

DRAFT

**HOUSING PLAN ELEMENT AND FAIR SHARE PLAN
OF THE
TOWNSHIP OF LAKEWOOD MASTER PLAN**

TOWNSHIP OF LAKEWOOD
OCEAN COUNTY, NEW JERSEY

DRAFT: October 20, 2006

ADOPTED BY THE PLANNING BOARD: _____
ENDORSED BY THE TOWNSHIP COUNCIL: _____

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TABLE OF CONTENTS

HOUSING PLAN ELEMENT	1
INTRODUCTION	1
MOUNT LAUREL DOCTRINE	1
FAIR HOUSING ACT	2
MUNICIPAL PLANNING RESPONSIBILITY	3
MANDATORY CONTENTS OF THE HOUSING ELEMENT.....	3
AN ANALYSIS OF DEMOGRAPHIC, HOUSING AND EMPLOYMENT CHARACTERISTICS.....	5
LAKEWOOD’S DEMOGRAPHICS	5
LAKEWOOD’S HOUSING STOCK	7
LAKEWOOD’S EMPLOYMENT CHARACTERISTICS.....	9
GROWTH SHARE PROJECTION	10
GROWTH SHARE PROJECTION: DETAIL	11
GROWTH SHARE PROJECTION: PRESUMPTION OF VALIDITY	21
GROWTH SHARE PROJECTION: POTENTIAL TO ACCOMMODATE PROJECTED GROWTH.....	22
FAIR SHARE PLAN.....	22
COMPONENTS OF THE FAIR SHARE	22
CYCLE I/CYCLE II RESPONSIBILITIES.....	23
REHABILITATION OBLIGATION	23
CYCLE III RESPONSIBILITIES	23
REGIONAL CONTRIBUTION AGREEMENTS.....	25

LIST OF FIGURES

Figure 1: Municipal Affordable Housing Donations	26
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LIST OF TABLES

Table H-1: Population Trends, 1990-2005	5
Table H-2: Demographic Indicators, 2005	6
Table H-3: Population by Age, 2005	6
Table 4: Housing Characteristics, 2005	7
Table H-5: Housing Affordability as a Percentage of Household Income	9
Table 6: Occupation of Employed Civilian Population Aged 16 and Over, 2005	9
Table 7: Household Income, in 2005 Inflation-Adjusted Dollars	10

DRAFT Housing Plan Element and Fair Share Plan

Township of Lakewood Master Plan

Table GS-1: Residential Certificates of Occupancy (COs) and Demolition Permits Issued.....	11
Table GS-2: Non-residential Certificates of Occupancy (Cos) and Demolition Permits Issued.....	12
Table GS-3: Anticipated Residential Development (Number).....	13
Table GS-4: Anticipated Non-residential Development (Sq. Ft.).....	18
Table GS-5: Residential Growth Share Projection.....	20
Table GS-6: Non-residential Growth Share Projection.....	20
Table GS-7: Summarized Growth Share Projection.....	21
Table GS-8: NJTPA Household Growth Projection.....	21
Table GS-9: NJTPA Employment Growth Projection.....	21
Table FS-1: Summary of Rehabilitation Obligation Compliance.....	23
Table FS-2: Summary of Growth Share Compliance.....	24
Table FS-3: Summary of Regional Contribution Agreement.....	25

HOUSING PLAN ELEMENT

INTRODUCTION

The Township of Lakewood has prepared this housing plan element and fair share plan in accordance with the requirements of the Mount Laurel Doctrine, the New Jersey Municipal Land Use Law and the State Fair Housing Act.

Mount Laurel Doctrine

In 1975, the New Jersey Supreme Court, in *Mt. Laurel I* (*Southern Burlington County NAACP v. The Township of Mount Laurel*, 676 N.J. 151, 336 A. 2d 713 (1975)), held that a developing municipality must, through its land use regulations, create a realistic opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there, including those of low and moderate income.

As a result of Mount Laurel I, developing municipalities in the path of growth were obligated to provide for a mix of housing that addressed their fair share of the region's housing need. However, Mount Laurel I generally resulted in few housing opportunities for low and moderate households because many municipalities failed to use their powers to zone and provide a realistic opportunity for the provision of affordable housing.

In 1983, the New Jersey Supreme Court decided Mount Laurel II (*Southern Burlington County NAACP v. the Township of Mount Laurel*, 92 N.J. 158, 456 A. 2d 390 (1983)). In the Mount Laurel II decision, the Supreme Court held:

- *The existence of a municipal obligation to provide a realistic opportunity for a fair share of the region's present and prospective low and moderate income housing need, will no longer be determined by whether or not a municipality is 'developing'. The obligation extends, instead, to every municipality, any portion of which is designated by the state, through the SDGP (State Development Guide Plan, currently called the State Development and Redevelopment Plan [SDRP]), as a growth area.*

- *The lower income regional housing need is comprised of both low and moderate income housing. Low income housing need consists of households whose incomes do not exceed 50 percent of the median income of the area with adjustment for family size. Moderate income housing need consists of households whose income does not exceed 80 percent of the median income of the area with adjustment for family size.*

Under the doctrine established by the Supreme Court, a municipality that continued to use its power to zone without consideration of its impact on low and moderate households faced the prospect of loss of that power. Such municipalities faced the prospect of a court ordered rezoning, or the so-called “builder’s remedy.” The essence of the landmark decision, however, was that municipalities should use their zoning powers and other related powers to facilitate, rather than obstruct, the provision of affordable housing.

Fair Housing Act

In 1985, two years after Mount Laurel II, the State adopted the Fair Housing Act and created an administrative alternative to court action in addressing municipal compliance with Mount Laurel II. The Fair Housing Act establishes the Council on Affordable Housing (COAH) as the State agency responsible for identifying housing regions, estimating low and moderate income housing need, and providing regulations that guide municipalities in addressing their obligations. The stated intent of the act was to provide alternatives to the use of the builder's remedy as a method of achieving the provision of affordable housing.

As the State agency responsible for administering the Fair Housing Act, COAH establishes affordable housing guidelines and criteria. COAH estimates the total lower income housing need statewide, organizes the State into housing regions, and allocates a share of the regional housing need to each municipality in the region. COAH also identifies those circumstances where an “adjustment” to a municipality’s fair share is appropriate. Finally, COAH identifies the types of housing activities and programs that will be readily recognized as credits or reductions to the municipal fair share.

Municipal Planning Responsibility

Each municipality is obligated to plan to meet its fair share. The New Jersey Municipal Land Use Law enables a municipality to adopt a zoning ordinance to regulate land use provided that the municipality has also adopted a master plan that includes a land use element and a housing element.

