

26-056**RESOLUTION ADOPTING AN AFFORDABLE HOUSING
AFFIRMATIVE MARKETING PLAN**

WHEREAS, in accordance with P.L. 2024, Chapter 2 and the New Jersey Uniform Housing Affordability Controls (“UHAC”)(N.J.A.C. 5:80-26.1 et seq.), the Township of Ocean, Monmouth County, is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created are affirmatively marketed to very low-, low- and moderate-income households, particularly those living and/or working within Housing Region 4, the Housing Region encompassing the Township of Ocean.

NOW, THEREFORE, BE IT RESOLVED on this 12th day of March, 2026, that the Township Council of the Township of Ocean, County of Monmouth, does hereby adopt the following Affirmative Marketing Plan:

Affirmative Marketing Plan

- A. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, English-speaking ability, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children, source of lawful income, or any other characteristic described in the New Jersey Law Against Discrimination, to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the Housing Region in which the Township is located and covers the entire period of the deed restriction for each restricted housing unit. The Township of Ocean is located in Housing Region 4, consisting of Monmouth, Mercer, and Ocean Counties.
- B. The Township of Ocean has a plan to address both its Prior Round Obligation (1987-2025) and its Fourth Round Obligation (2025-2035). This Affirmative Marketing Plan shall apply to all developments that contain or will contain very low-, low- and moderate-income units, including those that are part of the municipality’s Housing Element and Fair Share Plan, and those that may be constructed in future developments not yet anticipated by the Housing Element and Fair Share Plan.
- C. The Affirmative Marketing Plan shall be implemented by the Administrative Agent under contract to the Township of Ocean, or the Administrative Agent of any specific developer approved by the Township.

- D. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of affordable unit(s), and all such advertising and affirmative marketing shall be subject to approval and oversight by the designated Administrative Agent.
- E. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days prior to expected occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and for as long as the affordable units remain deed restricted such that qualifying new tenants and/or purchasers continues to be necessary.
- F. The Affirmative Marketing Plan is a continuing program that shall be followed throughout the entire period of affordability restrictions. In implementing the Affirmative Marketing Plan, the Administrative Agent, whether acting on behalf of the Township of Ocean or on behalf of a specific developer, shall meet the following requirements at a minimum:
1. The primary marketing and advertising must be employed at the start of the marketing program and continue until all units are leased or sold or until the number of applications received is at least three times the number of units. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.
 2. The advertisements shall, at a minimum, include:
 - a. The name and location of the housing project;
 - b. An address sufficient to find directions to the housing units;
 - c. A range of prices or rents for the affordable housing units;
 - d. The sizes, as measured in number of bedrooms of the affordable housing units;
 - e. The types (that is, family, age-restricted, or supportive) and number of affordable units available;
 - f. The number of units available to very low-, low-, and moderate-income households;
 - g. The accessibility features, if any, of the affordable housing units;
 - h. The maximum income permitted to qualify for the affordable housing units;
 - i. The population(s), if any, given preference in the selection process pursuant to N.J.A.C. 5:80-26.17(k)2;
 - j. Where applications (paper and online) for the affordable housing units may be found;
 - k. The expected lease-up/closing date(s) for the affordable housing units;

