

Township of Little Egg Harbor, Ocean County

Master Plan Housing Element  
and Fair Share Plan

*Prepared For:*

*Mayor and Committee*

*And*

*Little Egg Harbor Township Planning Board  
Township of Little Egg Harbor, New Jersey*

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Adopted by Resolution by the Little Egg Harbor Township Planning Board on: December 4, 2008

Endorsed by the Little Egg Harbor Township Committee on: December 11, 2008

The original of this master plan was signed and sealed in accordance with N.J.S.A. 45:14A-12.

Our Project Number 080391401

HONORABLE SCOTT STITES, MAYOR

TOWNSHIP COMMITTEE - 2008

Deputy Mayor John Kehm  
Committeeman Arthur Midgley  
Committeeman Ray Gormley  
Committeeman Eugene Kobryn

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## TABLE OF CONTENTS

<b>I. Introduction .....</b>	<b>1</b>
<i>Plan Requirements .....</i>	<i>1</i>
<b>II. Housing Element.....</b>	<b>3</b>
<i>Demographic Analysis .....</i>	<i>3</i>
Population.....	3
Householders .....	3
<i>Housing Inventory .....</i>	<i>6</i>
Number of Housing Units and Number of Units in Structure:.....	6
Analysis of Sub-Standard Housing .....	7
Housing Affordability Analysis.....	8
Housing Occupancy Characteristics.....	9
<i>Employment Analysis.....</i>	<i>10</i>
Employment Outlook .....	12
<i>Fair Share Obligation .....</i>	<i>12</i>
Rehabilitation Share .....	12
Prior Round Obligation .....	12
Growth Share Obligation .....	12
Analysis of Existing Conditions .....	13
<i>Fair Share Plan.....</i>	<i>16</i>
Rehabilitation Share .....	16
Prior Round Obligation .....	16
Growth Share Obligation .....	18

**ENCLOSURE:**

COAH Petition Application including:

- Planning Board Resolution Adopting the Housing Element and Fair Share Plan
- Governing Body Resolution Re-Petitioning the Housing Element and Fair Share Plan
- Governing Body Resolutions Requesting Review and Approval from COAH for the Draft Development Fee Ordinance and Draft Spending Plan
- Service List
- 1999 Little Egg Harbor Township Master Plan & 2007 Little Egg Harbor Township Master Plan Reexamination Report (submitted as part of the application, not on-file)
- Little Egg Harbor Township Land Development Ordinance (Chapter 15) and Municipal Tax Maps (submitted as part of the COAH application, not on-file)
- Worksheet A
- Supporting documentation for Park Plaza Apartments, Royal Timbers Apartments, & Harbor House Apartments
- Checklists: Seacrest Village II and Municipal Sponsored & 100% Affordable Project
- DRAFT Development Fee Ordinance and DRAFT Spending Plan

## I. INTRODUCTION

Pursuant to the Municipal Land Use Law (40:55D-28.b(3)), a Master Plan may, where appropriate, contain a Housing Element. Pursuant to section 10 of P.L. 1985, c. 222 (C. 52:27D-310), 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 Township Planning Board adopted a Master Plan Housing Element and Fair Share Plan on January 22, 2003 which addressed the Township's 12-year cumulative housing obligation covering the second housing round period from 1987 through 1999 as mandated by the New Jersey Council on Affordable Housing (COAH). The Township Committee endorsed the adopted plan and petitioned COAH for substantive certification. The petition was received by COAH on January 27, 2003 and COAH issued a favorable Compliance Report dated August 16, 2004 which led to the Township's second round interim substantive certification of September 8, 2004, valid for one year after the effective date of adoption of COAH's third round methodology and rules (December 20, 2004).

In response to the adoption of the Third Round substantive and procedural regulations of COAH, the Planning Board adopted an updated Master Plan Housing Element and Fair Share Plan on December 1, 2005. The Township Committee endorsed the Planning Board's Third Round Plan and forwarded it to COAH requesting their review and approval for Third Round substantive certification covering the cumulative period from 1987 through 2014.

Prior to COAH action on the Township's petition, COAH's third round regulations were challenged by various parties and they were invalidated, in part, by the Appellate Division in *In Re Adoption of N.J.A.C. 5:94 and 5:95* by the New Jersey Council on Affordable Housing, 390 N.J. Super. 1 (App. Div.), cert. denied. 192 N.J. 72 (2007). On May 6, 2008 COAH adopted revised Third Round regulations in response to the Appellate Division Decision, and became effective on June 2, 2008. Municipalities that are currently under COAH's jurisdiction, like Little Egg Harbor Township, have until December 31, 2008 to file a Revised Housing Element and Fair Share Plan with COAH or re-petition COAH with a Revised Housing Element and Fair Share Plan for substantive certification to remain under COAH's jurisdiction and retain protection from a builder's remedy suit.

This 2008 Housing Element and Fair Share Plan addresses Little Egg Harbor's Third Round housing obligation in accordance with the new regulations.

