

# **Master Plan Amendment Housing Plan Element and Fair Share Plan Round 4**

**Township of Ocean  
Ocean County, New Jersey**

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**Prepared for:**  
Township of Ocean Planning Board

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Adopted on June 25, 2025 by the Township of Ocean Planning Board.  
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*The original of this document has been signed and sealed in accordance with Law.*

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## Table of Contents

Affordable Housing in New Jersey .....	1
Mandatory Contents of the Housing Element.....	3
Analysis of Demographic, Housing, and Employment Characteristics .....	4
Population Characteristics .....	4
Population Composition by Age.....	6
Existing Housing Characteristics.....	8
Type of Household .....	8
Household Size .....	9
Per Capita and Household Income.....	10
Family Income Distribution.....	11
Housing Affordability .....	12
Housing Unit Data .....	13
Year Householder Moved into Unit.....	14
Housing Unit Information.....	15
Housing Conditions .....	17
Housing Values .....	18
Contract Rents .....	19
Employment Data.....	20
Residential Construction.....	23
Population and Household Projection .....	24
Employment Projection.....	25
Affordable Housing Obligation .....	26
Prior Round Obligation.....	26

*Round 4 Housing Element and Fair Share Plan  
Township of Ocean, Ocean County, New Jersey*

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Round 3 Prospective Need.....	28
Round 4 Present Need.....	31
Round 4 Prospective Need.....	31
Consideration of Lands Appropriate for Affordable Housing.....	34
Consistency with the State Development and Redevelopment Plan .....	34
Multigenerational Housing Continuity .....	36
Conclusion .....	36
Appendices.....	37

# Housing Element

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The Township of Ocean, Ocean County, has prepared this Housing Element and Fair Share Plan as an amendment to the municipal master plan in accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the New Jersey Fair Housing Act 2 (N.J.S.A. 52:27D-301 et seq.).

The Municipal Land Use Law requires that a municipal master plan include a housing element to enable the municipality to exercise the power to zone and regulate land use. The housing element is adopted by the municipal planning board and endorsed by the municipal governing body, and is drawn to achieve the goal of meeting the municipal obligation to provide for a fair share of the regional need for affordable housing.

This Housing Element and Fair Share Plan amends the Township's master plan to address affordable housing planning requirements for the period known as Round 4, which includes the decade between July 2025 and July 2035. It addresses the Township's cumulative fair share obligation for the period from 1987 through 2035. The Township last adopted a Round 3 Housing Element and Fair Share Plan on October 5, 2017. This plan will replace the 2017 Round 3 Housing Element and Fair Share Plan.

## Affordable Housing in New Jersey

The Mt. Laurel II doctrine requires that all municipalities provide a realistic opportunity for their fair share of low- and moderate-income housing. The Fair Share Plan is the Township's proposal for satisfying its share of the regional affordable housing needs under applicable affordable housing regulations.

This Plan provides the Township's fair share obligation and details its strategies for addressing its present, prior, and prospective housing needs. The New Jersey Fair Housing Act established the New Jersey Council on Affordable Housing (COAH). COAH was responsible for developing rules and regulations on affordable housing, as well as approving municipalities' submitted affordable housing plans. The COAH approval process was known as Substantive Certification.

COAH adopted its first set of rules, known as "Round 1," for the period from 1987 through 1993. COAH "Round 2" covered the period from 1993 to 1999. These rounds are now combined and collectively referred to as the "Prior Round," which covers the period from 1987 to 1999.

COAH adopted its first Round 3 rules in 2005. The Round 3 rules included a new methodology for calculating affordable housing, known as Growth Share. These rules

were challenged, and the Appellate Division invalidated the Round 3 rules in 2007. COAH then adopted its second set of Round 3 rules in 2008; these rules also used the Growth Share methodology and were found invalid by the Appellate Division in 2010. COAH was directed to prepare new rules that used the Prior Round methodologies of establishing the statewide and regional affordable housing obligation and assigning municipalities their fair share of the regional affordable housing obligations.

COAH prepared new rules in 2014, but failed to adopt them. In response, a motion was filed with the New Jersey Supreme Court to enforce litigant's rights in response to COAH's lack of action. On March 10, 2015 the Supreme Court issued its decision to enforce litigant's rights and established a procedure for municipalities to transition their COAH applications to the Courts.

The Supreme Court established a new procedure that requires participating towns, such as Ocean, to submit a Declaratory Judgment action. The Township of Ocean filed its action of Declaratory Judgment with the Court on July 8, 2015.

Fair Share Housing Center (FSHC), a nonprofit affordable housing advocacy group, was considered an "interested party" in all municipal Declaratory Actions. FSHC and the Township engaged in a mediation process under the supervision of the court-appointed Special Master and reached a Settlement Agreement with on October 27, 2016. The Township's 2017 Round 3 Housing Element and Fair Share Plan, which was approved by the Court on June 9, 2017, was designed to implement this Settlement Agreement.

#### Round 4 Affordable Housing

On March 20, 2024, Governor Murphy signed new legislation known as P.L. 2024, c.2, which amended the State's Fair Housing Act and changed the affordable housing process in New Jersey.

The Fair Housing Act (FHA) Amendment ("FHA 2" or the "Act") eliminated the Council on Affordable Housing (COAH), directed the Department of Community Affairs (DCA) to prepare nonbinding affordable housing obligations, changed certain aspects of the vacant land process, eliminated and revised available bonus credits, and imposed strict deadlines on municipalities.

Pursuant to the FHA 2, municipalities must adopt a Housing Element and Fair Share Plan by June 30, 2025. This plan conforms to the requirements established in the legislation and FHA 2 and addresses Ocean's Prior Round, Round 3, and Round 4 affordable housing obligations.

## **Mandatory Contents of the Housing Element**

Pursuant to the New Jersey Fair Housing Act (FHA 2), “a municipality’s housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing.” The essential plan components are:

- 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;
- 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;
- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- 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);
- 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;
- 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);
- 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 P.L. 2024, 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
- 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.

This Housing Element and Fair Share Plan Amendment addresses the above requirements.

## **Analysis of Demographic, Housing, and Employment Characteristics**

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality's demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Township of Ocean information from the US Census Bureau, the New Jersey Department of Labor and Workforce Development, and the North Jersey Transportation Planning Authority.

### **Population Characteristics**

Table 1 illustrates the population trends for the Township of Ocean and Ocean County from 1930 to 2020. As shown, the Township's population grew by 8,448 residents over this 90-year period, which represents an increase of about 2,282.9 percent. The most significant increases occurred during the following periods: from 1960 to 1970, with an increase of approximately 141.3 percent; from 1950 to 1960, by about 77.1 percent; and between 1970 and 1980, by roughly 67.9 percent. Since the 1930 census, the Township has experienced consistent growth, with no periods of decline in its total population noted between 1930 and 2020.

Ocean County's population also grew substantially between 1930 and 2020. Indeed, the County's population increased by 604,160 residents or 1,927.0 percent between 1930 and 2020.

The maximum rates of change in the County's population was approximately 92.6 percent between 1960 and 1970, and 91.2 percent between 1950 and 1960. The county's growth rate has consistently surpassed 10.0 percent between each decennial census from 1930 to 2020. However, from 1970 to 2020, the growth rate steadily decreased from 66.0 percent between 1970 and 1980 to 10.5 percent between 2010 and 2020.