- l. The expected date of the random selection;
 - m. The business hours when interested households may obtain paper applications for the affordable housing units;
 - n. Contact information, including an email address and phone number that are regularly monitored by the administrative agent;
 - o. The name of the sales agent and/or rental manager; and
 - p. Application fees, if any.
3. Affirmative fair marketing of affordable units must be completed in accordance with the requirements set forth in UHAC at N.J.A.C. 5:80-26.16 in all media and outlets required by the rules.
4. The Administrative Agent of the affordable housing development shall complete the Affirmative Fair Housing Marketing Plan, attached hereto as Attachment A, for review and approval by the Municipal Housing Liaison or the Township's Administrative Agent, as the case may be, prior to commencement of advertising to the public.
5. Affordable units must be listed on the New Jersey Housing Resource Center's website (www.njhrc.gov) in accordance with N.J.A.C. 5:80-26.16(f)1 at least 60 days before the random selection.
6. Applications, or notices thereof, used as part of the affirmative marketing program must be available in the following locations:
 - a. Monmouth County Hall of Records, One East Main Street, P.O. Box 1255, Freehold, NJ 07728
 - b. Mercer County/McDade Administration Building, 640 S. Broad St., Trenton, NJ 08611
 - c. Ocean County Administration Building, 101 Hooper Ave., Toms River, NJ 08754
 - d. Monmouth County Library, 125 Symmes Drive, Manalapan, NJ 07726
 - e. Mercer County Library, 2751 Brunswick Pike, Lawrence Township, NJ 08648
 - f. Ocean County Library, 101 Washington Street, Toms River, NJ 08753
7. In accordance with the terms of the Township's executed Fourth Round Mediation Agreement with Fair Share Housing Center, the following organizations must be notified as part of this affirmative marketing Plan when affordable units are available:
 - a. Fair Share Housing Center, 510 Park Blvd., Cherry Hill, NJ 08002
 - b. New Jersey State Conference of the NAACP, 4326 Harbor Beach Blvd., #775, Brigantine, NJ 08203

- c. Latino Action Network, c/o Cardenas Law Office, 71 West Main Street, Suite 202, Freehold, NJ 07728
 - d. Latino Coalition of Monmouth County, PO Box 943, Freehold, NJ 07728
 - e. Trenton Branch of the NAACP; <https://www.trentonbranchnaacp.org/>
 - f. Greater Red Bank Branch of the NAACP, kerwin@kerwinebb.com
 - g. Asbury Park/Neptune branch of the NAACP, AsburyParkNeptuneNAACP@gmail.com
 - h. Bayshore branch of the NAACP, P.O. Box 865, Matawan, NJ 07747
 - i. Greater Freehold Branch of the NAACP, P.O. Box 246, Malboro Annex, NJ 07746
 - j. Greater Long Branch chapter of the NAACP, doublejay8@comcast.net
 - k. Supportive Housing Association, 185 Valley Street, South Orange, NJ 07079
8. The Township's Administrative Agent, or the Administrative Agent of a specific developer, shall comply with all requirements set forth in N.J.S.A. 52:27D-321.3 et seq. with regard to the affirmative marketing of affordable housing units.
- G. The Township's Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Monmouth, Mercer, and Ocean Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region.
- H. The municipality's Administrative Agent shall develop, maintain and update a list of major employers in Monmouth, Mercer, and Ocean Counties that will aid in the affirmative marketing program.
- I. A random selection method to select occupants of very low-, low- and moderate-income housing will be used by the municipality's Administrative Agent, or the Administrative Agent of any specific developer, in conformance with N.J.A.C. 5:80-26.16(d). This Affirmative Marketing Plan provides a state-wide and regional preference for very low-, low- and moderate-income households that live and/or work in Housing Region 4, which comprises Monmouth, Mercer, and Ocean Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the municipality prior to the affirmative marketing of the units.
- J. All developers/owners of very low-, low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the municipality's Administrative Agent.

BE IT FURTHER RESOLVED that the appropriate municipal officials and professionals are authorized to take all actions required to implement the terms of this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

Record of Vote	Deputy Mayor Fisher	Councilman Acerra	Councilwoman Kaplan	Councilwoman Talarico	Mayor Napolitani
Motion to Approve		X			
Motion to Second				X	
Approved	X	X	X	X	X
Opposed					
Not Voting/Recuse					
Absent/Excused					

CERTIFICATION

*I hereby certify that this is a true copy of a resolution passed by the Township of Ocean Governing Body at their meeting held on **March 12, 2026.***

Jessie M. Joseph

 Jessie M. Joseph, RMC/CMC
 Township Clerk

ATTACHMENT A

Affirmative Fair Housing Marketing Plan

AFFIRMATIVE FAIR HOUSING MARKETING PLAN For Affordable Housing in **(REGION 4)**

I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

Administrative Agent Name, Address, Phone Number		Development or Program Name, Address	
Number of:	Affordable Rental Units	Affordable For-Sale Units	
Affordable Units Total			
Affordable Age Restricted Units			
Affordable Non-Age Restricted Units			
Affordable Supportive Housing Units			
Price or Rental Range	Approximate Starting Dates		
From:	Advertising:		Occupancy:
To:			
Counties: Mercer, Monmouth, Ocean		Preferences, if any: (veteran, regional, NJ)	
Accessibility Features, if any:			
Managing/Sales Agent's Name, Address, Phone Number			
Application Fees (if any):			

Attach a copy of the pricing calculator and a spreadsheet with information about all units, including number of bedrooms, income level, accessibility features, and square footage to this plan.

