

**Borough of Woodbine  
Cape May County**

**Amended 2026  
Housing Element of the Master Plan  
Fair Share Plan**

Adopted by the Planning Board on -----, by Resolution -----  
Endorsed by the Governing Body on ----- by Resolution -----

**FEBRUARY 25, 2026**

Borough of Woodbine  
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Cape May County**

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Housing Element of the Master Plan  
Fair Share Plan**

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The original of this document was signed  
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***APPENDIX C – Consent Order Conditional Compliance Certificate***

***APPENDIX D – Affordable Housing Ordinances***

## 2026 AMENDMENT

The 2025 Housing Element and Fair Share Plan (HEFSP) is being amended in accordance with a “Consent Order Conditional Compliance Certification” between the Borough of Woodbine and Fair Share Housing Center under Docket No. CPM-L-34-25. This order is included Appendix.

In compliance with the Consent Order the Borough is amending the 2025 HEFSP to remove the crediting of the Woodbine Developmental Center in the Fourth Round. In accordance with the Fair Housing Act (FHA) regulations the Woodbine Developmental Center is required to demonstrate that the facility is not “institutionalized” and provide supporting documentation in the form of income qualifications and restrictions for the residents of the facility. The facility is run by the State of New Jersey and the documentation required to demonstrate compliance with the FHA is unable to be produced to the satisfaction of Fair Share Housing Center. Since the Borough has ample crediting from the Pinelands Town set-aside zoning the Borough is electing to remove the Woodbine Developmental Center from the crediting mechanisms in the HEFSP. The Borough is reserving the right to continue to work towards documenting the required information with Fair Share Housing Center or other authorized entity and amend the HEFSP in the future to include the Woodbine Developmental Center credits.

The HEFSP is further amended to include updated Affordable Housing Ordinances and Development Fee Ordinance to meet the newly adopted regulations of the Uniform Housing Affordability Controls under N.J.A.C. 5:80 et seq., as amended December 15, 2025, and the Fair Housing Act regulations under N.J.A.C. 5:99 et seq., as approved December 15, 2025. These ordinances are included in the Appendix.

## EXECUTIVE SUMMARY

The Borough of Woodbine has prepared this plan in response to the enactment of Assembly Bill 4 signed by the Governor in 2024. This legislation abolished the Council on Affordable Housing (COAH), the State agency responsible for administering and overseeing affordable housing plans. The legislation also amended affordable housing regulations as provided for in the Fair Housing Act (FHA) and set deadlines for municipalities for reporting and filing a Fourth-Round Housing Element and Fair Share Plan.

In accordance with the amendments to the FHA, the Borough accepted the Department of Community Affairs' (DCA) calculations of the Borough's Present Need and Prospective Need in a binding resolution 01-39-2025 on January 16, 2025 and filed the resolution with the Affordable Housing Dispute Resolution Program ("the Program") through a Complaint for Declaratory Relief in accordance with the Administrative Office of the Courts' Directive #14-24 ("AOC Directive #14-24). On March 27, 2025, the Court issued an Order fixing Municipal Obligations for Present Need and Prospective Need for the Fourth-Round Housing Cycle for the Borough consistent with the DCA calculations: Present Need of 27 and Prospective Need as 27.

This plan provides for the Borough's Fourth-Round affordable housing obligation as calculated by the DCA and fixed by the Courts. The plan has been amended to remove the credits from the Woodbine Developmental Center and reserves the right to address credits from the Center at a future date. The plan continues to include new units through inclusionary zoning in the Pinelands Town, which remains subject to a durational adjustment.

The Borough received a durational adjustment in their Third-Round plan due to the lack of sewer infrastructure. The conditions which existed in 2018 remain the same in 2025, therefore the Borough will continue to apply the durational adjustment to their Fourth-Round obligation. As part of the Borough's Fourth-Round plan, the Borough proposes to maintain the existing Inclusionary zoning ordinance which will serve to meet a portion of the Fourth-Round RDP. The Borough also intends to take credits for transitional housing from the existing Woodbine Developmental Center.

Over the years the regulations pertaining to each Round of Affordable Housing obligations have changed. In preparing the Fourth-Round components of the Fair Share Plan, the FHA as amended (N.J.S.A. 52:27D-310, et seq.), was followed. This Plan also follows the requirements of N.J.A.C. 5:93. where appropriate, as called for by the recent FHA amendments.

## INTRODUCTION

The Borough of Woodbine is located in Cape May County, consisting of an estimated 8 square miles of land area. The Borough was originally part of Dennis Township and incorporated as a Borough in 1903. Woodbine was founded in 1891 as a haven for Eastern European Jews who were being persecuted in the Czarist pogroms. The residential center of Woodbine still follows the same grid pattern which was laid out in 1891<sup>1</sup>. The Borough began as a farming community however by 1910 there were nearly forty industrial operations. The Borough was home to an airfield training base and naval station during World War II. Over the years the Borough has maintained both its agricultural and industrial roots and strives to promote economic development opportunities. The Borough is home to various campgrounds and proximate to the Jersey Shore. It is also home to the Brotherhood Synagogue which is now the Sam Azeez Museum of Woodbine Heritage and listed on the National Register of Historic Places<sup>2</sup>.

The Borough is in central Cape May County, bounded by Upper Township to the north, and Dennis Township to the east, south and west. The Borough is home to the Woodbine Airport and Woodbine Developmental Center, one of Cape May County's largest employers. The Borough is bisected by the Tuckahoe and Cape May (Seashore Lines) railroad running north to south. Dehirsch Avenue (County Route 550) extending east to west and Washington Avenue (County Route 557) extending north to south, are the primary roadways in the Borough. Existing residential development is focused in the center of the Borough in the original grid pattern established in the late 1800's.

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<sup>1</sup> Source – [www.boroughofwoodbine.net](http://www.boroughofwoodbine.net), Woodbine's Story.

<sup>2</sup> Source – [www.woodbinechamber.com](http://www.woodbinechamber.com), The History of Woodbine

In December of 2008 the Borough of Woodbine adopted a Third Round Housing Element and Fair Share Plan. The plan was subsequently deemed complete by the Council on Affordable Housing (COAH). The Supreme Court invalidated the affordable housing regulations from which the plan was based upon, as adopted by the New Jersey Council on Affordable Housing (“COAH”) on September 26, 2013 in In re Adoption of N.J.A.C. 5:96 & 5:97 by NJ Council on Affordable Housing, 215 N.J. 578 (2013). As a result of the Borough’s 2008 Housing Plan and Fair Share Plan was not certified by COAH.

On July 8, 2015 the Borough of Woodbine filed an Application for Declaratory Judgment seeking Temporary Immunity from Mount Laurel Lawsuits. The Superior Court of New Jersey Law Division Cape May County (Docket No. CPM-L-310-15) granted the Borough Temporary Immunity provided the Borough file a Housing Element and Fair Share Plan addressing their future affordable housing obligation. The Borough entered into a settlement agreement with FSHC dated April 20, 2018, which provided for the Borough’s Third Round Prospective Need running from 1999 through 2025 as 70 units. The settlement agreement provided for a Durational Adjustment based on constraints on public wastewater infrastructure. That settlement agreement was approved by the Court at a duly-noticed Fairness Hearing on June 12, 2018.

Consistent with the settlement agreement, the Borough amended their 2008 Plan in 2018 by adding the Mount Laurel compliance techniques through which the Borough would satisfy its Third-Round obligation. The 2018 Plan included a number of ancillary documents, including a Spending Plan that (1) accounts for the funds to be deposited through 2025, into the Borough’s Mount Laurel Trust Fund; and (2) demonstrates the manner in which the Borough intends to expend the funds to advance the interests of the region’s low- and moderate-income households. The Court approved the Borough’s Third Round HEFSP after a duly-noticed Compliance

Hearing held on June 12, 2018. The Court entered a Final Order of Fairness, Compliance and Repose for the Borough in August of 2018.

