

Housing Plan Element and Fair Share Plan

Prepared for:

**The Borough of Allenhurst
Monmouth County, New Jersey**

September 2023

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Contents

INTRODUCTION 1

MUNICIPAL SUMMARY 3

DEMOGRAPHIC CHARACTERISTICS 4

 POPULATION 4

 POPULATION COMPOSITION BY AGE 4

 HOUSEHOLDS 6

 INCOME 7

 HOUSEHOLD COSTS 9

EXISTING HOUSING CONDITIONS 10

 HOUSING UNIT DATA 10

 HOUSING TYPE AND SIZE 10

 HOUSING VALUES AND CONTRACT RENTS 11

 HOUSING CONDITIONS 12

 PROJECTED HOUSING STOCK 13

EMPLOYMENT DATA 14

 EMPLOYMENT BY INDUSTRY 14

Lands Most Appropriate for Affordable Housing 18

 Infrastructure 18

 Anticipated Demand and Land Use Patterns 18

 Environmental Constraints 19

 Historic 19

 Existing Land Use Designations 19

FAIR SHARE PLAN 21

 Fair Share Obligation Summary 21

 Lack of Developable Vacant Land 21

 Satisfaction of the Borough’s Rehabilitation/ Present Need Obligation 22

 Satisfaction of the Borough’s Realistic Development Potential 22

 Satisfaction of the Borough’s Unmet Need 23

APPENDICES 25

 Appendix A. Vacant Land Adjustment 1

Appendix B. Main Street Commercial District Inclusionary Overlay Zone	2
Appendix C. Mandatory Set-Aside Ordinance (“MSO”)	3
Appendix D. Affordable Housing Development Fee Ordinance	4

List of Tables

TABLE 1: POPULATION TRENDS, 1940-2021	4
TABLE 2: POPULATION BY AGE COHORT, ALLENHURST, 2000-2021	5
TABLE 3: POPULATION BY AGE COHORT, MONMOUTH COUNTY, 2000-2021	5
TABLE 4: MEDIAN AGE	6
TABLE 5: HOUSEHOLD CHARACTERISTICS.....	6
TABLE 6: HOUSEHOLDS BY TYPE (2021).....	7
TABLE 7: PER CAPITA INCOME AND MEDIAN HOUSEHOLD INCOME.....	8
TABLE 8: HOUSEHOLD INCOME DISTRIBUTION.....	8
TABLE 9: MONTHLY OWNER COSTS AS A	9
TABLE 10: GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2020	9
TABLE 11: HOUSING UNIT DATA, 2021	10
TABLE 12: HOUSING UNITS BY TYPE, 2021	11
TABLE 13: VALUE OF OWNER-OCCUPIED HOUSING UNITS, 2021	11
TABLE 14: GROSS RENT PAID, 2021	12
TABLE 15: HOUSING DEFICIENCY CHARACTERISTICS	12
TABLE 16: BUILDING PERMITS AND DEMOLITION PERMITS ISSUED,.....	13
TABLE 17: EMPLOYMENT STATUS, 2021	14
TABLE 18: CLASSIFICATION OF WORKERS IN ALLENHURST, 2021	14
TABLE 19: WORKFORCE BY SECTOR, 2021	15
TABLE 20: COMPARISON OF WORKFORCE BY SECTOR.....	16
TABLE 21: OCCUPATIONS BY TYPE.....	16
TABLE 22: PROJECTED EMPLOYMENT, MONMOUTH COUNTY, 2026.....	17
TABLE 23: FAIR SHARE OBLIGATION SUMMARY	21

INTRODUCTION

In the case of Southern Burlington County NAACP v. the Borough of Mount Laurel, (commonly known as Mount Laurel I), the New Jersey Supreme Court established the doctrine that developing municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate income housing in their communities. In its Mount Laurel decision, decided on January 20, 1983 (Mount Laurel II), the Supreme Court expanded the Mount Laurel doctrine by stating that this constitutional responsibility extended to all municipalities in New Jersey. The Court also established various remedies, including the “builder remedy” or court-imposed zoning, to ensure that municipalities affirmatively addressed this obligation.

In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act in 1985 (Chapter 222, Laws Of New Jersey, 1985). The Fair Housing Act established a Council on Affordable Housing (COAH) as an administrative alternative to the courts. COAH was also given the responsibility of establishing various housing regions in the state, determining regional and municipal fair share affordable housing obligations and adopting regulations establishing the guidelines and approaches that municipalities may use in addressing their affordable housing need.

Under COAH’s regulations, low income households are defined as those with incomes no greater than 50 percent of the median household income, adjusted for household size, of the housing region in which the municipality is located, and moderate-income households are those with incomes no greater than 80 percent and no less than 50 percent of the median household income, adjusted for household size, of the housing region. For the Borough of Allenhurst, the housing region is defined by COAH as Region 4 and is comprised of Mercer, Monmouth and Ocean counties. In Region 4 the 2021 median income for a four-person household is \$109,242, the moderate-income level is \$87,393 and low-income is \$54,621.

Pursuant to both the Fair Housing Act and the Municipal Land Use Law (MLUL), municipalities in New Jersey are required to include a housing element in their master plans. The principal purpose of the housing element is to provide for methods of achieving the goal of access to affordable housing to meet the municipality’s low- and moderate-income housing needs. The statutory required contents of the housing element are:

- 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 ten 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; and
- 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.

MUNICIPAL SUMMARY

Allenhurst is a historic and tranquil suburban community located along the Atlantic Ocean in Monmouth County, New Jersey. The Borough is characterized by wide streets with mature shade trees and historic buildings belonging to the Greek Revival, Queen Anne, Italianate, Victorian Eclectic, Vernacular Variations, Colonial Revival, Spanish Mission/ Italian Renaissance, Bungalow, English Tudor, and other 19th century architectural styles.

The Borough of Allenhurst is approximately 0.3 square miles, almost completely built out and mainly occupied by single-family residential properties, with a downtown commercial area running along the Main Street corridor. Surrounding Allenhurst is the Atlantic Ocean to the east, the Village of Loch Arbour to the south, Ocean Township and the Borough of Interlaken to the west, and the Borough of Deal to the north. Deal Lake runs along the western boundary of the Borough, separating it from Ocean Township and the Borough of Interlaken.

The current year-round population of Allenhurst is estimated at 492 (ACS 2020 5-year data), swelling substantially in the summer months. Allenhurst has a population density of 1,640 persons per square mile. The Borough grew older by 7.3 years between 2000 and 2020, with a current median age of 49.8 years of age. Allenhurst's 2020 median household income estimate of \$100,625 was lower than that of the county (\$103,523), but higher than the State (\$85,245).

In the guidelines established by COAH, Allenhurst Borough is located in affordable housing Region 4 which is comprised of Monmouth, Mercer, and Ocean Counties.

DEMOGRAPHIC CHARACTERISTICS

POPULATION

In 2021, Allenhurst had an estimated total population of 454. This number represents a population decrease of 264 persons or 36.8% percent since 2000, when the total population was 718. The total population of Allenhurst peaked in 1970 at 1,012 people and has been decreasing ever since. However, over the last decade the population has begun to stabilize with the total population of both 2010 and 2020 being 492, before decreasing to 454 in 2021. Monmouth County, in comparison, has been experiencing consistent population increases since 1940, except for a slight population decrease of 9,559 between 2010 and 2020. However, between 2020 and 2021 the County population increased by 21,339 persons.

TABLE 1: POPULATION TRENDS, 1940-2021

Year	Allenhurst			Monmouth County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1940	520			161,238	-	-	4,160,165	-	-
1950	758	238	45.7%	225,327	64,089	39.7%	4,835,329	675,164	16.2%
1960	795	37	4.8%	334,401	109,074	48.4%	6,066,782	1,231,453	25.5%
1970	1,012	217	27.3%	461,849	127,448	38.1%	7,171,112	1,104,330	18.2%
1980	912	-100	-9.8%	503,173	41,324	8.9%	7,365,011	193,899	2.7%
1990	759	-153	-16.7%	553,124	49,951	9.9%	7,730,188	365,177	5.0%
2000	718	-41	-5.4%	615,301	62,177	11.2%	8,414,350	684,162	8.9%
2010	492	-226	-31.5%	630,380	15,079	2.5%	8,791,894	377,544	4.5%
2020*	492	0	0%	620,821	-9,559	-1.52%	8,885,418	93,524	1.1%
2021*	454	-38	7.7%	642,160	21,339	3.44%	9,234,024	348,606	3.9%
2050**	504	50	11.0%	669,624	27,464	4.28%	-	-	-

Source: U.S. Census Bureau Decennial Census (table DP-1)

*U.S. Census Bureau, ACS 5-Year Estimates (table DP05)

**Population Projections from North Jersey Transportation Planning Authority (NJTPA)

POPULATION COMPOSITION BY AGE

The age composition of Allenhurst has shifted noticeably since 2000. According to American Community Survey 5-Year Estimates, significant changes occurred in many age groups. The greatest percentage decreases occurred in the 5 to 9 years age cohort, which decreased by 80%, followed by those aged 35 to 44 years, which decreased by 75.5 percent. Almost all age groups experienced losses in population, with the exception of adults in age cohorts ranging from 55 to 64 years old, and those aged 15 to 24 years. However, these cohorts experienced percentage increases smaller than the decrease in in percentages across all other age cohorts.

