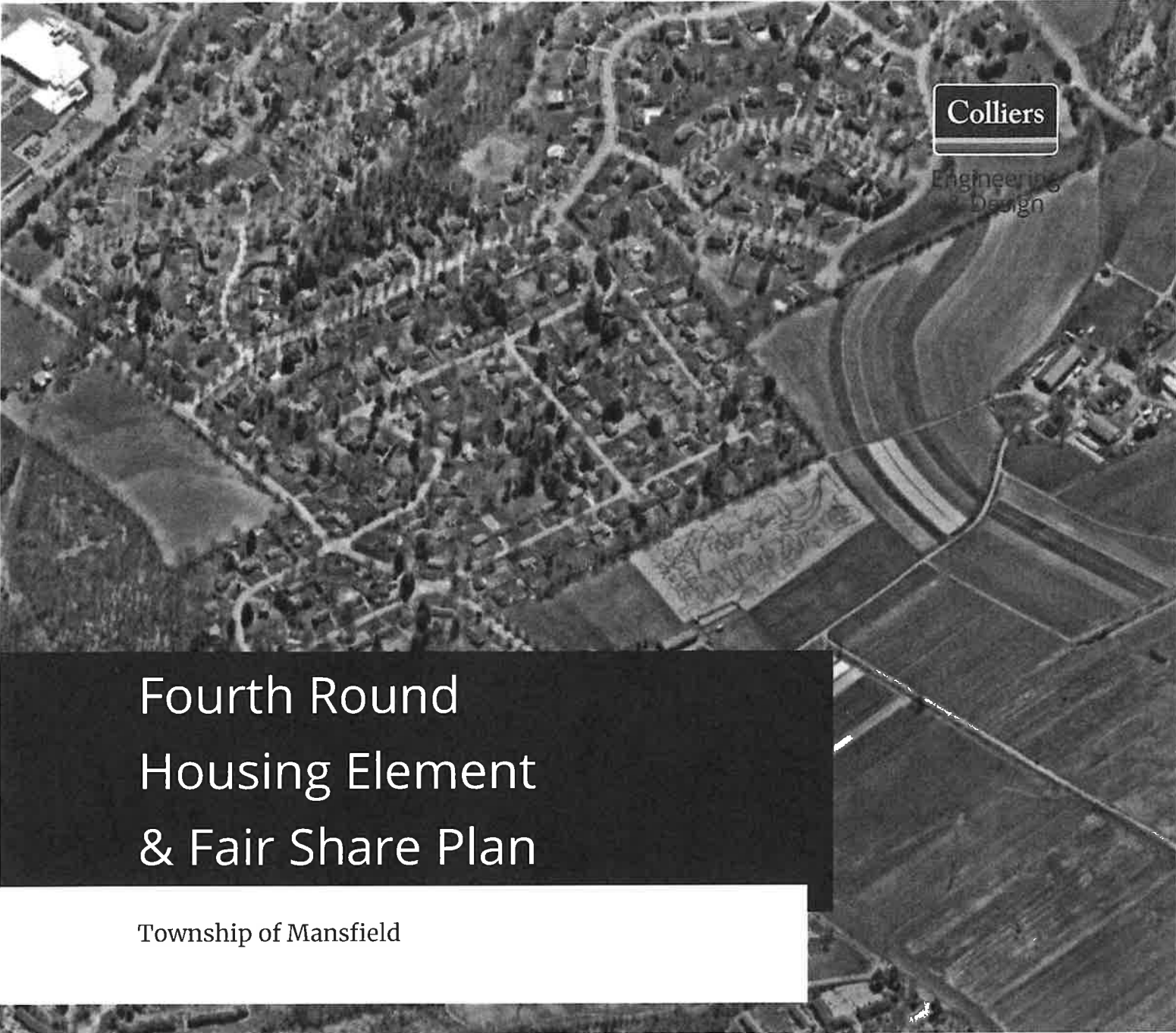


**PLANNING BOARD OF THE TOWNSHIP OF MANSFIELD
WARREN COUNTY, NEW JERSEY**

**NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE HOUSING ELEMENT
AND FAIR SHARE PLAN OF THE TOWNSHIP OF MANSFIELD MASTER PLAN**

PLEASE TAKE NOTICE, that on Monday, June 16, 2025, at 7:30 pm, a public hearing will be held at the Mansfield Township Municipal Building, located at 100 Port Murray Road, Port Murray, NJ 07865 pursuant to N.J.S.A. 40:55D-28, to consider the adoption of an amendment to the Housing Element and Fair Share Plan of the Township of Mansfield Master Plan for compliance with the New Jersey Fair Housing Act relative to affordable housing. At the public hearing, opportunity will be given to all interested parties to be heard. After the public hearing, or at such other time should the hearing be carried, the Board shall take action. A copy of the amendment to the Housing Element & Fair Share Plan shall be on file with the Board Secretary ten (10) days prior to the hearing and will be available for inspection during regular business hours of 8:30 A.M. to 4:30 P.M., Monday through Friday, except holidays, in the office of the Planning & Zoning Department at the Mansfield Township Municipal Building, located at 100 Port Murray Road, Port Murray, NJ 07865.

JoAnn Griffith
Planning Board Secretary



Colliers

Engineering
Design

Fourth Round Housing Element & Fair Share Plan

Township of Mansfield

~~April 14, 2025~~ June 5, 2025

Prepared for:

Township of Mansfield
Warren County, New Jersey

Prepared by:

Daniel N. Bloch, P.P., AICP, EADA
NJ Planner License No. 33LI00610700

Colliers Engineering & Design
Shelbourne at Warren
53 Frontage Road, Suite 110
Hampton, New Jersey 08827

Main: 908.238.0900
Colliersengineering.com

Accelerating success.

Fourth Round Housing Element & Fair Share Plan

Township of Mansfield

Warren County, New Jersey

Adopted by the ~~Planning~~ Land Use Board: _____

Endorsed by the Township Committee: _____



The original of this report was signed and sealed in accordance with NJSA 45:14A-12.

MNF-022

Table of Contents

Table of Contents	ii
I. Introduction.....	1
<i>Affordable Housing History.....</i>	<i>1</i>
<i>Municipal Summary.....</i>	<i>4</i>
<i>Affordable Housing Goals.....</i>	<i>5</i>
<i>Affordable Housing Obligation.....</i>	<i>5</i>
HOUSING ELEMENT	6
II. Required Content of Housing Element.....	6
III. Population Demographics.....	8
<i>Age Distribution of Population</i>	<i>8</i>
<i>Household Size & Type.....</i>	<i>9</i>
<i>Income & Poverty Status.....</i>	<i>11</i>
IV. Housing Demographics.....	13
<i>Housing Type</i>	<i>13</i>
<i>Occupancy Status.....</i>	<i>13</i>
<i>Value & Rent of Housing Stock.....</i>	<i>14</i>
<i>Condition of Housing Stock.....</i>	<i>16</i>
V. Employment Demographics.....	19
<i>Occupational Characteristics.....</i>	<i>19</i>
<i>Employment Projections.....</i>	<i>19</i>
<i>In-Place Employment By Industry.....</i>	<i>20</i>
<i>Travel Time to Work</i>	<i>21</i>
VI. Projection of Housing Stock	23
VII. Capacity for Fair Share	25
<i>Land Capacity.....</i>	<i>25</i>
<i>Utility Capacity</i>	<i>25</i>
<i>Appropriate Locations for Affordable Housing.....</i>	<i>26</i>
<i>Potential Affordable Housing Developers</i>	<i>26</i>
<i>Anticipated Development Patterns.....</i>	<i>26</i>
<i>Highlands Regional Master Plan Compliance.....</i>	<i>28</i>
<i>State Development & Redevelopment Plan Consistency.....</i>	<i>28</i>
<i>Multigenerational Family Continuity Evaluation</i>	<i>28</i>
VIII. Fair Share Plan	30

	<i>Content of Fair Share Plan.....</i>	<i>30</i>
	<i>Regional Income Limits.....</i>	<i>31</i>
IX.	Affordable Housing Obligation	32
	<i>Four-Part Obligation</i>	<i>32</i>
X.	Mechanisms & Credits	33
	<i>Rehabilitation Credits.....</i>	<i>33</i>
	<i>Prior Round Credits.....</i>	<i>34</i>
	<i>Third Round Credits</i>	<i>34</i>
	<i>Fourth Round Credits.....</i>	<i>36</i>
	<i>Summary of Mechanisms & Credits</i>	<i>37</i>
XI.	Appendix.....	38

I. Introduction

According to the New Jersey Fair Housing Act of 1985 (L. 1985, c. 222, s. 1, eff. July 2, 1985), a Housing Plan 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.

This report is the Township of Mansfield's Housing Element and Fair Share Plan ("HEFSP") for the period between 2025 and 2035 (known as the Fourth Round). Mansfield Township seeks to voluntarily comply with its constitutional obligation to provide a realistic opportunity for affordable housing. This HEFSP is prepared utilizing the Prior Round Rules¹, Third Round Rules² (as applicable), and the amendments implemented in P.L. 2024, c.2. Each municipality in the State has a four-part obligation:

1. Rehabilitation Obligation
2. Prior (First and Second Round) Obligations (1987-1999)
3. Third Round Obligation (1999-2025)
4. Fourth Round Obligation (2025-2035)

Affordable Housing History

Mount Laurel Doctrine

Affordable housing planning in New Jersey dates back to 1975, when the New Jersey Supreme Court ruled in *Southern Burlington County NAACP v. the Township of Mount Laurel* 67 N.J. 151 (1975), 336 A.2d 713, that each municipality within New Jersey has a constitutional obligation to provide a realistic opportunity for the construction of their fair share of affordable housing. This landmark decision is commonly referred to as "Mount Laurel I" or the "Mount Laurel Doctrine". The court found that Mount Laurel Township's zoning ordinance only permitted one type of housing—single-family detached dwellings, while all other types of multi-family housing, such as garden apartments, townhomes, or mobile home parks, were prohibited, which the court determined resulted in economic discrimination and exclusion of substantial segments of the area population, and therefore the zoning ordinance was unconstitutional and invalid.