**Table 1**  
POPULATION CHANGE, 1930 – 2020  
Township of Ocean and Ocean County

**Township of Ocean**

<u>Year</u>	<u>Population</u>	<u>Change</u>	
		<u>Number</u>	<u>Percent</u>
1930	387	-----	-----
1940	427	40	10.3
1950	520	93	21.8
1960	921	401	77.1
1970	2,222	1,301	141.3
1980	3,731	1,509	67.9
1990	5,416	1,685	45.2
2000	6,450	1,034	19.1
2010	8,332	1,882	29.2
2020	8,835	503	6.0

**Ocean County**

<u>Year</u>	<u>Population</u>	<u>Change</u>	
		<u>Number</u>	<u>Percent</u>
1930	33,069	-----	-----
1940	37,706	4,637	14.0
1950	56,622	18,916	50.2
1960	108,241	51,619	91.2
1970	208,470	100,229	92.6
1980	346,038	137,568	66.0
1990	433,203	87,165	25.2
2000	510,916	77,713	17.9
2010	576,567	65,651	12.8
2020	637,229	60,662	10.5

Sources:

1930 - 1950: "Number of Inhabitants, New Jersey."

<https://www2.Census.Gov/library/publications/decennial/1950/population-volume-2/23024255v2p30ch1.pdf>. U.S. Census Bureau, 1950.

1940 - 2000: "New Jersey Population Trends 1790 to 2000." Division of Labor Market and Demographic Research New Jersey State Data Center, August 2001. Accessed February 4, 2025. <https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>.

2010: 2010 U.S. Census (Table P3)

2020: 2020 U.S. Census (Table DP1)

## Population Composition by Age

Table 2 presents the Township of Ocean's population by age cohort according to the 2010 Census and the 2020 Census. The population rose by 503 residents or 6.0 percent between 2010 and 2020. The age cohorts with the most significant percentage increases were: 75-84, which grew by 712 residents or 156.8 percent; 65-74, which saw an increase of 418 residents or 29.4 percent; and 85+, which increased by 75 residents or 46.0 percent. The age cohort with the most considerable decrease was 45-54, which lost 287 residents or 23.1 percent, followed by 15-24 and 35-44, which dropped by 160 residents (18.9 percent) and 130 residents (14.8 percent), respectively.

**Table 2**

POPULATION BY AGE  
Township of Ocean

<u>Age Group</u>	<b>2010 Population</b>		<b>2020 Population</b>		<b>Change 2010-2020</b>	
	<u>Persons</u>	<u>Percent</u>	<u>Persons</u>	<u>Percent</u>	<u>Persons</u>	<u>Percent</u>
Under 5	352	4.2	312	3.5	-40	-11.4
5-14	741	8.9	641	7.3	-100	-13.5
15-24	846	10.2	686	7.8	-160	-18.9
25-34	788	9.5	807	9.1	19	2.4
35-44	877	10.5	747	8.5	-130	-14.8
45-54	1,241	14.9	954	10.8	-287	-23.1
55-64	1,450	17.4	1,446	16.4	-4	-0.3
65-74	1,420	17.0	1,838	20.8	418	29.4
75-84	454	5.4	1,166	13.2	712	156.8
85+	163	2.0	238	2.7	75	46.0
<b>TOTALS</b>	<b>8,332</b>	<b>100</b>	<b>8,835</b>	<b>100</b>	<b>503</b>	<b>6.0</b>

Sources:

2010: 2010 U.S. Census (Table PCT12)

2020: 2020 U.S. Census (Table DP1)

Table 2 shows significant change in the Township population by age cohort. The effects of this change are evident in the rise of the median age, which increased significantly by 7.3 years, from 49.6 in 2010 to 56.9 in 2020. This indicates an approximate increase of 12.8 percent. In contrast, the median age of Ocean County's population decreased by about 1.1 years or 2.7 percent, from 42.6 in 2010 to 41.5 in 2020. Table 3 shows the distribution of both the Township's and County's populations among age cohorts and highlights changes in the median age.

**Table 3**

PERCENTAGE POPULATION DISTRIBUTION, 2010 & 2020  
Township of Ocean and Ocean County

	<b>2010 Percentage of Population</b>		<b>2020 Percentage of Population</b>	
	<u>Township of Ocean</u>	<u>Ocean County</u>	<u>Township of Ocean</u>	<u>Ocean County</u>
Under 5	4.2	6.7	3.5	7.0
5-14	8.9	12.8	7.3	13.4
15-24	10.2	11.3	7.8	11.5
25-34	9.5	10.6	9.1	11.3
35-44	10.5	11.6	8.5	10.1
45-54	14.9	13.6	10.8	10.6
55-64	17.4	12.3	16.4	13.4
65+	24.4	21.0	36.7	22.7
<b>TOTALS</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
Median Age	49.5	42.6	56.9	41.5

Sources:

2010: 2010 U.S. Census (Tables PCT12, P13)

2020: 2020 U.S. Census (Tables DP1, P13)

## Existing Housing Characteristics

### Type of Household

A household is a group of people who occupy a housing unit as their usual place of residence. As shown in Table 4, there were 3,979 households in the Township of Ocean in 2020. The majority of households, or approximately 74.7 percent, consisted of two or more persons. The remaining 25.3 percent were single-person households. Table 4 provides additional details on the types of households in the Township of Ocean during 2020.

**Table 4**  
TYPES OF HOUSEHOLDS, 2020  
Township of Ocean

<u>Type of Households</u>	<u>Total</u>	<u>Number in Subgroup</u>	<u>Percent of Total</u>
<b>TOTAL HOUSEHOLDS</b>	<b>3,979</b>		
<b>One Person</b>		<b>1,006</b>	<b>25.3</b>
Male Householder	429		10.8
65 years or older	201		5.1
Female Householder	577		14.5
65 years or older	422		10.6
<b>Two or More Persons</b>		<b>2,973</b>	<b>74.7</b>
<i>Married Couple Families</i>	2,176		54.7
With Own Children Under 18	360		9.0
<i>Cohabiting Couple</i>	312		7.8
With Own Children Under 18	87		2.2
<i>Male Householder Not living alone</i>	146		3.7
With Own Children Under 18	25		0.6
<i>Female Householder Not living alone</i>	339		8.5
With Own Children Under 18	97		2.4

Source:  
2020 U.S. Census (Table DP1)

## Household Size

Table 5 provides additional detail on household size in the Township of Ocean during 2020. As shown, the most frequent household size was two persons, which accounted for 47.1 percent of all households in the Township and 33.7 percent of all households in Ocean County. The average household size in the Township of Ocean was 2.22, which is 0.44 less than the average household size of 2.66 in Ocean County during 2020.

**Table 5**  
HOUSEHOLD SIZE, 2020  
Township of Ocean & Ocean County

<u>Household Size</u>	<b>Township of Ocean</b>		<b>Ocean County</b>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 Person	1,006	25.3	66,816	28.0
2 Persons	1,876	47.1	80,521	33.7
3 Persons	547	13.7	33,781	14.1
4 Persons	314	7.9	27,777	11.6
5 Persons	136	3.4	13,874	5.8
6+ Persons	100	2.5	16,043	6.7
<b>TOTALS</b>	3,979	100.00	238,812	100.00
<b>Average Household Size</b>	2.22		2.66	

Sources:

2020 U.S. Census (Table DP1)

2020 U.S. Census (Table H12)

## Per Capita and Household Income

Table 6 presents the per capita income, median household income, and population poverty status of the Township of Ocean, Ocean County, and the State of New Jersey. This data is derived from the 2023 American Community Survey Five-Year Estimates and reflects estimated average conditions over the five years from 2019 through 2023.