### PLAN REQUIREMENTS

Pursuant to Section 10 of P.L. 1985, C. 222 (C:52:27D-310) a Housing Element must contain at least the following:

- 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;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten (10) 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;
- 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 of low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low and moderate income housing;
- f. A consideration of the lands 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;

In addition to the requirements of the Municipal Land Use Law and Section 10 of P.L. 1985, C. 222 (C:52:27D-310), N.J.A.C. 5:97-2.3 requires that the Housing Element include the following:

- 1. The household projection for the municipality as provided in Appendix F;
- 2. The employment projection for the municipality as provided in Appendix F;
- 3. The municipality's prior round obligation (from Appendix C);
- 4. The municipality's rehabilitation share (from Appendix B);
- 5. The projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4; and
- 6. An inventory of all non-residential space by use group that was fully vacant as of the date of petition, to the extent feasible.

Supporting information to be submitted to COAH shall include:

- 1. A copy of the municipal master plan;
- 2. A copy of the most recently adopted municipal zoning ordinance; and
- 3. A copy of the most up-to-date tax maps of the municipality, electronic if available, with legible dimensions.

This 2008 Housing Element and Fair Share Plan replaces all previously adopted housing elements and fair share plans, and is hereby incorporated into the Township's comprehensive master plan as the official Housing Element.

## II. HOUSING ELEMENT

The Housing Element provides an inventory of Little Egg Harbor Township's housing stock, and an analysis of the Township's demographic and employment characteristics.

### DEMOGRAPHIC ANALYSIS

#### **Population**

The population of the Township has increased steadily since 1930, with the most dramatic increase between 1960 and 1970 wherein the population increased by 251 percent. The US Census prepares Annual Population Estimates and in April 2007, Little Egg Harbor Township had a total estimated population of 20,517 persons, which represents a 29 percent increase from the 2000 population figure of 15,945. As can be seen in the table below, the majority of the population (56.2 percent) are working-aged. The second largest age cohort is school-aged residents (20.3 percent), followed by retirement-aged residents (17.7 percent). The median age in the Township is 39.9 years, which is lower than the County (41.0 years) and the State (36.7 years) median ages.

**Population Trends, 1930 to 2000**

<b>Year</b>	<b>Population</b>	<b># Change</b>	<b>% Change</b>
1930	547	--	--
1940	577	30	5
1950	644	67	12
1960	847	203	32
1970	2,972	2,125	251
1980	8,483	5,511	185
1990	13,333	4,850	57
2000	15,945	2,612	20
2007	20,517	4,572	29

*Source: United States Bureau of the Census.*

**Population by Age in 2000**

<b>Age Cohort</b>	<b>#</b>	<b>%</b>
Under 5 Years	931	5.8
5 to 19 Years	3,237	20.3
20 to 64 Years	8,956	56.2
65 Years and Over	2,821	17.7
<b>TOTAL</b>	<b>15,945</b>	<b>100.0</b>

*Source: United States Bureau of the Census.*

**Median Age of Population in 2000**

Little Egg Harbor Township	39.9
Ocean County	41.0
State of New Jersey	36.7

*Source: United States Bureau of the Census.*

#### **Householders**

The majority of households in the Township (71.9 percent) are considered family households. The remaining 28.1 percent of households are considered "non-family," that is, they consist of individual

or unrelated householders. There are a total of 6,179 households in the Township, and the majority (37.5 percent) are two-person households. The average household size is 2.55 persons.

Housing tenure does not seem to be correlated to household size, as the split between ownership and rentership is consistently 80/20. However, the lowest ownership rates occur in 3-person households. In terms of age and tenure, the majority of all households in each age cohort reside in owner-occupied dwellings. This is most likely in part due to a smaller percentage of units that are available for rent rather than for sale.

In terms of income, the majority of the households in the Township (23.8 percent) earn less than \$24,999 annually. This is consistent with County percentage of 25.1. The next largest percentage of households in the Township (13.6 percent) earn between \$75,000 and \$99,000 annually. This is also consistent with the County percentage of 12.5. Median income in the Township is \$45,628, and per capita income is \$20,619. These figures are comparable to those of the County at \$46,443 and \$23,054, respectively. Approximately 4.1 percent of the households in the Township receive Supplemental Security Income from the federal government, and 1.7 percent receive public assistance income. These percentages are consistent with those of the County at 2.9 percent and 1.9 percent, respectively. Approximately 6.5 percent of the population and 5.2 percent of all households live below the poverty level.

**Households by Type and Household Size, 2000**

	#	%
Family Households	4,442	71.9
Non-Family Households	1,737	28.1
TOTAL	6,179	100.0

*Source: United States Bureau of the Census.*

**Household Size, 2000**

	Households	Percent
1-Person	1,389	22.5
2-Person	2,320	37.5
3-Person	983	15.9
4-Person	902	14.6
5-Person	419	6.8
6-Person	104	1.7
7 or more Person	62	1.0
Average Household Size	2.55	

*Source: United States Bureau of the Census.*

**Tenure by Household Size, 2000**

Total Occupied Housing Units	Owner-Occupied		Renter-Occupied	
	#	%	#	%
1-person households	1,075	77.4	314	22.6
2-person households	1,991	85.8	329	14.2
3-person households	743	75.6	240	24.4
4-person households	730	80.9	172	19.1
5-person households	330	78.8	89	21.2
6-person households	83	79.8	21	20.2
7+ person households	50	80.6	12	19.4
<b>Total</b>	<b>5,002</b>	<b>81.0</b>	<b>1,177</b>	<b>19.0</b>