TABLE 2: POPULATION BY AGE COHORT, ALLENHURST, 2000-2021

Population	2000		2021		Change 2000-2021
	Number	Percent	Number	Percent	
Total population	718	100.0%	454	100%	-36.8%
Under 5 years	40	5.6%	19	4.2%	-52.5%
5 to 9 years	30	4.2%	6	1.3%	-80.0%
10 to 14 years	41	5.7%	15	3.3%	-63.4%
15 to 19 years	35	4.9%	36	7.9%	2.9%
20 to 24 years	31	4.3%	31	6.8%	0.0%
25 to 34 years	105	14.6%	55	12.1%	-47.6%
35 to 44 years	102	14.2%	25	5.5%	-75.5%
45 to 54 years	123	17.1%	74	16.3%	-39.8%
55 to 59 years	48	6.7%	70	15.4%	45.8%
60 to 64 years	29	4.0%	33	7.3%	13.8%
65 to 74 years	65	9.1%	62	13.7%	-4.6%
75 to 84 years	49	6.8%	18	4.0%	-63.3%
85 years and over	20	2.8%	10	2.2%	-50.0%
2000 US Census Bureau (table DP-1)					
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (table S0101)					

Monmouth County also experienced shifts in the age make-up of its population. The County experienced a significant decrease in elementary and middle school-aged population, with a substantial decrease of 25.3 percent in the population under 5 years of age. Similar to the Borough, the 35 to 44 years old age cohort experienced the most substantial population decrease over this timeframe, with a 33.4 percent decrease. However, the percentage of the County's older age cohorts (55 years and older) experienced significant increases between 2000 and 2021.

TABLE 3: POPULATION BY AGE COHORT, MONMOUTH COUNTY, 2000-2021

Population	2000		2021		Change 2000 to 2021	
	Number	Percent	Number	Percent	Number	Percent
Total population	615,301	100.0%	642,160	100.0%	26,859	4.4%
Under 5 years	42,231	6.9%	31,540	4.91%	-10,691	-25.3%
5 to 14	93,278	15.2%	77,770	12.11%	-15,508	-16.6%
15 to 24	67,406	11.0%	80,086	12.47%	12,680	18.8%
25 to 34	75,308	12.2%	68,888	10.73%	-6,420	-8.5%
35 to 44	111,681	18.2%	74,394	11.58%	-37,287	-33.4%
45 to 54	92,239	15.0%	93,238	14.52%	999	1.1%
55 to 64	56,235	9.1%	102,270	15.93%	46,035	81.9%
65 and over	76,923	12.5%	113,974	17.72%	37,051	48.2%
2000 US Census Bureau (table DP-1)						
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (table S0101)						

The median age of Allenhurst residents increased by 7.5 years between 2000 and 2021, which is greater than the County’s increase of 5.6 years, and the State’s increase of 3.3 years. This trend is consistent with the general “graying” of America as the Baby Boom Generation continues to age. The Borough’s median age of 50.7 years is older than the overall County median age of 43.3 years.

TABLE 4: MEDIAN AGE

Year	Allenhurst	Monmouth County	New Jersey
2000	42.5	37.7	36.7
2021	50.7	43.3	40.0
Change	7.5	5.6	3.3
U.S. Census Bureau, 2000 Decennial Census (table DP-1)			
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (table S0101)			

HOUSEHOLDS

A household is defined as one or more persons, related or not, living together in a housing unit. 2021 ACS 5-Year Estimates note that there were approximately 192 households in Allenhurst. Approximately 62.5 percent of the Borough’s households were comprised of one or two persons, with the one-person category containing the greatest number of households. A smaller percentage (58.8%) of Monmouth County households fell into these categories. The Borough exhibited a lower percentage of four-or-more person households than the County. The Borough’s average household size of 2.36 is slightly smaller than that of the County’s 2.55.

**TABLE 5: HOUSEHOLD CHARACTERISTICS
ALLENHURST AND MONMOUTH COUNTY, 2021**

	Allenhurst		Monmouth County	
	Number	Percent	Number	Percent
Total Households	192	100%	245,569	100%
1-person	82	42.7%	64,492	26.3%
2-persons	38	19.8%	79,730	32.5%
3-persons	41	21.4%	39,864	16.2%
4 or more persons	31	16.1%	61,483	25.0%
Average Household Size	2.36		2.55	
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (tables S2501 & B25010)				

Family households are defined as two or more persons living in the same household, related by blood, marriage or adoption. Most households in Allenhurst were family households, comprising 54.7 percent of all households, 38.5 percent of all households were with married couple householders, while 13.5 percent and 2.6 percent of households respectively were family households consisting of single parent female or male householders. The average family size was 3.31 persons.

TABLE 6: HOUSEHOLDS BY TYPE (2021)

Households	Total	Percent
		192
Average Household Size	2.36	
Average Non-Family Household Size	1.05	
Family households	105	54.7%
Married Couple Family	74	38.5%
With own children under 18 years	32	16.7%
No children under 18 years	42	21.9%
Other Family	31	16.2%
Male householder, no spouse present	5	2.6%
With own children under 18 years	0	0.0%
No own children under 18 year	0	0.0%
Female householder, no spouse present	26	13.5%
With own children under 18 years	0	0.0%
No own children under 18 year	0	0.0%
Nonfamily Households	87	45.3%
Average Family Size	3.31	
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (table S1101)		

INCOME

Allenhurst experienced a significant estimated percent increase in per capita income of 86.3 percent between 2000 and 2021, which was higher than Monmouth County’s 85.7 percent increase, and higher than the State’s 72.9% increase. The same trend is observed in terms of the per capita income, as Allenhurst experienced the highest increase of the three geographic regions studied. Allenhurst’s per capita income of \$79,546 in 2021 is higher than the County’s \$57,836 per capita income figure and the State’s \$46,691 per capita income.

TABLE 7: PER CAPITA INCOME AND MEDIAN HOUSEHOLD INCOME

	2000 Per Capita Income	2021 Per Capita Income	Percent Change	2000 Median Household Income	2021 Median Household Income	Percent Change
Allenhurst	\$42,710	\$79,546	86.3%	\$54,610	\$84,605	54.9%
Monmouth County	\$31,149	\$57,836	85.7%	\$64,271	\$110,356	71.7%
New Jersey	\$27,006	\$46,691	72.9%	\$55,146	\$89,703	62.7%
U.S. Census Bureau, 2000 Decennial Census (tables DP-3 and P082)						
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (tables S1902 and S1903)						

The income distribution for the Borough indicates that while per capita incomes are higher in Allenhurst than in County overall, the median household income is lower, suggesting that the percentage of single income households in Allenhurst may be greater than that of the County overall. The income bracket containing the highest percentage of households was the \$75,000 to \$99,999, (29.7%), followed by the \$200,000 or more income bracket at 23.4%. The highest income bracket for Monmouth County was also \$200,000 or more, at 23.0%. The percentage of households in the \$200,000 or more bracket was similar in both the County and Allenhurst. In terms of median household income, households in Allenhurst earned less than households in Monmouth County and than the State overall in 2021. The median household income in Allenhurst was \$84,605 approximately; \$25,751 less than the County median household income and \$5,098 less than the State median household income. Between 2000 and 2020, the median household income increased 54.9 percent, lower than the 71.7 percent increase experienced in Monmouth County and the 62.7 percent increase for the State overall.

**TABLE 8: HOUSEHOLD INCOME DISTRIBUTION
ALLENHURST AND MONMOUTH COUNTY, 2021**

	Allenhurst		Monmouth County	
	Number	Percent	Number	Percent
Total Households	192	100.0%	245,569	100.0%
Less than \$10,000	14	7.3%	8,481	3.5%
\$10,000 to \$14,999	2	1.0%	5,744	2.3%
\$15,000 to \$24,999	0	0.0%	12,752	5.2%
\$25,000 to \$34,999	6	3.1%	12,150	4.9%
\$35,000 to \$49,999	14	7.3%	17,286	7.0%
\$50,000 to \$74,999	30	15.6%	28,719	11.7%
\$75,000 to \$99,999	57	29.7%	26,483	10.8%
\$100,000 to \$149,999	12	6.3%	45,503	18.5%
\$150,000 to \$199,999	12	6.3%	31,915	13.0%
\$200,000 or more	45	23.4%	56,536	23.0%
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (table B19001)				

HOUSEHOLD COSTS

The tables below show housing expenditures for owner- and renter-occupied units in Allenhurst in 2021. The first table shows the housing costs of owner occupants as a percentage of total income. A total of 41 households (32.3%) were devoting more than 30 percent of their annual income to housing costs. The State affordability threshold for housing as a percent of income suggests that not more than 28 percent of gross income should be allocated for housing costs.

The second table shows rental costs as a percentage of household income. The percentage of households spending over 30 percent of their incomes on rent was slightly higher than that of owner-occupied units. In Allenhurst, a total of 24 households (36.9%) were spending over 30 percent. The State affordability threshold for housing as a percent of income suggests that not more than 30 percent of gross income should be allocated for rent.