As shown in Table 6, the Township reported a median per capita income of \$52,696, which is higher than in Ocean County but lower than in New Jersey, where the per capita incomes were \$43,900 and \$53,118, respectively. Additionally, the Township had a higher median household income of \$107,364 compared to Ocean and New Jersey, which reported median household incomes of \$86,411 and \$101,050, respectively. The Township had only 6.6 percent of its population living below the poverty line, which is significantly lower than the figures of 10.4 percent and 9.8 percent seen in Ocean County and New Jersey, respectively.

**Table 6**

MEDIAN PER CAPITA AND HOUSEHOLD INCOME; POVERTY STATUS 2023  
Township of Ocean, Ocean County & New Jersey

	<u>Per Capita</u> <u>Income</u>	<u>Median Household</u> <u>Income</u>	<u>Percentage Below</u> <u>Poverty Status</u>
<b>Township of Ocean</b>	\$52,696	\$107,364	6.6
<b>Ocean County</b>	\$43,900	\$86,411	10.4
<b>New Jersey</b>	\$53,118	\$101,050	9.8

Source:

2023 American Community Survey 5-Year Estimates (Tables BP19301, S1701, and S1901)

### Family Income Distribution

Table 7 presents family income data for the Township and County, as shown by the 2023 American Community Survey Five-Year Estimates. An estimated 61.1 percent of the Township's families earned an annual income of \$100,000 or more. In contrast, 54.7 percent of Ocean County's families earned \$100,000 or more.

**Table 7**  
FAMILY INCOME DISTRIBUTION, 2023  
Township of Ocean & Ocean County

<u>Income Levels</u>	<b>Township of Ocean</b>		<b>Ocean County</b>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$10,000	106	3.7	2,783	1.7
\$10,000 - \$14,999	0	0.0	1,543	1.0
\$15,000 - \$24,999	56	1.9	4,295	2.7
\$25,000 - \$34,999	29	1.0	6,441	4.0
\$35,000 - \$49,999	98	3.4	12,629	7.9
\$50,000 - \$74,999	200	6.9	23,592	14.7
\$75,000 - \$99,999	638	22.0	21,549	13.4
\$100,000 - \$149,999	811	28.0	37,037	23.0
\$150,000 - \$199,999	415	14.3	22,805	14.2
\$200,000 or more	546	18.8	28,125	17.5
<b>TOTALS</b>	<b>2,899</b>	<b>100.00</b>	<b>160,799</b>	<b>100.00</b>

Source:

2023 American Community Survey 5-Year Estimates (Table DP03)

**Housing Affordability**

Table 8 outlines the maximum income limits for low, very low-income, and moderate-income households in Housing Region 4, including all Mercer, Monmouth, and Ocean counties.

The Township of Ocean is located in Housing Region 4. As of 2025, the median household income for a three-person household in this region was \$121,200. A three-person moderate-income household, defined as having an income exceeding 50 percent but less than 80 percent of the median income, would have an income that does not exceed \$96,960. A three-person low-income household, defined as having an income equal to or less than 50 percent but more than 30 percent of the median income, would have an income that does not exceed \$60,600. A three-person very low-income household, defined as having an income equal to 30 percent or less of the median income, would have an income that does not exceed \$36,360. Lastly, the 1.5-person, three-person, and 4.5-person columns are utilized for calculating the pricing of one-, two-, and three-bedroom affordable units.

**Table 8**  
2025 REGIONAL INCOME LIMITS  
HOUSING REGION 4

<u>Household Size</u>	<u>Median Income</u>	<u>Moderate Income</u>	<u>Low Income</u>	<u>Very Low Income</u>
1 Person	\$94,300	\$75,440	\$47,150	\$28,290
1.5 Person	\$101,000	\$80,800	\$50,500	\$30,300
2 Person	\$107,700	\$86,160	\$53,850	\$32,310
2.5 Person	\$114,450	\$91,560	\$57,525	\$34,335
3 Person	\$121,200	\$96,960	\$60,600	\$36,360
4 Person	\$134,600	\$107,680	\$67,300	\$40,380
4.5 Person	\$140,000	\$112,000	\$70,000	\$42,000
5 Person	\$145,400	\$116,320	\$72,700	\$43,620
6 Person	\$156,200	\$124,960	\$78,100	\$46,860
7 Person	\$167,000	\$133,600	\$83,500	\$50,100
8 Person	\$177,700	\$142,160	\$88,850	\$53,310

Source:

2025 Affordable Housing Regional Income Limits by Household Size, prepared by Affordable Housing Professionals of New Jersey (AHPNJ) – May 16, 2025.



## Housing Unit Data

In 2020, the Township had 4,715 housing units, 3,979 classified as occupied and 736 as “Vacant, Seasonal & Migratory.” By comparison, Ocean County had 294,429 housing units, of which 238,812 were occupied.

As shown in Table 9, the owner-occupied housing stock accounted for a significantly larger percentage of the Township’s housing stock compared to that of the County. In 2020, approximately 84.4 percent of the Township’s housing stock was owner-occupied, in contrast to 77.6 percent of the County’s housing stock.

**Table 9**  
HOUSING UNIT DATA, 2020  
Township of Ocean & Ocean County

	Township of Ocean		Ocean County	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
<b>Unit Type</b>				
Occupied	3,979	84.4	238,812	81.1
Vacant, Seasonal & Migratory	736	15.6	55,617	18.9
Total	4,715	100.0	294,429	100.0
<b>Owner vs Renter Occupied Units</b>				
Owner Occupied	3,391	85.2	185,345	77.6
Renter Occupied	588	14.8	53,467	22.4
<b>TOTAL OCCUPIED UNITS</b>	3,979	100.0	238,812	100.0

Source:

2020 U.S. Census (Table DP1)

### Year Householder Moved into Unit

Table 10 provides the year the current Township and County householders moved into their residence. As shown, 84.6 percent of the Township's households moved into their current residences during or after 2000, compared to 78.6 percent countywide. Approximately 15.4 percent of the Township's households and 21.5 percent of the County's households moved into their homes before 2000.

**Table 10**  
YEAR HOUSEHOLDER  
MOVED INTO UNIT, 2023  
Township of Ocean & Ocean County

<u>Year Householder Moved into Unit</u>	<b>Township of Ocean</b>		<b>Ocean County</b>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
2021 or later	303	8.2	16,396	6.8
2010 - 2020	1,794	48.8	119,630	49.5
2000 - 2009	1,009	27.5	53,698	22.2
1990 - 1999	409	11.1	28,233	11.7
1989 or earlier	158	4.3	23,564	9.8
<b>TOTALS</b>	3,673	100.0	241,521	100.0

Source:

2023 American Community Survey 5-Year Estimates (Table DP04)

## Housing Unit Information

Table 11 presents various information from the American Community Survey about the housing stocks of the Township of Ocean and Ocean County, including the date when the housing units were built, the number of units per structure, and the number of rooms and bedrooms per unit.

Approximately 92.7 percent of the Township's housing stock consists of single-family detached structures. In contrast, single-family detached homes account for roughly 74.7 percent of the County's housing stock.