*Source: United States Bureau of the Census.*

**Tenure by Age of Householder, 2000**

Age of Householder	Total	Owner-Occupied		Renter-Occupied	
		#	%	#	%
15 to 24	157	51	32.5	106	67.1
25 to 34	770	484	62.9	286	37.1
35 to 44	1,369	1,083	79.1	286	20.9
45 to 54	1,155	969	83.9	186	16.1
55 to 64	1,000	882	88.2	118	11.8
65 to 74	971	868	89.4	103	10.6
75 to 84	637	568	89.2	69	10.8
85 and over	120	97	80.8	23	19.2

*Source: United States Bureau of the Census.*

**Household Income  
Township and County, 2000**

	Township		County
	Households	Percent	Percent
\$0 to \$24,999	1,459	23.8	25.1
\$25,000 to \$29,999	357	5.8	6.0
\$30,000 to \$34,999	388	6.3	6.0
\$35,000 to \$39,999	402	6.5	5.9
\$40,000 to \$44,999	408	6.6	5.6
\$45,000 to \$49,999	392	6.4	5.0
\$50,000 to \$59,999	633	10.3	9.1
\$60,000 to \$74,999	767	12.5	11.6
\$75,000 to \$99,999	834	13.6	12.5
\$100,000 to \$199,999	433	7.1	11.5
\$200,000 or more	67	1.1	1.6
<b>Total</b>	<b>6,140</b>	<b>100.0</b>	<b>100.0</b>
Median Income	\$45,628		\$46,443
Per Capita Income	\$20,619		\$23,054

*Source: United States Bureau of the Census.*

**Population Receiving Income Subsidies**

	Township	% In Township	% In County
With Supplemental Security Income	251	4.1	2.9
Mean Supplemental Security Income	\$7,737	--	\$7,118
With public assistance Income	107	1.7	1.9
Mean Public Assistance Income	\$4,227	--	\$3,619

*Source: United States Bureau of the Census.*

**Distribution of Persons and Households Below Poverty Level, 2000**

Persons		Households	
#	%	#	%
1,028	6.5	321	5.2

*Source: United States Bureau of the Census.*

**HOUSING INVENTORY**

**Number of Housing Units and Number of Units in Structure:**

The number of housing units in the Township has increased steadily since 1939. The most units were built between the 1980 to 1989 period, wherein 2,058 units, or 26.2 percent of the housing stock, were constructed. The median year of construction is 1978.

The majority of housing units (85.8 percent) in the Township are single-family detached units. There are lesser amounts of townhouse, apartment-style and mobile home units.

**Number of Housing Units and Number of Units in Structure and Housing Units by Age**

Built	Total Units	Percent
1990 to March 2000	1,147	17.8
	2,058	26.2
1980 to 1989		
1970 to 1979	1,974	24.8
1960 to 1969	1,938	24.3
1950 to 1959	328	4.1
1940 to 1949	23	0.3
1939 or earlier	199	2.5
Total	7,937	100.0
Median year structure built		1978

*Source: United States Bureau of the Census.*

**Housing Units by Number of Units in Structure**

Number of Units	Owner-Occupied	Rental	Vacant	Total	%
1, Detached	4,661	605	1,544	6,810	85.8
1, Attached	297	191	105	593	7.5
2	0	72	12	84	1.1
3 or 4	17	38	0	55	0.7
5 to 9	21	53	72	146	1.8
10 or more	5	215	19	239	3.0
Mobile Home/Trailer/Other	10	0	0	10	0.1
<b>Total</b>	<b>5,011</b>	<b>1,174</b>	<b>1,752</b>	<b>7,937</b>	<b>100.0</b>

*Source: United States Bureau of the Census.*

**Analysis of Sub-Standard Housing**

In the case of Little Egg Harbor, few units can be considered substandard or deficient. Housing quality sufficiency is generally evaluated by several indicators, as follows:

- Age. Units built before 1940 are considered to have a significant age factor. Only 2.5 percent of the Township's housing stock was built before 1940.
- Overcrowding. Units containing more than 1.0 persons per room are considered to be overcrowded. A small percentage (1.1 percent) of the units in the Township can be considered crowded.
- Plumbing facilities. Units lacking complete plumbing for exclusive use are considered deficient. No units in the Township lack complete plumbing.
- Kitchen facilities. Units lacking a sink with piped water, a stove and a refrigerator are considered deficient. A very small percentage (0.2 percent) of units lack complete kitchen facilities.
- Heating facilities. Units lacking central heat are considered deficient. Approximately 2.9 percent of units in the Township lack central heat. The majority of these units are most likely summer units that are not occupied on a full-time basis.

Additionally, the number of rooms in a unit and the unit's value are also indicators of quality. The majority of dwellings (34.2 percent) contain 5 more rooms. The mean number of rooms is 5.4. Less than 4 percent of dwellings contain 3 or fewer rooms.

