

4th Round Affordable Housing Update



CMP Policy and Implementation Committee

September 26, 2025

February Presentation Recap

- Mount Laurel Doctrine (1975, 1983)
- Fair Housing Act (1985)
 - COAH
- Mount Laurel IV (2015) – (3rd Round)
 - Pinelands Municipal Response
 - Commission Review

February Presentation Recap

- 2024 Fair Housing Act Amendments
 - Affordable Housing Dispute Resolution Program (the “Program”)
- 4th Round (starting July 1, 2025) Process
 - DCA methodology for calculating non-binding obligations
 - Municipal determination of 4th round obligations
 - Municipal Housing Elements and Fair Share Plans
 - Vacant land adjustments & durational adjustments

Housing Element & Fair Share Plan

- **June 30, 2025:** Deadline to adopt HE&FSP to maintain immunity from exclusionary zoning litigation
 - **August 31, 2025:** Deadline for an interested party to challenge an HE&FSP
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- **December 31, 2025:** Deadline for municipality to revise their plan or respond to challenge(s)
 - The Program conducts a limited review of all HE&FSPs – issues Compliance Certification

Pinelands Municipal Binding Resolutions

Relatively small 4th Round obligations (~10 – 40 units). None participated in the 3rd Round.

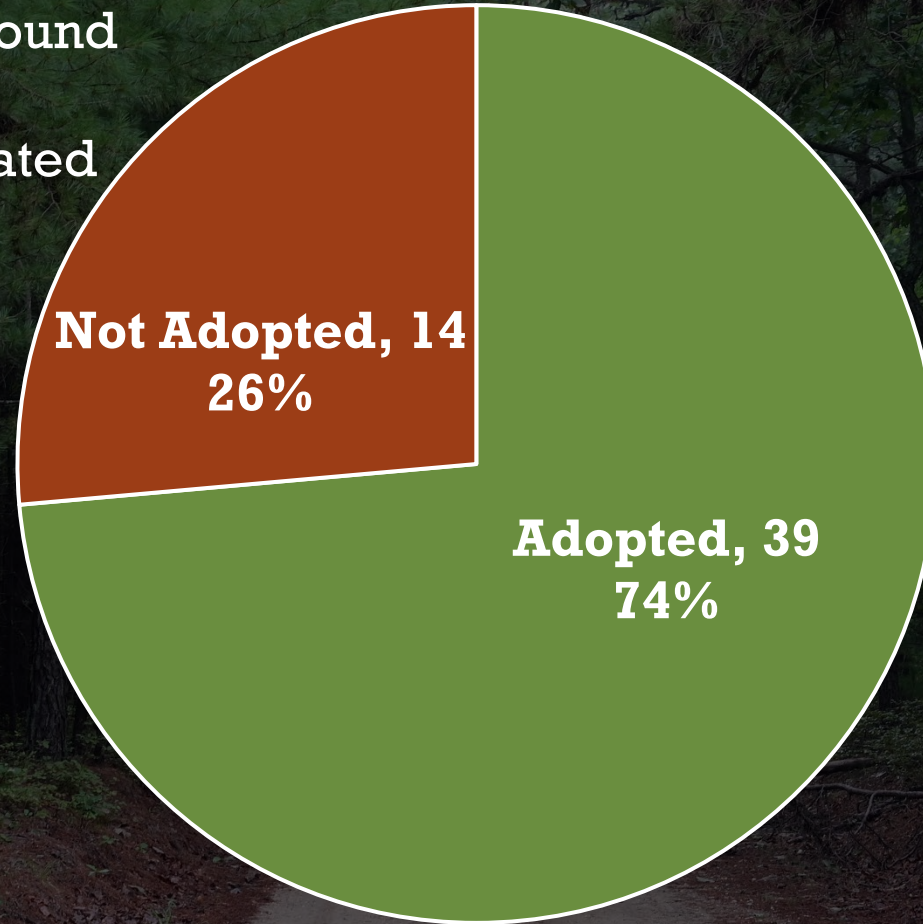


**Not Adopted, 14
26%**

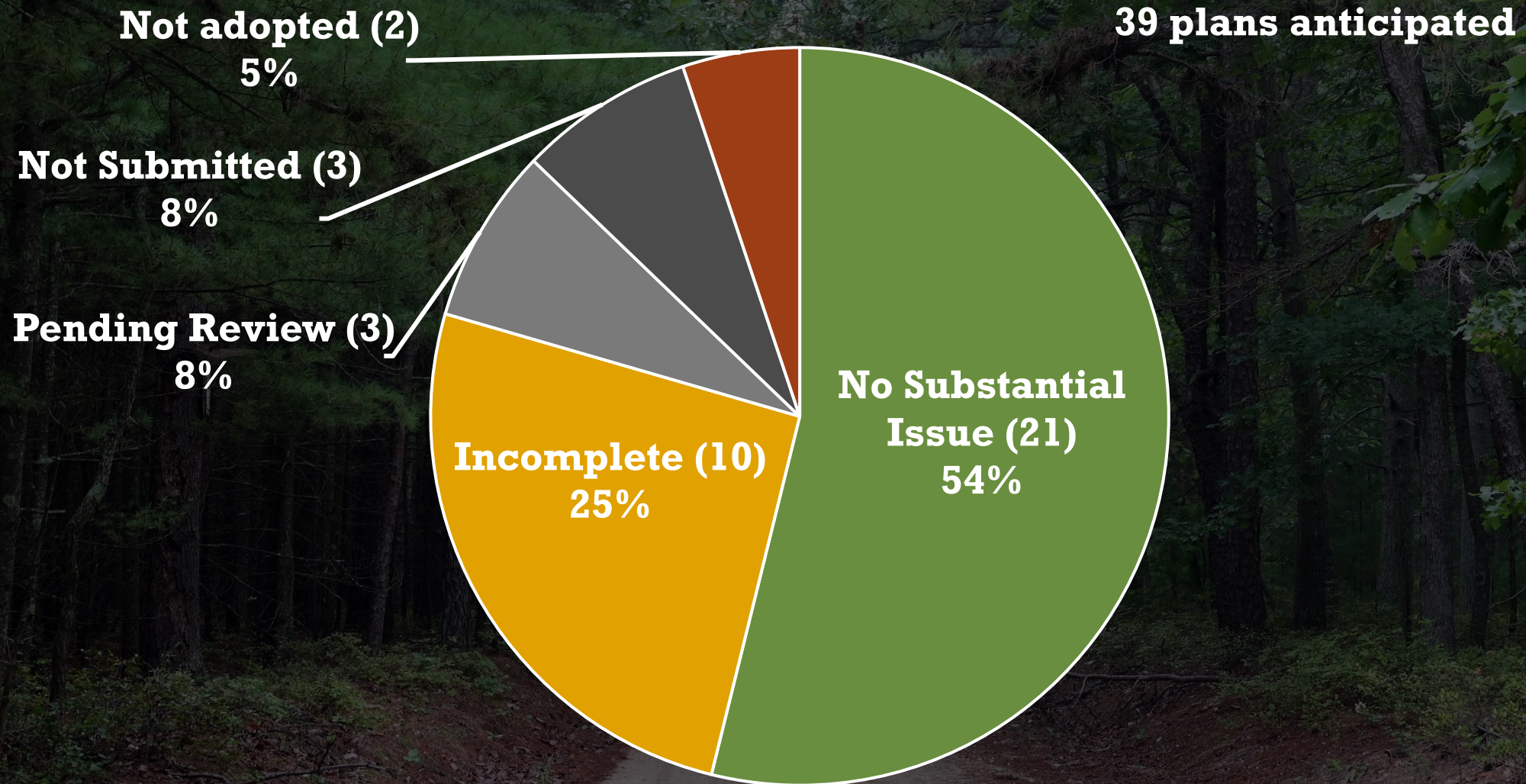
Larger 4th Round obligations. 10 municipalities with 100+ units.