Mandatory Contents of the Housing Element

The essential components of a local housing element, as set forth in N.J.S.A. 52:27D-310, are the following:

- *An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated.*
- *A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.*
- *An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age.*
- *An analysis of the existing and probable future employment characteristics of the municipality.*
- *A determination of the municipality's present and prospective fair share 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.*
- *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.*

In addition, N.J.A.C. 5:94-2.2(b)1-3 requires the following:

- *A projection of the Township's probable future construction of housing for ten years covering the period from January 1, 2004 through January 1, 2014.*
- *An analysis of the existing jobs and employment characteristics of the Township, and a projection of the probable future jobs and employment characteristics of the Township for ten years covering the period from January 1, 2004 through January 1, 2014.*
- *An analysis of how existing zoning or planned changes in zoning provide adequate capacity to accommodate the Township's residential and non-residential growth projections.*

COAH adopted a revised set of substantive rules (N.J.A.C. 5:94-1 et. al.) that became effective on December 20, 2004. COAH's third round rules include a methodology for calculating a municipality's affordable housing obligation, consisting of three components. These include the rehabilitation share, which is a measure of old, overcrowded, deficient housing that is occupied by low and moderate income households, any remaining prior round new construction obligation for the period from 1987 to 1999, and the "growth share" for the period from 1999 to 2014. The growth share links the actual production of affordable housing to municipal development and growth.

COAH calculates that the Township of Lakewood's rehabilitation share is 158 units, and the remaining prior round new construction obligation is zero (0) units. As calculated herein, the Township's growth share obligation is 442 units.

AN ANALYSIS OF DEMOGRAPHIC, HOUSING AND EMPLOYMENT CHARACTERISTICS

As required by N.J.S.A.52:27D-310, all housing elements must contain a discussion of the community's demographic, housing, and economic characteristics. In fulfillment of this requirement, the following sections profile the Township of Lakewood with information obtained from the US Census Bureau, the North Jersey Transportation Planning Authority (NJTPA), and the New Jersey Department of Labor and Workforce Development.

Lakewood's Demographics

The Township of Lakewood had a population of 60,352 at the time of the 2000 US Census. This figure represents a 34.0 percent increase over the 1990 US Census population figure of 45,048. This is significantly more than that of Ocean County, which grew by just 17.9 percent during the same period. Lakewood's growth has been sustained. In the years between 2000 and 2005 the Township has grown by 23.5 percent, a rate that is more than three times faster than the County's. Table H-1, highlights the rates of growth experienced by the Township of Lakewood and Ocean County during the 1990s and beyond.

Table H-1: Population Trends, 1990-2005

	1990	2000	2005	% Change 1990-2000	% Change 2000-2005
Township of Lakewood	45,048	60,352	74,517	34.0	23.5
Ocean County	433,203	510,916	550,447	17.9	7.7

Source: US Census Bureau

As indicated by the NJTPA's population projections for the Township of Lakewood and Ocean County, the population for the Township and the County will continue to grow, reaching populations of 87,690 in Lakewood and 739,300 in the County by 2030. However, the Township contends that the NJTPA projections underestimate Lakewood's growth potential. This contention is supported by the fact that a 2014 population projection of approximately 85,094 is yielded from the residential growth share projection presented herein (Average Household Size of $3.30 \times$ Household Growth Projection of 3,205 + 2005 US Census Population Estimate of 74,517 = 85,094 Residents).

According to 2005 US Census estimates, the Township of Lakewood's population is comprised of 22,567 households, with an average household size of 3.3 members (Table H-2). The median age of the Township's population is 25.8 years, which is much less than that of Ocean County (40.4 years) and the State of New Jersey (38.0 years). With regard to the percentage of population aged 65 years and over, Lakewood had 11.9 percent; the percentage of population aged 65 years and over in Ocean County and the State of New Jersey is 20.2 percent and 12.5 percent, respectively. In addition, the median household income of Lakewood's households is 41,560, which is much less than the respective figures for the State and the County.

Table H-2: Demographic Indicators, 2005

	Number of Households	Average Household Size	Median Age	% of Population ≥ 65 years	Median Household Income
Township of Lakewood	22,567	3.30	25.8	11.9	\$41,560
Ocean County	221,085	2.49	40.4	20.2	\$52,065
New Jersey	3,141,956	2.71	38.0	12.5	\$61,672

Source: US Census Bureau

As shown above, just 11.9 percent of Lakewood's 2005 population was aged 65 years and over. More detailed information regarding the distribution of Lakewood's population among different age cohorts is presented in Table H-3:

Table H-3: Population by Age, 2005

	Number	% of Total
Under 5 Years	9,524	12.8
5 to 9 Years	6,972	9.4
10 to 14 Years	7,424	10.0
15 to 19 Years	5,429	7.3
20 to 24 Years	6,596	8.9
25 to 34 Years	12,182	16.3
35 to 44 Years	7,413	9.9
45 to 54 Years	6,389	8.6
55 to 59 Years	2,173	2.9
60 to 64 Years	1,560	2.1
65 Years and Older	8,855	11.9

Source: US Census Bureau

Lakewood's Housing Stock

The housing stock characteristics in the Township of Lakewood include the number and type of housing units, occupancy/household characteristics, age (the year the structure was built), condition of units, purchase or rental value of units, units affordable to low and moderate income housing, and rate of construction (Table H-4).

Table 4: Housing Characteristics, 2005		
	Number	% of Total
I. Housing Units		
Number of units	24,571	100.0
Occupied Housing Units	22,567	91.8
Vacant Housing Units	2,004	8.2
Number of units (1990)	17,888	100.0
II. Occupancy/Household Characteristics		
Number of Households	22,567	100.0
Persons Per Household	3.30	N/A
Family Households	17,006	75.4
Non-Family Households	5,561	24.6
Householders 65 and over	3,442	15.3
III. Year Structure Built		
2000 or later	3,886	15.8
1990 to 1999	5,049	20.5
1980 to 1989	2,790	11.4
1970 to 1979	4,781	19.5
1960 to 1969	4,160	16.9
1950 to 1959	1,695	6.9
1940 to 1949	1,096	4.5
1939 or earlier	1,114	4.5
IV. Condition of Units		
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	80	0.3
V. Median Value/Rent		
Median Value (Owner Occupied Units)	\$283,400	N/A
Median Rent (Renter Occupied Units)	\$1,031	N/A

Source: US Census Bureau

Lakewood had a total of 24,571 housing units according to the 2005 US Census Bureau estimate. This is an increase of 6,683 units since the 1990 US Census, which reported a total of 17,888 units. Of the total dwellings, 2,004 units were listed as vacant in 2005. In addition, 54.2 percent of the occupied housing units in the Township of Lakewood were owner occupied. With respect to rental housing, 45.8 percent of the Township's housing units were renter occupied.

According to the 2005 US Census estimate, Lakewood had a total of 22,567 households. Of the total number of households 17,006 were family households (75.4 percent) and 5,561 (24.6 percent) were non-family households. A non-family household consists of a householder living alone or where the household shares the home exclusively with people to whom he or she is not related. Householders 65 years of age or older accounted for 3,442 (15.3 percent) of the households in Lakewood.

Approximately 4.5 percent, or 1,114 of the 24,571 housing units in existence in 2005, were built prior to 1939. Between 1940 and 1949, a total of 1,096 units were constructed, which accounts for 4.5 percent of the current housing stock. Between 1950 and 1959, 1,695 housing units or 6.9 percent of the housing stock was constructed. A total of 4,160 (16.9 percent) housing units were constructed between 1960 and 1969, and 4,781 housing units (19.5 percent) were constructed between 1970 and 1979. Between 1980 and 1989, a total of 2,790 housing units (11.4 percent) were constructed, and between 1990 and 1999, a total of 5,049 housing units were built (20.5 percent) were built. Finally, the 2005 US Census Bureau estimate indicates that from 2000, 3,886, or 15.8 percent of the Township's housing units, were constructed.