TABLE 9: MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2021

	Allenhurst		Monmouth County	
	Number	Percent	Number	Percent
Total Owner-Occupied Housing Units	127	100.0%	189,905	100.0%
Less than 15%	52	40.9%	60,567	31.9%
15 to 19%	4	3.1%	31,707	16.7%
20 to 24%	9	7.1%	24,604	13.0%
25 to 29%	9	7.1%	17,301	9.1%
30 to 34%	10	7.9%	10,530	5.5%
35% or more	31	24.4%	43,991	23.2%
Not computed	12	9.4%	1,205	0.6%
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (table B25091)				

TABLE 10: GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2020

	Allenhurst		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter-Occupied Housing Units	65	100.0%	60,833	100.0%
Less than 15%	14	21.5%	7,289	12.0%
15 to 19%	17	26.2%	6,256	10.3%
20 to 24%	3	4.6%	5,381	8.8%
25 to 29%	5	7.7%	6,270	10.3%
30 to 34%	8	12.3%	4,809	7.9%
35% or more	16	24.6%	27,908	45.9%
Not computed	2	3.1%	2,920	4.8%
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (table B25070)				

EXISTING HOUSING CONDITIONS

HOUSING UNIT DATA

According to the 2021 ACS, there are approximately 315 housing units in Allenhurst, with 192 occupied housing units. The majority (40.3%) are owner occupied and mainly consist of detached single-family homes. Approximately 39 percent of the Borough’s housing stock is vacant. The majority of these homes are considered vacant because they serve as seasonal homes, rather than as the primary residence of the owners. Approximately 68.9 percent of the housing structures were built 1939 or earlier, and most of the housing structures (~96%) were built prior to 2000.

TABLE 11: HOUSING UNIT DATA, 2021

Housing Units in Allenhurst	Number	Percent
Total Housing Units	315	100.0%
Vacant Housing Units	123	39.0%
Occupied Housing Units	192	61.0%
Owner Occupied	127	40.3%
Renter Occupied	65	20.6%
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (table DP04)		

	Number	Percent
Built 1939 or earlier	217	68.9%
Built 1940 to 1949	35	11.1%
Built 1950 to 1959	19	6.0%
Built 1960 to 1969	3	1.0%
Built 1970 to 1979	19	6.0%
Built 1980 to 1989	5	1.6%
Built 1990 to 1999	4	1.3%
Built 2000 to 2009	6	1.9%
Built 2010 or later	7	2.2%
Total	315	100.0%
Median Year Structure Built	1939	
U.S. Census Bureau, American Community Survey 5 Year Estimates (table DP04 and B25035)		

HOUSING TYPE AND SIZE

The majority of residences in Allenhurst are single-family detached homes, which comprises 80.3 percent of the housing stock, followed by residences with 10 to 19 units, which comprise 7.9% of the housing stock. The median number of rooms per unit was 7.8.

TABLE 12: HOUSING UNITS BY TYPE, 2021

Units in Structure	Total	Percent
Total	315	100%
1 Unit, detached	253	80.3%
1 Unit, attached	5	1.6%
2 Units	10	3.2%
3 or 4 Units	12	3.8%
5 to 9 Units	8	2.5%
10 to 19 Units	25	7.9%
20 Units or more	2	0.6%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%
Rooms		
1 room	0	0.0%
2 rooms	6	1.9%
3 rooms	25	7.9%
4 rooms	30	9.5%
5 rooms	28	8.9%
6 or more rooms	226	71.7%
Median number of rooms	7.8	
U.S. Census Bureau, American Community Survey 5 Year Estimates (DP04)		

HOUSING VALUES AND CONTRACT RENTS

According to ACS 5-Year Estimates, all of the units in Allenhurst (100.0%) were valued at over \$500,000. Table 13 provides a breakdown of home values for owner-occupied units within the Borough and Monmouth County. The median value of an owner-occupied housing unit in Allenhurst was \$1,118,100 at the time of the survey, compared to the county's median value of \$454,000.

TABLE 13: VALUE OF OWNER-OCCUPIED HOUSING UNITS, 2021

	Allenhurst		Monmouth County	
	Number	Percentage	Number	Percentage
Total	127	100%	184,566	100%
Less than \$50,000	0	0.0%	2,944	1.6%
\$50,000 to \$99,999	0	0.0%	2,141	1.2%
\$100,000 to \$149,999	0	0.0%	3,140	1.7%
\$150,000 to \$199,999	0	0.0%	5,217	2.8%
\$200,000 to \$299,999	0	0.0%	24,319	13.2%
\$300,000 to \$499,999	0	0.0%	70,104	38.0%
\$500,000 and greater	127	100%	76,701	41.6%
Median Value	\$1,118,100		\$454,000	
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (table DP04)				

The number of rental units in Allenhurst is estimated at 65. With respect to gross rent paid, most rental units

in the Borough carry rental costs within the \$1,000 to \$1,499 range per month (44.6%). At the time of the ACS 5-Year Estimates, the median gross rent in Allenhurst was \$1,364. No rental units in the Borough carried rental costs less than \$500 per month, and only 2 units did not require cash rent payments.

TABLE 14: GROSS RENT PAID, 2021

	Allenhurst		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter Occupied Units	65	100%	58,412	100%
Less than \$500	0	0.0%	4,156	7.11%
\$500 to \$999	15	23.1%	4,670	7.99%
\$1,000 to \$1,499	29	44.6%	19,720	33.76%
\$1,500 to \$1,999	11	16.9%	14,358	24.58%
\$2,000 or more	8	12.3%	15,508	26.55%
No cash rent	2	3.1%	2,591	4.44%
Median Contract Rent	\$1,364		\$1,523	
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (table DP04)				

HOUSING CONDITIONS

According to the 2021 ACS, there were a couple of units exhibiting overcrowding (more than one person per room) and lacking complete kitchen facilities. Table 15 details the condition of housing within Allenhurst based on plumbing facilities, kitchen facilities, and overcrowding. These factors are utilized in determining housing deficiency and general housing problems and are used as the basis to calculate the municipal rehabilitation obligation. According to the data, 0.0 percent of occupied housing units experienced over-crowding and 1.56 percent of units lacked complete kitchen facilities.

TABLE 15: HOUSING DEFICIENCY CHARACTERISTICS

	Count	Percent
Housing Units with 1.01 or More Persons Per Room		
Owner-Occupied	0	0.0%
Renter-Occupied	0	0.0%
Plumbing Facilities		
Total Occupied Housing Units	192	100%
Lacking complete plumbing facilities	0	0.0%
Kitchen Equipment		
Total Occupied Housing Units	192	100%
Lacking complete kitchen facilities	3	1.56%
U.S. Census Bureau, American Community 5 Year Estimates (tables B25014, S2504)		

PROJECTED HOUSING STOCK

According to New Jersey Department of Community Affairs, Allenhurst Borough has issued building permits for 18 residential dwelling units between 2000 and December of 2021. During that same time period, the Borough issued 23 residential demolition permits. The highest number of building permits (3) were authorized in 2008, 2009, and 2014. The Borough has lost 5 dwelling units since 2000. Building permit data by year is summarized in Table 16 below.

TABLE 16: BUILDING PERMITS AND DEMOLITION PERMITS ISSUED, 2000 - 2021

Year	Residential Building Permits Issued	Residential Demolitions	Total Added
2000	0	0	0
2001	1	0	1
2002	2	3	-1
2003	0	0	0
2004	0	0	0
2005	0	0	0
2006	0	1	-1
2007	2	3	-1
2008	3	8	-5
2009	3	4	-1
2010	1	0	1
2011	0	0	0
2012	0	0	0
2013	0	1	-1
2014	3	2	1
2015	0	0	0
2016	2	1	1
2017	1	0	1
2018	0	0	0
2019	0	0	0
2020	0	0	0
2021	0	0	0
Total	18	23	-5
<i>Source: New Jersey Department of Community Affairs Division of Codes and Standards</i>			

EMPLOYMENT DATA

The 2021 ACS reports on the work activity of residents aged 16 years and older. The Borough's working age population was 405 (89.2 percent of the overall population), approximately 284 of whom were part of the labor force (70.1%). Approximately 29.9 percent of the Borough's working age residents were not participating in the labor force, which is 3.7 percent lower than that of the County. All of Allenhurst's labor force was employed in civilian jobs. Approximately 9.1 percent of Borough residents are estimated to be unemployed at this time, higher than the estimated unemployment rate of Monmouth County overall (4.8%).

TABLE 17: EMPLOYMENT STATUS, 2021

	Allenhurst		Monmouth County	
	Number	Percent	Number	Percent
Population 16 years and over	405	100%	528,640	100%
In labor force	284	70.1%	350,863	66.4%
Civilian Labor Force	284	70.1%	349,905	66.2%
Employed	247	61.0%	324,664	61.4%
Unemployed	37	9.1%	25,241	4.8%
Armed Forces	0	0.0%	958	0.2%
Not in labor force	121	29.9%	177,777	33.6%
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (table DP03)				

Over three quarters of the workers in Allenhurst were employed in private wage and salary positions, while about 10.1 percent of workers are self-employed. Government workers comprise about 4.5 percent of the Borough's workforce. Table 18 provides a breakdown of worker classifications.