In accordance with the amendments to the FHA, the Borough accepted the Department of Community Affairs' (DCA) calculations of the Borough's Present Need and Prospective Need in a binding resolution 01-39-2025 on January 6, 2025 and filed the resolution with the Affordable Housing Dispute Resolution Program ("the Program") through a Complaint for Declaratory Relief in accordance with the Administrative Office of the Courts' Directive #14-24 ("AOC Directive #14-24). On March 27, 2025, the Court issued an Order fixing Municipal Obligations for Present Need and Prospective Need for the Fourth-Round Housing Cycle for the Borough consistent with the DCA calculations: Present Need of 27 and Prospective Need as 27.

This Plan maintains the components in the Court-approved Third-Round Plan, with no changes. This plan also provides for the Borough's Fourth-Round affordable housing obligation.

## AFFORDABLE HOUSING HISTORY IN NEW JERSEY

Affordable Housing has been embedded in New Jersey land use regulations and policy since the 1975 New Jersey Supreme Court decision, Southern Burlington County NAACP v. Mount Laurel Township, known as “Mount Laurel I.” Following a challenge to Mount Laurel’s zoning the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide a variety and choice of housing types affordable to low and moderate income households. This decision formed the foundation of affordable housing planning and regulations in the State.

In 1983 New Jersey Supreme Court in Southern Burlington County NAACP v. Mount Laurel Township, 92 N.J. 158 (1983) or “Mount Laurel II” extended the constitutional obligation to all municipalities within a “growth area” as designated in the State Development Guide Plan. This decision also created an opportunity for builders to challenge municipal ordinances, in certain circumstances, for the right to build affordable housing on land that was not zoned to permit the use or density. This is what was termed a “Builder’s Remedy” for municipalities that did not provide for their constitutional obligation of affordable housing.

In response to Mount Laurel II, the State adopted the New Jersey Fair Housing Act in 1985 which created the Council on Affordable Housing (“COAH”) as an administrative alternative to litigation. COAH was charged with promulgating regulations to establish housing regions, estimate the state’s low- and moderate-income needs, and set criteria for municipal compliance through adopted housing elements and fair share plans.

COAH established a municipality’s first round affordable housing obligation for a period of six-years, from 1987 to 1993. The rules established by COAH created both a rehabilitation (present need) obligation and a new construction (prospective

need) obligation. In 1994, COAH adopted new regulations to address the second-round obligation for the period 1993 to 1999. These regulations also recalculated a portion of the municipal's first round obligation, creating a cumulative obligation from 1987 to 1999, and what is now called the "Prior Round" Obligation.

In 2004 COAH adopted rules and regulations for the Third Round, which defined the round from 1999 to 2014. These regulations changed the way in which COAH calculated a municipality's affordable housing obligation, moving from an absolute number based on available data to what the new regulations termed a "growth share" approach that linked affordable housing obligations to the construction of both residential and non-residential development in the municipality over the third-round time period. This was short lived as the New Jersey Appellate Division invalidated key elements of these rules, including the growth share approach to calculating affordable housing obligations, In re Adoption of N.J.A.C. 5:94 and 5:95, 390 N.J. Super 1 (App. Div. 2007). The Court ordered COAH to adopt new rules, which was completed in 2008. The new regulations maintained in large part the growth share approach and extended the third round from 2014 to 2018.

The 2008 regulations were challenged and in 2010 the Appellate Division, In re Adoption of N.J.A.C. 5:96 and 5:97, 416 N.J. Super. 462 (App. Div. 2010), upheld the COAH Prior Round regulations which assigned rehabilitation obligations. However, the Appellate Division invalidated the regulations pertaining to growth share and directed COAH to use similar methods that were set in the First and Second rounds. This decision was reviewed and upheld by the New Jersey Supreme Court in September of 2013 and ordered that COAH adopt new regulations on or before October 22, 2014. COAH failed to adopt the new regulations, and Fair Share Housing Center (FSHC) filed a motion in aid of litigant's rights with the New Jersey Supreme Court. The New Jersey Supreme Court issued a ruling on March 10, 2015, known as

“Mount Laurel IV,” which set the framework for the Third-Round affordable housing plans.

Mount Laurel IV transferred the responsibility to review and approve housing elements and fair share plans from COAH to designated Mount Laurel trial judges. This meant that municipalities would need to apply to the Courts if they wish to be protected from exclusionary zoning lawsuits. A shortfall in this decision remained as to how a municipal’s affordable obligation would be calculated and left that to the trial courts, with the direction that the obligations be determined in a methodology which was similar to those used in the First and Second Round rules. The decision also directed municipalities to rely on COAH’s Second Round rules at N.J.A.C. 5:93 as well as the Fair Housing Act (N.J.S.A. 52:27D-301 et seq) in preparing Third Round Housing Elements and Fair Share Plans.

FSHC was permitted to serve as an interested party in every municipal Declaratory Judgement Action. In determining an affordable housing obligation, FSHC calculated municipal affordable housing obligations, as did an expert for municipalities, and offered to settle with municipalities. Many municipalities entered into Court approved Settlements with FSHC, those that did not challenged the methodology used by FSHC to determine municipal obligations.

The Third Round, which began with COAH’s 2004 rules identified the time period of 1999 to 2014. However, with COAH’s stalemate in adopting regulations and the associated court challenges all cumulating past the initial third round period into the 2015 “Mount Laurel IV” decision, the third round was now identified as the period 2015 to 2025. This left a “Gap Period” of 1999 to 2015. In 2017 the New Jersey Supreme Court, In Re Declaratory Judgment Actions Filed By Various Municipalities, 227 N.J. 508 (2017), found that the “gap period,” defined as 1999-2015, generates an affordable housing obligation. This obligation expanded the definition of the

municipal Present Need obligation to include low- and moderate- income households formed during the gap period as a component of the new-construction obligation rather than the rehabilitation obligation.

In 2018 an unpublished decision of the NJ Superior Court, Law Division, Mercer County was rendered In re Application of Municipality of Princeton, also known as the “Jacobson Decision” which established a methodology for calculating municipal obligations in the Third Round under the Mount Laurel Doctrine. Although this decision is specific to Mercer County, Mount Laurel judges throughout the State have relied upon the Court’s decision in calculating Third Round affordable housing obligations<sup>3</sup>. The decision came after many municipalities had entered into settlement agreements with FSHC which established a municipality’s affordable housing obligation.

While the Courts were addressing affordable housing policy and regulations, the State of New Jersey adopted two important pieces of legislation which shaped affordable housing policy. In 2008, Governor Corzine signed P.L. 2008. C.46 (referred to as “A500”, or the “Roberts Bill”) which amended the FHA. Key components of this bill include:

- Eliminating Regional Contribution Agreements (“RCA”) which allowed a municipality to transfer a portion of their affordable housing obligation to an identified receiving municipality.
- Establishing a statewide 2.5% nonresidential development fee instead of requiring nonresidential developers to provide affordable housing
- Created a very low-income affordable housing category and required at least 13% of all affordable housing units be restricted as very low-income housing units

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<sup>3</sup> The Jacobson decision is also referred to in the 2024 FHA amendments providing that the decision “shall be referenced as to datasets and methodologies that are not explicitly addressed” in N.J.S.A. 52:27D-304.3 of the FHA.

- Required municipalities to commit to spend all collected development fees for affordable housing within four years of the date of collection.

The second piece of legislation was adopted in 2024. Governor Murphy signed P.L. 2024, c.2 (referred to as “A4”) which further amended the FHA and abolished COAH. The legislation replaced COAH with “the Program” which is an Affordable Housing Dispute Resolution Program. Additional key components of the Act include:

- Giving responsibility to the DCA to provide calculations of municipal present and prospective need using the standards as provided for in the legislation
- Establishing monitoring deadlines for all affordable units and trust funds
- Establishing mechanisms and bonuses for a municipality to meet its affordable housing obligation
- Establishing the Fourth Round of affordable housing obligations from 2025 through 2035
- Establishing a deadline of June 30, 2025 for a municipality to file a Housing Element and Fair Share Plan in compliance with the new regulations to remain protected from an exclusionary zoning lawsuit.