**Quality Indicators, Occupied Housing Stock, 2000**

	Number of Units	Percent of Total Units
Total housing units	7,937	100.0
Built before 1940	199	2.5
Overcrowded	90	1.1
Lacking complete plumbing	0	0
Lacking complete kitchen facilities	15	0.2
Lacking central heating	229	2.9

*Source: United States Bureau of the Census.*

**Housing Units by Number of Rooms, 2000**

Rooms	Number of Units	Percentage of Total
1	16	0.2
2	28	0.3
3	250	3.1
4	1,188	15.0
5	2,708	34.2
6	1,586	20.0
7+	2,161	27.2
Total	7,937	100.0
Mean number of rooms	5.4	

*Source: United States Bureau of the Census.*

**Housing Affordability Analysis**

The basic measure of affordable housing used by COAH is that gross rent (including utilities) will represent no more than 30% of gross household income and that mortgage payments (including taxes, insurance, and homeowner's association fees) will represent no more than 28% of gross household income.

A low-income household is a household whose gross income is equal to or less than 50% of the median gross income for a household of the same size within the same housing region. A moderate-income household is a household whose gross income falls between 50% and 80% of the median household income within the same housing region. Little Egg Harbor Township is in Region 4, consisting of Mercer, Monmouth, and Ocean Counties. Using COAH's 2000 median income limit figure of \$64,505 for a four-person household in Region 4, the moderate-income household income limit was \$51,604 and \$32,253 for a low-income household of the same size.

The following is an inventory from the 2000 Census, of rental and housing units with gross rent or housing value indicated.

**Housing Values, 2000**

Owner-Occupied Units	Number	Percentage
Less than \$70,000	451	9.0
\$70,000 to \$79,999	662	13.2
\$80,000 to \$89,999	695	13.9
\$90,000 to \$99,999	798	16.0
\$100,000 to \$124,999	1,096	21.9
\$125,000 to \$149,999	578	11.6
\$150,000 to \$174,999	323	6.4
\$175,000 to \$199,999	146	2.9
\$200,000 to \$299,999	203	4.0
\$300,000 to \$499,999	59	1.1
\$500,000 or more	0	0.0
Total	5,011	100.0
2000 Median Value	\$98,800	

*Source: United States Bureau of the Census.*

*Little Egg Harbor Township*  
Master Plan Housing Element and Fair Share Plan

**Gross Rent, 2000**

Renter-Occupied Units	Number	Percentage
Less than \$200	30	2.6
\$200 to \$299	40	3.4
\$300 to \$399	0	0
\$400 to \$499	15	1.3
\$500 to \$599	39	3.3
\$600 to \$699	105	9.0
\$700 to \$799	289	24.8
\$800 to \$899	322	27.6
\$900 to \$999	130	11.2
\$1,000 to \$1,999	173	14.8
\$2,000 or more	0	0.0
No cash rent	22	1.9
Total	1,165	100.0
Median Contract Rent	\$817	

*Source: United States Bureau of the Census.*

The following table illustrates the estimated number of rental and owner-occupied units located in Little Egg Harbor that were affordable to low- and moderate-income households (based on COAH's year 2000 income limits for a four-person household in Region 4). In 2000, 507, or 43.5% of all rental units were affordable to low-income households. Purchase prices were less affordable, with 717 of 5,011 housing units, or about 14.3% of housing units affordable to low-income households.

Four-person HH Income Category	Gross Annual Income Limit	Affordable Monthly Rent Limit	Affordable Rental Units Estimate (Census 2000)	Affordable Purchase Price <sup>1</sup>	Affordable Ownership Units Estimate (Census 2000)
Median	\$64,505	\$1,613	1,046	\$154,430	4,337
Moderate	\$51,604	\$1,290	990	\$122,262	3,582
Low	\$32,253	\$806	507	\$74,011	717

**Housing Occupancy Characteristics**

The majority (77.9 percent) of units in the Township are occupied. Approximately 22 percent of housing units are vacant. Of the vacant units, the majority (77.6 percent) are considered seasonal or recreational. The rental vacancy rate is a typical 5 percent, and the homeowner vacancy rate is a low 2.7 percent. At the time of the 2000 Census, a significant 81.0 percent of the occupied units were owner-occupied and the remaining 19 percent were occupied by renters.

<sup>1</sup> Assumptions: 30-year fixed rate mortgage APR of 7.44 (1999 Freddie Mac annual average); local effective tax rate of \$2.83 per \$100; 5% down payment; PMI of 0.5%; \$60 monthly fees and insurance)

**Housing Occupancy Characteristics, 2000**

	#	%
Occupied Housing Units	6,179	77.9
Vacant Housing Units	1,752	22.1
Non-seasonal	392	22.4
Seasonal/Recreational	1,360	77.6
TOTAL	7,931	100.0
Homeowner Vacancy Rate		2.7%
Rental Vacancy Rate		5.0%

*Source: United States Bureau of the Census.*

**Housing Tenure**

	#	%
Occupied Housing Units	6,179	100.0
Owner-Occupied	5,002	81.0
Renter-Occupied	1,177	19.0

*Source: United States Bureau of the Census.*

**EMPLOYMENT ANALYSIS**

The US Census reports that 7,111 persons over the age of 16 in Little Egg Harbor Township were employed in 2000, out of a civilian labor force of 7,505 persons. The majority of people were employed in sales and office occupations, followed by management, professional and related occupations and service occupations. The majority of these jobs appears to be either part-time in nature or located outside of the Township, as the 1998 covered employment count for the Township was 1,222. It is not anticipated that job creation in the Township will increase significantly over the next six years as the Township has not historically been an employment center.