**Adopted, 39
74%**



Status of Housing Plan Reviews



Municipal Adjustments

- Vacant Land Adjustment
 - Inadequate developable land
 - Excludes
 - environmentally sensitive lands
 - lands that can't accommodate 5+ units
- Durational Adjustment
 - Inadequate public sewer and/or water

Municipal Adjustments

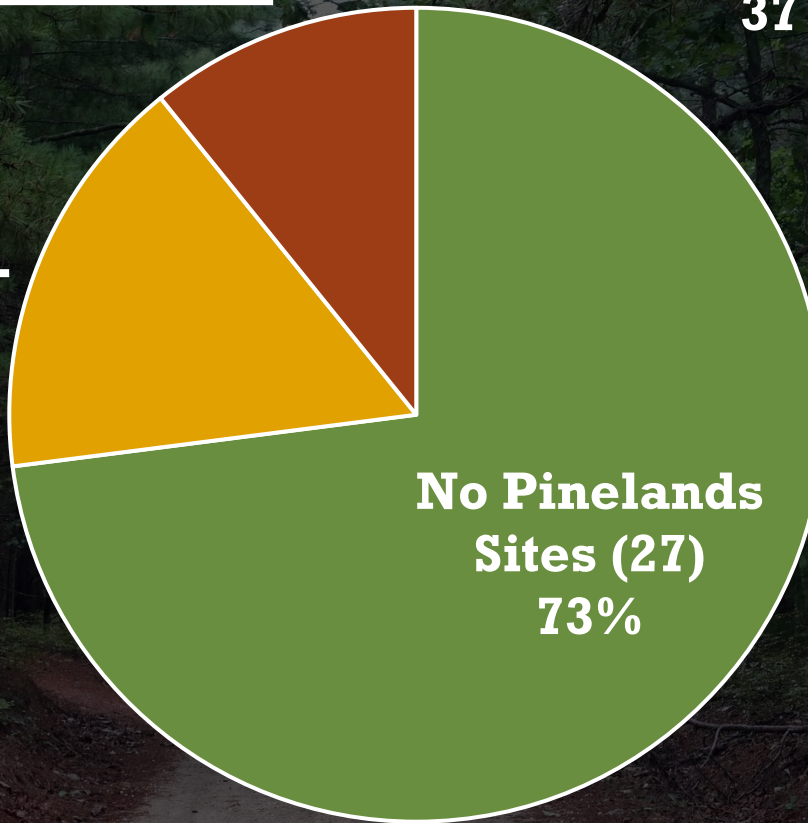


18 of 37 (49%) Pinelands HE&FSPs included an adjustment
~1,050 4th Round units (either unmet or deferred)
~ 19% of the total 4th Round prospective need for all Pinelands municipalities

4th Round Proposed Sites in the Pinelands

**Pinelands Sites;
Current Zoning (4)**
11%

**Pinelands Sites;
Proposed Zoning (6)**
16%



37 Plans Adopted

**No Pinelands
Sites (27)**
73%

4th Round Proposed Sites in the Pinelands - Consistent w/ Zoning

Municipality	Management Area	Sites	Total Units	Affordable Units
Egg Harbor Township	Regional Growth	2	363	73
Evesham Township	Regional Growth	1	4	4
Hamilton Township	Regional Growth	1	115	12
Manchester Township	Regional Growth	2	270	45
Monroe Township	Regional Growth	1	595	78
Waterford Township	Regional Growth	1	70	14
Winslow Township	Regional Growth	1	281	60

4th Round Proposed Sites in the Pinelands – Zoning Change Needed

Municipality	Management Area	Sites	Total Units	Affordable Units
Galloway Township	Pinelands Village	1	240	48
Hamilton Township	Regional Growth Area	1	110	22
Hammonton Town	Pinelands Town	1	178	36
Jackson Township	RGA, RDA, PV	4	3,558	429
Monroe Township	Regional Growth Area	1	236	48
Waterford Township	Regional Growth Area	2	70	38

Looking Ahead

- **December 31, 2025:** Deadline for municipality to revise their plan or respond to challenge(s)
- **March 15, 2026:** Deadline to adopt implementing ordinances and resolutions contained in the HE&FSP to maintain immunity.
- Zoning changes anticipated to come before the Commission
 - Monroe Township – Redevelopment Plan
 - Hamilton Township – Redevelopment Plan
 - Galloway Township – Redevelopment Plan / Zoning Change
 - Jackson Township (?)



Questions?