This document has been completed to effectuate the requirements of the 2024 FHA amendments utilizing the affordable housing calculations as published by the DCA in October of 2024.

## HOUSING ELEMENT

The 2024 amendments to the Fair Housing Act included changes to what a Housing Element is required to address. The following is required to be part of any newly adopted Housing Element pursuant to N.J.S.A. 52:27D-310-10:

- 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 trends;
- 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 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;
- 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;

- 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;
- 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.

The following sections of this report addresses each of the above referenced requirements.

*A Note on the Data: The following statistics and demographic data are derived from one of the following sources.*

**2023 American Community Survey 5-year Estimates:** *The most up to date information is the American Community Survey (ACS) estimates, which are generated between the decennial censuses. ACS figures are based on data collected over a 5-year period.*

**2020, 2010, 2000 and 1990 Census:** *The 2020 Census is the most recent decennial census. This information is used when ACS information is unavailable, and sometimes for comparison.*

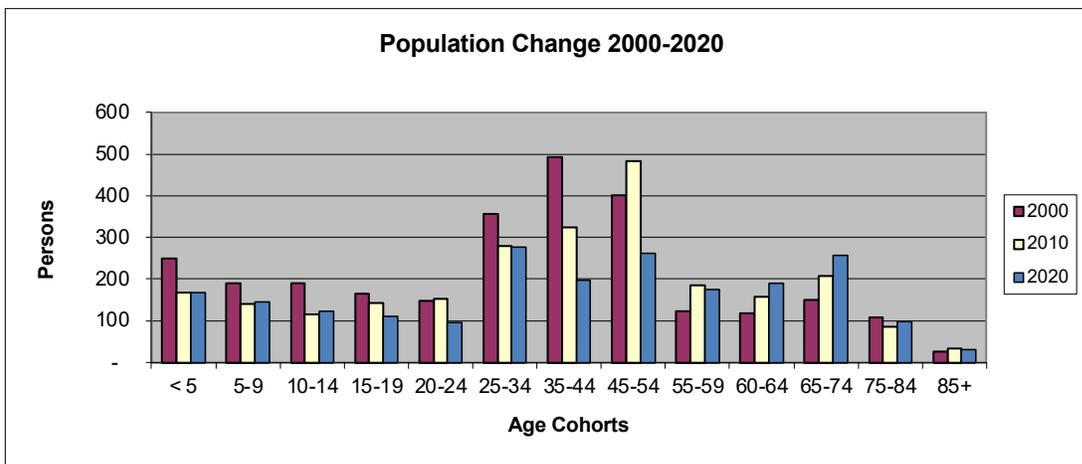
**NJ Building Permit Data:** *NJ reports building permits and certificates of occupancy issued for each municipality on a monthly basis.*

## Demographic Analysis

The Borough of Woodbine has seen a population decline over the past twenty years, with an 22.9% decrease in total population. The population fell by 344 persons since 2010 and a total decline of 588 since 2000. The Borough had their peak population in 1980 but has lost population over the cumulative period. Of interest is that the ACS 5-year estimates from 2012-2016 (at the time of the last Housing Plan) showed a population growth from 2010 to 2016 with an 18% increase or 218 persons. This is clearly contrary to the 2010 and 2020 Census reports showing a decline of 13.9% or 344 persons.

Population Trends			
	Woodbine Borough	Cape May County	New Jersey
1970	2,625	59,554	7,171,112
1980	2,809	82,266	7,365,011
1990	2,678	95,089	7,730,188
2000	2,716	102,326	8,414,350
2010	2,472	97,265	8,791,894
2020	2,128	95,263	9,288,994
1970 to 1980	7.0%	38.1%	2.7%
1980 to 1990	-4.7%	15.6%	5.0%
1990 to 2000	1.4%	7.6%	8.9%
2000 to 2010	-9.0%	-4.9%	4.5%
2010 to 2020	-13.9%	-2.1%	5.7%

To further understand how the population has changed it is helpful to look at the changes over time to the different age-cohorts. There has been a considerable decline in the 45-54 age cohort over the past ten years, with no corresponding increase to the 55 and over cohorts during the same period. When looking at the 2000 to 2020 population changes, the greatest decline was in the 35-44 age cohort, a 60% decline. The largest growth was in the 65-74 age cohort, a 72.5% increase over the same time period. The Borough's median age has also increased from 36.4 years in 2000 to 42.5 years in 2020, an increase of six years in age.



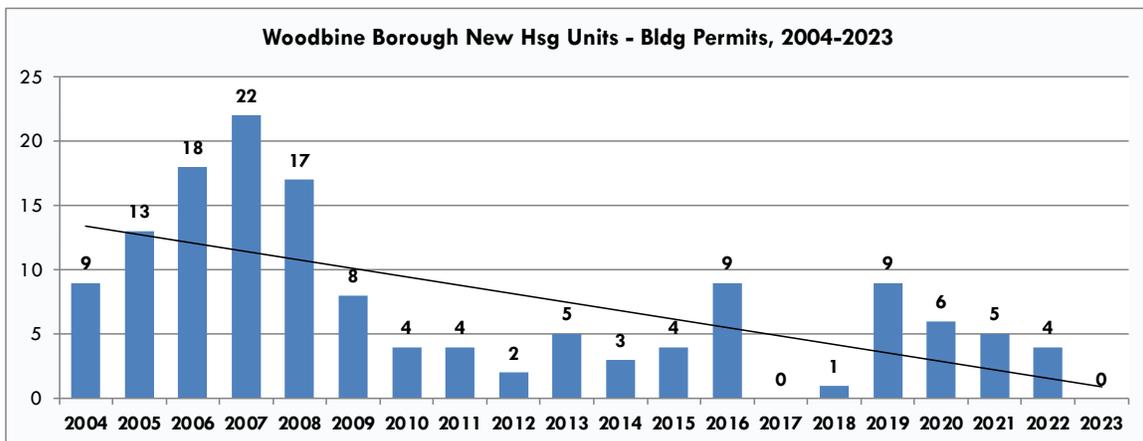
2000 - 2010 Population Profiles or Cohorts						
Age	Population					
	Year			Population Change		
	2000	2010	2020	2000 to 2010	2010 to 2020	2000 to 2020
< 5	249	168	167	-32.5%	-0.6%	-32.9%
5-9	190	140	146	-26.3%	4.3%	-23.2%
10-14	190	115	124	-39.5%	7.8%	-34.7%
15-19	164	143	110	-12.8%	-23.1%	-32.9%
20-24	147	152	95	3.4%	-37.5%	-35.4%
25-34	356	280	277	-21.3%	-1.1%	-22.2%
35-44	493	323	197	-34.5%	-39.0%	-60.0%
45-54	401	483	261	20.4%	-46.0%	-34.9%
55-59	124	185	174	49.2%	-5.9%	40.3%
60-64	119	157	189	31.9%	20.4%	58.8%
65-74	149	208	257	39.6%	23.6%	72.5%
75-84	108	85	99	-21.3%	16.5%	-8.3%
85+	26	33	32	26.9%	-3.0%	23.1%
18+	1,993	1,964	1,632	-1.5%	-16.9%	-18.1%
62+	353	414	502	17.3%	21.3%	42.2%
65+	283	326	388	15.2%	19.0%	37.1%
Median Age	36.4	43.0	42.5	18.1%	-1.2%	16.8%
Source: US Census Data						