As shown in Table 11, in 2023, about 28.8 percent of the Township's housing units had eight or more rooms, while the County's housing stock had 26.3 percent with same. The number of bedrooms per housing unit follows a slightly similar trend, with 18.5 percent of the Township's housing units having four or more bedrooms, compared to approximately 28.9 percent of the County's housing units.

The construction dates for housing units are somewhat comparable between the Township and the County, with approximately 45.3 percent of the Township's housing stock and 48.9 percent of the County's housing stock built before 1980.

*Round 4 Housing Element and Fair Share Plan  
Township of Ocean, Ocean County, New Jersey*

**Table 11**

HOUSING UNIT INFORMATION, 2023  
Township of Ocean & Ocean County

	Township of Ocean		Ocean County	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
<b>Total Housing Units</b>	<b>4,260</b>	<b>100.0</b>	<b>295,201</b>	<b>100.0</b>
<u>Units in Structure</u>				
One (Single Family Detached)	3,949	92.7	220,452	74.7
One (Single Family Attached)	57	1.3	28,558	9.7
Two+ Units	254	6.0	39,949	13.5
Mobile Home, Trailer Other	0	0.0	6,242	2.1
<u>Number of Rooms</u>				
1 Room	0	0.0	2,050	0.7
2 or 3 Rooms	296	6.9	17,822	6.0
4 or 5 Rooms	934	21.9	98,460	33.4
6 or 7 Rooms	1,805	42.4	99,334	33.6
8+ Rooms	1,225	28.8	77,535	26.3
<u>Number of Bedrooms</u>				
No Bedroom	0	0.0	2,343	0.8
1 Bedroom	212	5.0	18,788	6.4
2 or 3 Bedrooms	3,261	76.5	188,885	64.0
4+ Bedrooms	787	18.5	85,185	28.9
<u>Year Structure Built</u>				
2020 - later	194	4.6	2,214	0.7
2010 - 2019	552	13.0	26,155	8.9
2000 - 2009	967	22.7	39,057	13.2
1990 - 1999	217	5.1	35,372	12.0
1980 - 1989	400	9.4	48,028	16.3
1960 - 1979	1,073	25.2	96,979	32.9
1940 - 1959	716	16.8	35,114	11.9
1939 or earlier	141	3.3	12,282	4.2

Source:

2023 American Community Survey 5-Year Estimates (Table DP04)

## Housing Conditions

Housing conditions in the Township are favorable. As shown in Table 12, none of the Township's housing units lack complete plumbing and complete kitchen facilities, compared to 0.3 and 0.5 percent countywide, respectively. It is, however, noted that about 1.9 percent of the Township's housing units lack telephone service. By comparison, about 0.8 percent of the County's housing units lack telephone service.

Furthermore, only about 0.7 percent of the Township's housing stock has more than one person per room, compared to approximately 2.2 percent of the County's housing stock. A dwelling unit (DU) with more than one person per room may indicate overcrowding.

**Table 12**  
INDICATORS OF HOUSING CONDITIONS, 2023  
Township of Ocean & Ocean County

	Township of Ocean		Ocean County	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
<u>Total Occupied Units</u>	3,673		241,521	
Units Lacking Complete Plumbing	0	0.0	618	0.3
Units Lacking Kitchen Facilities	0	0.0	1,232	0.5
No telephone service	71	1.9	1,884	0.8
 <u>Persons per Room, Occupied Units</u>				
1.00 or less	3,647	99.3	236,080	97.7
1.01 to 1.50	26	0.7	4,366	1.8
1.51 or more	0	0.0	1,075	0.4
<b>TOTALS</b>	<b>3,673</b>	<b>100.0</b>	<b>241,521</b>	<b>100.0</b>

Source:

2023 American Community Survey 5-Year Estimates (Table DP04)

## Housing Values

Table 13 shows 2023 housing values for the Township of Ocean and Ocean County. As indicated, approximately 80.9 percent of the Township's owner-occupied housing units are valued at over \$300,000, and 39.1 percent are valued at \$500,000 or more. These percentages are higher than those in the County, where about 63.9 percent of the owner-occupied housing units are valued at over \$300,000, and 27.2 percent are valued at \$500,000 or more. This higher value of units in the Township of Ocean is reflected by the lower median value of owner-occupied units in Ocean County than in the Township, where the median value was \$366,600 as compared to \$452,800 in the Township.

**Table 13**

OWNER-OCCUPIED HOUSING VALUES, 2023  
Township of Ocean & Ocean County

<u>Housing Value</u>	<b>Township of Ocean</b>		<b>Ocean County</b>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$50,000	45	1.4	6,722	3.5
\$50,000 - \$99,999	15	0.5	7,606	3.9
\$100,000 - \$149,999	5	0.2	6,557	3.4
\$150,000 - \$199,999	78	2.4	10,614	5.5
\$200,000 - \$299,999	476	14.7	38,410	19.8
\$300,000 - \$499,999	1,344	41.4	71,026	36.7
\$500,000 - \$999,999	1,201	37.0	43,985	22.7
\$1,000,000 or more	83	2.6	8,710	4.5
<b>TOTALS</b>	3,247	100.0	193,630	100.0
<b>Median Value</b>	\$ 452,800		\$ 366,600	

Source:

2023 American Community Survey 5-Year Estimates (Table DP04)

## Contract Rents

Table 14 details the gross rents for renter-occupied units in the Township and Ocean County. As shown, the median monthly rent in the Township was \$1,458, which is lower than the median rent of \$1,702 in Ocean County. In the Township, approximately 49.7 percent of all cash rents exceeded \$1,500 per month, with 0.0 percent surpassing \$3,000. These figures are lower than those in the County, where 63.6 percent of monthly rents exceeded \$1,500, and 5.1 percent of all rents exceeded \$3,000.

**Table 14**

GROSS RENTS, 2023  
OCCUPIED UNITS PAYING RENT  
Township of Ocean & Ocean County

<u>Contract Rents</u>	<b>Township of Ocean</b>		<b>Ocean County</b>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$500	0	0.0	1,911	4.3
\$500 - \$999	12	3.4	3,137	7.0
\$1,000 - \$1,499	168	46.9	11,324	25.2
\$1,500 - \$1,999	44	12.3	15,025	33.5
\$2,000 - \$2,499	91	25.4	8,562	19.1
\$2,500 - \$2,999	43	12.0	2,654	5.9
\$3,000 or more	0	0.0	2,268	5.1
<b>TOTALS</b>	358	100.0	44,881	100.0
Median Rent	\$ 1,458		\$ 1,702	

Source:

2023 American Community Survey 5-Year Estimates (Table DP04)

## Employment Data

Data from the New Jersey Department of Labor indicates that there was an average of 3,986 private sector jobs located in the Township during 2023. This figure represents jobs located in the Township, not the occupational characteristics of its residents.

Table 15 details the occupational characteristics of Ocean residents based on the 2023 American Community Survey Five-Year Estimates. The largest occupational group among Ocean residents aged 16 years and older engaged in the civilian labor force is "Management, Business Science & Arts," comprising about 35.5 percent of the labor force. This was also the largest occupational group in Ocean County, making up roughly 42.1 percent of its labor force aged 16 years and older. The second largest occupational groups were "Sales & Office Occupations," accounting for 26.9 percent and 23.7 percent of the Township and County residents aged 16 years and over and engaged in the civilian labor force, respectively. The third largest occupational group was "Service Occupations," which accounted for 18.4 percent of the Township's residents and 16.4 percent of the County's residents engaged in the civilian labor force aged 16 and older. These three occupational groups represented 80.8 percent of the Township residents and 82.3 percent of the County residents engaged in the civilian labor force aged 16 and older.