TABLE 18: CLASSIFICATION OF WORKERS IN ALLENHURST, 2021

	Number	Percent
Total	247	100%
Private Wage and Salary Worker	211	85.4%
Government Worker	11	4.5%
Self-Employed Worker	25	10.1%
Unpaid Family Worker	0	0.0%
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (table DP03)		

EMPLOYMENT BY INDUSTRY

An analysis of employees (over the age of 16) by economic sector indicates that employed working age individuals in Allenhurst were involved in a range of economic sectors. As depicted in Table 19 below, the highest concentration of workers (27.5%) are employed in the professional, scientific, and management, and administrative and waste management services. The other sectors employing over 10 percent of Borough's residents were retail trade, education services, and health care and social assistance, and finance and insurance, and real estate and rental and leasing.

TABLE 19: WORKFORCE BY SECTOR, 2021

Sector	Number	Percent
Civilian employed population 16 years and over	247	100%
Agriculture, forestry, fishing and hunting, mining	0	0.0%
Construction	10	4.0%
Manufacturing	10	4.0%
Wholesale Trade	21	8.5%
Retail Trade	35	14.2%
Transportation and Warehousing, and Utilities	5	2.0%
Information	9	3.6%
Finance and insurance, and real estate and rental and leasing	26	10.5%
Professional, scientific, and management, and administrative and waste management services	68	27.5%
Educational services, and health care and social assistance	46	18.6%
Arts, entertainment, and recreation, and accommodation and food services	8	3.2%
Other Services, except public administration	5	2.0%
Public administration	4	1.6%
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (table DP03)		

Table 20 provides a percentage comparison of the Borough’s workforce against that of the County. A higher percentage of the Borough’s workforce is employed in wholesale trade, and professional, scientific, and management, and administrative and waste management services; while a higher percentage of the County’s workforce was employed in the educational services, and health care and social assistance sector.

**TABLE 20: COMPARISON OF WORKFORCE BY SECTOR
ALLENHURST BOROUGH AND MONMOUTH COUNTY, 2021**

Sector	Allenhurst	Monmouth County
Civilian employed population 16 years and over	100%	100%
Agriculture, forestry, fishing and hunting, mining	0.0%	0.2%
Construction	4.0%	6.4%
Manufacturing	4.0%	5.5%
Wholesale Trade	8.5%	2.0%
Retail Trade	14.2%	10.8%
Transportation and Warehousing, and Utilities	2.0%	4.8%
Information	3.6%	3.5%
Finance and insurance, and real estate and rental and leasing	10.5%	10.9%
Professional, scientific, and management, and administrative and waste management services	27.5%	16.0%
Educational services, and health care and social assistance	18.6%	24.7%
Arts, entertainment, and recreation, and accommodation and food services	3.2%	6.6%
Other Services, except public administration	2.0%	4.2%
Public administration	1.6%	4.3%
U.S. Census Bureau, American Community Survey 2021 5 Year Estimate (table DP03)		

Table 21 provides a breakdown of occupations by type for the Borough’s employed civilian labor force. Over half of the Allenhurst’s employed civilian labor force was employed in management, business, science and arts, followed by sales and office occupations.

TABLE 21: OCCUPATIONS BY TYPE

Occupation	Number	Percent
Employed Civilian population 16 years and over	247	100%
Management, business, science and arts occupations	135	54.7%
Service occupations	14	5.7%
Sales and office occupations	71	28.7%
Natural resources, construction and maintenance occupations	6	2.4%
Production Transportation and material moving occupations	21	8.5%
U.S. Census Bureau, American Community Survey 2021 5 Year Estimates (table DP03)		

As indicated in Table 22 below, it is projected that Monmouth County will add 26,620 jobs by 2026. The Health Care and Social Assistance, Ambulatory Health Care Services, and Accommodation and Food Services sectors are poised to experience the greatest increase in number of jobs over the course of the projection period.

TABLE 22: PROJECTED EMPLOYMENT, MONMOUTH COUNTY, 2026

Industry Title	2016 Actual Employment	2026 Projected Employment	Numeric Change	Annual Growth Rate	Percent Change	Outlook
Mining	10	10	0	0.0	0.0%	Stable
Utilities	1,470	1,540	70	0.5	4.8%	Growing
Construction	14,520	17,210	2,690	1.9	18.5%	Growing
Manufacturing	9,550	10,400	850	1.0	8.9%	Growing
Wholesale Trade	8,900	10,080	1,180	1.4	13.3%	Growing
Retail Trade	38,760	38,560	-200	-0.1	-0.5%	Declining
Transportation and Warehousing	4,710	5,510	800	1.8	17.0%	Growing
Postal Service	1,080	1,040	-40	-0.4	-3.7%	Declining
Information	6,310	6,100	-210	-0.4	-3.3%	Declining
Finance and Insurance	10,520	10,090	-430	-0.5	-4.1%	Declining
Real Estate and Rental and Leasing	3,530	3,650	120	0.4	3.4%	Growing
Professional, Scientific, and Technical Services	20,490	21,980	1,490	0.8	7.3%	Growing
Management of Companies and Enterprises	3,220	3,580	360	1.2	11.2%	Growing
Administrative and Support and Waste Management and Remediation Services	12,720	14,070	1,350	1.1	10.6%	Growing
Educational Services	27,830	28,700	870	0.3	3.1%	Growing
Health Care and Social Assistance	44,900	53,400	8,500	1.9	18.9%	Growing
Ambulatory Health Care Services	18,980	23,680	4,700	2.5	24.8%	Growing
Hospitals	11,390	12,910	1,520	1.4	13.3%	Growing
Nursing and Residential Care Facilities	8,760	10,100	1,340	1.6	15.3%	Growing
Social Assistance	5,770	6,710	940	1.7	16.3%	Growing
Arts, Entertainment, and Recreation	8,910	11,750	2,840	3.1	31.9%	Growing
Accommodation and Food Services	26,400	30,300	3,900	1.5	14.8%	Growing
Other Services (except Government)	13,970	16,060	2,090	1.6	15.0%	Growing
Government	15,240	13,580	-1,660	-1.3	-10.9%	Declining
Total Federal Government Employment	2,030	1,950	-80	-0.4	-3.9%	Declining
State Government, Excluding Education and Hospitals	1,920	1,890	-30	-0.2	-1.6%	Declining
Local Government, Excluding Education and Hospitals	11,290	9,740	-1,550	-1.6	-13.7%	Declining
Federal Government, Excluding Post Office	950	910	-40	-0.5	-4.2%	Declining
Total Self Employed and Unpaid Family Workers, All Jobs	17,710	19,720	2,010	1.2	11.3%	Growing
Total All Industries	289,660	316,280	26,620	1.0	9.2%	Growing

Source: 2016-2026 Industry Employment Projections, NJ Department of Labor and Workforce Development

Lands Most Appropriate for Affordable Housing

An analysis was conducted to determine which areas of the Borough could accommodate developments that address affordable housing need. This analysis reviews the Borough's existing zoning and planned zoning changes, and outlines the Borough's capacity to accommodate residential and non-residential growth projections. The following are included:

- An analysis of the available existing and planned infrastructure;
- The projected demand for types of uses permitted by zoning based on present and anticipated future demographic characteristics of the Borough and anticipated land use patterns; and
- Factors, such as environmental conditions, that present constraints on development.

Infrastructure

Water and Sewer

Allenhurst Borough is located within public water and sewer service areas. Sewer service is provided by the Township of Ocean Sewerage Authority (TOSA). Public water is provided by New Jersey American Water.

Anticipated Demand and Land Use Patterns

The Borough of Allenhurst contains mainly residential neighborhoods, as well as commercial uses located primarily along Main Street in the western portion of the Borough. The Atlantic Ocean and beachfront are located along the eastern portion of the Borough. According to NJTPA population estimates projected to 2045, it is anticipated that the Borough will grow to approximately 504 (an 11 percent increase) since 2021. As a fully built-out municipality, it is anticipated that Allenhurst will need to accommodate future population and employment growth as opportunities for redevelopment arise.

Residential

The Borough is predominantly zoned for Single Family housing in zones R-1 and R-2 throughout the majority of the Borough. Currently, the higher-density R-2 residential area is concentrated in the center of the Borough, bounded by Page Avenue and the R-1 district to the east and the commercial and business districts to the west. The R-1 Zone District encompasses the largest portion of the Borough, and is located from Page Avenue, east to the Atlantic Ocean, and west of the NJ Transit railroad to Deal Lake. The C-2 Zone District, which includes the MFO multi-family overlay is located in the southern portion of the Borough, bordering Main Street to the east and west.

Non-Residential

Allenhurst has a well-defined commercial area along the western portion of the Borough, which runs along Main Street, extending from the north to the south of the Borough. The southern portion of this commercial

corridor has been designated as an Area in Need of Redevelopment. Given the built-out nature of Allenhurst, new commercial development will most likely take the place of existing tenants or will require some degree of redevelopment to occur on already developed sites. The Borough's Redevelopment Area calls for the inclusion of residential units and illustrates the desire to accommodate residential units within generally non-residential zones to the maximum extent possible given current development patterns.