**Employment Characteristics, 2000**

	Number	Percent
<b>EMPLOYMENT STATUS</b>		
Population 16 years and over	12,538	100.0
In labor force	7,505	59.9
Civilian labor force	7,505	59.9
Employed	7,111	56.7
Unemployed	394	3.1
Percent of civilian labor force	5.2	--
Armed Forces	0	0.0
Not in labor force	5,033	40.1
<b>OCCUPATION</b>		
Employed civilian population 16 years and over	7,111	100.0
Management, professional, and related occupations	1,875	26.4
Service occupations	1,571	22.1
Sales and office occupations	1,985	27.9
Farming, fishing, and forestry occupations	26	0.4
Construction, extraction, and maintenance occupations	943	13.3
Production, transportation, and material moving occupations	711	10.0
<b>INDUSTRY</b>		
Agriculture, forestry, fishing and hunting, and mining	66	0.9
Construction	542	7.6
Manufacturing	378	5.3
Wholesale trade	223	3.1
Retail trade	971	13.7
Transportation and warehousing, and utilities	460	6.5
Information	199	2.8
Finance, insurance, real estate, and rental and leasing	329	4.6
Professional, scientific, management, administrative, and waste management services	471	6.6
Educational, health and social services	1,395	19.6
Arts, entertainment, recreation, accommodation and food services	1,259	17.7
Other services (except public administration)	432	6.1
Public administration	386	5.4
<b>CLASS OF WORKER</b>		
Private wage and salary workers	5,594	78.7
Government workers	1,077	15.1
Self-employed workers in own not incorporated business	432	6.1
Unpaid family workers	8	0.1
<b>MEDIAN EARNINGS</b>		
Male full-time, year-round workers	\$39,668	--
Female full-time, year-round workers	\$29,576	--

*Source: United States Bureau of the Census.*

**Jobs in Township Covered by Unemployment Insurance, 1998**

	<b>Average Number</b>
Private sector	595
Government	627
<b>Total</b>	<b>1,222</b>

*Source: New Jersey Department of Labor*

**Employment Outlook**

The New Jersey Transportation Planning Authority (NJTPA) has completed employment projections for 2005 - 2030 for Little Egg Harbor Township. NJTPA projects that the number of jobs in Little Egg Harbor Township will increase by 1,690 jobs from 2,150 jobs in 2005 to 3,840 jobs in 2030.

**FAIR SHARE OBLIGATION**

This section includes a determination of the Township's present and prospective fair share for low and moderate income housing, and with that, an analysis of how the Township will accommodate its fair share.

**Rehabilitation Share**

The rehabilitation share is the number of existing housing units in a municipality as of April 1, 2000 that are both deficient and occupied by households of low or moderate income. As indicated in N.J.A.C. 5:97-1 et seq. Appendix B, Little Egg Harbor's rehabilitation share is 0 units.

**Prior Round Obligation**

As indicated in N.J.A.C. 5:97-1 et seq. Appendix C, the prior round housing obligation for Little Egg Harbor is 194 units.

**Growth Share Obligation**

The growth share obligation is initially calculated based on projections. The projections are based on New Jersey Department of Labor and Workforce Development county projections, which are allocated to the municipal level based on historical trends for each municipality and the extent to which each municipality approaches its physical growth capacity. The projections of household and employment growth are converted into projected growth share affordable housing obligations by applying a ratio of one (1) affordable unit among five (5) residential units projected, plus one (1) affordable unit for every 16 newly created jobs projected. Based on the household and employment projections for Little Egg Harbor indicated in the table COAH prepared entitled "Total Projected Growth Share, proposed 6/16/08", and before accounting for exclusions as per NJAC 5:97-2.5, the Township's projected growth share obligation is 342 affordable units.

**COAH 2004-2018 Projections and Growth Share Obligation,  
Little Egg Harbor Township (Ocean County)**

<b>COAH 2004-2018 Projections</b>	<b>Ratio</b>	<b>Growth Share Obligation (in affordable units)</b>
1,118 units	1 affordable unit per 5 residential units	223.6
1,901 jobs	1 affordable unit per 16 jobs	118.8
<b>Total</b>		<b>342</b>

*Source: COAH's table entitled "Rehabilitation Share, Prior Round Obligation & Growth Projections based on amendments to NJAC 5:97 adopted September 22, 2008."*

Little Egg Harbor may subtract exclusions under NJAC 5:97-2.4(a)1 and NJAC 5:97-2.4(b)1 from their household and employment projections. See the enclosures for this calculation. There are no exclusions permitted, and the Township's growth share remains at 342 units.