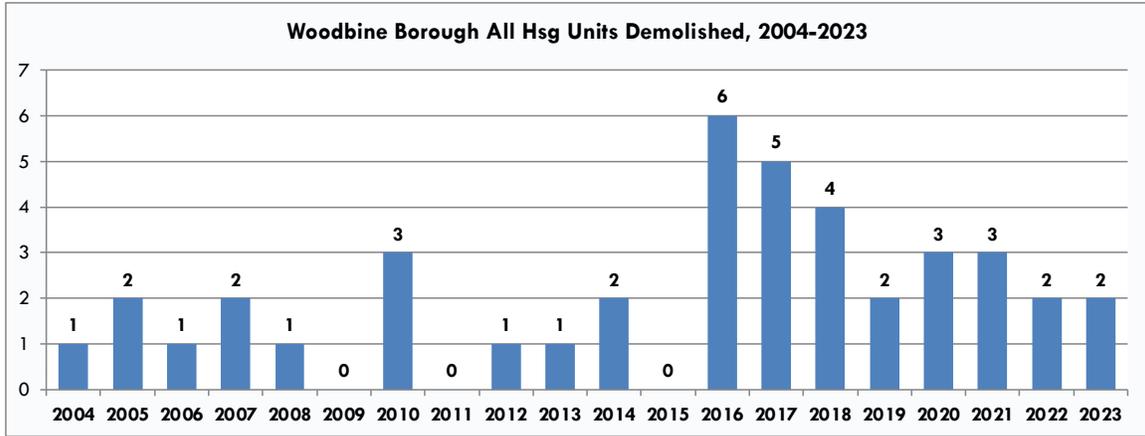
Similar to the decline in population, the total housing units declined by 7.5% over the same twenty-year period. The total housing units declined by 81 units since 2000. Overall, the Borough did see a 5.7% increase of housing units from 1990 through 2020.

Housing Trends			
	Housing Units		
	Woodbine	Cape May County	New Jersey
1990	945	85,537	3,075,310
2000	1,080	91,047	3,310,275
2010	1,079	98,309	3,553,562
2020	999	99,606	3,761,229
1990 to 2000	14.3%	6.4%	7.6%
2000 to 2010	-0.1%	8.0%	7.3%
2010 to 2020	-7.4%	1.3%	5.8%
1990 to 2020	5.7%	16.4%	22.3%

Source: US Census Data

The State of New Jersey compiles reports of building permits issued for residential purposes. The tables below are sourced from the DCA Residential Development Viewer and show the total building permits and demolition permits issued for housing units in the Borough from 2004 through 2023. From 2010 through 2023 the Borough saw 56 new housing units and 34 housing units were demolished, for a net change of only 22 new housing units in a thirteen-year period.





Population by Categories						
	Woodbine		Cape May County		New Jersey	
	Persons	%	Persons	%	Persons	%
<b>Total</b>	2,128	100%	95,263	100%	9,288,994	100%
<b>Sex</b>						
F	1,019	47.9%	49,315	51.8%	4,770,289	51.5%
M	1,109	52.1%	45,948	48.2%	4,518,705	48.5%
<b>Race</b>						
White	1,102	51.8%	81,536	85.6%	5,112,280	72.6%
Black or African American	494	23.2%	3,567	3.7%	1,219,770	13.6%
Asian	12	0.6%	908	1.0%	950,090	5.7%
American Indian and Alaska Native	5	0.2%	253	0.3%	51,186	5.6%
Native Hawaiian and Other Pacific Islander	-	0.0%	28	0.0%	3,533	5.6%
Other	200	9.4%	3,296	3.5%	1,048,641	2.5%
Two or More Races	315	14.8%	5,675	6.0%	903,494	2.5%
Hispanic or Latino	530	24.9%	7,465	7.8%	2,002,575	13.3%
<b>Age</b>						
25-64	1,098	51.6%	46,110	48.4%	4,927,277	53.9%
65+	388	18.2%	26,622	27.9%	1,531,299	13.2%
Median Age	42.5	n/a	51.5	n/a	39.9	n/a

## Housing Analysis

The most recent data available from the ACS reflects a total of 1,141 housing units, an increase from the report 999 housing units in 2020. The ACS numbers do not correlate with the NJ Building permit data as shown above. Of interest is that the ACS estimates 789 occupied housing units which is similar to the 2020 Census data reporting 727 occupied housing units. The ACS estimates were used throughout this report as the most recent and available data.

The 2020 Census reported a total of 999 housing units of which only 72.8% or 727 are occupied. Of the occupied housing units 62.3% are owner occupied and 37.7% are rental units. Thirty-six percent (36%) of all households are married couples and 35% are single-female households. The median housing value is \$199,800 substantially lower than Cape May County's median housing value.

<b>Woodbine Borough Housing Units by Tenant and Occupancy Status</b>						
<b>Year Round Housing Units</b>			<b>Owner-occupied</b>		<b>Rental</b>	
<b>Occupied</b>	<b>Vacant</b>	<b>Total</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>
727	272	999	453	62.3%	274	37.7%

<b>Summary of Household Characteristics - Woodbine Borough</b>		
	No. of Persons	% of Total
Total Population	2,128	
In Households	1,888	88.72%
In Group Quarters	240	11.28%
Institutionalized	11	0.52%
Non-Institutionalized	229	10.76%
<b>Total Households</b>		
Total Households	727	
Married Couple	264	36.31%
Cohabiting Couple	60	8.25%
Single Male	146	20.08%
Single Female	257	35.35%

<b>Selected Housing or Housing Related Characteristics</b>					
	<b>Median Value Housing (owner-occupied)</b>	<b>Median Gross Rent</b>	<b>Median Household Income</b>	<b>Value Income Ratio</b>	<b>Rental Vacancy Rate</b>
Woodbine Borough	\$199,800	\$885	\$45,179	4.42	0.0%
Cape May County	\$395,000	\$1,345	\$88,046	4.49	29.3%
Source: ACS 2023 5-year estimates					

Only 47.7% of the Borough’s housing stock is single-family detached units. The next largest category of housing units by type are mobile homes, accounting for 28% of the total housing stock. The housing stock older with over 58% of the units constructed before 1980. More than half of the Borough’s housing stock is older than 50-years of age. In general, the housing stock has a median room count of 4.5 per unit and only 13% have 4 or more bedrooms per unit.

<b>Housing Units by Number of Units in Structure, Woodbine Borough</b>		
<b>Number of Units</b>	<b>Units</b>	<b>Percent of Total</b>
1-unit, Detached	545	47.77%
1-unit, Attached	29	2.54%
2 units	147	12.88%
3 or 4 units	4	0.35%
5 to 9 units	26	2.28%
10 to 19 units	52	4.56%
20 or more units	13	1.14%
Mobile Home	323	28.31%
Other	2	0.18%
<b>Total</b>	<b>1,141</b>	
Source: ACS 2023 5-year estimates		

<b>Woodbine Borough - Housing Units by Age</b>		
<b>Year Built</b>	<b>Units</b>	<b>Percent of Total</b>
2020 or later	16	1.40%
2010 to 2019	13	1.14%
2000 to 2009	45	3.94%
1990 to 1999	159	13.94%
1980 to 1989	240	21.03%
1970 to 1979	79	6.92%
1960 to 1969	98	8.59%
1950 to 1959	223	19.54%
1940 to 1949	35	3.07%
1939 or earlier	233	20.42%
<b>Total</b>	<b>1,141</b>	
Source: ACS 2023 5-year estimates		

<b>Occupied Housing Units by Number of Rooms - Woodbine Borough</b>		
<b>Rooms</b>	<b>Housing Units</b>	<b>Percent of Total Housing Units</b>
1	10	0.9%
2	62	5.4%
3	202	17.7%
4	307	26.9%
5	121	10.6%
6	196	17.2%
7	67	5.9%
8	81	7.1%
9+	95	8.3%
<b>Total</b>	<b>1,141</b>	<b>100.0%</b>
Median Rooms	4.5	
Source: ACS 2023 5-year estimates		

<b>Occupied Housing Units by Number of Bedrooms Woodbine Borough</b>		
<b>Bedrooms</b>	<b>Housing Units</b>	<b>Percent of Total Housing Units</b>
No Bedrooms	10	0.9%
1-Bedroom	232	20.3%
2-Bedrooms	479	42.0%
3- Bedrooms	270	23.7%
4-Bedrooms	102	8.9%
5 + Bedrooms	48	4.2%
<b>Total</b>	<b>1,141</b>	<b>100.0%</b>

Source: ACS 2023 5-year estimates

Estimated housing values show that the majority of all units are valued between \$150,000 to \$300,000 with 19.6% of units valued below \$150,000. According to ACS 5-year estimates two (2) units lack complete plumbing, two (2) units lack complete kitchen facilities, three (3) units have no heating source and two (2) units use wood as a heating source. No unit has more than 1.5 persons per unit.