In 1983, the New Jersey Supreme Court issued another monumental decision in *Southern Burlington County NAACP v. Mt. Laurel*, 92 N.J. 158 (1983) 456 A.2d 390, which became known as the "Mount Laurel II" decision. In this case, the Supreme Court upheld and expanded upon the Mount Laurel I decision. Mount Laurel II clarified that the constitutional obligation applies to all municipalities, not just the "developing" municipalities as referenced in Mount Laurel I. Each municipality is required to establish zoning that provides a realistic opportunity for the construction of affordable housing to comply with the municipality's fair share obligation. Mount Laurel II established the "Builder's Remedy" as a judicial mechanism to enforce the Mount Laurel Doctrine. A Builder's Remedy lawsuit allows a plaintiff (typically a developer) to challenge a municipality's zoning ordinance if it fails to create a realistic opportunity to provide affordable housing units to meet the constitutional fair share obligation.

¹ NJAC 5:91 (Procedural) and NJAC 5:93 (Substantive) Rules. They can be found at: [New Jersey Department of Community Affairs | Second Round Regulations](#)

²NJAC 5:96 (Procedural) and NJAC 5:97 (Substantive) Rules, which can be found at: <https://nj.gov/dca/dlps/hss/thirdroundregs.shtml>

In 1985, the Fair Housing Act ("FHA") was enacted in response to the court decisions, which provided an administrative process for municipal compliance. The FHA also created the New Jersey Council on Affordable Housing ("COAH"), which was the governmental agency responsible for promulgating municipal obligations, adopting regulations, and administering the compliance process.

Prior Rounds (1993-1999)

Under COAH, the First Round of affordable housing spanned from 1987 to 1993, followed by the Second Round from 1993 to 1999. The First Round Substantive Rules were enacted under N.J.A.C. 5:92 and the Second Round Substantive Rules were enacted under N.J.A.C. 5:93.

Mansfield's Prior Round Compliance

Mansfield did not participate in COAH's First Round of Substantive Certification but petitioned for Second Round Substantive Certification on April 13, 2000. Mansfield received Second Round Substantive Certification from COAH on August 2, 2000. COAH extended the expiration of the Second Round Substantive Certification to December 31, 2008 for all municipalities.

Third Round (1999-2025)

The Third Round of affordable housing commenced in 1999, which was supposed to end in 2018; however, due to numerous legal challenges and court orders, the Third Round was ultimately extended through 2025.

The first version of COAH's Third Round Substantive Rules was enacted under N.J.A.C. 5:94 in 2004. This version of the rules was challenged and in January 2007 the Appellate Court issued a decision requiring COAH to revise its rules.

In October 2008, COAH adopted numerous amendments to its substantive and procedural regulations to address the Third Round fair housing requirements. The Third Round methodology, adopted in September 2008, required that a municipality's fair share consist of three elements: the 1) rehabilitation share, 2) any remaining Prior Round obligation that was not provided for, and 3) the Growth Share or Third Round, which is based upon one affordable housing unit for every four market-rate units built and one affordable unit for every 16 new jobs created. In addition to these new rules, COAH assigned new rehabilitation, Prior Round and Third Round obligation numbers to each municipality. Additionally, the State legislature passed Assembly Bill A-500 (now P.L. 2008), which made significant changes to COAH's rules.

In 2009, appeals were filed regarding the new Third Round Rules' growth share methodology. The case worked its way through the Appellate Division and finally went before the Supreme Court. The Supreme Court issued a decision on September 26, 2013, finding that the key set of rules establishing the growth share methodology as the mechanism for calculating "fair shares" was inconsistent with the FHA and the Mount Laurel Doctrine. The Supreme Court instructed COAH "to adopt new third round rules that use a methodology for determining prospective need similar to the methodologies used in the first and second rounds," within five months, which was later extended to November 2014.

In July 2014, COAH proposed new Third Round Rules under N.J.A.C. 5:98 and 5:99. However, the new rules were never formally adopted by COAH.

After COAH failed to promulgate its revised rules by the November 2014 deadline, the Supreme Court made a ruling on March 10, 2015, which allows for judicial review for constitutional compliance, as was the case before the FHA was enacted. The ruling allowed low- and moderate-income families and their advocates to challenge exclusionary zoning in court, rather than having to wait for COAH to issue rules that may never come. The process provides a municipality that had sought to use the FHA's mechanisms the opportunity to demonstrate constitutional compliance to a court's satisfaction before being declared noncompliant and then being subjected to the remedies available through exclusionary zoning litigation, including a builder's remedy.

The transitional process created by the Supreme Court tracked the FHA procedures for compliance. In this regard, the process permitted municipalities to file a Declaratory Judgment Action during a 30-day window between June 8 and July 8, 2015 that sought an adjudication as to their fair share. This would enable the municipality to comply voluntarily with its constitutional obligation to provide a realistic opportunity for the construction of its fair share of the regions' low- and moderate-income households.

On January 18, 2017, the Supreme Court ruled that municipalities are responsible for obligations accruing during the so-called "gap period," the period between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need (also referred to as Rehabilitation Obligation), which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

Between 2015 and 2024, municipalities that elected to voluntarily comply with their constitutional obligation participated in mediation sessions, reached settlement agreements, adopted Housing Element and Fair Share Reports, and most municipalities concluded the process with a judgment of repose and compliance ("JOR") from the courts. As a result of COAH's inability to function, the Third Round period spanned from 1999 to 2025, a 26-year long period as opposed to the 6-year periods for the first and second rounds. The Third Round is set to expire on June 30, 2025.

Mansfield's Third Round Compliance

Mansfield petitioned for Third Round Substantive Certification on August 2, 2006. Mansfield was notified that the COAH review process had begun by letter from COAH dated October 13, 2006. Mansfield had received no further correspondence or had otherwise been contacted by COAH since the October 13, 2006 letter. COAH ceased all reviews, including Mansfield's, when litigation was filed on January 24, 2007 opposing the Third Round Rules.

Pursuant to the March 10, 2015 Supreme Court Order, Mansfield Township filed a motion with the court on July 9th, 2015 seeking a Declaratory Judgment that the municipality has fulfilled its constitutional obligation to provide affordable housing.

On December 12, 2018, Mansfield Township entered into a Settlement Agreement with the Fair Share Housing Center to memorialize the terms of settlement of the Township's affordable housing obligations. The Settlement Agreement outlined Mansfield Township's affordable housing obligations as follows:

- Present Need (Rehabilitation Obligation): 33 units
- Prior Round Obligation: 3 units

- Third Round Prospective Need: 142 units

On February 28, 2019, a Fairness Hearing was held and the Honorable Judge Miller found the Settlement Agreement to be fair and deemed it to be preliminarily in compliance with the Township's affordable housing fair share obligation. The Township adopted a Housing Element & Fair Share Plan on June 21, 2021 to address the affordable housing obligations. The Township received an Order of Conditional Judgment of Compliance and Repose ("JOR") for the Third Round on March 14¹⁵, 2022.

Fourth Round (2025-2035)

On March 20, 2024, Governor Murphy signed legislation that dramatically modified the State's affordable housing regulations. The 75-page bill, known as A4, abolished COAH, modified the process of affordable housing compliance, amended bonus credits, and, among other changes, set forth several important deadlines. P.L. 2024, c.2 ("Amended FHA") charged the Department of Community Affairs ("DCA") with the preparation of Fourth Round obligations and set forth aggressive timelines for compliance. In October 2024, DCA published a report on its calculations of regional need and municipal present need (Rehabilitation Obligation) and prospective fair share obligations (Fourth Round Obligation). The report is entitled "Affordable Housing Obligation of 2025-2035 (Fourth Round) Methodology and Background".

The DCA calculated Mansfield Township's present need obligation as 7 units and its Fourth Round prospective need obligation as 418 units. Municipalities were required to adopt a binding resolution outlining their present and prospective fair share obligations by January 31, 2025. On January 22, 2025, the Township Committee adopted Resolution 058-2025 accepting the DCA's calculations of the Township's present need of 7 units but seeking a downward adjustment of the 418-unit prospective need obligation to a recommended 196 units based on errors with the DCA land capacity analysis identified by the Township.

The Township also filed a "Complaint for a Declaratory of Compliance with the Fair Housing Act" as part of the compliance certification process outlined in the Director of the Administrative Office of the Courts Directive #14-24.

During the 30-day challenge window, Mansfield Township received a challenge to the Township's calculations from the Fair Share Housing Center ("FSHC") and the New Jersey Builder's Association ("NJBA"). The Township and the Challengers entered into mediation through the Affordable Housing Dispute Resolution Program ("the Program") and ultimately agreed that Mansfield Township's prospective need obligation shall be 355 units. The Honorable Judge Miller, J.S.C. issued an order on April 8, 2025, ordering that Mansfield Township's present need shall be 7 units and the prospective need for the Fourth Round housing cycle shall be 355 units (Docket No. WRN-L-47-25).

Municipal Summary

The Township of Mansfield is located in the southeastern portion of Warren County, New Jersey. It is bordered by Washington Township, Oxford Township, Liberty Township and the Town of Hackettstown in Warren County. Mansfield's southern boundary is coincident with the Musconetcong River, which separates Mansfield from Lebanon Township in Hunterdon County and Washington Township (aka. Long Valley) in Morris County.

