

Table 15		
Workforce by Sector		
Sector	Employees	Percentage of Workforce
Finance, Insurance & Real Estate	704	5.8
Professional, Scientific, Management, Administrative, and Waste Management Services	954	7.8
Educational, Health, and Social Services	3,238	26.5
Arts, Entertainment, Recreation, Accommodation and Food Services	1,553	12.7
Other Services	536	4.4
Public Administration	793	6.5

Source: 2015 American Community Survey 5-year Plan

The workforce occupation characteristics in Stafford Township were compared with that of Ocean County. As indicated in Table 16, the occupation characteristics of the Township’s residents compare closely with that of workers residing in the County. The Township maintained a slightly higher percentage in Retail Trade and Educational, Health, and Social Services than that at the County level. The County however, had a higher percentage in Finance, Insurance, and Real Estate and Transportation, Warehousing, and Utilities than that of the Township. Both the Township and County Occupation Characteristics are summarized within Table 16, Occupation Characteristics.

Table 16		
Occupation Characteristics		
Sector	Stafford Township	Ocean County
Agriculture, Forestry, Fisheries & Mining	0.6%	0.3%
Construction	9.4%	8.1%
Manufacturing	3.4%	5.2%
Wholesale Trade	2.1%	3.0%
Retail Trade	14.0%	13.8%
Transportation, Warehousing, and Utilities	4.3%	5.7%
Information	2.6%	2.4%
Finance, Insurance & Real Estate	5.8%	6.6%
Personal, Scientific, Management, Administrative, and Waste Management Services	7.8%	9.9%
Educational, Health, and Social Services	26.5%	26.3%
Arts, Entertainment, Recreation, Accommodation and Food Services	12.7%	8.2%
Other Services	4.4%	5.0%
Public Administration	6.5%	5.6%

Source: 2015 American Community Survey 5-year Plan

In addition, in order to understand what implications this employment data has for the Borough and understand what the employment field and area trends are for Stafford Borough and Ocean

County, the New Jersey Department of Labor (“NJDOLE”) has prepared projections, which analyze the expected increase or decrease in a particular employment sector by the year 2022. This data has been summarized and is illustrated within Table 17, below.

Table 17 Ocean County Projected Employment				
Industry	2012 Estimated Employment	2022 Projected Employment	Numeric Change	Outlook
Self-employed	11,100	11,400	300	Stable
Unpaid Family Workers	100	100	0	Stable
Goods Producing	11,600	13,400	1,800	Growing
Construction	7,050	9,100	2,050	Growing
Services Providing	143,750	156,300	12,550	Growing
Trade, Transportation, and Utilities	33,250	35,250	2,000	Growing
Information	1,150	1,100	-50	Stable
Financial Activities	6,600	6,900	300	Stable
Professional and Business Services	12,050	13,500	1,450	Growing
Education and Health Services	50,100	57,750	7,650	Growing
Leisure and Hospitality	19,400	20,650	1,250	Growing
Other Services (except Government)	7,650	8,000	350	Stable
Government	13,500	13,150	-350	Declining
Unclassified	11,100	11,400	300	Stable
Utilities	1,150	1,050	-100	Stable
Wholesale Trade	3,200	3,550	350	Stable
Natural Resources & Mining	100	100	0	Stable
Total (All Industries)	166,450	181,100	14,700	Growing

Source: New Jersey Department of Labor and Workforce Development, 2012

As indicated above in Table 17, it is projected that in 2022 employment will increase in almost all of the occupations and overall the economy will grow by 14,700 jobs. Education and Health Services and Services providing are anticipated to realize the largest growth increase during the 2012-2022 time period.

FAIR SHARE PLAN

Introduction

This Fair Share Plan is broken up into three (3) sections. First the Plan will identify the Township’s fair share obligation for all three (3) housing cycles and the basis for the determination. Second, the Plan will explain the limitations on how the Township may satisfy its remaining Cycle I/Cycle II responsibilities and how, within the confines of those limitations, the Township is satisfying that portion of its fair share attributable to the first two (2) housing cycles. Third, the plan will explain the limitations on how the Township may satisfy its remaining Cycle III responsibilities and how, within the confines of those limitations, the Township is satisfying that portion of its fair share attributable to the Third Round housing cycle.

Cumulative Fair Share Obligation

The total cumulative affordable housing obligation consists of three components: the rehabilitation share, prior cycle obligation and the Third Round component.

1987-2025 Fair Share Obligation	
Obligation Type	Units
Rehabilitation	
Obligation as calculated by the Fair Share Housing Center	94 units
Rehabilitation Units Proposed	94
Prior Rounds I/II Obligation	
Prior Round Substantive Certification	555
Remaining Obligation 1987-1999	0
Total Prior Round Obligation	555
Round III Obligation	
Obligation as calculated by <i>New Jersey Low and Moderate Income Housing Obligations for 1999-2025, Calculated Using the NJ COAH Prior Round Methodology</i> , prepared by Dr. David Kinsey and dated July 2015	1,320
Cumulative 1987-2025 Obligation	
Rehabilitation Component	94
Prior Round Obligation 1987-1999	555
Third Round Obligation 1999-2025	792*
Total Cumulative 1987-2025 Obligation	1,441

*Represents a 40% reduction from the Round III obligation calculated by Dr. David Kinsey, July 2015, as agreed upon by the Township of Stafford and the Fair Share Housing Center.

