 3A, 3B)
  - RDP Sites
  - Preserved Farmland
  - NIDEK Known Contaminated Sites
  - Water
  - Wetlands
  - Flood Hazard Area
  - Open Space
  - Sewer Service Area



March 2025  
DRAFT



| ID | PMAS PIN           | BLOCK | LOT       | ADDITIONAL<br>LOT(S) | PRIORITY<br>CLASS | LOCATION       | TOTAL<br>AREA (A) | FLOOD HAZARD<br>AREA (FH) | WETLANDS (OUTSIDE<br>OF FH) | IN SEWER SERVICE<br>AREA(S)? | REMAINING AREA OUTSIDE OF<br>ENVIRONMENTAL CONSTRAINTS | REASON(S) FOR EXCLUSIONS |   | DEVELOPABLE LAND AREA | REALISTIC DEVELOPMENT<br>POTENTIAL (RDP) |
|----|--------------------|-------|-----------|----------------------|-------------------|----------------|-------------------|---------------------------|-----------------------------|------------------------------|--|--------------------------|---|-----------------------|--|
|    |                    |       |           |                      |                   |                |                   |                           |                             |                              |  | 1.344                    | 0.035   |                       |  |
| 1  | 1.0609-110-1-1101  | 1     | 2.01      |                      | 1                 | RTT 110        | 51.943            | 45.512                    |                             |                              |  | 1.344                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 2  | 2.0609-110-2-0101  | 2     | 2.02      |                      | 1                 | DELAWARE RIVER | 1.398             | 1.395                     |                             | No                           |  | 26.564                   | Open Water  |                       |  |
| 3  | 3.0609-110-3-0101  | 3     | 2.03      |                      | 1                 | DELAWARE RIVER | 27.149            | 0.285                     |                             | No                           |  | 4.334                    | Part of Legal Generating Plant  |                       |  |
| 4  | 4.0609-110-4-0101  | 4     | 3.01      |                      | 1                 | RTT 110        | 0.255             | 0.255                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 5  | 5.0609-110-5-1101  | 5     | 1.67      |                      | 1                 | RTT 110        | 1.153             | 1.153                     |                             | YES                          |  | 0.14                     | Unrented Avera. Insufficient to Support Housing. Contrained by H2A Wetlands                 |                       |  |
| 6  | 6.0609-110-6-1101  | 6     | 1.31      |                      | 1                 | RTT 110        | 28.710            | 1.053                     |                             | No                           |  | 14.650                   | Indist. Area. No Access. Outside S2A  |                       |  |
| 7  | 7.0609-110-7-1101  | 7     | 1.01      |                      | 1                 | DELAWARE RIVER | 1.841             | 0.841                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 8  | 8.0609-110-8-1101  | 8     | 12.83     |                      | 1                 | DELAWARE RIVER | 108.927           | 45.725                    |                             | No                           |  | 61.800                   | Open Water  |                       |  |
| 9  | 9.0609-210-6-2101  | 6     | 2.01      |                      | 1                 | RTT 110        | 146.938           | 11.435                    |                             | YES                          |  | 93.000                   | Access through wetlands   |                       |  |
| 10 | 10.0609-210-7-2101 | 7     | 7         |                      | 1                 | RTT 110        | 43.710            | 31.054                    |                             | No                           |  | 11.093                   | No Access. Outside S2A  |                       |  |
| 11 | 11.0609-210-8-2101 | 8     | 2.02      |                      | 1                 | RTT 110        | 25.987            | 25.987                    |                             | No                           |  | 17.348                   | No Access. Outside S2A  |                       |  |
| 12 | 12.0609-210-9-2101 | 9     | 3.01      |                      | 1                 | RTT 110        | 29.927            | 11.016                    |                             | YES                          |  | 0.11                     | Unrented Avera. Insufficient to Support Housing. Contrained by H2A Wetlands                 |                       |  |
| 13 | 13.0609-210-4-2101 | 42    | 42        |                      | 1                 | RTT 110        | 11.380            | 0.446                     |                             | YES                          |  | 0.138                    | Unrented Avera. Insufficient to Support Housing. Contrained by H2A Wetlands                 |                       |  |
| 14 | 14.0609-210-4-3101 | 43    | 43        |                      | 1                 | RTT 110        | 8.863             | 0.446                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands  |                       |  |
| 15 | 15.0609-210-5-2101 | 42    | 42        |                      | 1                 | RTT 110        | 7.752             | 0.432                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands  |                       |  |
| 16 | 16.0609-210-4-3101 | 46    | 46        |                      | 1                 | RTT 110        | 25.544            | 0.318                     |                             | No                           |  | 13.138                   | Outside S2A   |                       |  |
| 17 | 17.0609-210-4-3101 | 50    | 50        |                      | 1                 | RTT 110        | 34.493            | 0.020                     |                             | No                           |  | 2.805                    | Contrained by H2A Wetlands. Access through wetlands. Setbacked by H2A Wetlands. Outside S2A |                       |  |
| 18 | 18.0609-210-5-2101 | 50    | 50        |                      | 1                 | RTT 110        | 11.544            | 0.020                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Access through wetlands. Setbacked by H2A Wetlands. Outside S2A |                       |  |