Mansfield has maintained its rural agricultural characteristics for the northerly two-thirds of the Township. Meanwhile, the southern portion along State Route 57 is built-up with suburban shopping centers, apartments and single-family residential development.

Affordable Housing Goals

It is the overall goal of the HEFSP, in combination with the Land Use Plan, to provide the planning context in which access to low and moderate income housing can be provided in accordance with the requirements of the Fair Housing Act and the laws of the State of New Jersey, while respecting the character and density of Mansfield Township.

Master Plan Goals

Goal 3: *Preserve the existing housing stock and provide the opportunity for the development of a wider variety of housing types to meet the needs of different income and age levels, family compositions and lifestyles.*

Objective 3A: *Encourage residential clustering that maximizes the amount of common open space to be achieved.*

Objective 3B: *Continue to meet the Township's Mt. Laurel affordable housing obligation through the rehabilitation of substandard housing units.*

Affordable Housing Obligation

Mansfield Township's four-part affordable housing obligation is as follows:

1. Present Need (Rehabilitation Obligation): 7 units
2. Prior Round Obligation: 3 units
3. Third Round Obligation: 142 units
4. Fourth Round Obligation: 355 units

HOUSING ELEMENT

II. Required Content of Housing Element

The Amended Fair Housing Act requires that “the housing element 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”. As per the Municipal Land Use Law (“MLUL”), specifically N.J.S.A. 52:27D-310, a housing element must contain at least the following items:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose conducting this inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52-27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, C.120 (C.13-20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's

most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and

- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

III. Population Demographics

The Township of Mansfield's population saw rapid growth through the 1980s. During the 1970s, Mansfield gained 1,416 new residents followed by 2,234 new residents during the 1980s. The Township's population continued to see an increase in population up until 2000, when the population decreased by 500. From 2010, the Township's population has continued to increase, surpassing the population from previous years. The 2023 ACS reported a Township population of 7,804. See the table below for additional details.

Population Growth

Year	Population	Change	Percent
1940	1,254	--	--
1950	1,497	243	19.4%
1960	2,130	633	42.3%
1970	3,546	1,416	66.5%
1980	5,780	2,234	63.0%
1990	7,154	1,374	23.8%
2000	6,653	-501	-7.0%
2010	7,725	1,072	16.1%
2020	7,781	56	0.7%

Source: 2010 & 2020 Census Table P1; New Jersey Population Trends, 1790 to 2000,
<https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>

The NJTPA projects that the Township's population will grow to 8,117 residents by 2050 from their baseline 2015 population of 7,604. This represents an increase of 513 residents, or an average increase of approximately 14 residents annually over 35 years. However, as noted above, the Township's estimated population according to the 2023 ACS is 7,804, which is 88 more than projected by the NJTPA. This translates to an average annual increase of approximately 11 residents over the next 27 years.

Population Projection

Year	Population	Change	Percent
2015	7,604	---	---
2020	7,781	177	2.3%
2050	8,117	336	4.3%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts,
<https://www.njtpa.org/plan2050>; 2020 Census Table P1

Age Distribution of Population

The 2023 ACS estimates just 15.2% of Mansfield's population was 65 years or older, while 26.4% of the population was 19 years or younger. The largest age cohort was estimated to be those aged 50

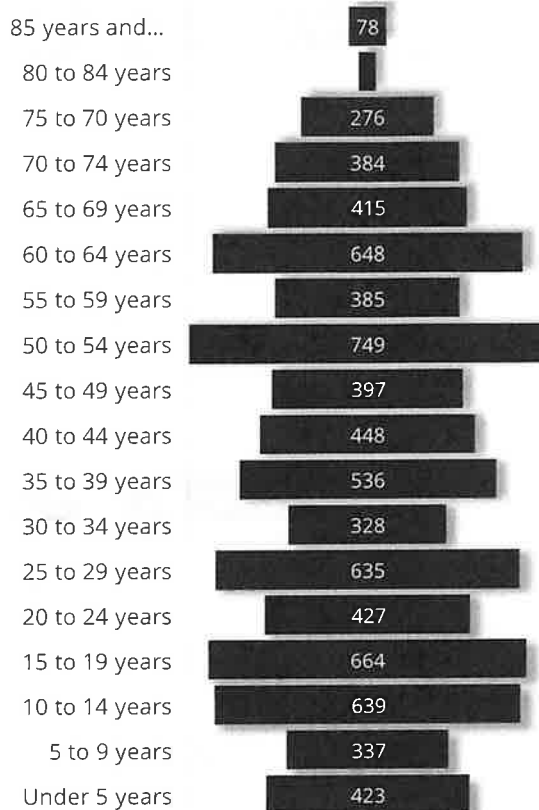
to 54 years, which comprised 9.6% (749) of the Township's population. Residents aged 15 to 19 years comprised the second-largest age cohort at 8.5% (664) of the population, followed closely by those aged 60 to 64 years at 8.3% (648) of the population. The median age was estimated at 38.4 years in the 2023 ACS. See the table and chart below for further details.

Population by Age Cohort

Age	Total	Percent
Under 5 years	423	5.4%
5 to 9 years	337	4.3%
10 to 14 years	639	8.2%
15 to 19 years	664	8.5%
20 to 24 years	427	5.5%
25 to 29 years	635	8.1%
30 to 34 years	328	4.2%
35 to 39 years	536	6.9%
40 to 44 years	448	5.7%
45 to 49 years	397	5.1%
50 to 54 years	749	9.6%
55 to 59 years	385	4.9%
60 to 64 years	648	8.3%
65 to 69 years	415	5.3%
70 to 74 years	384	4.9%
75 to 79 years	276	3.5%
80 to 84 years	35	0.4%
85 years and over	78	1.0%
Total	7,804	100%

Source: 2023 ACS Table S0101

Population by Age Cohort



Household Size & Type

According to the 2023 ACS, Mansfield had 3,069 households of various types. A majority were married-couple households, which comprised just over 45% of all households. Of those, 593 had children under 18 years old. Male householders with no spouse present comprised 24.9% of all households, while female householders with no spouse present comprised only 21.9%. Of all households with no spouse present, 281 had children under the age of 18 (9.2%), while 895 were living alone (29.2%). See the table on the following page for complete details.

Household Type

Type	Number	Percent
Married-couple	1,383	45.1%
with children under 18	593	19.3%
Cohabiting couple	250	8.1%
with children under 18	83	2.7%
Male householder, no spouse	763	24.9%
with children under 18	66	2.2%
living alone	574	18.7%
Female householder, no spouse	673	21.9%
with children under 18	215	7.0%
living alone	321	10.5%
Total	3,069	100%

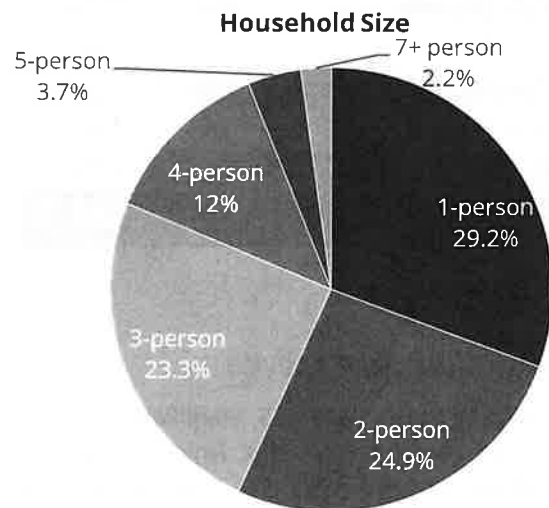
Source: 2023 ACS Table DP02

The most common household size in Mansfield was estimated to be one-person households, which comprised 29.2% of households in 2023. Two-person households comprised the second-largest number of households at just under 25%. Finally, three-person households comprised 23.3% of the 3,069 households in Mansfield. It should be noted that 66 households contained seven or more people. The table and pie chart below graphically illustrate the household size composition in Mansfield. Additionally, the 2023 ACS estimated the average household size at 2.51 persons, which is slightly less than reported in the 2010 Census (2.54 persons).

Household Size

Size	Total	Percent
1-person	895	29.2%
2-person	765	24.9%
3-person	714	23.3%
4-person	367	12.0%
5-person	113	3.7%
6-person	149	4.9%
7+ person	66	2.2%
Total	3,069	100%

Source: 2023 ACS Table B11016



Income & Poverty Status

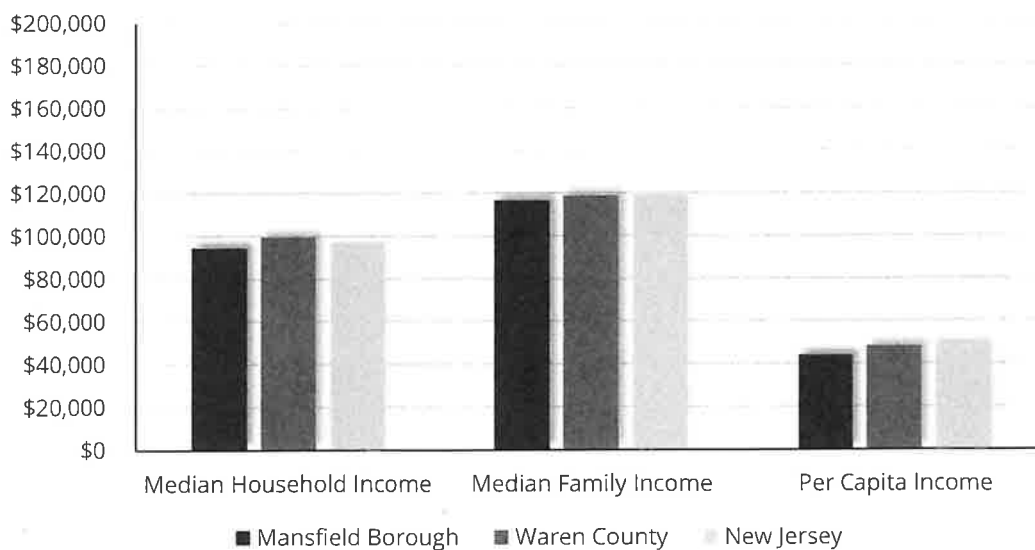
The 2023 ACS estimated the median household income for the Township of Mansfield to be \$94,432 which is over \$5,000 less than Warren County's and over \$2,000 less than the State's. Similarly, the median family income for Mansfield was estimated at \$116,695, which is over \$2,500 below the County's and over \$2,000 less than the State's. Finally, the Township's per capita income was estimated at \$44,038, which is less than the County's and the State's. The poverty rates of individuals and families estimated in the 2023 ACS tend to be the middle ground between the County and the State. Mansfield's poverty rate for individuals was estimated at 6.4%, which is less State's by 3.3% but more than the County's. The Township's poverty rate for families was estimated at 2.5%, which is only 0.2% more than the County's and less than the State's by 4.4 %. The table and bar chart below provide a comparison between income and poverty characteristics.