<b>Housing Value, Owner Occupied Units - Woodbine Borough</b>		
<b>Value</b>	<b>Housing Units</b>	<b>Percent of Total Housing Units</b>
Less than \$50,000	2	0.4%
\$50,000 to \$99,999	32	6.9%
\$100,000 to \$149,999	57	12.3%
\$150,000 to \$199,999	142	30.6%
\$200,000 to \$299,999	122	26.3%
\$300,000 to \$499,999	104	22.4%
\$500,000 to \$999,999	5	1.1%
\$1,000,000 or more	-	0.0%
<b>Total</b>	<b>464</b>	<b>100.0%</b>
Median Housing Value	\$ 199,800	

Source: ACS 2023 5-year estimates

## Employment Analysis

The median household income in the Borough is \$45,179, and the median family income is \$61,823. These income levels are substantially lower than the values in Cape May County and the State, with the median household income in Woodbine being almost half of that of the median household income in the County. This disparity of income is further reflected in the poverty rates with Woodbine reporting 26.4% of all persons below the poverty line, compared to the County with only 8.7% of all persons below the poverty line. Almost 15% of those persons under the poverty level are 65 years of age or older.

<b>Income Levels</b>			
	<b>Woodbine Borough</b>		
	Households	Families	Non-Family
Median Income	\$45,179	\$61,823	\$31,154
Mean Income	\$64,553	\$76,328	\$36,143
Source: ACS 2023 5-year estimates			

<b>Median Income for Households and Families</b>		
	Households	Families
Woodbine	\$45,179	\$61,823
Cape May County	\$88,046	\$106,504
New Jersey	\$101,050	\$123,892
Source: ACS 2023 5-year estimates		

<b>Percent Distribution Persons and Families below Poverty Level</b>				
	<b>Population Below Poverty Line</b>			<b>Families Below Poverty Line</b>
	<b>All Persons</b>	<b>% of All Persons 18+ Years of Age</b>	<b>% of All Persons 65+ Years of Age</b>	
Woodbine	26.4%	22.4%	14.7%	18.4%
Cape May County	8.7%	8.2%	4.8%	6.1%
New Jersey	9.8%	8.8%	9.5%	7.0%

Source: ACS 2023 5-year estimates

Affordable housing units are required to be priced to be affordable to low- and moderate-income families within the specified housing region where the municipality is located. Woodbine is located within Region 6 for the purposes of determining housing affordability. Income limits for households ranging from 1 person to 5 persons range from a household income of \$20,655, for a one-person, low-income family up to an income of \$84,983, for a 5-person, moderate income household. The median household income for the Borough is within these ranges, showing that a large proportion of all households are within the low- and moderate-income ranges. At least 50% of households in the Borough have incomes which would fall into the affordable housing income levels.

<b>Household Income - Percent of Total Households</b>		
	<b>No of Persons</b>	<b>% of Total</b>
Less than \$10,000	43	5.4%
10,000 - 14,999	40	5.1%
15,000 - 24,999	44	5.6%
25,000 - 34,999	206	26.1%
35,000 - 49,999	119	15.1%
50,000 - 74,999	80	10.1%
75,000 - 99,999	83	10.5%
100,000 - 149,999	107	13.6%
150,000 - 199,999	51	6.5%
200,000 +	16	2.0%
<b>Total Households</b>	<b>789</b>	
Source: ACS 2023 5-year estimates		

<b>2024 Affordable Housing Region 6 Income Limits</b>					
	<b>1 Person Household</b>	<b>2 Person Household</b>	<b>3 Person Household</b>	<b>4 Person Household</b>	<b>5 Person Household</b>
Median Income	\$ 68,852	\$ 78,688	\$ 88,524	\$ 98,360	\$ 106,228
Moderate Income(80% of Median)	\$ 55,081	\$ 62,950	\$ 70,819	\$ 78,688	\$ 84,983
Low Income (50% of Median)	\$ 34,426	\$ 39,344	\$ 44,262	\$ 49,180	\$ 53,114
Very Low Income (30% of Median)	\$ 20,655	\$ 23,606	\$ 26,557	\$ 29,508	\$ 31,868
Source: Affordable Housing Professionals of NJ, April 12, 2024					

Of the population over the age of 16, only 50% is in the labor force of which 47% are employed. There is a high percentage, 49% of the population over 16, which are not employed. The fields of educational services, and health care/social assistance employs 31% of the population. Forty-four percent (44%) of the employed population work in management, business, science and arts.

<b>WOODBINE EMPLOYMENT STATUS</b>		
	<b>Total</b>	<b>Percent of Population 16 Years and Over</b>
Population 16 years and Over	1,703	100%
In Labor Force	861	50.56%
Civilian Labor Force	861	50.56%
Employed	799	46.92%
Unemployed	62	3.64%
Armed Forces	0	0.00%
Not In Labor Force	842	49.44%
Source: ACS 2023 5-year estimates		

<b>Employment by Industry, Civilian Employed population 16 years and over</b>		
<b>Occupation</b>	<b>No. Persons</b>	<b>% Upper</b>
Agriculture, Forestry, Fishing and Hunting, and Mining	0	0.00%
Construction	55	6.88%
Manufacturing	21	2.63%
Wholesale Trade	6	0.75%
Retail Trade	169	21.15%
Transportation and Warehousing, Utilities	37	4.63%
Information	0	0.00%
Finance and Insurance, and Real Estate and Rental and Leasing	30	3.75%
Professional, Scientific, and Management, and Administrative and Waste Management Services	35	4.38%
Educational Services, and Health Care and Social Assistance	248	31.04%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	27	3.38%
Other Services, except Public Administration	133	16.65%
Public Administration	38	4.76%
<b>Total</b>	<b>799</b>	<b>100%</b>

Source: ACS 2023 5-year estimates

<b>Employment by Occupation Civilian Employed population 16 years and over</b>		
<b>Occupation</b>	<b>No. Persons</b>	<b>% Woodbine</b>
Management, Business, Science, and Arts	351	43.93%
Service	126	15.77%
Sales and Office	133	16.65%
Natural Resources, Construction and Maintenance	68	8.51%
Production, Transportation & Material Moving	121	15.14%
<b>Total</b>	<b>799</b>	<b>100%</b>

Source: ACS 2023 5-year estimates

## Affordable Housing Obligation

A municipality’s affordable housing obligation is spread across different time periods. The most current obligation is related to the Fourth-Round. However, a municipality must also address any prior affordable housing obligations if they have not already been fully satisfied. The following reviews all components of Woodbine’s affordable housing obligation beginning in 1987 and extending through 2035.

The following table identifies the Municipality’s comprehensive affordable housing obligation:

Present Need/Rehab Obligation	27
Prior Round (1987-1999)	88
Round 3 Settlement (1999-2025)	70
Round 4 (DCA Calculations 2025-2035)	27
<b>Total Obligation (New Units)</b>	<b>185</b>

### **Present Need / Rehabilitation Component**

The Present Need/Rehabilitation obligation is determined by estimating the existing deficient housing units currently occupied by low- and moderate-income households within the municipality, through the use of datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof. This figure was calculated by the Department of Community Affairs (“DCA”) based upon its interpretation of the standards of the Amended FHA. The Municipality’s rehabilitation obligation is **27**.

## Prior Round Component

The Prior Round obligation is the Municipality's cumulative Round 1 and 2 affordable housing obligation for the years between 1987 and 1999. The Borough's Prior Round obligation is **88**.