Environmental Constraints

Allenhurst enjoys many natural environmental amenities, including the Atlantic Ocean to the east and Deal Lake to the west. In order for these environmentally sensitive features to retain their existing quality and perform vital ecosystem functions, the Borough must be conscious of its role as steward of its natural environment. As a fully-developed community, there are limited pervious surface areas within Allenhurst. Impervious surface contributes to negative environmental outcomes, particularly in coastal communities, by creating high velocity runoff and limiting groundwater recharge during storm events. Given these realities, the Borough must conserve natural features such as dunes and wetlands that can absorb excess stormwater and help filter polluted runoff.

Historic

Allenhurst is known as a historical shore town, and the Allenhurst Residential Historic District was created in 1999, containing the majority of the Borough and recognized on both the National and State Historic Registers. The Allenhurst Railroad Station is listed as a national historic property, and the Allenhurst Water Tower and Firehouse are identified as locally historic properties. In 2003, the Borough issued Design Guidelines for the Residential Historic District under the Historic Preservation Ordinance. The recognized historic nature of the Borough impedes the ability for large areas of future development.

Existing Land Use Designations

The Borough's land use designations have been continually examined and updated through the Master Plan Reexamination process. The last Reexamination Report was adopted in June 2018.

The following districts comprise the Borough's **residential** zones:

Single-Family Residential Zones: R-1 and R-2

The R-1 and R-2 districts allow one-family dwelling homes as the only principally permitted uses.

MFO: Multi-Family Overlay

The Multifamily Overlay District is created as an overlay district in the C-2 Zoning District so as to provide opportunities for the development of multifamily residences in the Borough in an area that contains buildings and properties that lend themselves for renovation of such use, and so as to provide for the continued availability of housing for the elderly, small families, and single persons. Multi-family residences are permitted as a conditional use in this overlay zone.

FAIR SHARE PLAN

Fair Share Obligation Summary

The cumulative 1999-2025 affordable housing obligation for the Borough was calculated based upon the methodology used to calculate the rehabilitation share, prior cycle new construction obligation, and third round new construction obligation the outlined in the technical appendices of N.J.A.C. 5:93. The Borough's cumulative 1999-2025 affordable housing obligation is outlined in Table23 below.

TABLE 23: FAIR SHARE OBLIGATION SUMMARY

Obligation Component	Number of Credits Required
Present Need	4
Prior Round Obligation (1987-1999)	50
Third Round "Gap" and Prospective Need (1999-2025)	44

The following sections outline how the Borough will comply with its Fair Share Obligation.

Lack of Developable Vacant Land

The cumulative 1999-2025 affordable housing obligation calculated as noted above does not factor in the availability of vacant and developable land within the Borough. The Borough conducted an analysis of vacant developable land within the Borough pursuant to N.J.A.C. 5:93-4.2 (Attached as Appendix A) and has preliminarily determined, pending review and approval from the Court and Fair Share Housing Center, that the Borough was entitled to a vacant land adjustment that reduces the Borough's new construction obligation to twenty-seven (27) as part of the Borough's Cumulative Affordable Housing Obligation (Prior Round, Gap and Prospective Need). Allenhurst agrees that the properties listed below shall be precluded from future development via a deed restriction or placement on the New Jersey Department of Environmental Protection Recreation and Open Space ("ROSI") for the Borough of Allenhurst.

- a. Block 3, Lot 1, the Borough owned public beach, shall be fully deed restricted as recreation and/or open space or recorded on the ROSI for the Borough of Allenhurst.
- b. Block 3, Lot 2, the Borough owned "Beach Club Facility," houses lockers, ocean water pools, rest rooms, other club facilities and a restaurant facility that the Borough leases out to an operator in accordance with the Local Lands and Buildings Law every ten (10) years. Said parcel shall be deed restricted solely for those uses.
- c. Block 28, Lot 3, the Borough owned ball park, shall be deed restricted as open space or recorded on the ROSI for the Borough of Allenhurst.

- d. Block 23, Lot 1, the Borough owned Railroad park, shall be deed restricted as open space or recorded on the ROSI for the Borough of Allenhurst.
- e. Block 13, Lot 1, Main Street Park, shall be deed restricted as open space or recorded on ROSI for the Borough of Allenhurst.
- f. Block 31, Lot 3, the Borough owned Lake Drive parcel, will be developed by Developer with twenty-three (23) family affordable housing rental units based upon a 20% set-aside for the Inclusionary Development, but in no event shall there be less than twenty (20) affordable units in accordance with the terms of the Affordable Housing Settlement Agreement. Also, pursuant to and subject to Affordable Housing Settlement Agreement, it is anticipated that the Lake Drive parcel will be subdivided and developed, in part, to erect a communications monopole and used by the Borough for general storage. The Borough shall restrict any remaining land as open space or record them on the ROSI for the Borough of Allenhurst.

The Court and Fair Share Housing Center’s preliminarily acceptance of the Borough’s vacant land adjustment has preliminarily established a Realistic Development Potential (“RDP”) of twenty-seven (27) units and an “unmet need” of 67 units within the Borough. N.J.A.C. 5:93-4.2(g) permits a municipality to address its RDP through any activity permitted to be used to satisfy a municipality’s new construction obligation outlined in N.J.A.C. 5:93-5. The mechanisms adopted by the Borough in accordance with N.J.A.C. 5:93-5 are specifically described in the sections below.

Satisfaction of the Borough’s Rehabilitation/ Present Need Obligation

The Borough of Allenhurst will participate in the Monmouth County Housing Improvement Program, which is administered by the Monmouth County Community Development Block Grant (CDBG) program through an intergovernmental agreement between the Borough and County. The Borough will fund the program until such time as the funds become available in the Affordable Housing Trust Fund. The Borough anticipates completing one rehabilitation per year between 2022 and 2025 to satisfy its 4-unit obligation.

Satisfaction of the Borough’s Realistic Development Potential

The Borough’s Realistic Development Potential (RDP) is 27 units. The Borough proposes to address this RDP through the Power Station Inclusionary Development. The Power Station Inclusionary Development will consist of Block 18, Lot 1: 315 Hume St. (East Side Property), Block 21, Lots 5 & 6: 500-523 Main Street (West Side Property), and Block 31, Lot 3: Lake Drive (Lake Drive Property). The east & west side properties are owned by the developer Power Station at Allenhurst, LLC and the Lake Drive property is municipally owned. This redevelopment project will consist of 28 market rate town homes on the east side property, 62 market rate condominium units on the West Side Property, and 23 family affordable units on the Lake Drive Property. These 23 affordable units are based on a 20% set-aside of the combined

development. The 23 affordable family units will generate a 7 unit rental bonus. The 23 real units created + 7 rental bonus credits will generate a total of 30 credits/ bonuses to full address the Borough’s 27 unit RDP, and provide a 3 unit surplus towards the Borough’s unmet need. The developer is required to start construction for affordable units before the 23rd CO will be issued for townhomes on the east side property. No CO will be given for west side property unit COs for all affordable units have been issued. The 23 affordable units will consist of four (4) 1-bedroom units, 14 2-bedroom units, and five (5) 3-bedroom units. The income level distribution will be as follows:

Unit Type	Very-Low Income (30% or less RMI)	Low Income (30% to 50% RMI)	Moderate Income (50% to 80% RMI)	Total
1-bedroom	0	2	2	4
2-bedrooms	2	5	7	14
3-bedrooms	1	2	2	5
Total	3	9	11	23

Satisfaction of the Borough’s Unmet Need

The Borough’s unmet need is 94 units based on the remaining Prior Round Obligation and Gap period and Prospective Need (1999-2025) Obligation. When the 27-unit RDP is subtracted, an unmet need obligation of 67 units is remaining. The Borough proposes to implement the following mechanisms to address its unmet need:

Surplus Credits

Allenhurst has 3 surplus credits generated from the Power Station Inclusionary Development Project.

Main Street Commercial District Overlay Inclusionary Zoning

The Borough will adopt a Main Street Commercial District Inclusionary Overlay Zone, consisting of Block 21, Lots 8, 9, 10, 11, 12, 13, Block 9, Lots 1 & 2: Southern Gateway District, all remaining parcels in C-2 Main Street Redevelopment Area, the C-3 Commercial Zone, the B-1 Business Office Zone, and the B-2 Business Office Zone District. The Overlay Zone permits multi-family housing up to 2 stories over ground floor commercial on Main Street, three (3) story multi- family apartments in certain locations not fronting Main St., and requires a mandatory 20% set-aside for affordable housing. The Overlay Zone’s bulk standards will permit shared parking ratios and 15 unit per acre density. This Overlay Zoning can be found in Appendix B.

Mandatory Set-Aside Ordinance (“MSO”)

The Borough will adopt a Borough-wide Mandatory Set-Aside Ordinance (“MSO”) in place. The MSO currently requires a 20 percent (20%) affordable housing set-aside for all new multi-family residential

developments comprised of five or more dwelling units at a density of 6 or more units per acre. The MSO requires that to the extent possible, in all inclusionary developments, low and moderate income units shall be integrated with market units.

The MSO does not give any developer the right to any such rezoning, variance, redevelopment designation or other relief, or establish any obligation on the part of Allenhurst or its boards to grant such rezoning, variance, redevelopment designation or other relief. The proposed ordinance is included herein as Appendix C.

Affordable Housing Development Fee Ordinance

The Borough will adopt a development fee ordinance for all new non-residential development and new non-inclusionary residential development. The ordinance will also require that residential development fees be collected for all residential expansions that create new bedrooms. The proposed ordinance can be found in Appendix D.