The Township's rehabilitation share, as calculated by COAH, is 158 units. However, no units lack complete plumbing facilities, and just 0.3% of the occupied units lack complete kitchen facilities. Approximately twelve (12) percent of the occupied housing units report overcrowding conditions (1.01 or more persons per room).

There are a total of 22,567 occupied housing units in Lakewood. With regard to the value of these units, the 2005 US Census Bureau estimate of the median value of the owner occupied housing units in Lakewood was \$283,400. The 2005 median gross monthly rent was \$1,031 for rental housing units in the Township of Lakewood.

With regard to the affordability of these housing units to low and moderate income households, it should be noted that 34.8 percent of the selected monthly owner costs (with a mortgage) are less than 30 percent of the household income (Table H-5). In addition, 31.1 percent of all renters spend less than 30 percent of their household income on their housing. The criterion for housing

affordability is that no more than 30 percent of the gross income should be allocated for housing costs.

Table H-5: Housing Affordability as a Percentage of Household Income

	Number	% of Total
Selected Monthly Owner Costs (with a Mortgage)		
< 20.0%	1,222	17.1
20.0% to 24.9%	612	8.6
25.0% to 29.9%	651	9.1
30.0% to 34.9%	772	10.8
35% or more	3,870	54.3
Not computed	0	0.0
Gross Rent		
< 20.0%	1,120	10.8
20.0% to 24.9%	1,472	14.2
25.0% to 29.9%	630	6.1
30.0% to 34.9%	1,089	10.5
35% or more	5,122	49.5
Not computed	905	8.8

Source: US Census Bureau

Lakewood's Employment Characteristics

At the time of the 2005 US Census Bureau estimate, 27,206, or 36.5 percent, of Lakewood's population aged 16 years old and over was engaged in the labor force. Table H-6 describes the varied activities of this segment of the population.

Table 6: Occupation of Employed Civilian Population Aged 16 and Over, 2005

	Number	% of Total
Management, Professional, and Related	7,381	27.1
Service	4,667	17.2
Sales and Office	7,083	26.0
Farming, Fishing, and Forestry	52	0.2
Construction, Extraction, and Maintenance	3,754	13.8
Production, Transportation, and Material Moving	4,269	15.7

Source: US Census Bureau

The two largest occupational groups within the civilian labor force in 2000 were Management, Professional, and Related Occupations, and Sales and Office Occupations. With regard to the income earned by Lakewood's households for activity in these and other occupational groups (Table H-7).

Table 7: Household Income, in 2005 Inflation-Adjusted Dollars

	Number	% of Total
Less than \$10,000	2,373	10.5
\$10,000 to \$14,999	1,977	8.8
\$15,000 to \$24,999	3,123	13.8
\$25,000 to \$34,999	1,942	8.6
\$35,000 to \$49,999	3,406	15.1
\$50,000 to \$74,999	4,918	21.8
\$75,000 to \$99,999	2,341	10.4
\$100,000 to \$149,999	1,399	6.2
\$150,000 to \$199,999	522	2.3
\$200,000 or More	566	2.5
Median Household Income (Dollars)	\$41,560	N/A

Source: US Census Bureau

Per Capita Income within the Township in 2000 was \$16,230 while the median household income was \$41,560. A total of 7,473 households reported income of less than \$25,000, or 33.1 percent of the households. A total of 1,942 households reported income between \$25,000 and \$34,999, or 8.6 percent of the households. A total of 3,406 households reported income between \$35,000 and \$49,999, or 15.1 percent. A total of 4,918 households reported income between \$50,000 and \$74,999, or 21.8 percent. Finally, a total of 2,341 households reported income between \$75,000 and \$99,999, and 2,487 households, or 11.0 percent, reported income of \$100,000 or more.

With regard to growth in employment in Lakewood, the NJTPA projects that there will be 29,690 jobs in Lakewood in 2015, an 8.3 percent increase over the number of jobs estimated for the year 2005. These projections will be employed later in this report for the calculation of Lakewood's nonresidential growth share obligation.

GROWTH SHARE PROJECTION

COAH's Third Round Substantive Rules introduce the concept of a growth share projection. COAH has applied this concept so as to require municipalities to bear a responsibility for affordable housing in the third cycle based upon the residential and nonresidential growth that has taken place or will take place from January 1, 2004 to January 1, 2014. More specifically, for every eight (8) market-rate residential units constructed during this 10 year period, the municipality is obligated to provide for one (1) unit that is affordable to low and moderate income households. In addition, every 25 jobs created within the municipality during this 10 year

period necessitates the provision of one (1) additional unit of low to moderate income housing.

Growth Share Projection: Detail

In order to calculate the Township's Growth Share Projection, historical data on the number of residential and non-residential certificates of occupancy (COs) and demolition permits issued within the Township during the last decade was obtained from the Department of Community Affairs, Division of Codes and Standards. Tables GS-1 and GS-2 display the historical data compiled by T&M.

Table GS-1: Residential Certificates of Occupancy (COs) and Demolition Permits Issued

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
COs	N/A	169	699	493	601	415	248	338	206	445	669
DEMs	N/A	8	8	15	19	27	30	26	35	45	62

Source: DCA, Division of Codes and Standards

**Table GS-2: Non-residential Certificates of Occupancy (COs)
and Demolition Permits Issued (Square Feet by Use Group)**

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Group B											
COs	N/A	0	40,526	1,500	5,220	26,049	8,423	38,479	11,306	55,596	135,811
DEMs	N/A	0	0	0	0	0	0	0	0	0	0
Group M											
COs	N/A	0	0	0	0	0	0	0	0	7,178	3,850
DEMs	N/A	0	0	0	0	0	0	0	0	0	0
Group F											
COs	N/A	0	0	219,286	0	0	61,877	0	67,792	16,690	64,992
DEMs	N/A	0	0	0	0	0	0	0	0	0	0
Group S											
COs	N/A	30,700	64,672	62,774	99,700	146,075	75,361	81,200	99,719	190,722	303,520
DEMs	N/A	0	0	0	0	0	0	0	0	0	0
Group H											
COs	N/A	0	0	0	0	0	0	0	0	0	0
DEMs	N/A	0	0	0	0	0	0	0	0	0	0
Group A1											
COs	N/A	0	1,847	0	1,830	0	0	0	0	0	0
DEMs	N/A	0	0	0	0	0	0	0	0	0	0
Group A2-A4											
COs	N/A	11,639	8,000	11,554	25,720	0	0	10,900	8,412	16,828	49,896
DEMs	N/A	0	0	0	0	0	0	0	0	0	0
Group E											
COs	N/A	123	9,762	0	35,909	985	3,154	18,696	106,728	3,260	18,526
DEMs	N/A	0	0	0	0	0	0	0	0	0	0
Group I											
COs	N/A	0	0	1,659	25,670	0	0	0	0	0	52,366
DEMs	N/A	0	0	0	0	0	0	0	0	0	0
Group R1											
COs	N/A	0	0	0	0	0	0	0	0	0	0
DEMs	N/A	0	0	0	0	0	0	0	0	0	0

Source: DCA, Division of Codes and Standards

In addition, the calculation of the Growth Share Projection also requires an estimate of the future residential and nonresidential development that is anticipated to occur within the Township from 2005 to 2013. Tables GS-3 and GS-4 provide detail of the anticipated development for the period from 2006 to 2013.