Income and Poverty Characteristics

Income Type	Mansfield Borough	Warren County	New Jersey
Median Household Income	\$94,432	\$99,596	\$97,126
Median Family Income	\$116,695	\$118,994	\$119,240
Per Capita Income	\$44,038	\$48,232	\$50,995
Poverty Status (Percent of People)	6.4%	3.8%	9.7%
Poverty Status (Percent of Families)	2.5%	2.3%	6.9%

Source: 2023 ACS Table DP03

Income Characteristics



According to the 2023 ACS, nearly 9% of households in Mansfield (279) earn over \$200,000 annually. Household earning \$100,000 or more annually were estimated to include 1,461 households or 47.6% of all households in Mansfield. Over 49% of household in Warren County earned at least \$100,000 annually, including 13.7% earning more than \$200,000. Households in New Jersey earning \$100,000 or more according to the 2023 ACS included 48.8% of households. It should be noted that only 14.3% of households in Mansfield earned less than \$50,000. See the table below for additional details.

Household Income

Income Range	Mansfield Borough		Warren County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	22	0.7%	1,650	3.7%	139,920	4.1%
\$10,000 to \$14,999	94	3.1%	954	2.1%	102,608	3.0%
\$15,000 to \$24,999	115	3.7%	2,402	5.3%	185,476	5.4%
\$25,000 to \$34,999	189	6.2%	2,270	5.1%	196,998	5.7%
\$35,000 to \$49,999	151	4.9%	3,230	7.2%	281,264	8.2%
\$50,000 to \$74,999	501	16.3%	6,714	14.9%	455,543	13.2%
\$75,000 to \$99,999	536	17.5%	5,349	11.9%	397,730	11.6%
\$100,000 to \$149,999	741	24.1%	10,482	23.3%	620,335	18.0%
\$150,000 to \$199,999	441	14.4%	5,733	12.8%	396,837	11.5%
\$200,000 or more	279	9.1%	6,159	13.7%	661,451	19.2%
Total	3,069	100%	44,943	100%	3,438,162	100%

Source: 2023 ACS Table DP03

IV. Housing Demographics

Housing Type

The 2023 ACS estimated the Township's housing stock at 3,140 units, which contains a variety of residential dwellings. Single-family, detached dwellings comprised a majority of the housing stock with 2,007 units or 63.9% of all dwellings. One-unit, attached dwellings (e.g. townhomes) comprised 173 units (5.5%), while two-family dwellings comprised 176 units (5.6%) of the housing stock. The Township contains 711 multi-family units (22.6%), which are buildings containing five or more dwelling units. Of the estimated 1,485 units in 2023, __ or __% of the housing stock is affordable.

Housing Units in Structure

Structure	Number of Units	Percent
1-unit, detached	2,007	63.9%
1-unit, attached	173	5.5%
2 units	176	5.6%
3 or 4 units	73	2.3%
5 to 9 units	239	7.6%
10 to 19 units	400	12.7%
20 or more units	72	2.3%
Mobile Home	0	0.0%
Other (boat, RV, van, etc.)	0	0.0%
Total	3,140	100%

Source: 2023 ACS Table DP04

Occupancy Status

Of the 3,140 residential units, 3,069 units, or 97.7% of the housing stock, was occupied. This includes 1,842 owner-occupied units and 1,227 rental units. The 71 vacant units included properties classified as "other" and "Rented, Not Occupied". See the table on the following page for details.

The 2023 ACS estimated the average household size in Mansfield was 2.51 persons, while the average family size was 3.18 persons. Comparing tenure, the average owner-occupied household was 2.59, while the average renter-occupied household was 1.83 persons.

Occupancy Status

Status	Units	Percent
Occupied Total	3,069	97.7%
Owner Occupied	1,842	60.0%
Renter Occupied	1,227	40.0%
Vacant Total	71	2.3%
For rent	0	0.0%
Rented, not occupied	51	71.8%
For Sale	0	0.0%
Sold, not occupied	0	0.0%
Seasonal	0	0.0%
For migrant workers	0	0.0%
Other	20	28.2%
Total	3,140	100%

Source: 2023 ACS Tables DP04 & B25004

Value & Rent of Housing Stock

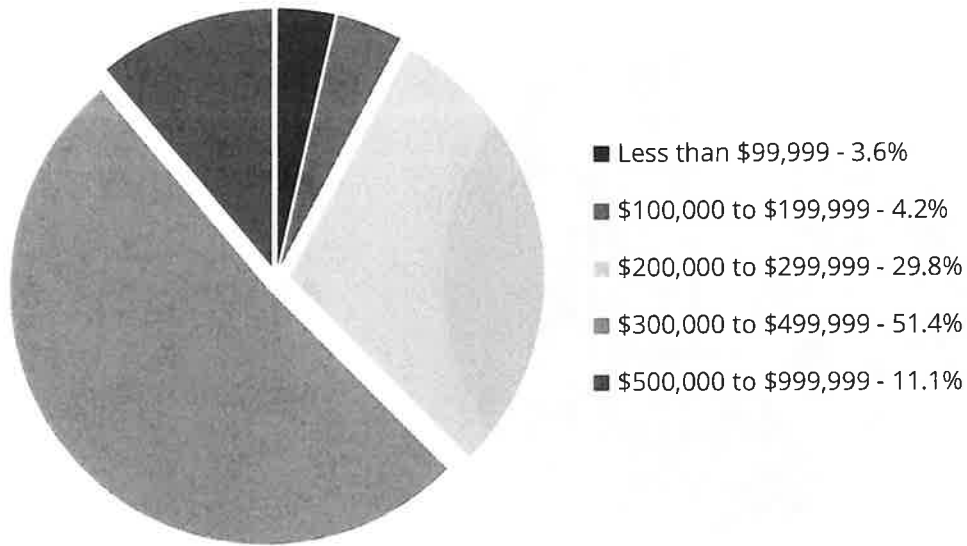
The 2023 ACS provided estimates for owner-occupied housing units in Mansfield. According to the data, a plurality of homes in the Township were worth between \$300,000 and \$499,999 (51.4%). Homes worth between \$200,000 and \$299,999 comprised 29.8% of the owner-occupied housing units, while 11.1% of homes were estimated to be worth between \$500,000 and \$999,999. Only 4.2% of homes (77 units) were valued between \$100,000 and \$199,999, while no homes were estimated to be worth more than \$1 million. The median home value estimated in the 2023 ACS was \$346,000. See the table below and chart on the following page for details.

Value of Owner Occupied Units

Value	Number of Units	Percent
Less than \$99,999	66	3.6%
\$100,000 to \$199,999	77	4.2%
\$200,000 to \$299,999	548	29.8%
\$300,000 to \$499,999	947	51.4%
\$500,000 to \$999,999	204	11.1%
\$1,000,000 or more	0	0.0%
Total	1,842	100%
Median Value	\$346,600	

Source: 2023 ACS Table DP04

Value of Owner Occupied Units



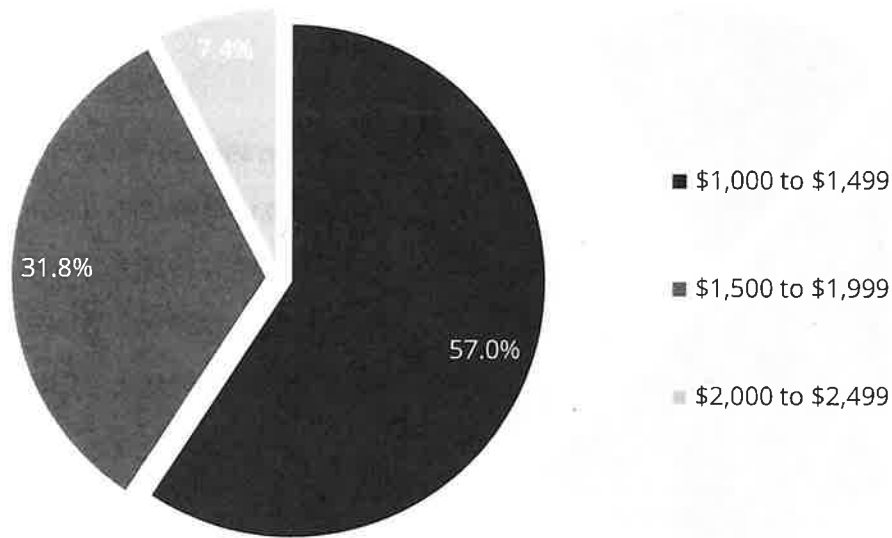
The median rent in the Township was estimated at \$1,434 per the 2023 ACS. Looking at the rent ranges, over half of the Township's rental units fell between \$1,000 and \$1,499 per month (57%). Units that cost between \$1,500 and \$1,999 comprised 31.8% of rentals (390 units), while 7.4% (91 units) cost between \$2,000 and \$2,499 per month. See the table below and chart on the following page for more information.