| 19 | 19.0609-210-5-2101 | 50    | 50        |                      | 1                 | RTT 110        | 14.355            | 0.020                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Access through wetlands. Setbacked by H2A Wetlands. Outside S2A |                       |  |
| 20 | 20.0609-210-1-0101 | 1     | 3.01, 8.1 |                      | 1                 | DELAWARE RIVER | 89.174            | 14.355                    |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 21 | 21.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 93.176            | 93.176                    |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 22 | 22.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 63.097            | 63.097                    |                             | YES                          |  | 0.258                    | Unrented Avera. Insufficient to Support Housing. Contrained by H2A Wetlands. Outside S2A    |                       |  |
| 23 | 23.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 1.720             | 1.185                     |                             | YES                          |  | 0.135                    | While inside the S2A, no sewer line is phased in the vicinity                               |                       |  |
| 24 | 24.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 4.148             | 4.148                     |                             | YES                          |  | 0.000                    | While inside the S2A, no sewer line is phased in the vicinity                               |                       |  |
| 25 | 25.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 0.853             | 0.051                     |                             | YES                          |  | 0.847                    | While inside the S2A, it looks sewer infrastructure for connection                          |                       |  |
| 26 | 26.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 188.378           | 22.603                    |                             | YES                          |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 27 | 27.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 2.443             | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 28 | 28.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 29 | 29.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 30 | 30.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 31 | 31.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 32 | 32.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 33 | 33.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 34 | 34.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 35 | 35.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 36 | 36.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 37 | 37.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 38 | 38.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 39 | 39.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 40 | 40.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 41 | 41.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 42 | 42.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 43 | 43.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 44 | 44.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 45 | 45.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 46 | 46.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 47 | 47.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 48 | 48.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 49 | 49.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 50 | 50.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 51 | 51.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 52 | 52.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 53 | 53.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 54 | 54.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 55 | 55.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 56 | 56.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 57 | 57.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 58 | 58.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 59 | 59.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 60 | 60.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 61 | 61.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 62 | 62.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 63 | 63.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 64 | 64.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 65 | 65.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 66 | 66.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 67 | 67.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 68 | 68.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 69 | 69.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 70 | 70.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 71 | 71.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 72 | 72.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 73 | 73.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 74 | 74.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 75 | 75.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 76 | 76.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 77 | 77.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 78 | 78.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 79 | 79.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 80 | 80.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 81 | 81.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 82 | 82.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 83 | 83.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 84 | 84.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 85 | 85.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 86 | 86.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 87 | 87.0609-210-1-0101 | 1     | 3.01      |                      | 1                 | DELAWARE RIVER | 24.433            | 2.443                     |                             | No                           |  | 0.000                    | Contrained by H2A Wetlands. Outside S2A   |                       |  |
| 88 | 88.0609-210-1-010  |       |           |                      |                   |                |                   |                           |                             |                              |  |                          |   |                       |  |





