

2025 Housing Plan Element and Fair Share Plan

City of Woodbury Gloucester County, New Jersey June 27, 2025

Adopted by the City of Woodbury's Planning & Zoning Board: ____, 2025

Resolution _____



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SECTION 1 – BACKGROUND

The Housing Plan Element and Fair Share Plan of the City of Woodbury is an element of the City's Master Plan. It was developed in accordance with the requirements of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to 329, as amended by P.L. 2024, c.2, as well as applicable regulations in the New Jersey Administrative Code and Directive #14-24 issued on December 13, 2024, by the Affordable Housing Dispute Resolution Program.

The Housing Plan Element and Fair Share Plan addresses the City's cumulative fair share obligation for the period from 1987 through 2035, including the City's 2026-2035 fourth round obligation, and supersedes and replaces the City's court-approved third-round Housing Plan Element and Fair Share Plan adopted by the City of Woodbury Planning Board on June 23, 2022, and endorsed by the Governing Body of the City of Woodbury on August 10, 2022.

1.1 THIRD-ROUND HOUSING PLAN

On December 7, 2015, the City of Woodbury sought a declaration of compliance with the Mount Laurel Doctrine and Fair Share Housing Act of 1985, N.J.S.A 52:27D-301, et seq., in accordance with the New Jersey Supreme Court decision *In re Adoption of N.J.A.C. 5:96 and 5:97*. On February 8, 2017, the City of Woodbury and the Fair Share Housing Center (FSHC) executed a Settlement Agreement affirming that the City's Housing Plan Element and Fair Share Plan would satisfy its obligations under the Mount Laurel doctrine and Fair Share Housing Act of 1985, N.J.S.A. 52:27D-301, et seq. for the Prior Round (1987-1999) and Third Round (1999-2025). Pursuant to the Settlement Agreement reached between the City of Woodbury and FSHC, the City's obligations were based primarily on the Kinsey July 2015 Report for Rehabilitation Share (Present Need) of 36 units and Third Round Prospective Need Obligation of 168 units. The City's Prior Round Obligation was 0. The City's Housing Plan Element and Fair Share fully satisfied this obligation, with surplus credits available for crediting to the City's anticipated fourth-round affordable housing obligation.

1.2 FOURTH-ROUND HOUSING PLAN

In 2024, New Jersey enacted a new law (P.L. 2024, c.2) that amended the Fair Housing Act and related statutes, representing the most significant change in the state's affordable housing process in almost 40 years. The new law abolished COAH and replaced it with a new administrative process designed to streamline the affordable planning process and give municipalities more flexibility and control over their plans for affordable housing. The new law sets forth the procedures and deadlines for the determination of municipal affordable housing obligations and the adoption of new municipal housing elements and fair share plans to meet these obligations.

In accordance with the new statutory requirements, on October 20, 2024, The New Jersey Department of Community Affairs (DCA) issued a report setting forth the state, regional and municipal affordable housing obligations in New Jersey. Towns could either choose to accept the DCA number or calculate their own, based on the standards and methodology proscribed in the new legislation. The Governing Body of the City of Woodbury has adopted a resolution accepting the DCA numbers.

The City of Woodbury's fourth-round obligation is 147 units, consisting entirely of present need, which is the need for affordable housing resulting from existing low- and moderate-income households living in substandard housing as defined by certain Census indicators. Woodbury has a prospective need (n.b., the affordable units needed for anticipated new low- and moderate-income households) of zero (0) given the fact that it is an Urban Aid municipality. The Fair Share Plan presented as part of this Housing Plan Element describes the manner in which the City will fully satisfy its current fourth-round obligation.