Cost of Rentals

Cost	Number of Units	Percent
Less than \$1,000	36	2.9%
\$1,000 to \$1,499	699	57.0%
\$1,500 to \$1,999	390	31.8%
\$2,000 to \$2,499	91	7.4%
\$2,500 to \$2,999	0	0.0%
\$3,000 or more	0	0.0%
No rent paid	11	0.9%
Total	1,227	100%
Median (in dollars)	\$1,434	

Source: 2023 ACS Table DP04

Cost of Rentals



Condition of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of the substandard housing units that are occupied by low and moderate income households. The Appellate Division upheld COAH's use of three indicators to determine substandard housing in the State. Those three indicators are:

- Houses built before 1970, and which are overcrowded with more than one person per room;
- Homes lacking complete plumbing;
- Homes lacking kitchen facilities.

Most of the Census indicators available at the municipal level indicate a sound housing stock. All homes within the Township had adequate heat and plumbing.

Condition of Housing Stock

Condition	Number of Units	Percent
Lack of complete plumbing	0	0.00%
Lack of complete kitchen	0	0.00%
Lack of telephone service	0	0.0%
Lack of adequate heat	0	0.0%
Total Occupied Housing Units	3,069	0.00%

Source: 2023 ACS Table DP04

Housing with 1.01 or more persons per room is an index of overcrowding as defined by the U.S. Department of Housing and Urban Development. According to the 2023 ACS, 98.9% of the

Township's 3,069 occupied housing units contained 1.00 or less persons per room. Whereas there were 34 units containing 1.01 to 1.50 occupants.

Occupants Per Room

Occupants	Number of Units	Percent
1.00 or less	3,035	98.9%
1.01 to 1.50	34	1.1%
1.51 or more	0	0.0%
Total	3,069	100%

Source: 2023 ACS Table DP04

Research has demonstrated that units built 50 or more years ago (i.e. 1975 or earlier) are much more likely to be in substandard condition. Included in the rehabilitation calculation are overcrowded units and dilapidated housing as discussed above.

The table and bar graph on the following page provide the 2023 ACS estimates for the age of housing units in Mansfield. An estimated 962 units, or 30.6%, of the Township's housing stock were constructed prior to 1970 with over 7% being constructed prior to 1940. Residential development in Mansfield boomed during the 1970s and 1980s as an estimated 49.3% of the Township's housing stock was constructed during this era. Since 2000, only 226 homes have been constructed. See the table and chart on the following page for more details. The Township's Rehabilitation Obligation is 47 units, reflecting the relatively good condition of these older homes.

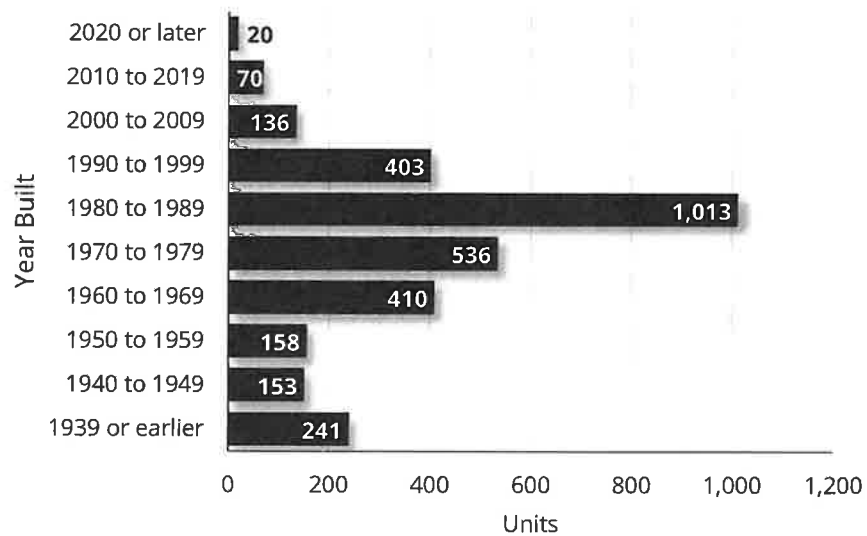
It should be noted that the "2020 or later" line item may be inaccurate. The New Jersey Department of Community Affairs' ("DCA"), Division of Codes and Standards website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development. We have reviewed the data from the State for 2020 through 2024 and 105 certificates of occupancy have been issued for new residential units since the beginning of 2020. See the tables on page 25 for additional details.

Age of Housing Stock

Year Built	Number of Units	Percent
1939 or earlier	241	7.7%
1940 to 1949	153	4.9%
1950 to 1959	158	5.0%
1960 to 1969	410	13.1%
1970 to 1979	536	17.1%
1980 to 1989	1,013	32.3%
1990 to 1999	403	12.8%
2000 to 2009	136	4.3%
2010 to 2019	70	2.2%
2020 or later	20	0.6%
Total	3,140	100%

Source: 2023 ACS Table DP04

Age of Housing Stock



V. Employment Demographics

The 2023 ACS estimated that Mansfield had 4,322 residents over the age of 16 in the workforce. Of those, 4,213 (97.5%) were employed, which translates to a 2.5% unemployment rate. A majority of workers were private wage and salary worker (76.7%). However, 16.4% were workers employed by the government and 4.4% were self-employed. See the table below for details.

Class of Workers		
Class	Workers	Percent
Private wage and salary workers	3,314	76.7%
Government workers	710	16.4%
Self-employed workers	189	4.4%
Unpaid family workers	0	0.0%
Total employed residents	4,213	97.5%
Total unemployed residents	109	2.5%
Total residents in workforce	4,322	100%

Source: 2023 ACS Table DP03

Occupational Characteristics

The 2023 ACS estimated 1,926 workers were employed management, business, science, and arts fields, which represents 45.7% of the Township's employed residents. Service workers totaled 19.8% of employed residents, while 16.7% were employed in sales and office jobs. See the table below for details.

Occupation of Employed Population		
Occupation	Workers	Percent
Management, business, science, & arts	1,926	45.7%
Service	833	19.8%
Sales & office	704	16.7%
Natural resources, construction, & maintenance	236	5.6%
Production, transportation, & material moving	514	12.2%
Total	4,213	100%

Source: 2023 ACS Table DP03

Employment Projections

NJTPA's Plan 2050 estimates that the number of available jobs in Mansfield will increase from 1,384 reported in 2015 to 1,551 in 2050. This represents an increase of 167 jobs, or an average annual increase of 4 jobs annually. However, as detailed in the following section, the New Jersey Department of Labor and Workforce Development estimated a total of 934 jobs in Mansfield in

2023, which is 1,000 less than projected by NJTPA. Utilizing this number, roughly 22 new jobs would need to be created within the Township each year for the next 27 years.

Employment Projection

Year	Jobs	Change	Percent
2015	1,384	---	---
2050	1,551	167	12.1%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts,
<https://www.njtpa.org/plan2050>

In-Place Employment by Industry

New Jersey's Department of Labor and Workforce Development ("NJDLWD") is the entity that reports on employment and wages within the State of New Jersey through the Quarterly Census of Employment and Wages ("QCEW"). The latest Municipal Report was completed in 2023. According to the data, there were 659 private sector jobs within the Township, which were provided by an average of 51 employers. It should be noted that the Municipal Report redacted data from multiple private-sector industries for not meeting publication standards (construction, manufacturing, retail trade, etc.) The "Private Sector Total" row in the table on the following page provides the totals for the reported data only. However, the 2023 QCEW reported that Mansfield had an average of 934 private-sector jobs provided by 70 employers, including the redacted data. Additionally, the QCEW data reflects employment within Mansfield, regardless of where the employee lives.

Based on the 2023 QCEW data provided, the retail trade industry contained the largest number of jobs in the Township with an average of 480 jobs (36.3%). These jobs were provided by nine employers, which is tied as the largest industry of employers in Mansfield. The admin/waste remediation industry also had nine employers, but a lower number of average jobs (38). The accommodations/food industry had the second-highest jobs and the least employers with an average of 79 jobs (6%) and five employers. In the public sector, the 2023 QCEW Municipal Report indicated that there was one federal government employer, which had an average of only one employee and four state government employers averaging 21 employees. Local government had three employers with an average of 661 jobs. This included one local government education employer providing an average of 103 jobs. See the table on the following page for data on each industry sector.

Private and Public Sector Employment (2023)

Industry	Establishments		Employees		Annual Wages
	Total	Percent	Total	Percent	
Construction	7	11.9%	12	0.9%	\$38,796
Manufacturing	-	-	-	-	-
Wholesale Trade	8	13.6%	23	1.7%	\$64,940
Retail Trade	9	15.3%	480	35.8%	\$33,843
Transportation/Warehousing	-	-	-	-	-
Information	-	-	-	-	-
Finance/Insurance	-	-	-	-	-
Real Estate	-	-	-	-	-
Professional/Technical	7	11.9%	12	0.9%	\$52,950
Admin/Waste Remediation	9	15.3%	38	2.8%	\$49,260
Health/Social	-	-	-	-	-
Arts/Entertainment	-	-	-	-	-
Accommodations/Food	5	8.5%	79	5.9%	\$25,473
Other Services	6	10.2%	15	1.1%	\$53,890
Unclassifieds	-	-	-	-	-
Private Sector Total	51	86%	659	49%	\$45,593
Federal Government	1	1.7%	1	0.1%	\$86,392
State Government	4	6.8%	21	1.6%	\$131,365
Local Government	3	5.1%	661	49.3%	\$66,170
Local Government Education	1	1.7%	103	7.7%	\$72,782
Public Sector Total	8	14%	683	51%	\$89,177

Source: The table values above are sourced from the NJDLWD's QCEW 2023 Municipal Report. It is noted that this Report has redacted multiple private sector industries for not meeting the publication standard. Therefore, the Private Sector Totals row has been calculated by this office using the published numbers.