[illegible]

[illegible]



## **Spending Plan**

## **Logan Township Affordable Housing Trust Fund Spending Plan**

### **INTRODUCTION**

Logan Township's Spending Plan was prepared in accordance with the Fourth Round Housing Element and Fair Share Plan rules and regulations signed into law March 20, 2024. This spending plan is intended to project anticipated affordable housing trust fund revenues, expenditures, and the mechanisms for expenditure through December 31, 2035.

As of December 31, 2024, the Township of Logan had collected \$16,796,729, expended \$159,160 in administrative costs, and refunded \$35,487, thereby resulting in a balance of \$16,602,082. Pursuant to the Appellate Division authorization allowing for the adoption of a Development Fee Ordinance and restriction on expenditure of collected fees in the absence of a spending plan approved by the Court, no fees have been expended, aside from administrative costs. All development fees and interest earned by the fees were deposited in a separate interest-bearing Affordable Housing Trust Fund in Fulton Bank of New Jersey, located at 22 Village Center Drive, Logan Township. These funds shall be spent in accordance with N.J.A.C. 5:93-8.16 as described in the sections below.

### **1. REVENUES FOR CERTIFICATION PERIOD**

To calculate a projection of revenue anticipated through December 31, 2035, the Township of Logan considered the following:

- (a) Development fees:
  1. Residential and nonresidential projects which have been subject to development fees at the time of preliminary or final development approvals;
  2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
  3. Future development that is likely to occur based on historical rates of development.



(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from developers.

To date, there are no actual or committed payments in lieu (PIL) of construction from developers.

(c) Other funding sources:

Logan Township does not anticipate collecting funds from other funding sources at the present time. All monies to be deposited in the Affordable Housing Trust fund are anticipated to come from development fees.

(d) Projected interest:

Although the Affordable Housing Trust Fund is officially an interest-bearing account, it is currently not generating interest. Based on the assumption that this situation will persist for the foreseeable future, it is anticipated that no interest will be collected through 2035.

Table 1 below shows the anticipated revenue to be generated from development fees. Logan Township projects that a subtotal of \$17,697,031 will be collected between January 1, 2025 and December 31, 2035 for affordable housing purposes. These projections are essentially extrapolations of historic trends. After adding in the funds currently held in the account, the total projection through 2035 is \$34,299,113. For the sake of space, most rows are indicated for two years. A single year is depicted in the 2025 column.

Table 1: Projected Revenues, Housing Trust Fund - 2025 through 2035

| Year Source of Funds                  | 2024                                     | 2025        | 2026- 2027  | 2028-2029   | 2030-2031   | 2032-2033   | 2034-2035   | 2025-2035 Total |
|---------------------------------------|--|-------------|-------------|-------------|-------------|-------------|-------------|-----------------|
| Projected Residential Development     | STARTING BALANCE \$16,602,082 (12/31/24) | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0             |
| Projected Non-Residential Development |  | \$1,608,821 | \$3,217,643 | \$3,217,643 | \$3,217,643 | \$3,217,643 | \$3,217,643 | \$17,697,031    |
| Total                                 | \$16,602,082                             | \$1,608,821 | \$3,217,643 | \$3,217,643 | \$3,217,643 | \$3,217,643 | \$3,217,643 | \$34,299,113    |

Other than planned and anticipated affordable housing, it can be assumed that there will be no fees collected for residential construction within the Fourth Round (based on historic trends).