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Township of Lakewood Master Plan

Table GS-3: Anticipated Residential Development (Number)

	2006	2007	2008	2009	2010	2011	2012	2013	Total
Approved Applications									
Bauman	0	0	2	0	0	0	0	0	2
1368 River Street, LLC	0	14	14	0	0	0	0	0	28
Cal Wei, LLC	0	0	36	36	0	0	0	0	72
Friedman	1	0	0	0	0	0	0	0	1
Heyman	1	0	0	0	0	0	0	0	1
Fourth and Forest	0	9	0	0	0	0	0	0	9
Jonora	0	2	0	0	0	0	0	0	2
Vermont Avenue	0	0	7	7	0	0	0	0	14
Rosen	0	1	0	0	0	0	0	0	1
Ehrman	0	0	2	0	0	0	0	0	2
Shreiber	1	0	0	0	0	0	0	0	1
Schorr	1	0	0	0	0	0	0	0	1
Eisen	1	0	0	0	0	0	0	0	1
MTR Ventures	0	2	1	0	0	0	0	0	3
MAZ East Coast Division	0	3	3	0	0	0	0	0	6
Parnes	0	2	0	0	0	0	0	0	2
Parnes	1	1	0	0	0	0	0	0	2
SRS Ventures, LLC	0	2	3	3	0	0	0	0	8
MTR Ventures	0	1	0	0	0	0	0	0	1
Lakewood Equities	0	0	22	22	22	0	0	0	66
Manheim	0	1	0	0	0	0	0	0	1
Phillip	0	2	0	0	0	0	0	0	2
Weinreb & Berger	0	2	0	0	0	0	0	0	2
Herzog	0	2	0	0	0	0	0	0	2
NJ Hand	0	0	86	90	90	90	90	0	446
Peker	0	2	0	0	0	0	0	0	2
Clark	0	1	0	0	0	0	0	0	1
Gutterman	0	1	0	0	0	0	0	0	1
Uman Holdings, LLC	0	0	15	8	0	0	0	0	23
Orshitzer	0	1	0	0	0	0	0	0	1
Bodek	0	0	2	0	0	0	0	0	2
Gwei, LLC	0	0	14	15	0	0	0	0	29
Kanarek	0	0	2	0	0	0	0	0	2
Aryeh	0	1	0	0	0	0	0	0	1
Schwartz	0	2	0	0	0	0	0	0	2
Feinroth	0	2	0	0	0	0	0	0	2
Lankry	0	0	3	0	0	0	0	0	3
Oppen	0	1	0	0	0	0	0	0	1
Yomah, Inc.	0	2	0	0	0	0	0	0	2
MLJR, LLC	9	0	0	0	0	0	0	0	9
Congregation Bnei Mosche	3	0	0	0	0	0	0	0	3
Gutterman	2	0	0	0	0	0	0	0	2
Hanson	1	0	0	0	0	0	0	0	1
Rozansky	2	0	0	0	0	0	0	0	2
JWEI Associates, Inc.	0	13	13	13	0	0	0	0	39
Regency Row, LLC	5	0	0	0	0	0	0	0	5

DRAFT Housing Plan Element and Fair Share Plan
Township of Lakewood Master Plan

Table GS-3: Anticipated Residential Development (Number)

	2006	2007	2008	2009	2010	2011	2012	2013	Total
Kanarek and Lebovics	0	11	0	0	0	0	0	0	11
Rozsansky	0	2	0	0	0	0	0	0	2
Halpern	0	1	0	0	0	0	0	0	1
Shaharabany	1	0	0	0	0	0	0	0	1
Yellow Brick Capital	2	0	0	0	0	0	0	0	2
Munk	0	2	0	0	0	0	0	0	2
Bandman	1	0	0	0	0	0	0	0	1
MTR Ventures	3	0	0	0	0	0	0	0	3
Katz	1	0	0	0	0	0	0	0	1
Liebb	0	1	0	0	0	0	0	0	1
Bauman	0	2	0	0	0	0	0	0	2
B&B Developers	0	10	16	16	0	0	0	0	42
LWI Enterprises, LLC	0	8	8	0	0	0	0	0	16
Ronny Holder	1	0	0	0	0	0	0	0	1
Shlomo Kanarek	0	10	0	0	0	0	0	0	10
1468 Towers Street, LLC	0	3	0	0	0	0	0	0	3
JDHK Lakewood Associates	36	36	36	36	0	0	0	0	144
Massachusetts Property	42	0	0	0	0	0	0	0	42
Tashbar of Lakewood, Tuscany I	0	0	0	0	13	0	0	0	13
Tashbar of Lakewood, Tuscany II	0	0	0	0	14	14	0	0	28
319 Lincoln, LLC	29	0	0	0	0	0	0	0	29
Pol Wei, Inc.	0	27	34	33	0	0	0	0	94
Somerset Development, LLC (Pine River Village)	0	0	20	40	40	40	40	0	180
SGSSA, LLC	11	0	0	0	0	0	0	0	11
Majestic Investments	5	0	0	0	0	0	0	0	5
Somerset Development, LLC (Pine Street and Vine Avenue)	0	0	14	14	0	0	0	0	28
Congregation Sons of Israel	0	5	0	0	0	0	0	0	5
Kurteev	1	0	0	0	0	0	0	0	1
Route 88 Properties	0	12	12	0	0	0	0	0	24
Skora	1	0	0	0	0	0	0	0	1
Somerset Development, LLC (Massachusetts Avenue)	0	0	18	18	0	0	0	0	36
Meyer	0	1	0	0	0	0	0	0	1
Fisher	1	0	0	0	0	0	0	0	1
Ormont Developers	0	4	0	0	0	0	0	0	4
Rottenberg	1	0	0	0	0	0	0	0	1
Flannery	0	2	0	0	0	0	0	0	2
Danziger	1	0	0	0	0	0	0	0	1
Gluck	1	0	0	0	0	0	0	0	1
Sterling Developers	0	6	6	0	0	0	0	0	12
Deutsch	0	2	0	0	0	0	0	0	2
Mizrahi	0	1	0	0	0	0	0	0	1
Eisemann	1	0	0	0	0	0	0	0	1
Jonora	1	0	0	0	0	0	0	0	1
Whiting Pines	1	0	0	0	0	0	0	0	1
Meyer	1	0	0	0	0	0	0	0	1
Godin	1	0	0	0	0	0	0	0	1

DRAFT Housing Plan Element and Fair Share Plan
Township of Lakewood Master Plan

Table GS-3: Anticipated Residential Development (Number)