SECTION 2 - HOUSING ELEMENT

2.1 INTRODUCTION

Under Section 28 of the Municipal Land Use Law, N.J.S.A. 40:55D-28, the Housing Plan Element, through incorporation by reference of the provisions of Section 310 of the Fair Housing Act, N.J.S.A. 52:27D-301, must be designed to achieve the goal of access to affordable housing to meet present and prospective housing need, with particular attention to low- and moderate-income housing, and shall incorporate elements which are set forth below. Pursuant to N.J.S.A. 40:55D-62(a), a governing body may not adopt or amend a zoning ordinance, until and unless, the planning board would have adopted a land use plan element and housing plan element of the master plan.

Required essential elements of the Housing Element as set forth under the Fair Housing Act are as follows:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing;
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission; and
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan (*not applicable to Woodbury City*);
- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

2.2 MUNICIPAL OVERVIEW

The City of Woodbury consists of land area approximately 2.1 square miles, or 1,344 acres, and is located at the northern part of Gloucester County, surrounded by Deptford and West Deptford Townships to the north, west, and east and Woodbury Heights Borough to the south. The City is bisected by Broad Street (NJ 45) as the main north-south thoroughfare.

The 2023 American Community Survey (ACS) data estimated the City’s total population at 9,992, which represent a slight increase of 29 persons from the 2020 U.S. Census data. However, this is a decline of 182 persons, or a 1.8% decline, from the 2010 U.S. Census estimate of 10,174. In its January 2023 Analytical Data Report on Population and Employment Forecasts (2015–2050), DVRPC continued to classify Woodbury as experiencing “stable” population growth, defined as a change between -5% and +5% over the 35-year period.

The State Development and Redevelopment Plan (SDRP) (adopted March 1, 2001) is currently undergoing a process of update, with the Preliminary State Plan released on December 6, 2024. The City remains classified as Metropolitan Planning Area (PA1). Areas of the PA1 classification are characterized by development patterns diminishing supply of vacant land, aging infrastructure, housing rehabilitation to market demand and standards, recognizing the need for redevelopment, and regionalizing services and systems. SDRP’s intentions for PA1 areas are to serve as the area for future development in the state, revitalize cities and towns, promote compact growth while increasing biodiversity and habitat restoration, stabilize the older suburbs, redesign and revitalize areas of sprawl, and protect the character of existing communities.

2.3 OCCUPANCY AND PHYSICAL CHARACTERISTICS OF HOUSING STOCK

The following tables primarily utilize data provided by the U.S. Census Bureau to highlight existing conditions, predominantly utilizing American Community Survey (ACS) estimates for the most recent year available (2023). Some data additionally shows a temporal comparison, most commonly with data from a decade ago, again utilizing American Community Survey estimates. Some data is presented to show a comparison between the City of Woodbury and Gloucester County, and in some cases, the State of New Jersey.

As shown in **Table 1**, according to ACS 5-year estimates, over three quarters of the City’s occupied housing units were built before 1959, with over a third built before 1939. Roughly ten percent of the occupied housing units were built after 1979 and less than two percent of occupied housing units were built after 1999. This reflects the City’s historic character which was largely developed by the middle of the twentieth century.

Table 1. Age of Housing Stock by Occupancy Type

Year Structure Built	Occupied Housing Units		Owner-Occupied		Renter-Occupied	
	#	%	#	%	#	%
2020 or later	0	0.0%	0	0.0%	0	0.0%
2010 to 2019	10	0.2%	0	0.0%	10	0.7%
2000 to 2009	58	1.4%	17	0.6%	41	2.9%
1980 to 1999	358	8.8%	114	4.3%	244	17.2%
1960 to 1979	551	13.6%	288	10.9%	263	18.6%
1940 to 1959	1,698	41.9%	1,247	47.3%	451	31.9%
1939 or earlier	1,378	34.0%	971	36.8%	407	28.7%
Total Occupied Housing Units	4,053	100%	2,637	100%	1,416	100%

Source: U.S. Census Bureau 5-Year American Community Survey (2019-2023) Physical Housing Characteristics for Occupied Housing Units (S2504)

Of the 4,053 occupied housing units in Woodbury, 65% are owner-occupied and 35% are renter-occupied, according to the 2023 5-year ACS estimates. Renter-occupied housing is slightly newer than owner-occupied housing, with over twenty percent of rental units built since 1980. Nearly 85% of owner-occupied housing was built before 1959 compared to approximately 60% of rental units.