Regarding the industry of employment, the top three industries among Township residents engaged in the civilian labor force (aged 16 and older) were "Educational Services, Health Care/Social Assist." at 21.0 percent; followed by "Retail Trade" at 16.1 percent and "Professional, Scientific, Management" at 11.8 percent. Among County residents, the top three industries were also "Educational Services, Health Care/Social Assist." at 28.5 percent; "Retail Trade" at 12.9 percent; and "Professional, Scientific, Management" at 11.1 percent.



**Table 15**  
OCCUPATIONAL CHARACTERISTICS, 2023  
Township of Ocean & Ocean County

<u>Occupation Group</u>	<b>Township of Ocean</b>		<b>Ocean County</b>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Management, Business, Science & Arts	1,414	35.5	117,691	42.1
Service Occupations	734	18.4	45,803	16.4
Sales & Office Occupations	1,071	26.9	66,203	23.7
Natural Resources, Construction & Maintenance	420	10.5	24,713	8.9
Production, Transportation & Material	347	8.7	24,818	8.9
<b>TOTALS</b>	3,986	100.0	279,228	100.0
 <u>Industry</u>				
Agriculture, Forestry, Fishing	0	0.0	632	0.2
Construction	371	9.3	22,093	7.9
Manufacturing	164	4.1	13,973	5.0
Wholesale Trade	85	2.1	7,096	2.5
Retail Trade	641	16.1	35,924	12.9
Transportation and Warehousing	120	3.0	16,118	5.8
Information	160	4.0	4,937	1.8
Finance, Insurance, Real Estate	314	7.9	17,792	6.4
Professional, Scientific, Management	472	11.8	31,044	11.1
Educational Services, Health Care/Social Assist.	837	21.0	79,506	28.5
Arts, Entertainment, Recreation, Food Services	280	7.0	21,985	7.9
Other Services, Except Public Administration	183	4.6	12,173	4.4
Public Administration	359	9.0	15,955	5.7
<b>TOTALS</b>	3,986	100.0	279,228	100.00

Source:

2023 American Community Survey 5-Year Estimates (Tables S2401, S2405)

Table 16 presents data on the employment sectors of the private sector jobs located in the Township of Ocean. Of these jobs, a total of 462 or about 33.4 percent, were classified as "Retail Trade." An additional 144 jobs, or 10.4 percent, were classified as "Admin/Waste Remediation"; 125 jobs, or 9.0 percent, were classified as "Health/Social"; and 123 jobs, or 8.9 percent, were classified as "Accommodations/Food." These four employment sectors accounted for approximately 61.7 percent of all jobs in the Township.

**Table 16**  
EMPLOYMENT BY SECTOR, 2023  
Township of Ocean

<u>Employee Sector</u>	<b>Township of Ocean</b>	
	<u>Number</u>	<u>Percent</u>
Construction	108	7.8
Manufacturing	44	3.2
Wholesale Trade	41	3.0
Retail Trade	462	33.4
Transportation/Warehousing	25	1.8
Information	Undisclosed	Undisclosed
Finance/Insurance	Undisclosed	Undisclosed
Real Estate	23	1.7
Professional/Technical	54	3.9
Admin./Waste Remediation	144	10.4
Education	Undisclosed	Undisclosed
Health/Social	125	9.0
Arts/Entertainment	36	2.6
Accommodations/Food	123	8.9
Other Services	78	5.6
Unclassified	Undisclosed	Undisclosed
TOTAL	1,384	100.0

Source:

"Annual Municipal Data by Sector." New Jersey Department of Labor and Workforce Development, 2023. Accessed February 4, 2025.

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

**Residential Construction**

Table 17 presents data on dwelling units authorized by building permits and those demolished with demolition permits in the Township of Ocean from 2012 to 2023. This data has been sourced from the New Jersey Department of Community Affairs.

During the reported period, a total of 676 new units were created, and 161 units were demolished, leading to a net increase of 515 units. The average annual net change during this period was an increase of roughly 42.9 units annually.

**Table 17**  
NEW DWELLING UNITS AUTHORIZED BY  
BUILDING PERMIT & HOUSING UNITS DEMOLISHED  
2012 - 2023  
Township of Ocean

<u>Year</u>	<u>New Units</u>	<u>Demolitions</u>	<u>Net Increase</u>
2012	69	6	63
2013	103	47	56
2014	161	19	142
2015	52	18	34
2016	16	6	10
2017	13	14	-1
2018	9	11	-2
2019	182	8	174
2020	34	13	21
2021	17	9	8
2022	8	6	2
2023	12	4	8
<b>TOTALS</b>	676	161	515

Source:

“Development Trends Viewer.” State of New Jersey Department of Community Affairs, September 16, 2024. Accessed February 4, 2025.

[https://www.nj.gov/dca/codes/reporter/Development\\_Trend\\_Viewer.xlsb](https://www.nj.gov/dca/codes/reporter/Development_Trend_Viewer.xlsb).

## Population and Household Projection

As previously noted, the Township of Ocean's population was 8,835 at the time of the 2020 United States Census.

The North Jersey Transportation Planning Authority has released 2050 population and household projections for its constituent municipalities. The 2050 population projection for Ocean is 12,816 residents, which represents an increase of about 3,981 residents or 45.1 percent over the 2020 United States Census population of 8,835 residents. The 2050 household projection for Ocean is 5,198, which represents an increase of 1,219 or about 30.1 percent over the 2020 United States Census count of 3,979 households.

N.J.S.A. 52:27D-310.b require that Housing Elements and Fair Share Plans include a household projection for the next ten years. When the 2050 projections of the North Jersey Transportation Planning Authority are linearly adjusted to represent 2035 values, projections of 10,825 residents and 4,589 households result. This is summarized in Table 18.

**Table 18**

POPULATION AND HOUSEHOLD PROJECTION, 2015 - 2050

Township of Ocean

<u>2020 Census Population</u>	<u>2035 Population Projection (Adjusted from 2050)</u>	<u>2050 Population Projection</u>
8,835	10,825	12,816
<u>2020 Census Households</u>	<u>2035 Household Projection (Adjusted from 2050)</u>	<u>2050 Household Projection</u>
3,979	4,589	5,198

Sources:

2020: United States Census;

2035: Calculated by T&M based on 2050 values; and,

2050: North Jersey Transportation Planning Authority.

The foregoing information has been provided for informational purposes only and in response to N.J.S.A. 52:27D-310.b.

Employment Projection

The North Jersey Transportation Planning Authority (NJTPA) has released a 2050 employment projection for the Township of Ocean of 2,359, which represents an increase of 603 jobs or 34.3 percent over the Township’s 2023 average total of 1,756 public and private sector jobs (includes: 1,384 private sector jobs; 11 federal government jobs; 28 state government jobs; 205 local government jobs and 128 local government education jobs).

When the NJTPA’s 2050 employment projection is linearly adjusted to represent 2035 values, an adjusted 2035 employment projection 2,024 jobs results, as shown in Table 19.