## Round Three Component

Pursuant to a settlement agreement dated April 20, 2018, by and between the Borough and Fair Share Housing Center, the Borough's Third Round affordable housing obligation is **70** (per the Kinsey Report<sup>4</sup>, as adjusted by FSHC settlement agreement, including the "Gap Period" between 1999 and 2015). The Round 3 Prospective Need includes the so-called "Gap Period Present Need," which is a measure of households formed from 1999-2015 that need affordable housing, created by the Supreme Court in In re Declaratory Judgment Actions Filed By Various Municipalities, 227 N.J. 508 (2017).

## Round Four Component

The Fourth-Round affordable housing obligation extends from 2025 through 2035. This is considered the current Prospective Need, which is a projection of housing needs based on development and growth which is reasonably likely to occur in a municipality. The Fourth Round prospective need was determined pursuant to methodology adopted by the state pursuant to the Fair Housing Act as amended in 2024.

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<sup>4</sup> David N. Kinsey, PhD, PP, FAICP, NEW JERSEY LOW AND MODERATE INCOME HOUSING OBLIGATIONS FOR 1999-2025 CALCULATED USING THE NJ COAH PRIOR ROUND (1987-1999) METHODOLOGY, May 2016.

On October 18, 2024, the Department of Community Affairs (“DCA”) issued a report estimating the Fourth-Round affordable housing obligations for all municipalities based upon its interpretation of the standards of the Amended FHA. The Borough of Woodbine adopted a binding resolution #01-39-2025 on January 16, 2025, committing to the DCA Fourth Round Prospective Need (New Construction) Obligation of **27**.

### **Durational Adjustment**

The Borough’s Court-approved Third-Round Settlement Agreement included a Durational Adjustment due to constraints on public wastewater infrastructure. The Borough of Woodbine does not have public sewer infrastructure available. The Borough includes a Pinelands Town area which is acknowledged in the wastewater management plan as an area which permits the future construction of public sewer infrastructure or on-site package treatment plants. However, the ability to extend or provide any infrastructure in this area is limited and unlikely in the foreseeable future. The Cape May County Wastewater Management Plan was approved in 2012 which is consistent with the Pinelands Comprehensive Management Plan.

Due to the continued limited and restricted sewer infrastructure, the Borough is continuing to include a Durational Adjustment in their Fair Share Plan. The first part of the Borough’s affordable housing obligation is satisfied through existing units and accounts for 63 credits. The balance of the Borough’s obligation (the “deferred portion”) is 95 credits from the Third-Round and 24 credits from their Fourth-Round<sup>5</sup>, which will be deferred until adequate sewer infrastructure is constructed. The Borough of Woodbine will endorse all applications to the New Jersey Department of

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<sup>5</sup> The Borough proposes credits from the Woodbine Developmental Center for existing units to be utilized in the Fourth-Round plan components. The balance of the Borough’s Fourth-Round obligation is subject to the continued Durational Adjustment.

Environmental Protection (DEP) for water and/or sewer capacity to permit the development in the Pinelands Town areas. As it was done in the Court-approved Third-Round plan, the anticipated build-out capacity for the Pinelands Town areas was used to determine the credits which would be available and are provided for under Proposed Units below.

### **Land Use Analysis**

Consistent with smart growth principles, the Borough has chosen to intersperse affordable housing throughout existing residential neighborhoods. In crafting its plan, the Borough has analyzed all available compliance techniques including whether inclusionary zoning and the development of 100% affordable housing sites would best serve the Borough to address its fair share obligation. The Borough has identified areas for affordable housing development which provide for an appropriate balance and mix of land uses while meeting and exceeding the Borough's current identified affordable housing obligation (including durational adjustments to that obligation).

Ninety-eight percent (98%) of the Borough of Woodbine is located within the Pinelands Protection Area. The Pinelands Comprehensive Management Plan (CMP) regulates this area. A large amount of the Borough is part of a Pinelands Town which permits development at regulated densities, provided public infrastructure is available. The Borough has seen limited development over the past twenty years. The Borough proposes to address the unfulfilled affordable housing obligations in the Pinelands Town Areas as provided for in their Court-approved Third-Round Plan.

## **Multigenerational Family Housing Analysis**

In 2021 the FHA was amended to require 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. Currently, there are no recommendations published from the Commission. The duties of the commission are:

*“To prepare and adopt recommendations on how State government, local government, community organizations, private entities, and community members may most effectively 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.”*

A review of 2020 Census data shows that less than 6.5% of the occupied housing units in the Borough contain three plus generations of families. The Borough of Woodbine recognizes the needs of older residents who want to age in place or continue to live independently in the Borough. The Borough ordinances do not prohibit the creation of extra living space for family members, provided they are part of the same housekeeping unit.

## **Regional Planning Analysis**

The Borough is split between the Pinelands Comprehensive Management Plan (CMP) planning areas and the New Jersey State Planning areas. Ninety-eight percent (98%) of the Borough of Woodbine is located within the Pinelands Protection Area. The Pinelands Comprehensive Management Plan (CMP) regulates this area. A large

amount of the Borough is part of a Pinelands Town which permits development at regulated densities, provided public infrastructure is available.

A small part of the Borough is located outside of the Pinelands jurisdiction, located to the east of Dennisville-Petersburg Road. This area is within the Environmentally Sensitive Planning Area (PA5) as provided for in the 2024 State Development and Redevelopment Plan (SDRP).

The Office of Planning Advocacy and the State Planning Commission are currently in the process of Cross Acceptance to adopt the 2024 SDRP. This is the first update to the 2001 SDRP. In both the 2001 and 2024 SDRP the land area located within Woodbine is completely within an Environmentally Sensitive Planning Area (PA5). In the 2024 Draft SDRP the PA5 Planning Area is intended to:

- protect environmental resources;
- protect both large and small contiguous areas of land;
- promote restoring habitats and bio-diversity;
- accommodate growth only in Centers;
- confining programmed sewers and public water services to Centers;
- revitalize cities, towns, and older traditional settlements; and
- protect, enhance, and diversify the existing character of stable communities.

In the Pinelands areas, 83% of all lands under the jurisdiction of the CMP are within a Pinelands Town. Development is encouraged in the Pinelands Town Planning Area with permissive residential densities ranging from two to four homes per acre where public water and sewer are available.

The NJ SDRP recognizes the planning areas and goals of the CMP. Based on the combined State Planning areas and Pinelands Management Areas, only the Pinelands Town areas are intended for development and public sewer infrastructure.

## FAIR SHARE PLAN

A Fair Share Plan (FSP) is prepared to address how a municipality intends to meet their constitutional affordable housing obligations. The FSP identifies the affordable housing obligations, projects that have been completed, proposed mechanisms to meet the affordable housing obligations, and addresses the requirements of the FHA and affordable housing regulations applicable to each set of obligations, including N.J.A.C. 5:93 and N.J.A.C. 5:80 where applicable.

### Affordability Requirements

Affordable housing is defined under New Jersey's Fair Housing Act as a dwelling, either for sale or rent that is within the financial means of households of low or moderate income as income is measured within each housing region. The Borough of Woodbine is in Region 6, which includes Atlantic, Cape May, Cumberland and Salem counties. Moderate-income households are those earning between 50% and 80% of the regional median income. Low-income households are those with annual incomes that are between 30% and 50% of the regional median income. As required by the amended FHA (Roberts bill), there is also included a very low-income category, which is defined as households earning 30% or less of the regional median income.

Through the Uniform Housing Affordability Controls (hereinafter "UHAC") at N.J.A.C. 5:80-26.3(d) and (e), which were amended by "emergency" in December 2024, the maximum rent for a qualified unit be affordable to households that earn no more than 60% of the median income for the region. The average rent must be affordable to households earning no more than 52% of the median income. The maximum sale prices for affordable units must be affordable to households that earn no more than 70% of the median income. The average sale price must be affordable to a household that earns no more than 55% of the median income.