	2006	2007	2008	2009	2010	2011	2012	2013	Total
Frankel	1	0	0	0	0	0	0	0	1
Knobel	1	0	0	0	0	0	0	0	1
Kuperwasser	1	0	0	0	0	0	0	0	1
Weinstein	1	0	0	0	0	0	0	0	1
Flannery	1	0	0	0	0	0	0	0	1
Fisher	2	0	0	0	0	0	0	0	2
Yomah, Inc.	1	0	0	0	0	0	0	0	1
Rottenberg	1	0	0	0	0	0	0	0	1
Ginsberg	0	5	0	0	0	0	0	0	5
Ormont Developers	0	6	0	0	0	0	0	0	6
Mark Properties	1	0	0	0	0	0	0	0	1
Gross	2	0	0	0	0	0	0	0	2
Fifth and Park Associates	0	4	0	0	0	0	0	0	4
Bloch	1	0	0	0	0	0	0	0	1
Bnos Yisroel School for Girls	2	0	0	0	0	0	0	0	2
Kaluszyner	2	0	0	0	0	0	0	0	2
415 First Street Realty	0	4	0	0	0	0	0	0	4
Faraday Estates	0	0	0	9	9	0	0	0	18
Lakeview Place	37	0	0	0	0	0	0	0	37
Anticipated and Pending Applications									
Cohen	0	0	2	0	0	0	0	0	2
Herzog and Herzog	0	6	0	0	0	0	0	0	6
Vorhand (Amended by Majestic Contracting, LLC)	0	0	5	12	0	0	0	0	17
Lakewood Affordable Housing Corporation	0	0	0	26	26	26	27	0	105
Deutsch	0	0	4	0	0	0	0	0	4
Harvard Street Development	0	2	3	0	0	0	0	0	5
Ralph Clayton and Sons	0	0	0	12	12	12	6	0	42
319 Prospect Street, LLC	0	0	18	18	17	0	0	0	53
Werbler	0	0	15	15	15	15	14	0	74
Mendelwitz	0	7	0	0	0	0	0	0	7
Rye Oaks, LLC	0	0	15	15	10	0	0	0	40
Bauman	0	2	0	0	0	0	0	0	2
Bursztyn (Batim Management)	0	0	4	0	0	0	0	0	4
Samuel Z. Brown Law	0	0	19	19	0	0	0	0	38
Teen Center for Education and Opportunity	0	4	0	0	0	0	0	0	4
Goldberg	0	1	0	0	0	0	0	0	1
Singer	0	2	0	0	0	0	0	0	2
Weinberg	0	1	0	0	0	0	0	0	1
Seymour Investments, LLC	0	0	0	14	20	20	20	0	74
Mareille Aryeh, LLC	0	0	4	0	0	0	0	0	4
Kurteev	0	1	0	0	0	0	0	0	1
Homes for All, Inc.	0	0	0	15	15	15	13	0	58
Aryeh	0	2	0	0	0	0	0	0	2
Herzog	0	2	0	0	0	0	0	0	2
Kotler	0	0	1	0	0	0	0	0	1
H&C Development	0	0	0	15	0	0	0	0	15

DRAFT Housing Plan Element and Fair Share Plan
Township of Lakewood Master Plan

Table GS-3: Anticipated Residential Development (Number)

	2006	2007	2008	2009	2010	2011	2012	2013	Total
Schlesinger	0	0	0	0	5	0	0	0	5
Total Gross COs	225	265	479	521	308	232	210	0	2,240
Approved Demolitions									
Bauman	0	1	0	0	0	0	0	0	1
1368 River Street, LLC	0	1	0	0	0	0	0	0	1
Cal Wei, LLC	0	2	0	0	0	0	0	0	2
Jonora	1	0	0	0	0	0	0	0	1
Vermont Avenue	0	0	2	0	0	0	0	0	2
Ehrman	0	1	0	0	0	0	0	0	1
MTR Ventures	1	0	0	0	0	0	0	0	1
Parnes	1	0	0	0	0	0	0	0	1
SRS Ventures, LLC	1	0	0	0	0	0	0	0	1
Clifton Redevelopment	0	1	0	0	0	0	0	0	1
Phillip	0	1	0	0	0	0	0	0	1
Weinreb & Berger	0	1	0	0	0	0	0	0	1
Peker	0	2	0	0	0	0	0	0	2
Bodek	0	1	0	0	0	0	0	0	1
Kanarek	0	1	0	0	0	0	0	0	1
401 Madison, LLC	0	1	0	0	0	0	0	0	1
Schwartz	0	1	0	0	0	0	0	0	1
Lankry	0	1	0	0	0	0	0	0	1
Yomah, Inc.	0	1	0	0	0	0	0	0	1
MLJR, LLC	2	0	0	0	0	0	0	0	2
Congregation Bnei Mosche	1	0	0	0	0	0	0	0	1
Guterman	1	0	0	0	0	0	0	0	1
Rozansky	1	0	0	0	0	0	0	0	1
JWEI Associates, Inc.	0	1	0	0	0	0	0	0	1
Regency Row, LLC	1		0	0	0	0	0	0	1
Kanarek and Lebovics	0	4	0	0	0	0	0	0	4
Bais Pinchos	1	0	0	0	0	0	0	0	1
Rozsansky	0	2	0	0	0	0	0	0	2
Congregation Ahvaas Chesed	0	2	0	0	0	0	0	0	2
Munk	0	1	0	0	0	0	0	0	1
Bauman	0	1	0	0	0	0	0	0	1
1468 Towers Street, LLC	1	0	0	0	0	0	0	0	1
Anticipated and Pending Demolitions									
Cohen	0	0	1	0	0	0	0	0	1
Vorhand (Amended by Majestic Contracting, LLC)	0	1	0	0	0	0	0	0	1
Deutsch	0	3	0	0	0	0	0	0	3
Harvard Street Development	0	3	0	0	0	0	0	0	3
Ralph Clayton and Sons	0	0	3	0	0	0	0	0	3
Werbler	0	1	0	0	0	0	0	0	1
Mendelwitz	0	1	0	0	0	0	0	0	1
Rye Oaks, LLC	0	1	0	0	0	0	0	0	1
Bauman	0	1	0	0	0	0	0	0	1
Bursztyn (Batim Management, LLC)	0	1	0	0	0	0	0	0	1
Samuel Z. Brown Law	0	4	0	0	0	0	0	0	4

DRAFT Housing Plan Element and Fair Share Plan

Township of Lakewood Master Plan

Table GS-3: Anticipated Residential Development (Number)

	2006	2007	2008	2009	2010	2011	2012	2013	Total
The Teen Center for Education and Opportunity	0	2	0	0	0	0	0	0	2
Singer	0	1	0	0	0	0	0	0	1
Seymour Investments, LLC	0	0	0	1	0	0	0	0	1
Mareille Aryeh, LLC	0	1	0	0	0	0	0	0	1
Aryeh	0	1	0	0	0	0	0	0	1
Herzog	0	1	0	0	0	0	0	0	1
Condor Jackson	0	0	1	0	0	0	0	0	1
Kotler	0	0	1	0	0	0	0	0	1
H&C Development	0	0	0	1	0	0	0	0	1
Schlesinger	0	0	0	1	0	0	0	0	1
Net Development	213	216	471	518	308	232	210	0	2168

Source: Lakewood Township Planning and Zoning Boards

DRAFT Housing Plan Element and Fair Share Plan
Township of Lakewood Master Plan

Table GS-4: Anticipated Nonresidential Development (Sq. Ft.)