**Table 19**  
EMPLOYMENT PROJECTION, 2023 - 2050  
Township of Ocean

<u>2023</u>	<u>2035</u>	<u>2050</u>
<u>Private</u>	<u>Adjusted Employment</u>	<u>Employment</u>
<u>Sector</u>	<u>Projection</u>	<u>Projection</u>
<u>Employment</u>		
1,756	2,024	2,359

Sources:  
2023: New Jersey Department of Labor and Workforce Development;  
2035: Calculated by T&M; and,  
2050: North Jersey Transportation Planning Authority.

Note:  
 $2023 \text{ average of } 1,756 \text{ private sector jobs} + ((2050 \text{ Employment Projection of } 2,359 \text{ jobs} - 2023 \text{ average of } 1,756 \text{ private sector jobs}) \div (2050 - 2023)) \times 12 \text{ years} = 2,024 \text{ jobs in } 2035.$

The foregoing information has been provided for informational purposes only and in response to N.J.S.A. 52:27D-310.d.

# Fair Share Plan

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## Affordable Housing Obligation

A municipality's affordable housing obligation is made up of both a present need (rehabilitation obligation) and a prospective need obligation. Obligations are calculated in time periods known as "rounds."

Previous Round obligations have either been determined by the New Jersey Council on Affordable Housing (COAH), or by Court decisions. However, pursuant to FHA 2, for Round 4 and subsequent rounds, the Department of Community Affairs (DCA) was directed to provide a non-binding calculation of regional need and municipal present and prospective need obligations in accordance with the formula contained in the Act.

DCA calculated a Round 4 present need obligation of 56 units and a prospective need obligation of 69 units for the Township of Ocean. The Township analyzed the data that resulted in the obligation and adopted a binding resolution stipulating its Round 4 affordable housing obligations as calculated by the DCA.

Ocean's affordable housing obligations are as follows:

- Prior Round (Rounds 1 & 2, from 1987-1999) Obligation: 236 units
- Round 3 (from 1999-2025) Prospective Need Obligation: 322 Units
- Round 4 (from 2025-2035) Present Need (Rehabilitation Obligation): 56 units
- Round 4 (from 2025-2035) Prospective Need Obligation: 69 Units

The Township's affordable housing obligation and the manner in which it has met and intends to meet it, is described in the following subsections.

### Prior Round Obligation

The Township's prior round prospective need obligation is 236 units. As specified in the Township's Court-approved 2017 Round 3 Housing Element and Fair Share Plan, the Township applied a total of 177 credits for affordable housing units and 59 rental bonus credits to fulfill its prior round prospective need obligation. This is outlined in Table 20.

**Table 20**PRIOR ROUND PROSPECTIVE NEED COMPLIANCE  
Township of Ocean

<u>Mechanism</u>	<u>Unit Type</u>	<u>Credits for Units</u>	<u>Rental Bonus Credits</u>	<u>Total Credits</u>
Willows at Waretown (Block 41, Lots 26.01, 27.01, 28.01, 30 and 36.01)	Age-Restricted	59	0	59
MSC Enterprises (Block 41, Lot 35.02)	Family Rental	2	0	2
Tradewinds/Diamond Developers (Block 131, Lot 4)	Family Rental	29	29	58
TC Zone/Redevelopment Area	Family Rental	50	30	80
TC Zone/Redevelopment Area	Family Sales	37	0	37
<b>Total</b>	<b>—</b>	<b>177</b>	<b>59</b>	<b>236</b>

As demonstrated in Table 20, the Township fulfilled its prior round prospective need obligation with 177 credits for affordable housing units and 59 rental bonus credits. The Township's prior round obligation compliance strategy complied with a senior cap of 59 units (i.e., 25 percent of 236-unit prior round obligation); a rental bonus cap of 59 credits (i.e., 25 percent of 236-unit prior round obligation); and a rental obligation of at least 59 units (i.e., at least 25 percent of the 236-unit prior round obligation).

In addition to the above, it is noted that as of the preparation of this Housing Element and Fair Share Plan, the Willows at Waretown, MSC Enterprises, and Tradewinds/Diamond Developers sites have been constructed.

***This prior round prospective need compliance strategy is as provided in the Township's Court-approved 2017 Round 3 Housing Element and Fair Share Plan with no changes proposed.***

### Round 3 Prospective Need

The Township's Round 3 prospective need obligation was 322 units. As specified in the Township's Court-approved 2017 Round 3 Housing Element and Fair Share Plan, the Township prepared a Vacant Land Adjustment (VLA). Said VLA concluded that the Township's Round 3 prospective need obligation had a Realistic Development Potential (RDP) of 53 units, which results in an unmet need of 269 units.

### Round 3 RDP Compliance

As specified in its Court-approved 2017 Round 3 Housing Element and Fair Share Plan, the Township of Ocean applied 74 credits for affordable housing units and 13 rental bonus credits toward its RDP of 53 units. This is outlined in Table 21.

**Table 21**  
ROUND 3 RDP COMPLIANCE  
Township of Ocean

<u>Mechanism</u>	<u>Unit Type</u>	<u>Credits for Units</u>	<u>Rental Bonus Credits</u>	<u>Total Credits</u>
Willows at Waretown (Block 41, Lots 26.01, 27.01, 28.01, 30 and 36.01)	Age-Restricted	13	0	13
Ocean Commons (Block 41, Lot 42.01)	Family Rental	54	6	60
TC Zone/Redevelopment Area	Family Rental	7	7	14
<b>Total</b>	—	<b>74</b>	<b>13</b>	<b>87</b>

As demonstrated in Table 21, the Township's Round 3 RDP strategy resulted in a total of 87 credits, which generated a surplus of 34 credits applicable to the Township's unmet need of 269 units. Round 3 unmet need compliance is discussed in the following section.

In addition to the above, it is noted that the Township's Round 3 RDP compliance strategy complied with a senior cap of 13 units (i.e., 25 percent of 53-unit RDP, rounded down); a rental bonus cap of 13 credits (i.e., 25 percent of 53-unit RDP, rounded down); and a rental obligation of at least 14 units (i.e., at least 25 percent of the 53-unit RDP, rounded up).



Additionally, it is noted that as of the preparation of this Housing Element and Fair Share Plan, the Willows at Waretown and Ocean Commons sites have been constructed.

***This Round 3 RDP compliance strategy is as provided in the Township's Court-approved 2017 Round 3 Housing Element and Fair Share Plan with no changes proposed.***

#### Round 3 Unmet Need Compliance

The Township of Ocean's Round 3 unmet need is 269 units. Associated with this unmet need of 269 units is a senior cap of 67 units (i.e., 25 percent of 269 units, rounded down).

*Application of Surplus Credits:* As specified in the Township's Court-approved 2017 Round 3 Housing Element and Fair Share Plan, the Township applied the surplus of 34 credits resulting from its RDP compliance strategy. These units were associated with family rental units on the Ocean Commons site (Block 41, Lot 42.01).

*Willows at Waretown:* The Township also applied a total of four (4) senior rental units associated with the Willows at Waretown site (Block 41, Lots 26.01, 27.01, 28.01, 30 and 36.01), which is a 100-percent affordable age-restricted rental development with a total of 76 units (n.b., 59 units were applied to the Township's prior round prospective need obligation and 13 units were applied to the Township's Round 3 RDP).