(Sections II through V should be consistent for all affordable housing developments and programs within the municipality and with the municipal Affordable Housing Ordinance. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

Describe the random selection process that will be used once applications are received.

III. MARKETING

Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)				
<input type="checkbox"/> White (non-Hispanic) <input checked="" type="checkbox"/> Black (non-Hispanic) <input checked="" type="checkbox"/> Hispanic <input type="checkbox"/> American Indian or Alaskan Native <input type="checkbox"/> Asian or Pacific Islander <input type="checkbox"/> Other group:				
REQUIRED				
5:80-26.16(g)1 requires you to advertise your project on the New Jersey Housing Resource Center for at least sixty days before conducting the random selection.				
<input type="checkbox"/> HOUSING RESOURCE CENTER (www.njhousing.gov) A free, online listing of affordable housing				
Regional Newspapers				
5:80-26.16(g)3 requires you to advertise your project in at least one regional newspaper (either online or in print). You may also select several papers with partial regional coverage, as long as all counties in the region are covered.				
TARGETS ENTIRE HOUSING REGION 4				D-Digital or ND-Non-Digital
<input type="checkbox"/>	The Times	www.NJ.com/times	Mercer	
<input type="checkbox"/>	Asbury Park Press	www.app.org	Monmouth, Ocean	
TARGETS PARTIAL HOUSING REGION 4				
<input type="checkbox"/>	The Coaster	www.thecoaster.net	Monmouth	
<input type="checkbox"/>	The Coast Star	https://starnewsgroup.com/	Monmouth, Ocean	
<input type="checkbox"/>	The Ocean Star	https://starnewsgroup.com/	Ocean	
<input type="checkbox"/>	Trentonian	www.trentonian.com	Mercer	
<input type="checkbox"/>	The Sand Paper	www.thesandpaper.net	Ocean	
<input type="checkbox"/>	The Two River Times	www.tworivertimes.com	Monmouth	
<input type="checkbox"/>	The Voice of Lakewood	www.thevoiceoflakewood.com	Monmouth	
Housing Search Websites – D – Digital				
5:80-26.16(g)4 requires you to advertise your project on at least one housing search website in addition to the NJHRC. “Housing search website” means any publicly accessible internet-based platform used to advertise residential dwelling units to the general public, including but not limited to:				
<ul style="list-style-type: none"> • Online real estate sections of newspapers or news organizations; • Internet websites operated or maintained by a municipal AA or affordable housing service provider that advertise affordable units in one or more municipalities; • Commercial real estate listing platforms; and • Other comparable online platforms customarily used to market rental or ownership housing. List below all housing search websites to be used:				