	2006	2007	2008	2009	2010	2011	2012	2013	Total
Use Group B (Office)									
Iorio Construction	0	0	530	0	0	0	0	0	530
DW Smith	0	6,330	0	0	0	0	0	0	6,330
Colonial Auto Mall, Inc.	0	552	0	0	0	0	0	0	552
Township of Lakewood (Public Works Complex)	0	0	22,100	0	0	0	0	0	22,100
Trebelo	0	2,120	0	0	0	0	0	0	2,120
Bnos Yisroel	1,736	0	0	0	0	0	0	0	1,736
Clifton Redevelopment	0	0	11,700	0	0	0	0	0	11,700
216 River Avenue Associates	2,135	0	0	0	0	0	0	0	2,135
Lakewood Fire Commission	0	300	0	0	0	0	0	0	300
Commerce Bank, NA	0	4,101	0	0	0	0	0	0	4,101
Commerce Bank, NA	0	(8,900)	0	0	0	0	0	0	(8,900)
Prospect Business Park II	0	0	47,056	0	0	0	0	0	47,056
401 Madison, LLC	0	8,568	0	0	0	0	0	0	8,568
Jackson Office Complex, LLC	0	0	14,000	0	0	0	0	0	14,000
Best Buy Liquors (Office Space)	1,850	0	0	0	0	0	0	0	1,850
Georgian Court University (Residence to Office, Addition)	2,491	0	0	0	0	0	0	0	2,491
Tal	0	(1,809)	9,970	0	0	0	0	0	8,161
Somerset Development	0	40,000	40,000	40,000	0	0	0	0	120,000
1161 Route 9, LLC (Pending)	0	7,366	0	0	0	0	0	0	7,366
212 Second Street Holdings, LLC (Pending)	0	0	0	43,461	0	0	0	0	43,461
Kukal	4,440	0	0	0	0	0	0	0	4,440
Condor Jackson (Pending)	0	0	0	7,314	0	0	0	0	7,314
Net Use Group B (Office)	12,652	58,628	145,356	90,775	0	0	0	0	307,411
Use Group M (Mercantile)									
1368 River Street, LLC (DEMO)	0	(2,134)	0	0	0	0	0	0	(2,134)
Lakewood Plaza, Inc.	0	3,900	0	0	0	0	0	0	3,900
Trebelo	0	1,072	0	0	0	0	0	0	1,072
Clifton Redevelopment	0	0	5,850	0	0	0	0	0	5,850
Jackson Office Complex, LLC	0	0	14,000	0	0	0	0	0	14,000
Stratford Holdings, LLC	3,080	0	0	0	0	0	0	0	3,080
Schlomo Meyer	5,464	0	0	0	0	0	0	0	5,464
Eyewear Unlimited	0	1,600	0	0	0	0	0	0	1,600
Rye Oaks, LLC (Pending)	0	0	0	0	2,880	0	0	0	2,880
Byr Company, LLC (Pending)	0	6,820	0	0	0	0	0	0	6,820
Net Use Group M (Mercantile)	8,544	11,258	19,850	0	2,880	0	0	0	42,532
Use Group F (Factory)									
1368 River Street, LLC (DEMO)	0	(1,788)	0	0	0	0	0	0	(1,788)
County of Ocean	0	26,000	0	0	0	0	0	0	26,000
Stamos & Sommers	0	115,125	115,125	0	0	0	0	0	230,250
Excel Corporate Park II, LLC	0	(7,150)	0	0	0	0	0	0	(7,150)
Net Use Group F (Factory)	0	132,187	115,125	0	0	0	0	0	247,312

DRAFT Housing Plan Element and Fair Share Plan
Township of Lakewood Master Plan

Table GS-4: Anticipated Nonresidential Development (Sq. Ft.)

	2006	2007	2008	2009	2010	2011	2012	2013	Total
Use Group S (Storage)									
Bradco Supply Corp.	11,200	0	0	0	0	0	0	0	11,200
Lakewood Associates	6,019	0	0	0	0	0	0	0	6,019
175 North Oberlin Associates	14,300	0	0	0	0	0	0	0	14,300
Iorio Construction	0	0	51,736	0	0	0	0	0	51,736
Colonial Auto Mall, Inc.	0	2,400	0	0	0	0	0	0	2,400
Township of Lakewood (Public Works Complex)	0	0	126,850	0	0	0	0	0	126,850
Lakewood Township Airport	0	0	(13,300)	0	0	0	0	0	(13,300)
Lakewood Township Airport	0	0	0	128,450	128,450	0	0	0	256,900
Prospect Business Park II	0	0	0	0	47,056	0	0	0	47,056
Excel Corporate Park II, LLC	0	0	74,448	0	0	0	0	0	74,448
B&B Developers	0	(18,450)	(18,450)	0	0	0	0	0	(36,900)
Prospect Business Park III (Pending)	0	25,025	0	0	0	0	0	0	25,025
212 Second Street Holdings, LLC (Pending)	0	0	(3,836)	0	0	0	0	0	(3,836)
Net Use Group S (Storage)	31,519	8,975	217,449	128,450	175,506	0	0	0	561,899
Use Group A2-A4 (Assembly)									
Lakewood Equities	0	(65,000)	0	0	0	0	0	0	(65,000)
Lakewood Township Airport	0	0	7,200	0	0	0	0	0	7,200
Commerce Bank, NA	0	(4,349)	0	0	0	0	0	0	(4,349)
Special Children Activity Center	0	0	8,850	0	0	0	0	0	8,850
Garden State Hotel (Restaurants)	0	0	0	11,857	0	0	0	0	11,857
Net Use Group A2-A4 (Assembly)	0	(69,349)	16,050	11,857	0	0	0	0	(41,442)
Use Group E (Education)									
Yeshivat Keter Torah	9,975	0	0	0	0	0	0	0	9,975
River Equities, LLC	0	2,680	0	0	0	0	0	0	2,680
Bais Rivka Rochel	4,800	0	0	0	0	0	0	0	4,800
Bais Tova, Inc.	31,787	31,787	0	0	0	0	0	0	63,574
Bais Pinchos	9,000	0	0	0	0	0	0	0	9,000
Cong. Ahvaas Chesed (School)	0	16,000	0	0	0	0	0	0	16,000
Brook Hill Shul, Inc	4,753	0	0	0	0	0	0	0	4,753
The Teen Center for Education and Opportunity (Pending)	0	0	27,700	0	0	0	0	0	27,700
Net Use Group E (Education)	60,315	50,467	27,700	0	0	0	0	0	138,482
Use Group I (Institutional)									
Harrogate, Inc. (Pending)	0	0	0	54,000	0	0	0	0	54,000
Net Use Group I (Institutional)	0	0	0	54,000	0	0	0	0	54,000
Use Group R1 (Hotel/Motel)									
Garden State Hotel	0	0	75,028	0	0	0	0	0	75,028
Net Use Group R1 (Hotel/Motel)	0	0	75,028	0	0	0	0	0	75,028

Source: Lakewood Township Planning and Zoning Boards

DRAFT Housing Plan Element and Fair Share Plan

Township of Lakewood Master Plan

To project the Township's growth share, the historical data from 2004 and 2005 is paired with the information on anticipated development for the period from 2006 to 2013 shown above. For residential development, the sum of all development is divided by eight (8) to reach a Growth Share Obligation. For nonresidential development, the total net square footage is converted to jobs by means of multipliers developed by COAH (detailed in Appendix E of N.J.A.C. 5:94 and incorporated into the analysis herein) and then divided by 25 to reach a Growth Share Obligation. Tables GS-5 and G-6 detail the calculation of the Growth Share Obligation generated by residential and non-residential development.