The regional median income is defined using the federal Department of Housing and Urban Development (“HUD”) income limits on an annual basis. In the spring of each year HUD releases updated regional income limits. It is from these income limits that the rents and sale prices for affordable units are derived. These figures are updated annually.

### **Affordable Housing Plan**

The following reviews the components of the Borough’s Court-approved Third-Round Plan and incorporates provisions to address the Borough’s new Fourth-Round obligations.

#### **Rehabilitation Obligation/Present Need:**

As provided for in the Court-approved Third-Round Plan the Borough of Woodbine is continuing to work with Triad Associates to create opportunities for housing Rehabilitation. The Borough has utilized funding from the Neighborhood Stabilization Program to rehabilitate units in the past. The intent is to continue working to improve the Borough’s housing stock with various programs and funding sources to meet the Borough’s rehabilitation obligation. The Borough’s Fourth-Round rehabilitation obligation is **27**.

#### **Prior Round and Third-Round:**

As set forth above, the Borough’s combined Prior Round (1987-1999) obligation is **88** and their Third-Round obligation is **70** for a total combined obligation of **158**. The Third Round Prospective Need includes the so-called “Gap Period Present Need,” which is a measure of households formed from 1999-2015 that need affordable housing, created by the Supreme Court in In re Declaratory Judgment

Actions Filed By Various Municipalities, 227 N.J. 508 (2017). The Borough adopted a 2018 Housing Element and Fair Share Plan in accordance with their Third-Round Court-approved settlement agreement with FSHC, which resulted in a Final JOR in August of 2018.

The following Tables summarize the Borough's Prior and Third Round Obligation Components as approved in the Borough's 2018 Final JOR:

<b>Borough of Woodbine Prior Round &amp; Third-Round Plan Existing Credits – 63</b>	<b>Rental</b>	<b>Senior</b>	<b>Family</b>	<b>Units</b>	<b>Bonus Credits</b>	<b>Total Credits</b>
<b><i>Supportive and Special Needs</i></b>						
Disabilities Resource Center	x		x	12	12	24
Cape Counseling 150 Summer Avenue	x		x	4	4	8
Cape Counseling 801 Summer Avenue	x		x	6	6	12
Devereux	x		x	9	9	18
<b><i>Market to Affordable</i></b>						
512 Longfellow Street			x	1		1
Scattered Sites			x			
<b>Totals</b>				<b>32</b>	<b>31</b>	<b>63</b>

<b>Borough of Woodbine Prior Round &amp; Third-Round Plan Durational Adjustment – 95</b>	<b>Rental</b>	<b>Senior</b>	<b>Family</b>	<b>Units</b>	<b>Bonus Credits</b>	<b>Total Credits</b>
<b><i>Market to Affordable</i></b>						
Scattered Sites (in-lieu of inclusionary)			x			
<b><i>Inclusionary Zoning</i></b>						
Pinelands Town			x	95		95
<b>Totals</b>				<b>95</b>		<b>95</b>

As provided for in their Court-approved Third-Round plan, the Borough will continue to address their durationally adjusted need with an existing mandatory set-aside ordinance requiring any development of twenty or more units to provide an affordable housing set-aside of 20%. The Borough will also keep in place the provision to provide these units off-site through a market to affordable program as provided for in the Court-approved Third-Round plan.

**Fourth Round Prospective Need:**

The Department of Community Affairs (DCA) for the State of New Jersey has calculated proposed new affordable housing obligations for each municipality for Round 4 (2025 through 2035). The Borough's Fourth Round affordable housing obligation is **27**.

The Borough has an approved Durational Adjustment in their Court approved Third-Round plan. There have been no changes to the availability of sewer infrastructure and therefore the Borough continues to maintain a durational adjustment for their Fourth-Round obligation.

The amendments to the FHA for a Fourth-Round plan require a municipality provide 50% of actual affordable units, exclusive of any bonus credits, available to families with children. Additionally, at least 25% of actual units, exclusive of bonuses, are required to be rental units, of which of which 50% of the rental units are to be available to families with children. (N.J.S.A. 52:27D-311.1) If units are developed through the inclusionary zoning ordinances the Borough will ensure that they include family units, and where appropriate, rental units.

The following table addresses the components of the Borough’s Fourth-Round Plan:

<b>Borough of Woodbine Fourth Round Plan Prospective Need - 27</b>	<b>Rental</b>	<b>Senior</b>	<b>Family</b>	<b>Units</b>	<b>Bonus Credits</b>	<b>Total Credits</b>
<i>Inclusionary Zoning</i>						
Pinelands Town	x		x	27		27
<b>Totals</b>				<b>27</b>		<b>27</b>

Bonus credits are permitted for units in the Fourth Round in accordance with the amended FHA under N.J.S.A. 52:27D-311.k. for up to 25% of the total Fourth-Round prospective need, allowing for six (6) bonus credits. In accordance with the amended FHA under N.J.S.A. 52:27D-311.k(1) the Borough is reserving the right to utilize up to six (6) bonus credits from future development in the Pinelands Town, if permissible.

The Borough will maintain the Pinelands Town Inclusionary zoning ordinance as provided for in the Third-Round to address the remaining obligation, including the provision to provide for 50% of the units for families with children. These units are subject to a durational adjustment consistent with the Court-approved adjustment in the Borough’s Third-Round plan.

**Unfulfilled Prior Round (1987 through 2025)**

The mechanisms identified in the Borough’s Court approved Third-Round plan included a new inclusionary zoning provision in the Pinelands Town areas. This was created to address the durational adjustment obligation. No affordable units have been created through this mechanism as sewer infrastructure has not been extended or provided.

### *Pinelands Town Inclusionary Zone*

As acknowledged in the Court-approved Third-Round Plan, the Borough has limited areas with the ability to provide public sewer or wastewater treatment plants and therefore the available parcels were restricted. As such the Borough has created a requirement for development within a Pinelands Town to provide a 20% affordable housing set-aside. This requirement will become effective if public sewer becomes available or where package treatment plants are implemented. This ordinance would require a 20% set-aside of for affordable housing units for any development which provided for 20 or more residential units in a single development (based upon the contiguous land and existing lot of record such that a developer could not subdivide a tract to avoid this requirement.) Based upon the build-out capacity for the Pinelands Town area as prepared by the Pinelands Commission, it is estimated that a total of 673 units could be developed in the Town areas. At a 20% set-aside this would yield up to 135 housing units and would exceed the combined Third and Fourth-Round durationally adjusted obligation of 122.

The Borough has not realized any development that would be subject to this ordinance in the Pinelands Town areas due to the lack of infrastructure. The Borough will continue to maintain this ordinance requirement to address both the Third and Fourth Round affordable housing obligations.

### *Market to Affordable Option*

As provided for in the Court-approved Third-Round Plan, the Borough will continue to provide an opportunity for a market to affordable program to be utilized by developments in the Pinelands Town areas to satisfy their affordable housing

obligation off-site and within existing units in the Borough. These units will be family units and would make use of existing structures in the Borough.

The Borough has not realized any development that would be subject to this ordinance in the Pinelands Town areas due to the lack of infrastructure. The Borough will continue to maintain this ordinance requirement to address both the Third and Fourth Round affordable housing obligations.

### **Woodbine Developmental Center**

The Woodbine Developmental Center is located at 1175 DeHirsch Avenue on Block 110, Lot 1. The Center is run by the State of New Jersey and has provided housing for upwards of 700 men with developmental disabilities over the years. As part of the Borough's Third-Round settlement agreement with FSH it was noted that the Developmental Center may qualify for affordable housing credits as supportive and special needs housing if not considered institutionalized. Today the Developmental Center provides for an estimated 200 residents who require supportive housing. According to the 2020 Census reports there are 240 persons living in group quarters and only 11 of them are classified as institutionalized while 229 are classified as non-institutionalized. This is further supported through historical census data. In the 2000 Census the Borough was reported as having 571 persons living in group quarters of which 570 of them were institutionalized and only one person was living in a non-institutionalized setting.