Projected non-residential development is based on the square footage of approved and planned projects in the Township that have yet to be constructed. We estimate that this development will be built out over the duration of the Fourth Round. These pending projects, largely warehouses, consisting of approximately 7,689,727 sf. will produce about 699,066 sf. of new construction a year (math was based on an 11-year projection due to the fact that we have included parts of both 2025 and 2035). This nearly 700,000 sf. per year estimate was multiplied by \$90 (the per square foot equalized assessed value for industrial use as estimated based on data from the County Tax Assessors office), resulting in an estimated equalized assessed year value of new construction totaling \$62,915,940. If this figure is multiplied by the 2.5% non-residential development fee, the resulting yearly fee is \$1,572,899. There is an additional pending retail project that will consist of approximately 82,750 sf. Assuming this is developed at the same rate we will also spread this out of the same 11 year time period, resulting in construction of 7,523 sf. per year (we recognize that in reality this will likely be built over a 1 to 2 year period and that the development fee would be paid at once. This was multiplied by \$191, the approximate per square foot equalized assessed value for commercial development as indicated by the County Tax Assessors office, resulting in annual commercial construction activity valued at \$1,436,893 (equalized assessed value). This was then multiplied by the 2.5% non-residential development fee, resulting in a yearly collection of \$35,922 in development fee. When added together, its anticipated that the Township collects \$1,608,821 in yearly non-residential development fees over the next 10+ years. As indicated in the Table above, Logan Township anticipates that a total of \$17,697,031 in revenue will be collected between January 1, 2025 and December 31, 2035.

## **2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS**

The procedural sequence to be followed by Logan Township for the collection and distribution of development fee revenues is presented below.

### **(a) Collection of development fee revenues**

Collection of development fee revenues shall comply with the Township of Logan's Development Fee Ordinance for both residential and non-residential developments in accordance with the Department's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through C. 40:55D-8.7).

(b) Distribution of development fee revenues

A resolution recommending the expenditure of development fee revenues as set forth in this spending plan is adopted by the Planning Board and forwarded to the Council. The Council then reviews the request for consistency with the spending plan and, by resolution, adopts the recommendation.

Upon adoption of the Council's resolution, funds can be released in accordance with the approved spending plan. The Chief Financial Officer releases the requested revenue from the trust fund for the specific use approved in the Council's resolution following approval of a request by resolution.

**3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS**

Logan Township may use the monies in the trust fund for any of the following items, pursuant to N.J.A.C. 5:93-8.16(a) and (c):

- New construction of affordable housing and related development costs; eligible costs for inclusionary development shall be pro-rated based on the proportion of affordable housing units that are included in the development
- Extensions and/or improvements of roads and infrastructure to low- and moderate-income housing sites; costs for inclusionary development shall be pro-rated based on the proportion of affordable housing units that are included in the development
- Purchase and/or improvement of land to be used for low- and moderate-income housing
- Market-to-affordable programs
- Green building strategies designed to save money for low- and moderate-income households, either for new construction not funded by other sources, or as part of necessary maintenance or repair of existing units
- Maintenance and repair of affordable housing units
- Repayment of municipal bonds issued to finance affordable housing activity
- Affordability assistance to very low-, low- and moderate-income buyers and renters of affordable housing units to lower the cost of homeownership, subsidize closing costs, or reduce the capitalized basis of rent payments
- Any other activity as specified herein

**Specific Projects**

- a. Property purchase (Block 1701, Lot 4) = \$2,000,000
- b. Property Purchase (Block 1703, Lot 12) = \$550,000
- c. Extension of infrastructure to affordable housing overlay zones = \$1,600,000

- d. Market to Affordable/Scattered Site = \$4,000,000
- e. Land Acquisition, Land Improvements, New Construction = \$4,800,000

4. AFFORDABILITY ASSISTANCE (N.J.A.C. 5:93-8.16(c))

At least 30% of collected development fees shall be used to create very low income units and provide affordability assistance to low- and moderate-income households in affordable units included in the Fair Share Plan.

Table 2 below shows the minimum amount anticipated being available for affordability assistance to low- and moderate-income households, including very low-income households.