APPENDICES

Appendix A. Vacant Land Adjustment

Vacant Land Inventory and Analysis Report

Prepared for:
Borough of Allenhurst
Monmouth County, New Jersey

September 2023

Prepared By:



788 Wayside Road
Neptune, New Jersey 07753
(732) 922-9229

A handwritten signature in black ink, appearing to be "Jennifer C. Beahm", written over a horizontal line.

Jennifer C. Beahm, PP, AICP
License No. 05625

I. INTRODUCTION

As noted in N.J.A.C. 5:93, “there may be instances where a municipality can exhaust an entire resource (land, water or sewer) and still not be able to provide a realistic opportunity for addressing the need for low and moderate income housing.” In recognition of the need to provide for the opportunity to adjust municipal affordable housing obligations, N.J.A.C. 5:93 outlines standards and procedures for municipalities to demonstrate that a municipal response to its housing obligation is limited by lack of land, water or sewer. This report outlines the vacant land analysis methodology and summarizes the results of the vacant land analysis prepared on behalf of the Borough of Allenhurst by Leon S. Avakian Inc (Avakian).

Previous Housing Rounds and Vacant Land Analyses

The Borough of Allenhurst is a fully developed shore community located in Monmouth County. Allenhurst has not participated in any prior housing rounds.

Current Housing Round and Vacant Land Assessment

Given the Borough’s relative lack of vacant and developable land, the Borough’s ability to satisfy its Court-determined affordable housing obligation is limited. To demonstrate its continued lack of vacant developable land, the Borough has prepared an updated Vacant Land Adjustment analysis in accordance with N.J.A.C. 5:93:4.2, which includes the following components:

- An inventory of all vacant parcels in accordance with N.J.A.C. 5:93-4.2(b), included as Attachment A.
- A Vacant Land Map depicting vacant properties within the Borough, included as Attachment B.
- An existing land use map for the Borough in accordance with N.J.A.C. 5:93-4.2(a), included as Attachment C.
- An aerial map for the Borough, included as Attachment D.
- An environmental constraints map for the Borough, included as Attachment E.
- An aerial map of the power station properties within the Borough, included as Attachment F.

The realistic development potential (RDP) of the Borough’s vacant land was analyzed in accordance with the provisions of Subchapter 4 of N.J.A.C. 5:93 based on the most recently available data. After following the procedures as outlined, the analysis shows that the Borough has one (1) suitable site available for development, and consequently, has an RDP new construction obligation of 27 affordable units.

II. PERMITTED EXCLUSIONS

N.J.A.C. 5:93 establishes criteria by which sites, or portions thereof, in a municipal land inventory may be excluded from a municipality's RDP. Environmentally sensitive areas, including flood hazard areas, areas within Environmentally Sensitive Planning Areas according to the State Plan Policy Map, areas outside of the Sanitary Sewer Service Area (SSA), wetlands, and areas characterized by steep slopes of greater than 15 percent that render a site unsuitable for affordable housing may be excluded from consideration. In addition, small, isolated lots lacking sufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may also be excluded. Vacant lots under development or properties for which site plan approval has been granted may also be excluded. Finally, landlocked parcels or sites with limited or no access may also be excluded from the calculation of the Borough's RDP.

The vacant land inventory table in Attachment A provides a parcel-by-parcel description of exclusions that have been made pursuant to N.J.A.C. 5:93.

It should be noted that the Borough is permitted to reserve up to three percent of its total developed and developable acreage, less existing active municipal recreation areas, for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing pursuant to N.J.A.C. 5:93-4.2(e)4. Any such site designated for active recreation in accordance with this section must be purchased and limited to active recreational purposes within one year of substantive certification. Although this calculation has not been completed as part of this analysis, the Borough reserves the right to revise this analysis to complete this calculation.

III. Summary and Conclusion

Based on the procedures for municipal adjustments provided in N.J.A.C. 5:93, the Borough of Allenhurst's RDP has been determined to be 27 affordable units. This finding is consistent with the Borough's current development conditions.

ATTACHMENT A: VACANT LAND INVENTORY **TABLE**

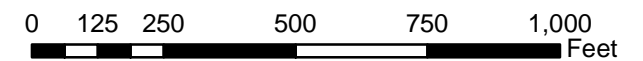
Block	Lot	Class	Location	Owner Name	Area (acres)	Constrained Acreage	Unconstrained Acreage	Developable Acreage	Reason for Exclusion	Total Units	Affordable Units
20	11	1	210 ELBERON AVE	GINDI, HARRIS & MARCELINO	0.099072	0.0	0.10	0.00	The site is the front yard of a property located in adjacent Loch Arbor (Block 3 Lot 4). The lot is undersized (less than 0.4 acres) and not developable.	0	0
11	3	1	224 CEDAR AVE	VARLEY, GERALDINE GREER	0.1607	0.0	0.16	0.00	Block 11 Lots 2 and 3 are under common ownership. Lot 2 is developed with a single-family dwelling. Lot 3 is vacant and is undersized (less than 0.4 acres)	0	0
20	10	1	216 ELBERON AVE	DOHERTY, ROSEMARY (MCFADDEN)	0.189989	0.0	0.19	0.00	The site is the front yard of a property located in adjacent Loch Arbor (Block 3 Lot 2). The site is undersized (less than 0.4 acres) and not developable.	0	0
1	14	15D	150 ELBERON AVE	ST ANDREWS CHURCH	0.3581	0.0	0.36	0.00	Existing Church	0	0
6	11	15C	125 CORLIES AVE	BORO OF ALLENHURST	0.36575	0.0	0.37	0.00	Administrative Building	0	0
1	6	15F	108 ALLEN AVE	CONGREGATION OHEL YISHAK, INC	0.3905	0.0	0.39	0.00	Existing Temple	0	0
19	2	15C	318 HUME ST	BORO OF ALLENHURST	0.552313	0.0	0.55	0.00	Firehouse	0	0
31	4	15C	LAKE DRIVE	BORO OF ALLENHURST	0.7456	0.8	0.00	0.00	The site is entirely constrained by surface water and the 100-year floodplain (also referred to as the Special Flood Hazard Area).	0	0
29	1	15C	200 LAKE DR	BORO OF ALLENHURST	1	0.0	1.00	0.00	The site is developed with the Allenhurst Park (previously Block 29 Lot 2).	0	0
3	1	15C	BEACH	BORO OF ALLENHURST	4.14	4.1	0.00	0.00	The site is constrained by the 100-year floodplain (also referred to as the Special Flood Hazard Area). The site is also the beach.	0	0
27	3	15C	LAKE DRIVE	BORO OF ALLENHURST	0.653769	0.4	0.21	0.21	Monmouth County Open Space	2.13806	0
13	1	15C	E SIDE MAIN ST	BORO OF ALLENHURST	0.457811	0.0	0.46	0.46	Monmouth County Open Space	4.57811	0
25	1	1	89-99 MAIN ST	JCP&L T/D/B/A GPU ENERGY-TAX DEPT.	0.534487	0.0	0.53	0.53	Monmouth County Open Space	5.34487	0
28	3	15C	LAKE DRIVE	BORO OF ALLENHURST	0.593215	0.0	0.59	0.59	Monmouth County Open Space	5.93215	0
23	1	15C	MAIN ST	BORO OF ALLENHURST	0.674287	0.0	0.67	0.67	Monmouth County Open Space	6.74287	0
31	3	15C	LAKE DRIVE	BORO OF ALLENHURST	2.597288	0.9	1.69	1.69	Water Tower	16.905103	0
3	2	15C	1 OCEAN PLACE	BORO OF ALLENHURST	1.889644	0.1	1.84	1.84	Alленhurst Beach Club	18.3701	0
21	1.01	15C	412 ALLEN AVE	BORO OF ALLENHURST	0.242716	0.0	0.24	0.24	The site is developed with the municipal parking lot, which is critical for the Borough as customers park there to visit the local businesses. The lot is also undersized (less than 0.4 acres).	2.42716	1
21	8	1	527 MAIN ST	SJS COMMUNITY CORP., C/O TAWIL	0.246147	0.0019	0.24	0.24	Undersized (less than 0.4 acres)	2.44247	2
30	1	1	300 LAKE DR	HINZ, CATHERINE M	0.250469	0.0	0.25	0.25	Block 30 Lots 1 and 3 are under common ownership. Lot 3 is developed with a single-family home. Lot 1, while vacant, is undersized (less than 0.4 acres). Adjacent Lot 2 is a commercial property owned by Paul X Escandon, and it is undersized (less than 0.4 acres).	2.50469	1
21	2		415 MAIN ST	JCP&L T/D/B/A GPU ENERGY- TAX DEPT.	0.1722	0.0	0.17	0.00	Redevelopment Site		
21	3		417-423 MAIN ST	JCP&L T/D/B/A GPU ENERGY- TAX DEPT.	0.5751	0.0	0.58	0.58	Redevelopment Site		
21	5	4A	500 MAIN ST	POWER STATION AT ALLENHURST, LLC	0.75732	0.0	0.76	0.76	Redevelopment Site		
21	6	4B	523 MAIN ST	POWER STATION AT ALLENHURST, LLC	0.50416	0.0	0.50	0.50	Redevelopment Site		
18	1	4A	315 HUME ST	POWER STATION AT ALLENHURST, LLC	2.199509	0.0	2.20	2.20	Redevelopment Site		23
Total Developable Acres										RDP	27