Travel Time to Work

The 2023 ACS collected data regarding employed resident's commute time. The most common commute time was between 15 and 19 minutes, which was made by 532 workers (15.2%). A commute between 10 and 14 minutes followed close behind with 473 workers (13.6%). Rounding off the top three was a commute of 30 to 34 minutes, which was reported by 435 workers (12.5%). The mean travel time was estimated at 30.7 minutes. It should be noted that 364 workers (10.4%) reported a commute of more than one hour. Additionally, 600 workers, or 14.7% of the Township's employed residents, reported working from home. See the table and chart on the following page for additional details.

Commute Time

Travel Time (minutes)	Workers	Percent
Less than 5	20	0.6%
5 to 9	251	7.2%
10 to 14	473	13.6%
15 to 19	532	15.2%
20 to 24	293	8.4%
25 to 29	406	11.6%
30 to 34	435	12.5%
35 to 39	105	3.0%
40 to 44	283	8.1%
45 to 59	327	9.4%
60 to 89	260	7.5%
90 or more	104	3.0%
Total	3,489	100.0%

Source: 2023 ACS Table B08303

VI. Projection of Housing Stock

As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain a projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

The DCA Division of Codes and Standards website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development through the New Jersey Construction Reporter. This database contains permit and certificate of occupancy information that is submitted by municipal construction officials across the State each month. The Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends. However, data from 2013 and onward was reviewed to determine more recent trends.

As shown in the table below, the issuance of residential certificates of varies from year to year in the Township of Mansfield. From 2013 to 2019, 105 certificates of occupancy were issued, while 14 were issued between 2020 and 2022. Of those 14, all were for single- or two-family dwellings. Approximately 37 certificates were issued in 2023 and were all for single- or two-family dwellings. It should be noted that the Construction Reporter indicates no reports were received from Mansfield during 2024. Since 2013, a total of 23 demolition permits were issued, which equates to a net development of 133 residential units. There are currently two subdivisions under construction in Mansfield that are likely contributing to the majority of these new homes.

Historic Trend of Residential Certificates of Occupancy & Demolition Permits (2013-2024)

	'13	'14	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	Total
COs Issued	9	13	25	12	10	22	14	4	6	4	37	NR	156
Demolitions	4	1	1	2	6	3	2	0	2	0	2	NR	23
Net Development	5	12	24	10	4	19	12	4	4	4	35	NR	133

Source: NJDCA, Construction Reporter - Housing Units Certified and Demolition Permits, Yearly Summary Data

Projecting into the future, the Township anticipates that once the age-restricted development on Route 57 is complete, the new home construction will drop off until a developer decides to move forward with one of the inclusionary sites that the Township has rezoned for affordable housing. Single-family home construction is expected to be minimal outside of the sewer service areas. presently has 44 single-family homes that have been approved, with permits issued and the homes are either under construction or will commence construction shortly. Additionally, 15 rental units have been approved at 273 Broadway (Paterno) and 40 units have been approved at 305 Patterson (Walsky). Furthermore, a seven-unit, single-family home development has received preliminary approval on Block 102, Lot 1. Projected development was based on historic development patterns as shown in the previous table on page 22. The Township anticipates issuing 343 new COs between now and the end of the Third Round in 2025. The majority of the anticipated COs come from the expected redevelopment of the Industrial Zone off Patterson Street, which is discussed in greater

detail on page 44. Additionally, roughly 40 new units are expected on the Verizon parcel (see page 46) and approximately 27 new units are expected on the Bank of America area (see page 39).

PROJECTION OF RESIDENTIAL DEVELOPMENT									
	'18	'19	'20	'21	'22	'23	'24	'25	Total
Approved Development:									98
Block 506, Lot 1 (Golden Orchard Associates)*	4	9	9	9					31
Block 503, Lot 4 (Saddlewood Properties)*	3								3
Block 2004, Lot 2 (1 build, 1 to be demoed)*	1								1
Block 102, Lot 1 (Zarison Jinhui)*							3	4	7
Block 909, Lot 2 (LC Developers)*	1								1
273 Broadway (Paterno)	7	8							15
305 Patterson (Walsky)	20	20							40
Future Projects:									244
Industrial Zone Red. Area						60	50	50	160
Block 1102 (Bank of America)				27					27
175 Broadway (Verizon)								40	40
Habitat for Humanity			1						1
Projected Development	1	3	2	0	2	3	2	3	16
Total	37	40	12	36	2	63	55	97	342

*Source: Obtained via phone call with Christopher Statile, P.E. on February 20, 2018

Of the 343 new residences projected to be built between now and 2025, 43 are anticipated to be reserved for low and moderate income households. See the table on the following page for further details.

PROJECTION OF AFFORDABLE UNITS									
	'18	'19	'20	'21	'22	'23	'24	'25	Total
Approved Development:									8
273 Broadway (Paterno)	1	1							2
305 Patterson (Walsky)	3	3							6
Future Projects:									35
Industrial Zone Red. Area						9	8	7	24
Block 1102 (Bank of America)				4					4
175 Broadway (Verizon)								6	6
Habitat for Humanity			1						1
Total	4	4	1	4	0	9	8	13	43

VII. Capacity for Fair Share

This chapter of the HEFSP provides the following information as required: /

- The Township's capacity to accommodate its housing needs.
- A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing.
- Lands of developers who have expressed a commitment to provide low and moderate income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

Land Capacity

The ability to accommodate Mansfield Township's present and prospective affordable housing needs is determined by three components – available land, water capacity and sewer capacity. Land development is limited by environmental constraints, such as wetlands, flood plains, easements (conservation, sewer, water, power utility, etc.), parcel size and municipal regulations.

Mansfield Township conducted a vacant land analysis to identify vacant and developable properties remaining in the Township that may be suitable for affordable housing development. The study found that there are developable lands within the sewer service area.

Due to the rural and environmentally sensitive nature of the Township, no other suitable lands have been identified as having a realistic development potential to provide affordable housing. This is largely due to the lack of public water and wastewater services, as discussed below.

Utility Capacity

Wastewater

A total of 1,167.9 acres, or 6.1%, of Mansfield Township is located within a sewer service area. According to the 2016 Hackettstown Wastewater Management Plan ("WMP"), the Hackettstown Municipal Utilities Authority ("HMUA") has an approved and operative total capacity of 3.39 million gallons per day (MGD). As of 2016, the HMUA was servicing existing flows of 2.12 MGD, leaving a surplus capacity of 1.27 MGD. The WMP includes buildout projections of potential future development within Hackettstown, Independence, Mansfield, Mount Olive, and Washington Township. Mansfield was projected to generate 0.049 MGD in wastewater flows from potential future development and the total for the five municipalities was 0.602 MGD. Therefore, the HMUA is expected to have adequate wastewater treatment capacity to serve future inclusionary housing development in Mansfield.

Water

Water service is provided to the easterly portion of Mansfield by the HMUA, consistent with the sewer service area. According to NJDEP data, the HMUA has a water supply firm capacity of 5.040 MGD with a current peak of 2.623 MGD and 0.455 MGD committed for proposed development. The

total peak demand is 3.078 MGD, leaving a surplus of 1.962 MGD.³ Therefore, the HMUA is expected to have adequate water capacity to serve future inclusionary housing development in Mansfield.

Appropriate Locations for Affordable Housing

There are several vacant and developable properties within the sewer service area that could be suitable or appropriate for the construction of low- and moderate-income. The Township has identified three properties that are to be designated for inclusionary housing. These sites are described in greater detail in Chapter X.

1. Minac Site (Block 1102, Lot 4.04) – 107.6 acres
2. Allen Farm Site (Block 1102, Lot 9) – 15.7 acres
3. Donaldson Farm Site (Block 1105.10, Lot 5, 6, 7 & 8.01) – 209 acres

Existing structures appropriate for conversion to affordable housing may include ranch-style homes, which may be cost effective to buy and convert to an alternative living arrangement. As for structures suitable for rehabilitation, according to the Rehabilitation Obligation, 7 homes within the Township are in need of a major system repair (e.g. roof, electric, plumbing, etc.).

Potential Affordable Housing Developers

The only developer that expressed interest to provide affordable housing in Mansfield Township was Minac Associates. The Township entered into a Settlement Agreement with Minac Associates in 2019 allowing for approximately 20 acres of vacant land in Lot 4.04 in Block 1102 to be developed with an inclusionary housing development. The site is described in greater detail in Chapter X.

No other developers have expressed an interest in developing affordable housing in Mansfield Township.

Anticipated Development Patterns

Development patterns within Mansfield Township are anticipated to follow the established zoning. Mansfield Township is zoned for detached single-family residences, multi-family residential (including inclusionary housing), business, light industrial, and professional office. (See the Zoning Map below for details.)

³ NJDEP Public Water System Deficit/Surplus. <https://www.nj.gov/cgi-bin/dep/watersupply/pwsdetail.pl?id=2108001>

Highlands Regional Master Plan Compliance

The Amended FHA lists the essential components of a municipality's housing element. NJSA 52-27D-310h. states the following:

For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, C.120 (C.13-20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan.