Vacant Land Adjustment

Given the Township’s relative lack of vacant and developable land, the Township’s ability to satisfy its Court-determined affordable housing obligation is limited. To demonstrate the lack of vacant, developable land in the Township, Stafford identified all vacant parcels currently within the Township and listed each parcel on the vacant land inventory table in accordance with N.J.A.C. 5:93-4.2(b), included in Appendix C. An existing land use map for the Township has also been appended to this report in accordance with N.J.A.C. 5:93-4.2(a). Mapping is also provided of vacant and both undevelopable and developable properties within the Township and includes a calculation of unconstrained, developable area for each property, taking into account the permitted exclusions in accordance with N.J.A.C. 5:93 as outlined below.

CME Associates analyzed the realistic development potential (RDP) of the remaining vacant lands within the Township in accordance with the provisions of Subchapter 4 of N.J.A.C. 5:93. This analysis revealed that Stafford Township has limited acreage to accommodate its new construction obligation. After following the procedures for undertaking a vacant land analysis outlined in N.J.A.C. 5:93, and assuming 6 units to each developable acre, Stafford Township’s RDP, based on the Vacant Land Adjustment for the new construction obligation is 176 affordable units. Since the prior round, however, the Township has undertaken a large-scale redevelopment project at the Stafford Park Redevelopment Area. The conceptual plan for this area slated 154 acres for residential purposes. Although these properties were not analyzed as vacant in the VLA, the Township is including the 154 acres in the RDP for an additional 184 units. Therefore, the Township total RDP between the VLA and Stafford Park Redevelopment Area is **360** units.

Rehabilitation Share

Fair Share Housing Center has calculated a 94-unit rehabilitation obligation for Stafford Township. On September 18, 2012 the Township passed Resolution 2012-235, included in Appendix D, authorizing the creation of the Stafford Township Home Improvement Program and the adoption of the Home Improvement Program policies and procedures manual. The Township retained Community Grants, Planning and Housing (CGP&H) to administer the rehabilitation program. The program is funded through development fees collected through the Affordable Housing Trust Fund. Stafford Township intends to continue with the program in order to satisfy its Rehabilitation Share.

Prior Round Obligation Compliance

The following projects were used to satisfy the Township’s 555-unit prior round obligation.

Round I/II Obligation							
	Obligation	Completed Units	Proposed Units	Low	Mod	Very Low	Total Units
1987-1999 Prior Round Obligation (1)	555						
Mechanisms (2)							
Prior Cycle Credits (4/1/80-12/31/86)							
Credits without Controls		243					243
Inclusionary Zoning		91					91
Pine Crest Village		75		38	37		
Perry’s Lake		11		5	6		

Summerville Assisted Living		5		5			
100% Affordable		143					143
Presbyterian Homes		72		72			
Stafford Park Family Units		71		35	36		
Rental Bonuses		78					78
Presbyterian Homes		7					
Stafford Park Family Units		71					
<i>Total Prior Round Credits</i>							<i>555</i>
<i>Units Addressing 1987-1999 Prior Round</i>							<i>555</i>

Credits without Controls

In the preparation of the 2000 Housing Element and Fair Share Plan, the Township conducted the necessary survey and prepared the required documentation pursuant to N.J.A.C. 5:93-3.2, for the purposes of identifying affordable units eligible for crediting that were constructed between April 1, 1980 and December 15, 1986. COAH verified a total of 243 units that met this criteria. Therefore, Stafford Township requests 243 affordable housing credits towards the Prior Round Obligation.

Perry's Lake (Block 120.30, Lot 51.01)

Perry's Lake is an inclusionary age-restricted project, and includes 46 affordable units, consisting of 22 low and 24 moderate units, and 426 market rate units. The original agreement provided for the set aside of 95 low and moderate units within the development. At the request of the developer negotiations were conducted resulting in a new agreement, which was executed in October of 2003, whereby the remainder of the developer's set-aside obligation, after all affordable units already completed or under construction and subsequently completed and occupied, would be discharged in favor of funding 65 RCA units at \$25,000 per unit. A total of 46 age-restricted affordable modular for-sale units were completed within the development under the modified agreement. The developer paid \$1,625,000 per the agreement in October 2007. All 46 units were affirmatively marketed and are now occupied. The Township requests 11 credits towards the Prior Round Obligation.

Pinecrest Mobile Home Park (Block 123, Lot 17)

Pinecrest Village is an inclusionary mobile home park project which includes 75 affordable units, consisting of 38 low and 37 moderate, and approximately 32 market-rate units. Pursuant to bedroom mix requirements, provided by COAH at the time, the following bedroom mixture was provided: 15 one-bedroom units, 40 two-bedroom units, and 20 three-bedroom units. The Township agreed to pay Pinecrest Village Inc. the full amount of the monies contributed from The Landings site to buy down the cost of the 75 new affordable units within the park at \$29,866.00 per unit. The combination of pad rental and loan payment for the 75 affordable units was in accordance with the COAH affordability limits and will be deed-restricted for 30 years. The Township is requesting 75 affordable housing credits towards the Prior Round Obligation.