ATTACHMENT B: VACANT LAND MAPPING

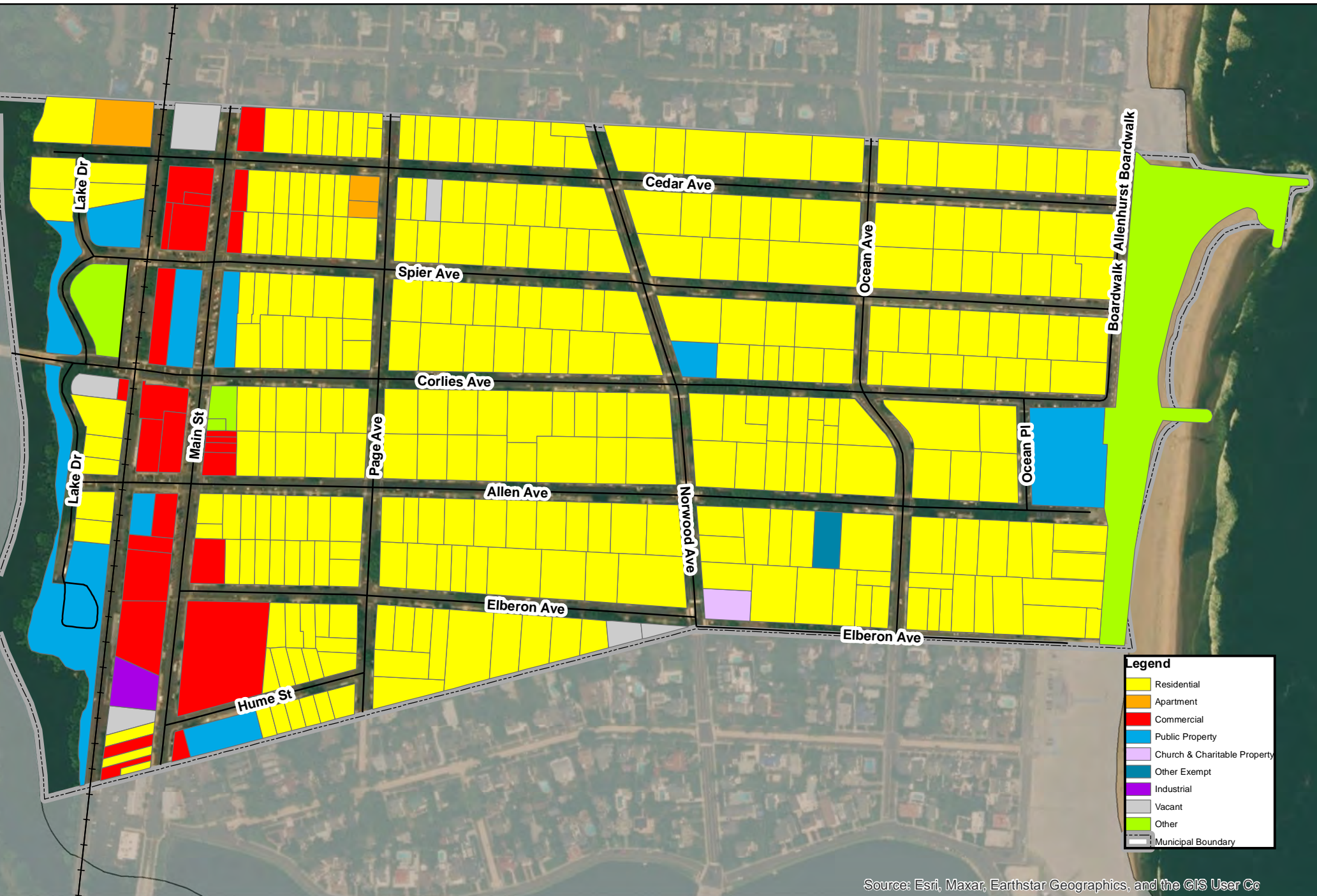


Vacant Land Mapping

Borough of Allenhurst
 Monmouth County, New Jersey



ATTACHMENT C: EXISTING LAND USE MAP



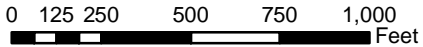
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Co

Legend	
	Residential
	Apartment
	Commercial
	Public Property
	Church & Charitable Property
	Other Exempt
	Industrial
	Vacant
	Other
	Municipal Boundary