Table GS-5: Residential Growth Share Projection

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Anticipated Units	N/A	N/A	225	265	479	521	308	232	210	0	2,240
2004 and 2005 Units	445	669	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,114
Demolished Units	45	62	12	27	3	0	0	0	0	0	149
Exclusions¹	0	0	0	0	86	131	131	131	130	0	609
Final Net Units	400	607	213	238	390	390	177	101	80	0	2,596
Affordable Units (Net/8)	50.0	75.9	26.6	29.8	48.8	48.8	22.1	12.6	10.0	0.0	324.5

Note: Normal rounding errors may be present. Totals are most accurate.

Table GS-6: Non-residential Growth Share Projection

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Net Anticipated Jobs											
Use Group: B	167	407	38	176	436	272	0	0	0	0	1,496
Use Group: M	7	4	9	11	20	0	3	0	0	0	54
Use Group: F	33	130	0	264	230	0	0	0	0	0	658
Use Group: S	38	61	6	2	43	26	35	0	0	0	211
Use Group: H	0	0	0	0	0	0	0	0	0	0	0
Use Group: A1	0	0	0	0	0	0	0	0	0	0	0
Use Group: A2 to A4	50	150	0	-208	48	36	0	0	0	0	76
Use Group: E	3	19	60	50	28	0	0	0	0	0	160
Use Group: I	0	105	0	0	0	108	0	0	0	0	213
Use Group: R1	0	0	0	0	60	0	0	0	0	0	60
Total Net Jobs	299	875	113	296	866	442	38	0	0	0	2,928
Affordable Units from Jobs (Total Net Jobs/25)	12.0	35.0	4.5	11.8	34.6	17.7	1.5	0.0	0.0	0.0	117.1

Note: Normal rounding errors may be present. Totals are most accurate.

¹ According to N.J.A.C. 5:94-2.4(a)3, affordable units shall be excluded from the projected residential growth for the purposes of projecting the growth share. Accordingly, 446 units have been excluded from the "NJ Hand" site, 105 units have been excluded from the "Lakewood Affordable Housing Corporation" site, and 58 units have been excluded from the "Homes for All" site.

Based upon the above, the total combined Growth Share Obligation is then 442 units of affordable housing ($324.5 + 117.1 = 441.6 \rightarrow 442$). The residential component of this projection consists of 325 units and the nonresidential component consists of 117 units (Table GS-7).

Table GS-7: Summarized Growth Share Projection (Units Affordable)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Components											
Residential	50.0	75.9	26.6	29.8	48.8	48.8	22.1	12.6	10.0	0.0	324.5
Non-Residential	12.0	35.0	4.5	11.8	34.6	17.7	1.5	0.0	0.0	0.0	117.1
Total	62.0	110.9	31.2	41.6	83.4	66.4	23.6	12.6	10.0	0.0	441.6

Note: Normal rounding errors may be present. Totals are most accurate.

Growth Share Projection: Presumption of Validity

In accordance with COAH regulations, T&M has calculated the Household and Employment Growth Projections with projections from the North Jersey Transportation Planning Authority. NJTPA's projections are outlined as follows (Tables GS-8 and GS-9):

Table GS-8: NJTPA Household Growth Projection

2015 NJTPA Households	-	2005 NJTPA Households	=	Household Change
23,980	-	22,110	=	1,870

Table GS-9: NJTPA Employment Growth Projection

2015 NJTPA Employment	-	2005 NJTPA Employment	=	Employment Change
29,690	-	27,410	=	2,280

The total number of new households projected in the calculation of Lakewood's Growth Share obligation is 3,205, which is 1,335 households more than the household growth projection derived from NJTPA data. In addition, the total number of new jobs (employment) projected in the calculation of Lakewood's Growth Share obligation is 2,928, or 648 jobs more than the employment growth projection derived from NJTPA data. Consequently, both the residential and nonresidential components of the growth share projection will, according to COAH standards, enjoy a presumption of validity.

Growth Share Projection: Potential to Accommodate Projected Growth

The Township of Lakewood is a growing community with a significant potential for both new and infill development and redevelopment initiatives. All of the projects that have been included in this growth share projection have been approved by the planning or zoning boards of the Township of Lakewood, or are currently under review by these boards. It is, therefore, anticipated that the Township's current zone plan will provide adequate capacity for projected growth.

FAIR SHARE PLAN

Components of the Fair Share

COAH's Cycle III regulations call for the establishment of fair share responsibilities based upon three components: (1) the rehabilitation component; (2) the recalibrated Cycle I/Cycle II new construction component; and (3) the growth share component.

In accordance with COAH's methodology, the rehabilitation component represents the number of deteriorated units that are occupied by low or moderate households based upon the 2000 Census. In the case of Lakewood, COAH has assigned the Township a rehabilitation 158 units.

The Cycle I and II new construction component represents the new construction component that COAH assigned in 1994 pursuant to its Cycle II regulations, which COAH has recalculated based upon the 2000 Census. In the case of Lakewood, COAH has assigned the Township a Cycle I and II new construction obligation of zero (0) units.

As to the growth share component, COAH's third round substantive rules state that for every eight market-rate residential units projected to be constructed between January 1, 2004 and January 1, 2014, a municipality is obligated to provide one affordable unit. In addition, a municipality is obligated to provide one affordable unit for every 25 newly created jobs in this 10-year period, as measured by nonresidential construction. Thus, the Township has a responsibility to create a realistic opportunity for the development of 442 units to address its Cycle III growth share responsibility.

Cycle I/Cycle II Responsibilities

As noted, COAH has recalculated the Township's new Cycle I and II new construction component to be zero (0) units (Appendix C of N.J.A.C. 5:94.). Therefore, the Township has no Cycle I and II new construction responsibilities.

Rehabilitation Obligation

The Township of Lakewood has an ongoing Housing Rehabilitation Program, which provides income-eligible residents with grants of up to \$25,000 for assistance with new heating systems, window upgrades, roof replacement, and other health and safety improvements. This program is funded through Community Development Block Grant (CDBG) monies from the United States Department of Human and Urban Development (HUD), and administered by the Township's contractor, REHABCO, Inc.

Since April 1, 2000, a total of 30-units have been rehabilitated through the Township's Housing Rehabilitation Program. The Township will continue to rehabilitate units to meet or exceed its 158-unit rehabilitation obligation.

Table FS-1 summarizes the Township's compliance with its rehabilitation obligation as follows:

Table FS-1: Summary of Rehabilitation Obligation Compliance

Rehabilitation Obligation	
Rehabilitation Obligation	158
Rehabilitation Obligation Compliance	
Rehabilitated from April 1, 2000 through 2006	30
To be Rehabilitated through Township Housing Rehabilitation Program	128
Total Credits Provided	158
Total Credits Required	158
Surplus Resulting from Excess Credits	0

Cycle III Responsibilities

As noted, the Township has calculated a growth share responsibility of 442 affordable units. Pursuant to applicable COAH regulations, at least 25 percent or 111 units of these units must be rental units in accordance with N.J.A.C. 5:94-4.20. In addition, no more than 50 percent of the growth share responsibility or 221 units addressed within Lakewood may be age-restricted units.