Table 2: Projected Minimum Affordability Assistance Requirement

|  |         |              |
|--|---------|--------------|
| Development fees collected from 7/17/08 to 12/31/2024                  |         | \$16,550,197 |
| Development fees projected, 2025-2035                                  | +       | \$17,697,031 |
| Interest earned, July 17, 2008 to December 31, 2024                    | +       | \$0          |
| Interest projected, 2020-2025  |         | \$0          |
|  | =       | \$34,247,228 |
| 30 percent requirement   | x .30 = | \$10,274,168 |
| Less affordability assistance expenditures through 12/31/24            | -       | \$0          |
| Projected minimum affordability assistance expenditures                | =       | \$10,274,168 |
| Projected minimum very low-income affordability assistance requirement | ÷ 3 =   | \$3,424,723  |

The Township of Logan will dedicate a minimum of \$10,274,168 from the affordable housing trust fund to render units more affordable, including at least \$3,424,723 to render units more affordable to households earning no more than 30 percent of median income by region. Programs and activities for which funds will be spent will be determined from the following list:

- Affordability assistance to very low-, low- and moderate-income buyers and renters of affordable housing units to lower the cost of homeownership, subsidize closing costs and down payments, security deposits, emergency repairs funding and/or reduce the capitalized basis of the rent payments.
- Assistance with homeowners association or condominium fees and special assessments



5. ADMINISTRATIVE EXPENSES (N.J.A.C. 5:93-8.16(e))

Table 3: Projected Allowed Administrative Expense

|  |         |                     |
|--|---------|---------------------|
| Development fees + interest collected, 7/17/08 thru 12/31/24                   | +       | \$16,550,197        |
| Projected development fees, 2025-2035  | +       | \$17,697,031        |
| <b>Total</b>   | =       | <b>\$34,247,228</b> |
| 20 percent maximum allowed administrative expense                              | x .20 = | \$6,849,446         |
| Less administrative expenditures through 12/31/24                              | -       | \$159,160           |
| Projected maximum allowable administrative expenses, 1/1/25 through 12/31/2035 | =       | \$6,690,286         |

The Township of Logan projects that \$6,690,286 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, which are subject to the 20 percent cap, include:

- Administrative costs to underwrite professional consulting fees relating to the preparation and implementation of the Township’s Fair Share Plan and any amendments thereto;
- Professional, legal, and court fees as they relate to affordable housing;
- Administrative fees related to the Municipally-sponsored new construction program; and
- Underwrite fees associated with the retention of a qualified administrative agent as may be found necessary.

The Township will not expend for administrative purposes in excess of the formula in Table 3 above.

6. EXPENDITURE SCHEDULE

The Township of Logan anticipates using affordable housing trust fund revenues to the benefit of low-, moderate-, and very low-income households, as set forth in the table below. In preparing this spending plan, it should be noted that, apart from the requested waiver as indicated below, the Township is committed to expending the funds in the municipal trust fund within four years of the date of collection or within four years after the Township receives approval under P.L. 2024, C.2, whichever is later. The expenditure schedule is summarized in Table 4 on the following page.



## 7. REQUEST FOR WAIVER

In accordance with N.J.A.C. 5:93-15.1, which allows any party to request a waiver from a specific requirement of COAH's rules, and N.J.A.C. 5:93-8.16, which indicates that the requirements for the expenditure of 30% affordability assistance can be waived in whole or in part when the municipality demonstrates the ability to address the requirement of affordability assistance from another source, the Township requests a waiver from spending \$3,000,000 (see table below). The reason for such a request is that the Township is already committing substantial funds on affordability assistance, direct tenant/homeowner assistance, the construction of affordable units, and assistance in sewer construction. The Township is in a unique situation in that its population is considerably smaller than its economic base and the revenue generated from tax ratables. As such the Township, the Township is making efforts to spend the money within its trust fund and as projected. Should the projection prove out the Township is committed to spending additional funds to create additional affordable units.