Mansfield Township has 13,032 acres in the Preservation Area and 5,969 acres in the Planning Area of the Highlands Region. Since Mansfield Township has not voluntarily conformed to the Highlands RMP, the Township does not need to address compliance in the Planning Area. Mansfield Township has not prepared a Highlands Buildout Report since it is not a fully conforming municipality. Within the Preservation Area, Mansfield Township has adopted rural density zoning. There are no opportunities for redevelopment of existing developed lands within the Preservation Area that would be suitable for inclusionary or 100 percent affordable projects.

State Development & Redevelopment Plan Consistency

P.L. 2024, c.2 amended the Fair Housing Act to include a new requirement for housing elements. NJSA 52:27D-310i. reads "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 Draft State Development and Redevelopment Plan was approved by the State Planning Commission ("SPC") on December 4, 2024, and was released on December 6, 2024. The Office of Planning Advocacy ("OPA") conducted public hearings in each of New Jersey's 21 Counties between February 12, 2025 and April 16, 2025. Municipalities are tasked with completing Cross-Acceptance Response Template forms to determine a municipality's consistency with the Draft State Plan. The OPA anticipates collecting all Cross-Acceptance Response Template forms in the Summer of 2025. During this time, the OPA is accepting comments on the Draft Plan. The OPA anticipates releasing a Final Draft Plan and holding six additional public hearings in the Summer/Fall of 2025. The expected adoption of the Final Plan by the SPC is anticipated to be in the Winter of 2025.

As the document is draft, the Township cannot opine on consistency until the final version is adopted. Mansfield Township has not received guidance from the State Planning Commission concerning water, wastewater, or multi-modal transportation.

Multigenerational Family Continuity Evaluation

P.L. 2024, c.2 amended various aspects of the Fair Housing Act. These amendments modified the mandatory components of a municipality's housing element. NJSA 52:27D-310g. has been added, which states "An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in

the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20)"

P.L. 2021, c.273 took effect on November 8, 2021. The law established the Multigenerational Family Housing Continuity Commission, which consists of a body of nine members. The duties of the Commission include the preparation and adoption of 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. The Law requires the Commission to report annually to the Governor on its activities, findings, and recommendations, if any, for State and local government. The Department of Community Affairs ("DCA") is required to provide staff services as may be needed for the Commission to carry out its responsibilities, including assembly of necessary information and statistics, and preparation of draft reports, analyses, and recommendations.

The State of New Jersey's website was reviewed on March 18, 2025. A search of the website revealed no webpage for the Multigenerational Family Housing Continuity Commission. As DCA is required to provide staff and research for the Commission, DCA's website was reviewed on March 18, 2025. DCA's website is silent regarding the Commission, its annual required reports, studies, and/or recommendations. Without recommendations from the Commission, Mansfield Township is unable to conduct an analysis of its ordinances and other local factors. Despite the absence of recommendations, it should be noted that there is nothing in Mansfield Township's zoning ordinance that prohibits senior citizens from residing at the home of their extended families.

FAIR SHARE PLAN

VIII. Required Content of Fair Share Plan

The Fair Share Plan contains the following information:

- Description of existing credits intended to satisfy the obligation;
- Description of mechanisms that will be used to meet any outstanding obligation; and
- An implementation schedule that sets forth a detailed timetable for units to be provided.

In adopting its housing element, a municipality may provide for its fair share of low and moderate income housing by means of any technique or combination of techniques that provide a realistic opportunity for the provision of the fair share. As per N.J.A.C. 5:93, these potential techniques include but are not limited to:

- Rehabilitation of existing substandard housing units;
- ECHO units (as a Rehabilitation credit);
- Municipally-sponsored and 100% affordable developments;
- Zoning for inclusionary development;
- Alternative living arrangements;
- Accessory apartment program;
- Purchase of existing homes;
- Write-down/buy-down programs; and
- Assisted living residences.

IX. Regional Income Limits

Dwelling units are affordable to low and moderate income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. The State historically provided income limits based upon the median gross household income of the affordable housing region in which the household is located. A moderate income household is one with a gross household income equal to or more than 50 percent, but less than 80 percent, of the median gross regional household income. A low income household is one with a gross household income equal to 50 percent or less of the median gross regional household income. Very-low income households are those with a gross household income equal to 30 percent or less of the median gross household income. Mansfield Township is located in Region 2, which contains Essex, Morris, Union, and Warren Counties.

Using the Affordable Housing Professionals of New Jersey's latest chart on the regional income limits for Housing Region 2 in 2024, a four-person moderate income household is capped at \$103,533. Two-person moderate income households are capped at \$82,826, while two-person households could make up to \$51,766 to be considered a low-income household. The table on the following page provides the median, moderate, low, and very-low income limits for one-, two-, three-, and four-person households in Region 2.⁴

2024 Regional Income Limits (Region 2)

Income	Household Size			
	1 Person	2 Person	3 Person	4 Person
Median	\$90,591	\$103,533	\$116,475	\$129,416
Moderate	\$72,473	\$82,826	\$93,180	\$103,533
Low	\$45,296	\$51,766	\$58,237	\$64,708
Very-Low	\$27,177	\$31,060	\$34,942	\$38,825

Source: https://ahpnj.org/member_docs/Income_Limits_2024_FINAL.pdf

⁴ In October 2018, Judge Miller signed a vicinage wide income limits order applying to all of the 60 or so municipalities with cases in Somerset, Hunterdon, and Warren Counties. All of these municipalities can now utilize the most current income limits available as it applies both to towns that have settled and those that have not and reserves all rights on the methodology.

X. Affordable Housing Obligation

This chapter outlines the four-part affordable housing obligation Mansfield has been assigned.

Four-Part Obligation

Rehabilitation | 7 units

Mansfield Township accepted DCA's rehabilitation obligation of 7 units for the Fourth Round.

Prior Round (1987-1999) | 3 units

The March 10, 2015 Supreme Court Order directed municipalities to use the Prior Round Obligation that COAH established in 1993. Mansfield's Prior Round obligation is 3 units.

Third Round (1999-2025) | 142 units

In accordance with the Settlement Agreement with the Fair Share Housing Center, Mansfield Township has a Third Round Obligation of 142 affordable units to be addressed. This obligation was calculated by David N. Kinsey, PhD, FAICP, P.P. in his July 22, 2016 report "New Jersey Fair Share Housing Obligations for 1999-2025 (Third Round) Under Mount Laurel IV," prepared on behalf of the FSHC.

Fourth Round (2025-2035) | 355 units

As indicated in the April 8, 2025 Order setting the Fourth Round obligations, Mansfield Township's Fourth Round prospective need obligation is 355 units.

XI. Mechanisms & Credits

This chapter provides the existing and proposed mechanisms and credits for each of the four affordable housing obligations.

Rehabilitation Credits

Warren County Housing Rehabilitation Program ("WCHRP")

Warren County operates a Housing Rehabilitation Program for qualified low and moderate income households that gives homeowners money to fix major systems (such as roofs, heating, structural, well, septic, etc.) of their home. In return for the rehabilitation money, the house must have a lien with 99-year affordability controls placed on the property. Mansfield Township has historically participated in the WCHRP and will continue to encourage residents to utilize the existing Warren County Housing Program to rehabilitate homes.

Mansfield Rental Housing Rehabilitation Program ("RHRP")

Mansfield created a municipal housing rehabilitation program to fulfill the rental rehabilitation obligation in 2023. Mansfield Township adopted a Rehabilitation Policies and Procedures Manual to establish policies, guidelines and procedures which will govern the Mansfield Rental Housing Rehabilitation Program (RHRP). The RHRP was created by the Township to assist rental properties occupied by very low-, low- and moderate-income households to correct existing interior and exterior health, safety and code violations in conformity with the standards of the New Jersey State Housing Code, N.J.A.C. 5:28 and the Rehabilitation Subcode, N.J.A.C. 5:23-6. Additionally, the RHRP was designed to fulfill Mansfield Township's rental rehabilitation obligation, as documented in the Township's Fair Share Plan as well as in the Township's Settlement Agreement entered into with the Fair Share Housing Center (FSHC) dated December 12, 2018.

The RHRP is guided by N.J.A.C. 5:93-5.2 and is subject to all laws, regulations, ordinances, and codes of the New Jersey Department of Community Affairs (DCA) and the Township of Mansfield. The Township of Mansfield has contracted with Community Grants, Planning & Housing, LLC (CGP&H) to manage and administer the RHRP. It is anticipated that initially the program's funding source will be municipal affordable housing trust funds. If the funding source changes, the manual will be updated to reflect the change as well as changes to regulation requirements, if any.

Owner-occupied single-family rehabilitation will continue to be served by the Warren County Community Development Rehabilitation Program and the RHRP program will focus all its resources on implementing the rental rehabilitation program component.

In the case of a shortfall, Mansfield Township will apply for a Small Cities/CBDG grant available through the Department of Community Affairs. The grant's purpose is to rehabilitate homes and encourage the construction of affordable housing. Other eligible costs include activities that support an affordable housing development, such as site assemblage, engineering, infrastructure improvements, and utilities hook ups. The Township intends to earmark funds from its total development fees projected to be collected over the next ten years for rehabilitation to supplement the existing rehabilitation mechanisms in the case of a shortfall of rehabilitation credits.

Prior Round Credits

1. Supportive and Special Needs Housing

Mansfield has addressed its Prior Round obligation with a three-bedroom group home at 20 Karrville Road. The Arc of Warren County is the sponsor. The group home was established in 1987 and had 20 years of controls.