The Township strategy to meet the projected obligation includes the application of credits for existing affordable housing units, as well as the receipt of bonus credits for family rental units in excess of the 111-unit rental obligation. Table FS-2 summarizes the manner in which the Township will address and, in fact, exceed its growth share responsibilities:

Table FS-2: Summary of Growth Share Compliance

Growth Share Obligation	
Growth Share	442
Growth Share Compliance	
Macedonia Senior Housing (Sr. Rental; Ocean, Inc.; John St.)	50
Peter Ward Towers (Sr. Rental; LHA; 100 Woehr Ave.)	62
Lulu Duffy Senior Apts. (Sr. Rental; LHA; E. 4 th St. & Sampson St.)	38
John J. Currey Apts. (Sr. Rental; LHA; East 4 th St.)	106
Eleanor Levovitz Senior Apts. (Sr. Rental; 500 Clifton Ave.)	151
Leisure Park (Sr. Rental; 1400 Route 70)	44
Cerebral Palsy of Monmouth and Ocean (Disabled Rental; Prospect St.)	14
JFK Apts. (Family Rental; LHA; Clover Ave. and Cedarbridge Ave.)	62
Main Street Apts. (Family Rental; 314 Main Street)	6
Lakewood Tenants Organization (Family Rental; Scattered Sites)	81
Royal Timbers (Family Rental; Center Street)	104
Forest Park (Family Sale; Low Income; Forest Park Circle)	24
Forest Park (Family Sale; Moderate Income; Forest Park Circle)	49
HOME Duplex (Family Sale; Congress St.)	2
HOME Construction (Family Sale; Laurel Ave.)	4
Special Needs Housing (Special Needs; Jay Street)	10
Rental Bonus Credit for Family Rentals in Excess of Rental Requirement	142
Total Credits Provided	949
Total Credits Required	442
Surplus Resulting from Excess Credits	507

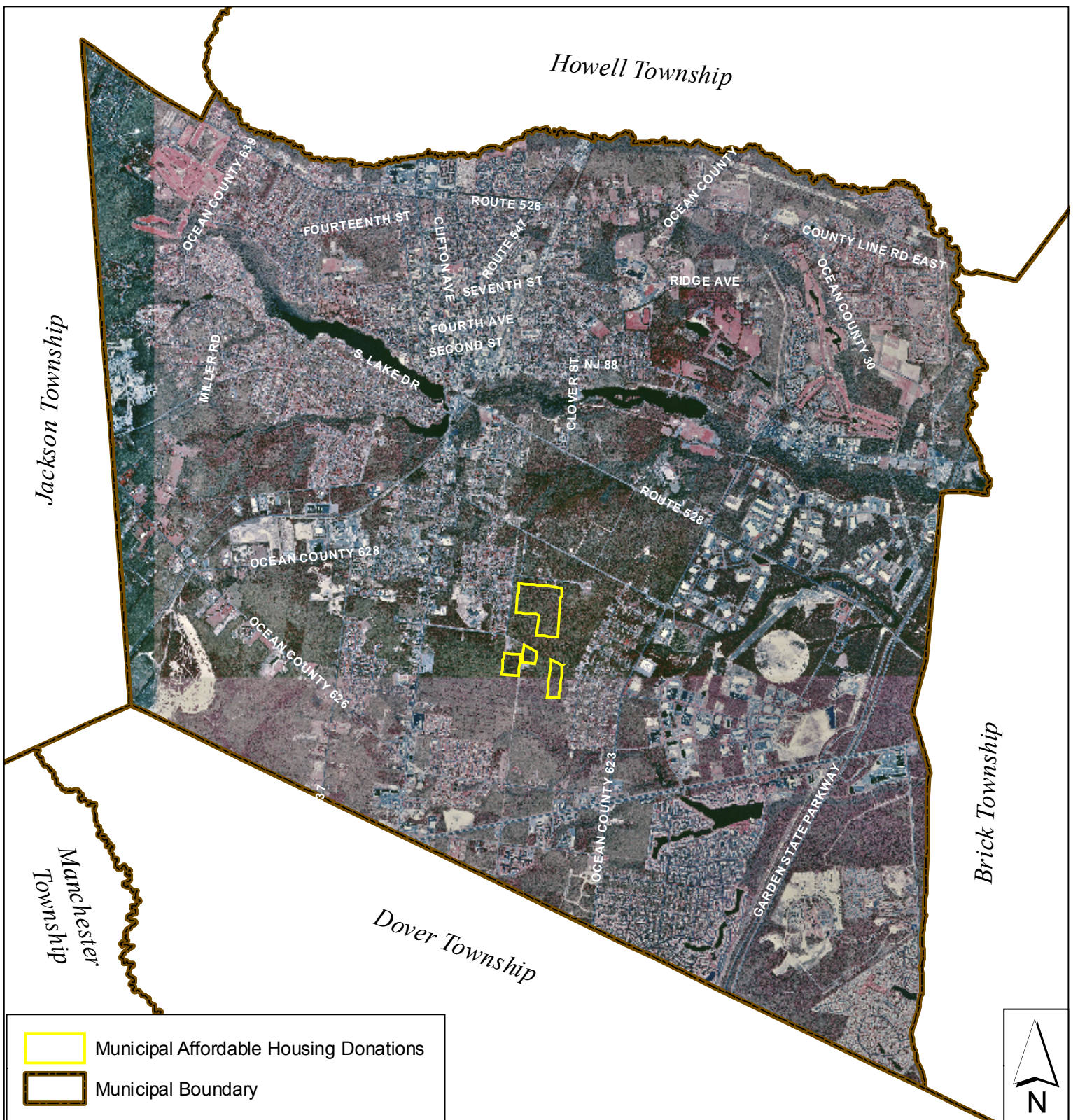
Regional Contribution Agreements

To address the Township's affordable housing needs, Lakewood set aside 63 acres for the construction of approximately 600 new affordable two, three and four bedroom units by three non-profit housing developers, including STEPS, NJ Hand, and the Lakewood Affordable Housing Corporation. The Township will be receiving RCA monies from the Township of Ocean, Ocean County and Manalapan, Monmouth County to these units. The proposed affordable housing is situated in a proposed core that incorporates a variety of housing types, schools, retail satellite areas, and recreation.

Currently the Township has secured the following RCA monies for affordable housing units:

Table FS-3: Summary of Regional Contribution Agreement

RCA Township of Ocean	
Maple Tree Village (Rental) ♦	56
Lakewood Commons I (Rental) ♦	9
RCA Township of Manalapan	
Lakewood Commons I (Rental) ♦	63
Cypress Cove (Rental) *	66
Cypress Cove (Rental) ♦	1
♦ \$45,000 per unit	
* \$65,000 per unit	



T&M 11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
Fax: 732-671-7365
ASSOCIATES

**Municipal Affordable Housing Donations
Lakewood Township
Ocean County, New Jersey**

0 4,500 9,000
Feet

Prepared by: STK, September 21, 2005
Sources: NJDEP
File Path: H:\LAKE\00030\Permits\lake30_affordablehousing.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.