<b>Group-Quarters Population - Borough of Woodbine</b>			
	<b>2000</b>	<b>2010</b>	<b>2020</b>
<b>In Group Quarters</b>	571	496	240
<b>Institutionalized</b>	570	9	11
<b>Non-Institutionalized</b>	1	487	229
*2000 Census Group Quarters Type reports 570 persons in "Hospitals/Wards, hospices, and schools for the handicapped (PCT016 DEC Summary File 1)			
*2010 Census Group Quarters Type reports 487 persons in "Other noninstitutional facilities" with 477 persons in a Residential Treatment Center for adults (PCT20 DEC Summary File 1)			
*2020 Census Group Quarters Type by Sex and Age Group reports "Other noninstitutional facilities" with 217 persons in a Residential Treatment Center for adults (PCT19 DEC Demographic and Housing Characteristics)			

The above census data supports the deinstitutionalization of the Woodbine Developmental Center. However, the documentation from the Operator is not able to be provided as required under the FHA and UHAC requirements. The Borough will continue to work towards completing the necessary documentation to include these units in any future amendments or Fair Share Plan's. For the purposes of this HEFSP the Woodbine Developmental Center information is provided to assist in any future amendments or updates or regulation changes.

***Very Low-Income Units***

Very Low-income housing is affordable to those households with a gross household income of 30% or less of the median gross household income in the region. In 2008 the FHA was amended to include a requirement that at least 13% of all affordable housing units be very low-income units<sup>6</sup>. The 2024 amendments to the FHA added a provision that at least half of the very low-income units be available to families with children. The Borough has existing group homes that provide for the required 13% of very-low-income units for the Third-Round obligations. The

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<sup>6</sup> Assembly Bill A-500 adopted in 2008, also known as the Roberts Bill, created a new definition for very low-income units and a requirement that 13% of all affordable units be made available to very low-income households.

Borough has adopted ordinances which require any new affordable housing development to provide 13% of their total affordable housing units which would apply to the Fourth-Round requirement for very-low-income units.

### **Phasing Plan for Affordable Housing Units**

The Borough has unbuilt units satisfying their Third and Fourth-Round obligations due to the lack of sewer infrastructure. The development of these units are subject to the extension of infrastructure and market conditions. It is therefore impossible to project the phasing for these units.

### **Bonus Provisions**

For the Prior Round and Third-Round plan, in accordance with N.J.A.C. 5:93-5.15, the Borough intends to take bonus credits for up to 25% any rental units. The maximum rental bonus would not account for more than 25% of the Borough's obligation or 39 bonus credits. The Court-approved Third-Round Plan included the use of 31 of the maximum 39 bonus credits. The Borough reserves the right to provide for the additional bonus credits in the future.

Bonus credits are permitted for units in the Fourth Round in accordance with the amended FHA under N.J.S.A. 52:27D-311.k. for up to 25% of the total Fourth-Round prospective need, allowing for six (6) bonus credits. The Borough reserves the right to utilize up to a total of six (6) bonus credits for future development projects if applicable.

## Affordable Housing Trust Fund

The Borough adopted an affordable housing trust fund ordinance in accordance with affordable housing regulations for the purposes of funding affordable housing activities on under Ordinance #502-2008, amended under Ordinance #509-2009, and amended in accordance with the Borough's Court-approved Third Round Plan under Ordinance #576-2018. The Borough is amending the Development Fee Ordinance to meet the newly adopted regulations of the Uniform Housing Affordability Controls under N.J.A.C. 5:80 et seq., as amended December 15, 2025, and the Fair Housing Act regulations under N.J.A.C. 5:99 et seq., as approved December 15, 2025. The proposed amended ordinance is included in the Appendix as part of the Affordable Housing ordinances. As of May, 2024 the AHTF has a balance of \$32,126. A Spending Plan will be completed to provide for the expenditure of funds.

## Cost Generation

The Borough of Woodbine will provide for expediting the review of development applications containing affordable housing. Such expedition may consist of, but is not limited to, scheduling of pre-application conferences and special monthly public hearings for projects involving affordable housing. Furthermore, development applications containing affordable housing shall be reviewed for consistency with the Land Development Ordinance and Residential Site Improvement Standards (N.J.A.C. 5:21-1 et seq.) The Borough shall comply with all requirements for unnecessary cost generating requirements under N.J.A.C. 5:93-10.

## Monitoring

The Borough of Woodbine shall complete all required annual monitoring reports for the Borough's Affordable Housing Trust Fund and of the affordable

housing units and programs in accordance with the FHA regulations and requirements. In fact, the Borough has complied with all current AHMS reporting deadlines to date, as set forth in the Amended FHA. The Borough Municipal Housing Liaison has access to the AHMS and has been regularly inputting the required monitoring data as it becomes available.

### **Fair Share Ordinance and Affirmative Marketing**

The Borough of Woodbine in 2018 by ordinance #576-2018 and in accordance with the Borough's Court approved Fair Share Plan, adopted an Affirmative Marketing and Fair Share Ordinance in accordance with N.J.A.C. 5:93 et seq., and UHAC at N.J.A.C. 5:80-26. These ordinances are being amended in accordance with the newly adopted regulations of the Uniform Housing Affordability Controls under N.J.A.C. 5:80 et seq., as amended December 15, 2025, and the Fair Housing Act regulations under N.J.A.C. 5:99 et seq., as approved December 15, 2025. The proposed amended ordinance is included in the Appendix. The Borough's Fair Share Ordinance will govern the administration of affordable units in the Borough as well as regulating the occupancy of such units. The Fair Share Ordinance covers the phasing of affordable units, the low/moderate income split, bedroom distribution, occupancy standards, affordability controls, establishing rents and sales prices, affirmative marketing, income qualification and the like. The costs of advertising and affirmative marketing of the affordable units (including the contract with the Administrative Agent) shall be the responsibility of the developer, sponsor or owner, unless otherwise determined or agreed to by the Borough.

The affirmative marketing plan is designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to the affordable units located in the Borough. Additionally,

the affirmative marketing plan is intended to target those potentially eligible persons who are least likely to apply for affordable units and who reside in Housing Region #6, consisting of Atlantic, Cape May, Cumberland and Salem counties.

The affirmative marketing plan includes regulations for qualification of income eligibility, price and rent restrictions, bedroom distribution, affordability control periods, and unit marketing in accordance with N.J.A.C. 5:80-26. All newly created affordable units will comply with the affordability controls required by the FHA and UHAC. This plan must be adhered to by all private, non-profit or municipal developers of affordable housing units and must cover the period of deed restriction or affordability controls on each affordable unit. The costs of implementing the affirmative marketing plan (i.e., the costs of advertising the availability of affordable units, contract with the Administrative Agent, etc.) are the responsibilities of the developers of the affordable units. This requirement will be included in the Borough's fair share ordinances and shall be a condition of any municipal development approval.

If any changes to the Borough's Court-approved Affirmative Marketing Plan, as amended to include new projects set forth in this FSP, are required, the Borough shall amend the affirmative marketing plan to include any changes, if any are required.

## **Conclusion**

There are limited remaining opportunities to create affordable housing in the Borough given the lack of sewer infrastructure. Despite this, the Borough proposes to meet its affordable housing obligations through various mechanisms as demonstrated herein. The Borough also recognizes there is a need to provide future opportunities for affordable housing and therefore has revised portions of the existing zoning ordinance to ensure larger residential developments provide affordable housing when sewer infrastructure is available.

*APPENDIX A – Woodbine Resolution Accepting DCA Affordable Housing Obligations*

*APPENDIX B - Order Fixing Municipal Obligation for “Present Need” and “Prospective Need” for the Fourth-Round Housing Cycle*

*APPENDIX C – Consent Order Conditional Compliance Certificate*

*APPENDIX D – Affordable Housing Ordinances*