**Analysis of Existing Conditions**

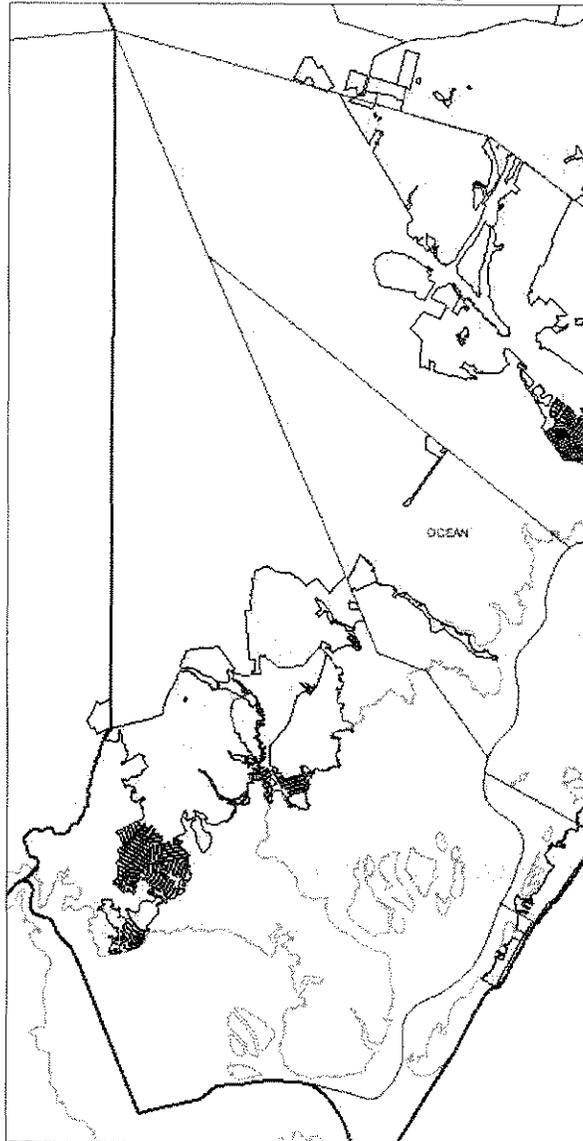
The Township's existing and future conditions in terms of infrastructure, land uses, economic development policies, and environmental constraints must be considered first as a basis for the Township's plan to accommodate its fair share.

***Infrastructure***

The Little Egg Harbor Municipal Utilities Authority (LEHMUA) is responsible for the water and sewer services for the entire municipality. The MUA owns, operates and maintains a sewage collection system which ultimately discharges to the Ocean County Utilities Authority (OCUA) Southern Regional Sewer Treatment plan in Stafford. The plant design capacity is 20 million gallons per day (mgd). Projected wastewater flow is not expected to exceed the 20-mgd plant capacity.

The existing active sewer service areas are illustrated in the image below. The existing SSA are comprised of developed areas in the Township including Mystic Island, West Tuckerton, and Parkertown. Most homes and businesses in these areas are connected to the sewer system.

**Existing Sewer Service Areas in Little Egg Harbor Township**



Source: NJDEP

***Land Uses***

The stated purpose of the 1999 Land Use Plan is, "... to serve as a guide for the Township's land use (zoning) decisions". Adoption of the 1999 Land Use Plan established eleven Land Use Categories as follows:

- Preservation Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Multifamily Residential
- Commercial/Business

- Light Industry
- Parks/Recreation
- Public Lands
- Planned Adult Community
- Waterfront Development

With the adoption of the 1999 Master Plan, Little Egg initiated a comprehensive update of its Land Use and Zoning Regulations. Changes to the zoning map and ordinance were adopted to reduce the permitted residential densities throughout the Township, especially in areas outside of sewer service areas and outside of Designated Centers.

The 1999 Land Use Plan map was subsequently amended in 2001 after a review by the New Jersey Office of State Planning (NJOSP)<sup>2</sup> of the Township's petition for "center designations". Based on a recommendation by the New Jersey Office of State Planning (OSP), the area located east of the Garden State Parkway and Thomas Avenue was re-designated from LI "Light Industrial" to "Low Density Residential" (2-5 acres/DU), a re-designation largely due to the fact that this area was outside of the approved sewer service area and was inaccessible by improved roads. The land in question has been re-zoned into the R-3A and R-5A Zones in accordance with the amended land use plan.

In 2000, the State Planning Commission adopted three "center designations" in Little Egg Harbor Township to accommodate centers-based development and redevelopment, including the Tuckerton Town Center, Mystic Island Town Center, and the Parkertown Village Center. State-designated Town Centers are primarily intended to serve as traditional centers of commerce and services that also contain diverse residential neighborhoods and housing types, whereas a Village Center is a compact primarily residential community with a small commercial core that offers limited services.

Little Egg Harbor is currently engaged in the Plan Endorsement process in coordination with Tuckerton Borough to retain the Township's three centers. The Township began the plan endorsement process in June 2007.