ELECTIVES		
<p>If you selected a print newspaper(s) as your regional paper above, select TWO additional strategies below with AT LEAST ONE NON-DIGITAL MARKETING STRATEGY.</p> <p>If you selected a digital newspaper(s) as your regional paper above, select AT LEAST TWO NON-DIGITAL MARKETING STRATEGIES below.</p>		
<input type="checkbox"/> Specific Radio and Television Stations – ND – Non-Digital		
<p><i>5:80-26.16(e)1 lists specific radio stations, and television stations throughout the housing region as marketing opportunities. If choosing this option, make sure your proposed stations cover the entire region. You may add more if desired. List the selected publications below or attach a list from the Marketing Outreach Tool.</i></p>		
<input type="checkbox"/>		
AND Paid Targeted Digital Advertising (must be selected in addition to stations above) – D – Digital		
<p><i>5:80-26.16(e)1 offers paid targeted digital advertising as an option. Some common platforms are listed below.</i></p>		
<input type="checkbox"/>	Google Ads	
<input type="checkbox"/>	Microsoft Ads	
<input type="checkbox"/>	Bing Ads	
<input type="checkbox"/>	Other (please list)	
<input type="checkbox"/> Specific Newspapers and Other Publications		
<p><i>5:80-26.16(e)2 lists “specific newspapers and other publications circulated within the housing region” as an option, including neighborhood-oriented weekly papers, religious publications, and organizational newsletters. If choosing this option, make sure your proposed publications cover the entire region. You may add more if desired. List the selected publications below or attach a list from the Marketing Outreach Tool.</i></p>		
		D-Digital or ND-Non-Digital
<input type="checkbox"/>		
<input type="checkbox"/> Employers Throughout the Housing Region – ND – Non-Digital		
<p><i>5:80-26-16(e)3 offers outreach to regional employers as an option. A comprehensive and regularly updated list of employers is available in the Marketing Outreach Tool. Please reach out to each listed employer in the region; you may add more if desired. If an employer no longer exists or has moved, please inform DCA.</i></p>		
<input type="checkbox"/> Community Organizations Throughout the Housing Region – ND – Non-Digital		
<p><i>5:80-26-16(e)4 offers community and regional organizations as an option, including nonprofit, religious, governmental, fraternal, civic, and other organizations. A comprehensive and regularly updated list of organizations is available in the Marketing Outreach Tool. Please reach out to each listed organization in the region. You may add more if desired. If an organization no longer exists or has moved, please inform DCA.</i></p>		

<input type="checkbox"/> Municipal and County Websites – D – Digital	
5:80-26-16(e)5 offers municipal and county website advertising as an option. Insert the URL for the municipality. To ensure regional outreach, advertise in all county websites listed below.	
Municipality:	
www.mercercounty.org/	
www.co.monmouth.nj.us	
www.co.ocean.nj.us	

<input type="checkbox"/> Social Media – D – Digital	
5:80-26.16(e)6 offers social media as an option. Some common platforms are listed below. You may place ads on these platforms or market for free on your own page.	
<input type="checkbox"/>	Facebook
<input type="checkbox"/>	TikTok
<input type="checkbox"/>	Instagram
<input type="checkbox"/>	Reddit
<input type="checkbox"/>	YouTube
<input type="checkbox"/>	Snapchat
<input type="checkbox"/>	Other (please list)

<input type="checkbox"/> Public Transit Stops – ND – Non-Digital	
A comprehensive and regularly updated list of NJ Transit stops is available at https://www.nj.gov/dca/hmfa/about/has/ , or in map form at njogis-newjersey.opendata.arcgis.com . Note that you must get permission from NJ Transit to post flyers.	

<input type="checkbox"/> Other Advertising Efforts to Groups Least Likely to be Reached	

IV. SUMMARY

Non-Digital Outreach	Digital Outreach

V. APPLICATIONS

Applications for affordable housing or notices thereof, if offered online, for the above units will be available in all County Administration Buildings and Libraries for all counties in the housing region:		
	BUILDING	LOCATION
<input type="checkbox"/>	Mercer County Administration	40 South Broad Street P.O. Box 8068 Trenton, NJ 08650 (609) 989-6858
<input type="checkbox"/>	Mercer County Library Headquarters	2751 Brunswick Pike, Lawrenceville, NJ 08648 (609)882-9246
<input type="checkbox"/>	Monmouth County Administration	1 East Main Street, P.O. Box 1255, Freehold, NJ 07728 (732)431-7000
<input type="checkbox"/>	Monmouth County Headquarters Library	125 Symmes Drive, Manalapan, NJ 07726 (732)431-7220
<input type="checkbox"/>	Ocean County Administration	101 Hooper Avenue, Toms River, NJ 08753 (732)244-2121
<input type="checkbox"/>	Ocean County Library	101 Washington Street, Toms River, NJ 08753 (732)349-6200
Municipality in which the units are located (list municipal building and municipal library, address, contact person)		
Sales/Rental Office for units (if applicable)		

V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the Municipality's compliance and/or any state funding.	
Name (Type or Print)	
Title/Municipality	
Signature	Date