Table 2 identifies indicators of substandard housing conditions. Over four-fifths of housing units in the City are over 50 years old. By contrast, no units were considered to have incomplete plumbing and only 57 units (1.2%) have incomplete kitchen facilities. This is a notable decrease from the 167 units with incomplete plumbing and 266 units with incomplete kitchen facilities according to 2020 5-year estimates used in the 2022 Housing Plan Element. This suggests that while the City has not seen any new housing development since the adoption of the most recent Housing Plan Element (as evidenced in **Table 1**), many existing housing units have been renovated to improve the living conditions for residents.

Table 2. Substandard Housing Condition

Substandard Housing Condition	Total Housing Units	
	#	%
50+ years old housing units	3,720	81.0%
Incomplete Plumbing	0	0.0%
Incomplete Kitchen Facilities	57	1.2%

Source: U.S. Census Bureau 5-Year American Community Survey (2019-2023) Year Structure Built (B25034), Plumbing Facilities for All Housing Units (B25047), Kitchen Facilities for All Housing Units (B25051)

Table 3 identifies the number of occupants per room in occupied housing units in the City, with 3.3% of units considered overcrowded, or containing more than 1.01 persons per bedroom. 1.7% of units have greater than 1.5 persons per bedroom.

Table 3. Occupants per Room

Occupants per Room	Occupied Housing Units	
	#	%
1.00 or less	3,918	96.7%
1.01 to 1.50	66	1.6%
1.51 or more	69	1.7%
Total Occupied Housing Units	4,053	100.0%

Source: U.S. Census Bureau 5-Year American Community Survey (2019-2023) Selected Housing Characteristics (DP04)

Table 4 identifies the value range of housing units that are owner-occupied units. As of 2023, approximately 86% of owner-occupied units are worth between \$100,000 to \$299,999, while approximately 12% are worth greater than \$300,000 and 2% are worth less than \$100,000. Between 2013 and 2023, the median home value in Woodbury increased by 21% from \$172,300 to \$207,900.

Table 4. Value range of Owner-Occupied Units

Owner-Occupied Units by Value	2013		2023		2013-2023 % Change
	# Units	%	# Units	%	
Less than \$50,000	51	2.0%	23	0.9%	-55%
\$50,000 to \$99,999	168	6.6%	37	1.4%	-78%
\$100,000 to \$199,999	1,587	62.7%	1,139	43.2%	-28%
\$200,000 to \$299,999	555	21.9%	1,120	42.5%	102%
\$300,000 to \$499,999	117	4.6%	244	9.3%	109%
\$500,000 to \$999,999	53	2.1%	74	2.8%	40%
\$1,000,000 or more	0	0.0%	0	0.0%	-
Total Owner-Occupied Units	2,531	100%	2,637	100%	4%
Median Value	\$ 172,300	--	\$ 207,900	--	--

Sources: Selected Housing Characteristics (DP04) for 2013 and 2023 5-Year Estimates

Table 5 identifies the value range of housing units that are renter-occupied units. Based on the 2023 ACS 5-year estimates, out of the total occupied housing units in Woodbury, 35% are renter-occupied. As of 2023, approximately

30% of renter-occupied units have a gross rent value less than \$500 while 22.5% of units are between \$500 and \$999. Approximately 20% of renter-occupied units are between \$1,000 and \$1,499, and 24% of renter-occupied units are greater than \$1,499 per month.

Renter-occupied units with gross rent less than \$1,000 decreased from by 17% from 2013 to 2023 from 894 units to 738 units, while units with gross rent of \$1,000 and above increase by 23% from 501 units to 617 units.