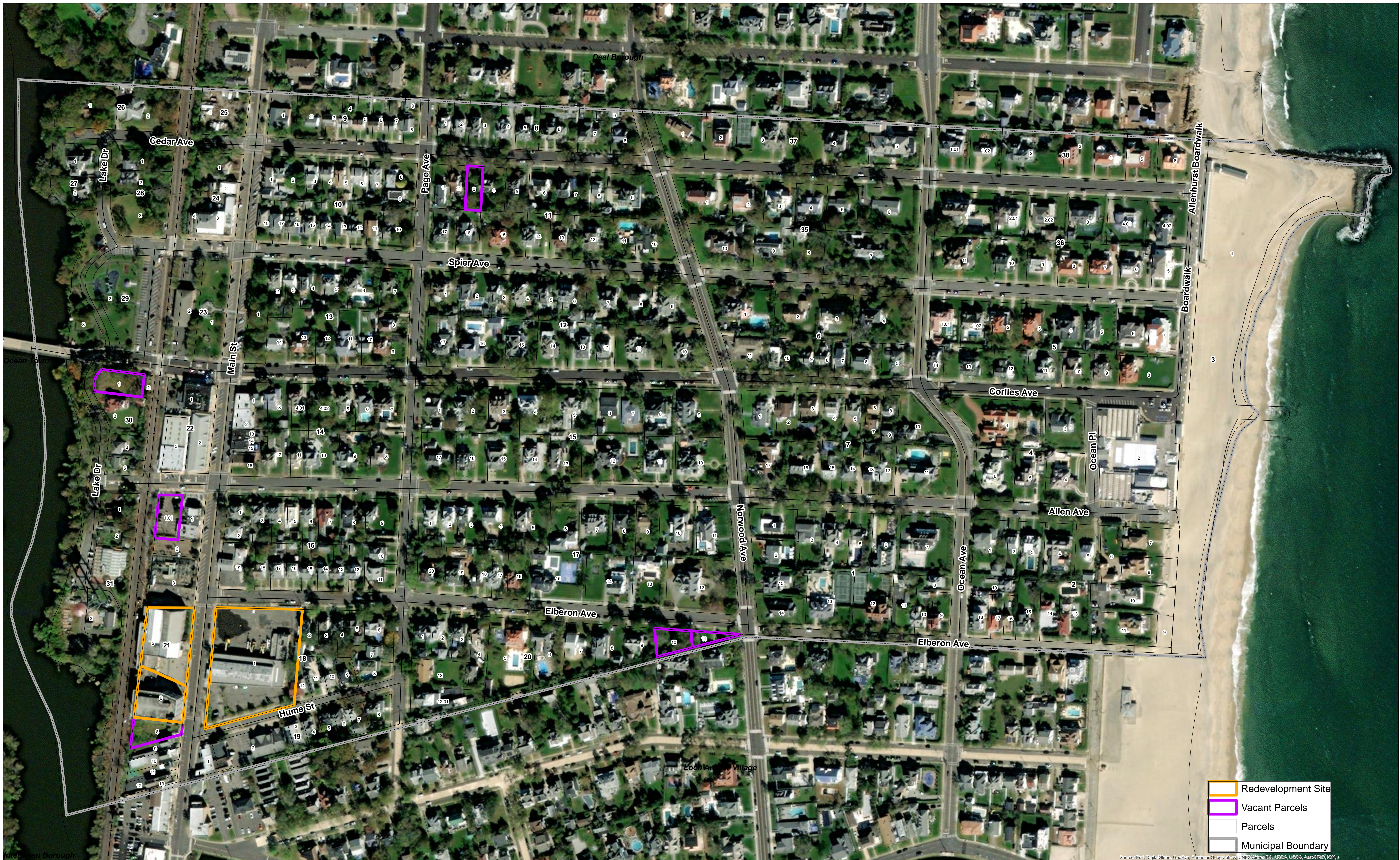


Attachment C: Existing Land Use Map

Borough of Allenhurst
 Monmouth County, New Jersey

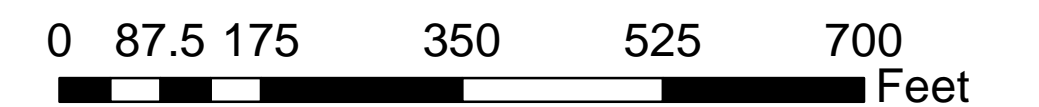


ATTACHMENT D: AERIAL MAP



2020 Aerial
Borough of Allenhurst
Monmouth County, New Jersey

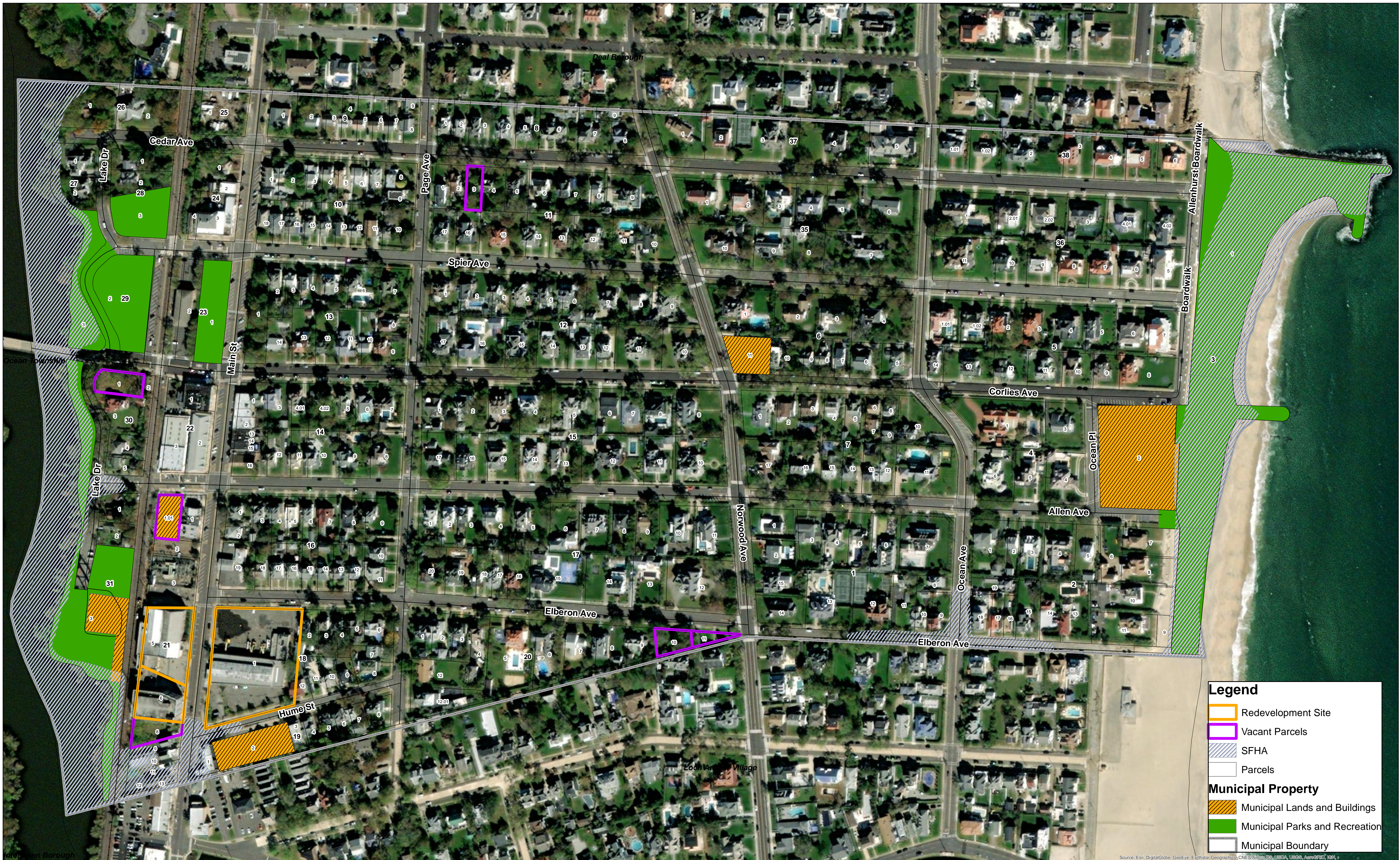
- Redevelopment Site
- Vacant Parcels
- Parcels
- Municipal Boundary



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

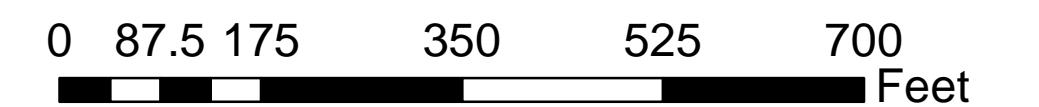
Source: LSA, NJGIN, NJDEP and Monmouth County GIS.

ATTACHMENT E: ENVIRONMENTAL CONSTRAINTS MAP



Environmental Constraints

Borough of Allenhurst
Monmouth County, New Jersey



**ATTACHMENT F: POWER STATION
PROPERTIES AERIAL MAP**

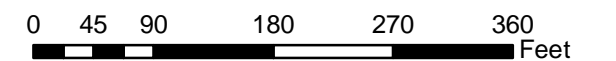


Project definition, funding requests, and data distribution by NJ Office of Information Technology, Office of GIS.
 Environmental Protection
 Preparedness Information Technology
 Procurement by U.S. Geological Survey's Affairs
 Geological Survey contractor was Quantum Spatial, Inc. of Environmental Protection.

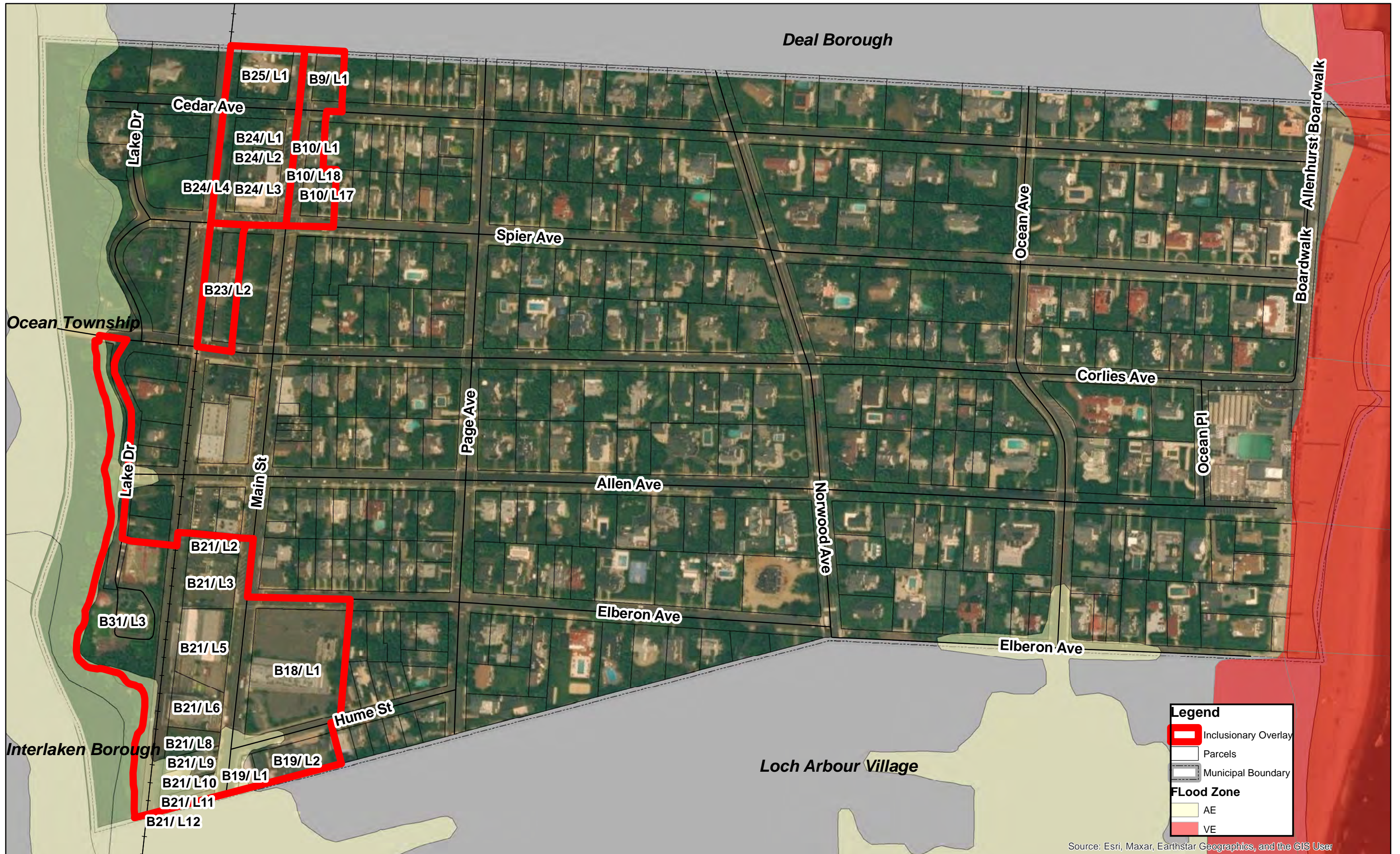


Power Station Properties

Borough of Allenhurst
 Monmouth County, New Jersey



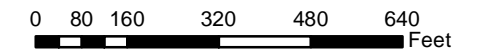
Appendix B. Main Street Commercial District Inclusionary Overlay Zone



Main Street Commercial District Overlay Inclusionary Zoning
 Borough of Allenhurst
 Monmouth County, New Jersey

Source: Esri, Maxar, Earthstar Geographics, and the GIS User

Source: LSA, NJGIN, NJDEP and Monmouth County GIS.



Appendix C. Mandatory Set-Aside Ordinance (“MSO”)

Appendix D. Affordable Housing Development Fee Ordinance