**Table 4: Projected Expenditure Schedule, 2025 through 2035**

| PROJECTS/<br>PROGRAMS                                       | 2025               | 2026-2027          | 2028-2029          | 2030-2031          | 2032-2033          | 2034-2035          | Total               |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|
| Block 1701, Lot 4 - 60 units                                | \$2,000,000        | \$-                | \$-                | \$-                | \$-                | \$-                | \$2,000,000         |
| Block 1703, Lot 12  | \$550,000          | \$-                | \$-                | \$-                | \$-                | \$-                | \$550,000           |
| Extension of infrastructure                                 | \$-                | \$-                | \$400,000          | \$400,000          | \$400,000          | \$400,000          | \$1,600,000         |
| Market to<br>Affordable/Scattered Site                      | \$-                | \$500,000          | \$1,000,000        | \$1,000,000        | \$1,000,000        | \$500,000          | \$4,000,000         |
| Land Acquisition, Land<br>Improvements, New<br>Construction | \$-                | \$600,000          | \$1,200,000        | \$1,200,000        | \$1,200,000        | \$600,000          | \$4,800,000         |
| Administration  | \$608,208          | \$1,216,416        | \$1,216,416        | \$1,216,416        | \$1,216,416        | \$1,216,414        | \$6,690,286         |
| Affordability Assistance                                    | \$1,000,000        | \$2,000,000        | \$2,000,000        | \$2,000,000        | \$2,000,000        | \$2,000,000        | \$11,000,000        |
| <b>Total</b>  | <b>\$4,158,208</b> | <b>\$4,316,416</b> | <b>\$5,816,416</b> | <b>\$5,816,416</b> | <b>\$5,816,416</b> | <b>\$4,716,414</b> | <b>\$30,640,286</b> |

## 8. SUMMARY

The Township of Logan intends to spend affordable housing trust fund revenues as approved by the Court pursuant to N.J.A.C. 5:93-8.16 and consistent with the programs described in the Township's Housing Element and Fair Share Plan.

The Township of Logan has a balance of \$16,602,082 as of December 31, 2024 and anticipates an additional \$17,697,031 in revenues through December 31, 2035, for a total of \$ 34,299,113. The municipality will dedicate \$4,800,000 to land acquisition and municipally sponsored new construction, \$4,000,000 towards a Market to Affordable /Scattered Site program, \$2,550,000 towards two sites under negotiation for immediate acquisition (indicated below), \$1,600,000 towards infrastructure extensions, \$11,000,000 to homeowner/tenant affordability assistance, and \$6,690,286 towards administrative costs. The Township is requesting a waiver to hold \$3,000,000 of future revenue and anticipates spending it in the next affordable housing round (Fifth Round) on its future obligation.

**Table 5: Spending Plan Summary**

| REVENUES   |                        |
|--|------------------------|
| Balance as of December 31, 2024                              | \$16,602,082           |
| <b>Projected Revenue from December 31, 2024 through 2035</b> |                        |
| 1. Development fees  | + \$17,697,031         |
| 2. Payments in lieu of construction                          | + \$ 0                 |
| 3. Other funds   | + \$ 0                 |
| 4. Interest  | + \$ 0                 |
| <b>TOTAL REVENUE</b>   | <b>= \$ 34,299,113</b> |
| EXPENDITURES   |                        |
| Block 1701, Lot 4 - 60 units                                 | - \$ 2,000,000         |
| Block 1703, Lot 12   | - \$ 550,000           |
| Extension of infrastructure                                  | - \$ 1,600,000         |
| Market to Affordable/Scattered Site                          | - \$ 4,000,000         |
| Land Acquisition, Land Improvements, New Construction        | - \$ 4,800,000         |
| Administration   | - \$ 6,690,286         |
| Affordability Assistance                                     | - \$ 11,000,000        |
| <b>TOTAL PROJECTED EXPENDITURES</b>                          | <b>= \$ 30,640,286</b> |
| <b>REMAINING BALANCE</b>                                     | <b>= \$ 3,000,000</b>  |

## **Affordable Housing Site Maps**