*Special Program:* Additionally, the Township developed, in accordance with its Court-approved 2016 Settlement Agreement with the Fair Share Housing Center, a special program to capture additional unmet need by imposing a mandatory affordable housing set-aside of up to 15 percent for all new multi-family rental development and 20 percent for all new multi-family sale development throughout the Township. When existing regulation requires a higher affordable housing set-aside requirement (e.g. in the TC Town Center District of the Waretown Town Center Redevelopment Plan and in other redevelopment plan areas), the higher affordable housing set-aside requirement applies. These set-aside requirements apply to any multi-family development of at least five units at a density of at least six units per acre that is created as the result of any subdivision or site plan approval; rezoning approval; use variance approval; or redevelopment plan.

The special program provides developers with the option of either providing the entire set-aside onsite or providing a portion onsite and the remainder as a payment-in-lieu to fund the construction of the required number of units offsite. The actual ability for the developer to provide units offsite is determined by a point-based assessment of the development site's: proximity to bus stops, schools, parks and open space, emergency service stations (e.g., police, fire and EMS station), and the US Route 9 and Ocean County Route 532 corridors; location within the Waretown Town Center;

and location within the “Coastal A” flood hazard area, which results in a loss of points. The higher the number of points yielded by the assessment, the greater the requirement for the on-site provision of the set-aside is. The lower the number of points, the lower the requirement for the on-site provision of the set-aside is. This program has been fully implemented via the Township’s Affordable Housing Ordinance, which is appended to this Housing Element and Fair Share Plan.

*Summary:* As has been shown above, the Township’s unmet need compliance strategy applies 34 surplus credits from the Township’s Round 3 RDP compliance strategy and four (4) units from the 100-percent affordable age-restricted development known as Willows at Waretown. It also establishes a special program to capture additional unmet need, which is codified in the Township’s Affordable Housing Ordinance. This unmet need compliance strategy, which is summarized in Table 22, is as provided in the Township’s Court-approved 2017 Round 3 Housing Element and Fair Share Plan with no changes proposed.

**Table 22**  
**ROUND 3 UNMET NEED COMPLIANCE**  
**Township of Ocean**

<u>Mechanism</u>	<u>Unit Type</u>	<u>Credits for Units</u>	<u>Rental Bonus Credits</u>	<u>Total Credits</u>
Application of Surplus Credits from Ocean Commons (Block 41, Lot 42.01)	Family Rental	34	0	34
Willows at Waretown (Block 41, Lots 26.01, 27.01, 28.01, 30 and 36.01)	Age-Restricted	4	0	4
Special Program to Capture Unmet Need	Indeterminate	Inde-termin-ate	Inde-termin-ate	Inde-termin-ate
<b>Total</b>	—	<b>&gt;38</b>	<b>&gt;38</b>	<b>&gt;38</b>

***This Round 3 unmet need compliance strategy is as provided in the Township’s Court-approved 2017 Round 3 Housing Element and Fair Share Plan with no changes proposed.***

## **Round 4 Present Need**

The present need is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households. The present need has previously been called “rehabilitation share.” Ocean’s present need obligation is 56 units.

The township will address its 56-unit present need through a continuation of the Ocean Township Housing Rehabilitation Program, which is a scattered site rehabilitation program that targets low- and moderate-income housing units (incl., owner-occupied and rental units) throughout the township. To manage and administer the Ocean Township Housing Rehabilitation Program, the township has contracted with Community Grants, Planning & Housing (CGP&H). CGP&H is a private consulting firm specializing in the implementation of publicly funded housing rehabilitation programs.

## **Round 4 Prospective Need**

Ocean’s Round 4 prospective need obligation is 69 units. As in Round 3, the Township does not have sufficient vacant land to zone for or construct its full Round 4 obligation.

### **Round 4 Vacant Land Adjustment**

Because the Township does not have sufficient vacant land to zone for or construct its full Round 4 obligation, it is entitled to a Vacant Land Adjustment (VLA) for Round 4. The Round 4 VLA table and associated mapping is appended to this Housing Element and Fair Share Plan. The VLA was prepared pursuant to COAH Round 2 rules contained in N.J.A.C. 5:93-4.2 and the FHA 2.

In its preparation of the Round 4 VLA, the Township relied upon all analyses and conclusions from its Court-approved Round 3 VLA. The Round 4 VLA analyzed vacant lots with a tax assessment land use classification code of 1 (vacant land) and 15C (public property). Full lots, or portions thereof, that contain environmental constraints were excluded from the analysis. Properties that are listed on the Township’s Recreation and Open Space Inventory (ROSI) were also excluded, in addition to properties that are a Round 3 compliance mechanism or were identified as not buildable in Round 3. Also excluded were sites that were not located in a sewer service area and a Pinelands Regional Growth Area. A six-unit per acre density was applied to the remaining lots or portions thereof.

The resulting RDP was 43 units.

To satisfy its RDP of 43 units, the Township proposes to sponsor the construction of a 100-percent affordable housing development on Block 131, Lots 1.01, 1.02, 3.01, 3.02, 3.03 and 3.04. Said parcels, which are collectively known as the “Thirsty Mallard” site, have a total combined area of approximately 4.62 acres and were under

common ownership as reflected in current property tax assessment records at the time of the preparation of this Round 4 Housing Element and Fair Share Plan. The site has frontage on US Route 9, Lighthouse Drive and Main Street, and are located across US Round 9 from the Waretown Town Center. Except for Block 131, Lot 3.01, the properties comprising the site are entirely or predominantly vacant and unimproved. Block 131, Lot 3.01 contains a one-story, commercial building that was previously known as the “Thirsty Mallard” and has been vacant for several years.

The Thirsty Mallard site is a designated redevelopment area of the Township. The site was designated as an area in need of redevelopment in late 2024 as it was found to meet multiple statutory criteria for redevelopment designation. To date, no redevelopment plan has been prepared. However, the Township will prepare a redevelopment plan which requires 100-percent affordable family rental development at a density of nine (9) units per acre. The redevelopment plan will require a minimum of 40 affordable units, which will conform to all applicable requirements of the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) and the Township’s Affordable Housing Ordinance. The redevelopment plan will be flexible and permit the 100-percent affordable family rental development as a single-use site or, at the redeveloper’s option, with other uses as part of a mixed-use site.

Please note that the Township Committee Resolution No. 24-221, which authorized the redevelopment study of the Thirsty Mallard site, specified that the redevelopment area shall be subject to a condemnation redevelopment area designation. The Township will, therefore, acquire the property through condemnation proceedings and convey it to a qualified redeveloper.

As currently planned, the proposed redevelopment of the Thirsty Mallard site will result in 50 units of credit toward the Township’s Round 4 RDP, including 40 units of credit resulting from units provided onsite and ten (10) bonus credits pursuant to FHA 2 at N.J.S.A. 52:27D-311.k(8), which provides that municipalities shall:

***receive one unit of credit and one bonus credit for each unit of low- or moderate-income housing in a 100 percent affordable housing project for which the municipality contributes toward the costs of the project. This contribution may consist of: (a) **real property donations that enable siting and construction of the project** or (b) contributions from the municipal affordable housing trust fund in support of the project, if the contribution consists of no less than three percent of the project cost. (emphasis added)***

Please note that the application of bonus credits is capped by FHA 2 at N.J.S.A. 52:27D-311.h, which stipulates that:

*A municipality shall not receive more than one type of bonus credit for any unit and a municipality shall not be permitted to satisfy more than 25 percent of its prospective need obligation in the fourth round or any subsequent round through the use of bonus credits.*

Thus, based on the above and with an RDP of 43, the Township is capped at ten (10) units because 25 percent of 43 is 10.75, which rounds down to ten (10).