Third Round Credits

In accordance with the July 26, 2016 report from the Fair Share Housing Center, Mansfield Township has a Third Round Obligation of 142 units. Mansfield addressed the Third Round obligation with the following mechanisms:

1. Supportive and Special Needs Housing

On June 8, 2016, the Arc of Warren County extended the controls for the three-bedroom group home at 20 Karrville Road for another 20 years. Such extensions can be automatically renewed. The Township can claim 3 credits for this group home towards the Third Round.

2. Minac Site (Block 1102, Lot 4.04)

The Minac Site is a 107.6-acre parcel known as Lot 4.04 in Block 1102. The property is currently developed with an 812-unit multi-family apartment complex owned by Mansfield Plaza, LLC. The property contains approximately 20 acres of vacant land, which is separated from the developed portion of the tract by a 285-foot wide JCP&L utility easement. There is also another 50-foot wide JCP&L easement that runs through the center of the vacant portion of the site.

The vacant portion of the Minac Site is located in the rear of the existing commercial shopping center containing Home Depot and Weis. It is adjacent to existing multi-family residential development within the northern portion of the same parcel as well as multi-family development on Lot 3.02. To the west, the property is adjacent to an existing single-family neighborhood and an undeveloped farm site (Allen Farm).

The vacant portion of the Minac Site was rezoned to a new AH-1 Affordable Housing Zone District to permit a multi-family development with a maximum of 200 market-rate residential units (a density of approximately 10 du/ac). An affordable housing set-aside of 15% shall be met by placing deed restrictions on existing units within Block 1102, Lot 4.04 owned by Minac Associates.

The developed portion of the Minac Site was rezoned to a new AH-2 Affordable Housing Zone District, which accommodates the future subdivision of Lot 4.04 without creating nonconformities for the existing multi-family development. No more than 812 dwelling units shall be permitted, all of which exist, and 35 of the existing units shall be registered and deed restricted as affordable housing units occupied by qualified low- and moderate-income households. The 35 affordable units shall be created in proportion to the development of 200 units in the AH-1 zone and phased in accordance with UHAC regulations. The affordable units shall be integrated throughout the existing development. Maximum building coverage, impervious coverage and other requirements should be relaxed to accommodate the existing development on a reduced lot area after subdivision.

Mansfield intends to apply 35 units and 35 rental bonus credits towards the Third Round obligation.

3. Allen Farm Site (Block 1102, Lot 9)

The Allen Farm Site is a 15.7-acre parcel known as Lot 9 in Block 1102. The property is an active farm with several agricultural structures erected in the central portion of the site. The Allen Farm Site is located along the east side of Allen Road, adjacent to the existing commercial shopping center containing Home Depot and Weis. It is adjacent to the vacant portion of the Minac Site on Lot 4.04 as well as the existing single-family neighborhoods to the north and west.

The Allen Farm Site was rezoned to a new AH-3 Affordable Housing Zone District permitting multi-family inclusionary housing at a density of 10 du/ac (157 units) and a mandatory affordable housing set-aside of 15% (24 units) in the case of rental housing and 20% (32 units) in the event of for-sale housing. For the Third Round, the Township is anticipating either 32 affordable units if the site is built with for-sale units, or 24 units with 1 unit of rental bonus credit if the site is built with rental units.

4. Donaldson Farm Site (Block 1105.10, Lot 5, 6, 7 & 8.01)

The Donaldson Farm Site is a 209-acre tract containing the undeveloped qualified farm portions of the larger Donaldson Farm site of approximately 280 acres. The Donaldson Farm Site is located between Airport Road and Allen Road. The site is adjacent to the existing multi-family development known as "Alexandria" on the east side of Allen Road. The site is surrounded by farmland to the west and south and abuts the railroad right-of-way to the north.

Lot 5 of the Donaldson Farm Site (59.4 acres) was previously rezoned as part of the Third Round to a new AH-4 Affordable Housing Zone District, permitting multi-family inclusionary housing at a density of 10 du/ac (594 units) and a mandatory affordable housing set-aside of 15% (90 units) in the case of rental housing and 20% (119 units) in the event of for-sale housing. The Donaldson Farm site is being expanded to include portions of Lot 6, Lot 7, and Lot 8.01, which are under common ownership by the Donaldson Farm.

For the Third Round, the Township is anticipating assigning either 37 affordable units if the site is built with for-sale units, or 44 units with 1 unit of rental bonus credit if the site is built with rental units.

5. Rental Bonus Credits

Pursuant to N.J.A.C. 5:93-5.15(d), the Township may claim 2 units of credit for rental units available to the general public (i.e. family rentals) or 1.33 units of credit for age-restricted rentals. Rental bonuses for the Third Round are capped at the rental obligation, which is 25 percent of the new construction obligation. For the Third Round, Mansfield has a rental obligation of 36 units and therefore, may apply up to 36 bonus credits. Mansfield will utilize 35 rental bonus credits for units within the Minac site to satisfy the Third Round obligation. Since the Allen Farm and Donaldson Farm sites permit either for sale or rental units, the Township will claim either the 20% set-aside for the for-sale units, or the lower 15% rental units with a two-for-one rental bonus.

Summary of Third Round Credits

As shown in the table below, the Township anticipates a total of 106 or 107 affordable units to address the Third Round obligation. Township is eligible for a rental bonus credit up to a maximum of 36 units. The two charts below show how the Township would meet the 143-unit Third Round obligation if the Allen Farm and Donaldson Farm tracts are developed with rental or for-sale units.

THIRD ROUND OBLIGATION (Rental Option)				
Project	Credit Type	Credit	Bonus	Total
Arc of Warren extension of controls	Group Home	3	0	3
Minac Site (Block 1102, Lot 4.04)	Inclusionary Rental	35	35	70
Allen Farm Site (Block 1102, Lot 9)	Inclusionary Rental	24	1	25
Donaldson Farm Site (Block 1105.10, Lot 5)	Inclusionary Rental	45	0	45
Total		106	36	143

THIRD ROUND OBLIGATION (For-Sale Option)				
Project	Credit Type	Credit	Bonus	Total
Arc of Warren extension of controls	Group Home	3	0	3
Minac Site (Block 1102, Lot 4.04)	Inclusionary Rental	35	35	70
Allen Farm Site (Block 1102, Lot 9)	Inclusionary Sales	32		32
Donaldson Farm Site (Block 1105.10, Lot 5)	Inclusionary Sales	37		37
Total		107	35	143

Fourth Round Credits

1. Donaldson Farm Site (Block 1105.10, Lot 5, 6, 7 & 8.01)

The Donaldson Farm Site is a 209-acre tract containing the undeveloped qualified farm portions of the larger Donaldson Farm site of approximately 280 acres. Lot 5 of the Donaldson Farm Site (59.4 acres) was previously rezoned as part of the Third Round to a new AH-4 Affordable Housing Zone District, permitting multi-family inclusionary housing at a density of 10 du/ac with a mandatory affordable housing set-aside of 15% in the case of rental housing and 20% in the event of for-sale housing. The AH-4 Zone is proposed to be expanded to include portions of Lot 6, Lot 7, and Lot 8.01, which are under common ownership by the Donaldson Farm.

The 209-acre tract is anticipated to be developed with up to 2,090 units, which would yield 314 affordable units if rental or 418 affordable units if for-sale. For the Fourth Round, the Township is anticipating assigning either 355 affordable units if the site is built with for-sale units, or 266 units with 89 units of rental bonus credit if the site is built with rental units.

2. Rental Bonus Credits

In accordance with A4, the Township may claim 1.5 units of credit for rental units for the Fourth Round. Rental bonuses for the Fourth Round are capped at the rental obligation, which is 25 percent of the prospective need. For the Fourth Round, Mansfield has a rental obligation of 89 units and therefore, may apply up to 89 bonus credits. If the Donaldson tract is developed with rental units, the Township would anticipate utilizing 89 rental bonus credits.

Summary of Mechanisms & Credits

The tables below provide a summary of the mechanisms, credits and bonuses this HEFSP proposes.

The first table shows how the credits would be applied if Allen Farm and Donaldson Farm are developed with rental units.

CREDITS (Rental Option)																
Project	Credit Type	Status	Acres	Density	Total Units	Available Credits	Prior Round			Third Round			Fourth Round			Excess
							Units	Bonus	Total	Units	Bonus	Total	Units	Bonus	Total	
Arc of Warren County	Group Home	Existing			6	6	3		3			3			0	0
Minac	Inclusionary Rental	Proposed			200	35			0	35	35	70			0	0
Allen Farm	Inclusionary Rental	Proposed	15.7	10	157	24			0	24	1	25			0	0
Donaldson Farm 1	Inclusionary Rental	Proposed	209	10	2,090	314			0	44		44	266	89	355	4
Total							3	0	3	106	36	142	266	89	355	4
Obligation							3			142			355			
Max Bonus							1			36			89			

The second table shows how the credits would be applied if Allen Farm and Donaldson Farm are developed with for-sale units.

CREDITS (For-Sale Option)																
Project	Credit Type	Status	Acres	Density	Total Units	Available Credits	Prior Round			Third Round			Fourth Round			Excess
							Units	Bonus	Total	Units	Bonus	Total	Units	Bonus	Total	
Arc of Warren County	Group Home	Existing			6	6	3		3	3					0	0
Minac	Inclusionary Rental	Proposed			200	35			0	35	35	70			0	0
Allen Farm	Inclusionary Sales	Proposed	15.7	10	157	32			0	32		32			0	0
Donaldson Farm 1	Inclusionary Sales	Proposed	209	10	2,090	418			0	37		37	355		355	26
Total							3	0	3	107	35	142	355	0	355	26
Obligation							3			142			355			
Max Bonus							1			36			89			

XII. Appendix