Summerville Stafford (Block 13, Lot 35.05)

Brookdale Stafford is an assisted living community located on Route 72. The complex is surrounded by similar uses including the proposed SOCH Health Village. The complex includes 77 one-bedroom or studio apartments with a kitchen, full bath, and amenities. 5 of these units are available to those with Medicare. The facility is licensed by the New Jersey Department of Health and Senior Services. The Township is requesting 5 affordable housing credits towards the Prior Round Obligation.

Presbyterian Homes (Block 229, Lot 21)

As part of its prior housing efforts, the Township collaborated with Presbyterian Homes and Services in the development of a 5.5 acre site for 84 age-restricted low-income rental units. The project received US Department of Housing and Urban Development Funding under the Section 202 program. The construction of the project is complete. Under Section 202 program requirements, the units have the requisite affordability controls and Presbyterian Homes and Services is an accepted administrator. The Township requests 79 affordable housing credits, specifically 72 credits and 7 bonus credits towards the Prior Round Obligation.

Stafford Park Apartments (Block 25, Lot 33.02)

The Stafford Park Apartments are part of the Stafford Business Park Redevelopment Area and are located at the interchange of Route 72 and the Garden State Parkway. In August 2005, the Stafford Municipal Council adopted a resolution directing the Planning Board to conduct a preliminary investigation into whether the Stafford Business Park site meets the statutory criteria for designating it as an “area in need of redevelopment” as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

In September of 2005, the Planning Board recommended to the governing body at a public hearing that the area meets the redevelopment criteria. The governing body adopted a resolution designating all of the proposed area as a redevelopment area on October 4, 2005. On October 5, the Redevelopment Plan was introduced to the Planning Board at a Public Hearing. The report was amended to reflect the comments provided by the Planning Board, and subsequent amendments in the course of the development process. On November 15, 2005, the Township adopted the Redevelopment Plan for the Stafford Business Park and amended its Zoning Map to reflect the Redevelopment Area.

The Redevelopment Plan included 650,000 square feet of retail and office space, 565 age-restricted residential units, and 112 affordable housing units. The Planning Board approved the site plan for the affordable housing component on July 16, 2008, and construction was completed in 2009. Stafford Park Apartments includes a mix of 1-, 2-, and 3- bedroom family units. The Township requests 71 credits and 71 bonus credits towards the Prior Round Obligation, and 41 credits and 41 bonus credits towards the Third Round Obligation.

Third Round Obligation (1999-2025)

Third Round Compliance Mechanism Summary	Affordable Units	Potential Bonus Credits	Total Credits
FOR SALE	11	0	11
<i>Family For-Sale</i>	11	0	11
Scattered Site Program	11	0	11
<i>Age-Restricted For-Sale</i>	0	0	0
RENTALS	259	90	349
<i>FAMILY RENTAL</i>	153	90	243
Stafford Park Family Units	41	41	82
Stafford Mews	10	0	10
Manahawkin Family Apartments	72	49	121
SOCH Rentals	30	0	30
<i>AGE RESTRICTED RENTAL</i>	90	0	90
Stafford Park Age-Restricted Rentals	90	0	90
<i>SUPPORTIVE/SPECIAL NEEDS HOUSING</i>	16	0	16
Admiral Group Home	3	0	3
Stafford Park Age-Restricted	10	0	10
Starboard Group Home	3	0	3
TOTALS	270	90	360

Community Options Incorporated- Admiral (Block 44.122, Lot 14)

The Township requests credit for a group home located at 31 Admiral Avenue. A certificate of occupancy was issued on April 23, 1997. This three-bedroom facility serves four developmentally disabled adults. The New Jersey Department of Health and Senior Services has confirmed that its Division of Developmental Disabilities (DDD) provides the group home with capital finding which carries with it 20-year affordability controls with ability to renew every 10 years. Pursuant to N.J.A.C. 5:93-5.8(b), the unit of credit is the bedroom, therefore this group home is eligible for three credits. This group home is funded through DDD with an automatically renewable deed restriction for an additional 10 years at the end of the original 20-year restriction.

Community Options Incorporated- Starboard (Block 44.07, Lot 7)

Community Options, Incorporated converted an existing dwelling on 1000 Starboard Avenue into a three-bedroom group home. The site totals .25 acres and is within the R-90 zone. The Township entered into an agreement with Community Options to utilize \$30,000.—from the Affordable Housing Trust Fund to help defray the costs of the group home. The home will be deed restricted for at least 30 years.

Stafford Park Redevelopment Area Age-Restricted Housing

Walters Homes is expanding the Stafford Park Redevelopment Area to include 100 age-restricted affordable units for residents 55 years of age and older. This will be an HMFA project. A site plan for the project has yet to be submitted to the Planning Board. The Township requests 90 credits.