With an RDP of only 43 units, and a total of 50 units of credit generated (i.e., 40 affordable housing units generated onsite and ten [10] bonus credits) there will be a planned surplus of seven (7) units resulting from this compliance strategy.

#### Round 4 Unmet Need

The difference between a municipality's prospective need obligation and its RDP is the unmet need. With a Round 4 prospective need obligation of 69 units and a 43-unit RDP, the Township has a 26-unit unmet need. Ocean proposes the following mechanisms to address unmet need:

- Application of seven (7) surplus credits resulting from Round 4 unmet need compliance strategy;
- Continuation of special program to capture unmet pursuant to Section 410-183 of the Code of the Township of Ocean; and
- Continuation of collection of development fees pursuant to Chapter 410, Article XXI of the Code of the Township of Ocean;

FHA 2, at N.J.S.A. 52:27D-310.1, contains the following new requirement:

*Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall as part of the process of adopting and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of **the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation**, or demonstrate why the municipality is unable to do so. (emphasis added)*

The Township's unmet need obligation is 26 units. Thus, 25 percent of the 26-unit unmet need obligation is 6.5 units, which rounds up to seven (7) units.

The application of seven (7) surplus units from the Township's Round 4 RDP compliance strategy satisfies the requirement of N.J.S.A. 52:27D-310.1 to adopt realistic zoning for 25 percent of the unmet need obligation. Nonetheless, the Township will continue its special program to capture unmet pursuant to Section 184-124.1 of the municipal code and collect development fees as described above to capture additional unmet need.

## Consideration of Lands Appropriate for Affordable Housing

Ocean anticipates that most new affordable development in the Township will occur within the Waretown Town Center or in proximate locations along the US Route 9 Corridor.

As of the preparation of this Housing Element and Fair Share Plan, no property owners or representatives of property owners have come forward to express a commitment to provide affordable housing in Round 4. Should this occur in the future, the Township will evaluate proposals and amend its Round 4 Housing Element and Fair Share Plan as appropriate to include additional projects in the Township's Round 4 RDP and unmet need compliance strategies as may be appropriate.

## Consistency with the State Development and Redevelopment Plan

The 2001 New Jersey State Development and Redevelopment Plan (SDRP) contains a series of smart growth goals and policies, and mapping that reflects desired growth patterns within a series of state planning areas.

As provided in the SDRP, the Township of Ocean's prior round, Round 3 and Round 4 compliance mechanisms are all located within Planning Area 2, which is also known as the Suburban Planning Area.

In the Suburban Planning Area, the SDRP's intention is to:

- Provide for much of the state's future development;
- Promote growth in Centers and other compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend towards further sprawl; and
- Revitalize cities and towns.

Additionally, it is noted that the 2001 SDRP outlines several policy objectives for the Suburban Planning Area, including:

- Land Use: Guide development and redevelopment into more compact forms—Centers and former single-use developments that have been retrofitted or restructured to accommodate mixed-use development, redevelopment, services and cultural amenities. Plan and zone for a wide range of land uses and users, in order to achieve more balanced communities. Seek to better integrate different land uses and remove or mitigate physical barriers between them. Encourage densities capable of supporting transit. Preserve the Environs as parkland, farmland, or partially developed low-density uses



- without compromising the Planning Area's capacity to accommodate future growth.
- Housing: Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate the area's projected growth. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with maximum access to a full range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain the existing character.

Execution of this Housing Element and Fair Share Plan and, therewith, promotion of affordable housing development in the Suburban Planning Area would be consistent with the intent and aforementioned policy objectives of said planning area.

#### SDRP Update

It is noted that as of the preparation of this Housing Element and Fair Share Plan, the State of New Jersey was in the process of updating the SDRP. While a draft of an updated SDRP was released for public review and comment in December 2024, its finalization and adoption are not anticipated to occur before late 2025 or early 2026. Thus, the 2001 SDRP remained in effect as of the preparation and adoption of this Housing Element and Fair Share Plan.

Notwithstanding the above, it is noted that the draft SDRP incorporates the same planning areas as the 2001 SDRP and associated mapping indicates that the Township would remain in the Suburban Planning Area.

In addition to the above, it is noted that the draft SDRP includes several "State Planning Goals." One of these goals relates to housing and includes the following core objectives:

- Increase the Construction of Diverse Housing Types and the Amount of Affordable Housing: Promote varied housing options for all income levels, including rentals, starter homes, senior housing, and market-rate units in transit-rich and mixed-income communities.
- Focus on Retaining Residents and Increasing Sustainability: Support inclusionary zoning, green building standards, and Transit-Oriented Development, while reinforcing fair housing practices and preventing the displacement of residents.
- Address Housing Needs of Diverse Demographics: Facilitate multi-generational households, senior housing, and adaptable options to ensure all residents can age in place and access affordable housing.

- Promote Regional Housing Balance: Encourage diverse housing development in areas with strong job markets, educational opportunities, and other amenities which support socio-economic mobility and integrate communities.

Based on its continuation of the same planning areas as outlined in the 2001 SDRP and its promotion of affordable housing, it is concluded that this Housing Element and Fair Share Plan is generally consistent the draft SDRP.

### **Multigenerational Housing Continuity**

In 2021, the New Jersey Senate and General Assembly of the State of New Jersey enacted P.L. 2021, c.273, which established the Multigenerational Family Housing Continuity Commission.

The commission's responsibilities include preparing and adopting recommendations on how to best advance the goal of "enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas." The commission members and associated staff shall conduct research, obtaining public input, and adopt recommendations on how to most effectively advance the goal of enhancing multigenerational family housing continuity.

We note that this Housing Element and Fair Share Plan encourages development of affordable housing in the Commercial Corridor (CC) Zone. This location is walkable and proximate to commercial services, transit, Ocean Memorial Library and other municipal facilities. Finally, the Township's Housing Element and Fair Share Plan provides for the development of a variety of housing options. It is, therefore, concluded that the Township's Housing Element and Fair Share Plan is consistent with the goal of preserving multifamily generational continuity.

### **Conclusion**

Ocean will provide for its fair share of affordable housing despite having a vacant land deficiency. As shown, the Township has satisfied its Rounds 1, 2 and 3 obligations, and has developed a viable plan to meet its Round 4 unmet need by increasing the required set-aside of the Commercial Corridor (CC) Zone.



## Appendices

This report contains the following appendices.

Appendix A: Vacant Land Adjustment Documentation

Appendix B: Affordable Housing Ordinance. The Township's existing ordinance is included. Modifications will be made as needed to comply with any future Round 4 requirements.

Appendix C: Development Fee Ordinance. The Township's existing ordinance is included. Modifications will be made as needed to comply with any future Round 4 requirements

Appendix D: Affirmative Marketing Plan. The Township's existing Affirmative Marketing Plan is included. Modifications will be made as needed to comply with any future Round 4 requirements.

Appendix E: Resolution Appointing the Administrative Agents

Appendix F: Resolution Appointing the Municipal Housing Liaison

Appendix G: Thirsty Mallard Site Redevelopment Study and Preliminary Investigation Report and Designating Resolution