#### ***Economic Development Policy***

The Economic Plan of the Township's 1999 Master Plan indicates that the critical economic issue facing the Township is not a lack of employment opportunities, but rather the creation of ratable development to support municipal services. Ratable strategies identified in the 1999 Economic Plan include:

- Ecotourism
- Seaport Related Businesses
- Atlantic City Casino Back Office Development
- Assisted living, Senior Housing & Senior Healthcare Facilities
- Cost Sharing with Adjacent Municipalities (shared services)
- Business Development Study Group

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<sup>2</sup> NJOSP has since been re-named New Jersey Office of Smart Growth (NJOSG)

***Environmental Constraints***

The Township's Environmental Commission, with funding from the Association of New Jersey Environmental Commissions (ANJEC), is currently in the process of preparing a Natural Resource Inventory (NRI) for the entire Township. The NRI will provide an objective summary and inventory of the town's natural resources including wetlands, streams, groundwater recharge areas, wellhead protection areas, and threatened and endangered species habitat. Linked with the plan endorsement process, the Township intends to direct growth to the centers while preserve the areas outside the centers.

**FAIR SHARE PLAN**

The following provides a plan indicating how the Township will meet its fair share obligation.

**Rehabilitation Share**

Although the Township's rehabilitation share is zero (0) units, Little Egg Harbor participates in the Ocean County CDBG Housing Rehabilitation Program. The purpose of the CDBG Housing Rehabilitation Program is to bring dwellings, including owner-occupied and rental units, up to local and state building codes. All funding under this program is in the form of a ten-year deferred loan. Since April 1, 2000, four units have been rehabilitated in the Township, at an average cost of \$15,187 per unit. The information in the table below is the information provided to the Township from the County. The Township intends to remain a participant in the County's program.

**Number of Units Rehabilitated Under Ocean County Housing Program in Little Egg Harbor Township (Ocean County) since April 1, 2000**

<u>Street Address</u>	<u>Year</u>	<u>Amount</u>
Goldfarb	2007	\$ 10,650.00
Pearsall	2008	\$ 22,700.00
Doughty	2008	\$ 14,900.00
Williams	2008	\$ 12,500.00
<b>Total: 4 units</b>		<b>\$ 60,750.00</b>

**Prior Round Obligation**

The following provides narratives of projects that will be used to satisfy the Township's 194-unit prior round obligation.

***Prior Cycle Credits***

The Township is requesting 50 affordable housing credits for the age-restricted Park Plaza Apartment complex located at 105 Mathistown Road (Block 285, Lot 13) that, according to Township records, received its Certificate of Occupancy on March 28, 1984 (see enclosures). This complex is restricted to income-eligible senior citizens. Construction of this complex was financed with a federal Section 221 (Section 221 (d)(3) and (4) of the National Housing Act), 40-year mortgage which restricts occupancy to low- and moderate-income households. According to HUD's records, the first mortgage payment was made on September 1, 1984, and the mortgage will mature in 2024. This complex is also currently under contract with HUD for 50 Section 8 vouchers that are used for all of

the complex's units. The complex's current Section 8 contract with HUD was begun on March 28, 1984 and will expire on March 27, 2004. The Section 8 contracts generally run in 5-year increments and are renewable.

***Harbor House Apartments***

Harbor House (Block 285, Lot 5) received its Certificates of Occupancy in Spring 1990. Harbor House offers 36 affordable family-rental units to income-eligible households, and is not restricted to occupation by either seniors or the disabled. The construction of Harbor House was financed through the U.S. Department of Agriculture's Farm Home Program, which offered low- or no-interest mortgages with terms of 50 years to housing developments serving very low- to moderate-income households. According to the USDA (see letter dated September 17, 2002 enclosed), the Harbor House's USDA mortgage is dated January 26, 1990, and therefore matures in 2040. Affordability controls will be in place until 2040. The Township requests 36 affordable housing credits and 36 bonus credits pursuant to NJAC 5:97-3.5(a).

***Royal Timbers***

Royal Timbers (Block 285, Lot 11) is a 104-unit apartment complex that is located on Center Street. The first Certificate of Occupancy for the Royal Timbers complex was issued on July 1, 1997, and the final Certificate of Occupancy was issued on October 30, 1998. The construction of Royal Timbers was financed via a Low Income Housing Tax Credit (LIHTC) that was delivered through the New Jersey Housing and Mortgage Finance Agency (HMFA). The LIHTC requires 15-year low- to moderate-income affordability controls that are generally carried for a total of 30 years. All 104 units in Royal Timbers are restricted to households at or below 60 percent of the median Ocean County income level. The complex is not age-restricted. The Township requests 104 affordable housing credits.

***Seacrest Village-An Assisted Living Community***

Mystic Partners L.P. received preliminary and final approval in 2007 for the development of a two-story 62,000 square foot assisted living facility on a 9.84 acre tract situated on the west side of Mathistown Road and approximately 1,300 feet north of Center Street. The Project, known as Block 325, Lot 7.05, is located in the General Business and Planned Retirement Community Zones, and the Town Center and Planning Area 2. The applicant received NJDEP/CAFRA approval, and approval for the proposed Wetlands Fill and Transition Area Averaging Plan. The site will be accessed from Mathistown Road and Mystic Shores Boulevard. The project consists of 64 apartments including 48 one-bedroom apartments, and 16 2-bedroom apartments. This project is eligible for 80 assisted living bedroom credits. The Township also requests 18 bonus credits worth 1.33 bonus credits each to be applied in the prior round.

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A summary of the Township's prior round obligation is presented in the table below. The following parameters are applicable to the Township's prior round obligation:

**Parameters for Prior Round Obligation  
Little Egg Harbor Township (Ocean County)**

	<b>Required (affordable units)</b>	<b>Proposed</b>
Prior Round Obligation	<b>194</b>	<b>194</b>
Min. Rental Requirement	36	102
Max. Rental Bonus	36	36
Max. Age-Restricted	36	36
Max. Age-Restricted Rental Bonus	18	18

**Satisfaction of Prior Round Obligation  
Little Egg Harbor Township (Ocean County)**

Project: Name	Total Project Units and Type	Credits Requested	Total Credits Requested (including bonuses)	Citation for Bonus
Park Plaza Apartments	Prior Cycle Credits	50	50	-
Harbor House Apartments	36 affordable family rentals	36	72	NJAC 5:97-3.5(a)
Royal Timbers	104 affordable family rentals	30	30	-
Approved Assisted Living Facility (Seacrest)	48 units - 1 bedroom apartments and 16 - 2 bedroom apartments	-	-	-
<i>Units</i>		18	18	-
<i>Units eligible for bonus</i>		18	24 <sup>4.18</sup>	NJAC 5:97-3.5(b)
<b>Total</b>			<b>194</b>	

**NOTES:**

Royal Timbers - 74 family rentals carried forward

Approved Assisted Living Facility (Seacrest) – 44 bedrooms carried forward

**Growth Share Obligation**

The following provides narratives of projects that will be used to satisfy the Township's 342-unit Growth Share Obligation.

***Royal Timbers***

See description above. A surplus of 74 affordable family rentals are carried forward to satisfy the growth share obligation including 74 bonus credits pursuant to NJAC 5:97-3.6(a).

***Municipally Sponsored and 100% Affordable Project***

The Township proposes to use its municipally-owned lot known as Block 287, Lot 4 and located on Route 9 in the Town Center, Planning Area 2, and Existing Sewer Service Area, as a potential location for a 100% affordable housing project that would consist of 104 non-age restricted rentals including very-low income housing units to satisfy the Township's very low income requirement in the third round. Currently, the site contains a gun range facility, and the Township is actively in the process of negotiating a new location for the facility so that the lot may become available to construct the affordable housing project. Little Egg Harbor will work with a non-profit or for-profit developer to build a 100% non-age-restricted affordable rental project on the five acre parcel. The site has access to public sewer and water and is free of any environmental constraints. In December 2007, the site was rezoned to Multi-Family to allow for the construction of affordable rentals at 20 DU / acre yielding 100 family affordable rental units. Based on the Township's growth share obligation, the zoning may need to be amended to allow for 104 units to satisfy the remainder of the Township's obligation or 21 DU / acre. The Township requests 104 affordable housing credits, including 11 rental bonuses and 35 very low income bonuses.

***Seacrest Village-An Assisted Living Community***

See description above. A surplus of 44 assisted living bedrooms are carried forward to satisfy the growth share obligation.

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A summary of the Township's growth share obligation is presented in the table below. The following parameters are applicable to the Township's prior round obligation:

**Parameters for Growth Share Obligation  
Little Egg Harbor Township (Ocean County)**

	<b>Required (affordable units)</b>	<b>Proposed, (affordable units)</b>
Growth Share Obligation	<b>342</b>	<b>342</b>
Min. Family Housing Requirement	171	<b>178</b>
Min. Rental Requirement	86	<b>187</b>
Min. Family Rental Units	43	<b>143</b>
Max. Rental Bonus	25% of the growth share once the rental requirement is met= 85 unit cap	-
Max. Age-Restricted	86	<b>44</b>
Min. Very Low-Income	45	<b>45</b>

**Satisfaction of Growth Share Obligation  
Little Egg Harbor Township (Ocean County)**

<b>Project: Name</b>	<b>Total Project Units and Type</b>	<b>Credits Requested</b>	<b>Total Credits Requested (including bonuses)</b>	<b>Citation for Bonus</b>
Royal Timbers	104 affordable family rentals	74	148	NJAC 5:97-3.6(a)
100% Affordable Project on Municipal-owned Lot (Block 287, Lot 4)	104 units-family rentals, incl. 45 very-lows			-
<i>Units</i>		48	48	-
<i>Units eligible for bonuses</i>		11	22	NJAC 5:97-3.6(a)
<i>Very low income units</i>		10	10	
<i>Very low income units eligible for bonus</i>		35	70	NJAC 5:97-3.7
Approved Assisted Living Facility (Seacrest)	48 units - 1 bedroom apartments and 16 - 2 bedroom apartments	44	44	-
<b>Total</b>			<b>342</b>	

It should be noted that the Township will continue to seek all development projects occurring in the Township that would be creditable pursuant to COAH's rules.



**ENCLOSURE: STATE OF NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS COUNCIL ON AFFORDABLE HOUSING PETITION APPLICATION**