Median gross rent increased by approximately 10% between 2013 and 2023 from \$871 to \$957.

Table 5. Gross Rent for Renter-Occupied Units and Median Gross Rent

Gross Rent for Renter-Occupied Units	2013		2023		2013-2023 % Change
	# Units	%	# Units	%	
With cash rent	1,395	96.8%	1,355	95.7%	-3%
Under \$250	195	13.5%	45	3.2%	-77%
\$250-\$499	217	15.1%	375	26.5%	73%
\$500-\$749	152	10.5%	171	12.1%	13%
\$750-\$999	330	22.9%	147	10.4%	-55%
\$1,000 to \$1,249	319	22.1%	156	11.0%	-51%
\$1,250 to \$1,499	52	3.6%	126	8.9%	142%
\$1,500 to \$1,999	92	6.4%	249	17.6%	171%
\$2,000 or more	38	2.6%	86	6.1%	126%
No cash rent	46	3.2%	61	4.3%	33%
Total Renter-Occupied Units	1,441	100%	1,416	100%	-2%
Median Gross Rent	\$ 871	-	\$ 957	-	10%

Sources: Gross Rent (B25063) and Median Gross Rent (B25064) for 2013 and 2023 5-Year Estimates

Table 6 shows a breakdown of the occupancy type characteristics. According to 2023 5-Year ACS estimates, 538 housing units were vacant (approximately 12%), which is an approximately 11% increase from the number of vacant housing units in 2013 (486 units). The 2023 homeowner vacancy rate estimate has reduced to 2.2% from the 2020 estimate of 3.7%. As of 2023, the homeowner vacancy rate (2.2%) was much lower than the rental vacancy rate (8.6%). The homeowner vacancy rate reduced slightly from 2013 (2.8%), while the rental vacancy rate dropped from 14.1% in 2013.

The homeowner vacancy rate and rental vacancy rate for Woodbury in the year 2023 (2.2% and 8.6%, respectively) was higher than Gloucester County's vacancy rate (0.7% for homeowner vacancy and 3.0% for rental vacancy). Notably, however, both the rental and homeowner vacancy rates for the County declined by about half since 2013.

Table 6. Occupancy Type Characteristics & Vacancy Rate

Occupancy Type Characteristics & Vacancy Rate	Woodbury			Gloucester County		
	2013	2023	% Change	2013	2023	% Change
Total housing units	4,458	4,591	3.0%	110,415	117,530	6.4%
Occupied housing units	3,972	4,053	2.0%	104,145	111,796	7.3%
Owner-occupied	2,531	2,637	4.2%	83,578	88,794	6.2%
Renter-occupied	1,441	1,416	-1.7%	20,567	23,002	11.8%
Vacant housing units	486	538	10.7%	6,270	5,734	-8.5%
Homeowner vacancy rate	2.8%	2.2%	-	1.1%	0.7%	-
Rental vacancy rate	14.1%	8.6%	-	6.5%	3.0%	-

Sources: Selected Housing Characteristics (DP04) for 2013 and 2023 5-Year Estimates

Table 7 lists out the total units by structure type. According to the 2023 5-year ACS estimates, single-family detached homes continue to remain the predominant type of housing type in Woodbury, comprising nearly two-thirds (64.5%) of

all housing units. An additional 3.6% of housing types are single-family attached homes, typically comprised of row homes or duplexes. The remaining housing types are comprised of multi-family housing, with two-unit structures comprising 7.7%, structures with between three and nine units comprising 9.3%, structures with between ten and nineteen units comprising 2.6%, and structures with 20 or more units comprising 12.0%.

Table 7. Housing Unit Types and Characteristics

Units in Structure	2013		2023		2013-2023 % Change
	# Units	%	# Units	%	
1, detached	2,629	59.0%	2,962	64.5%	12.7%
1, attached	345	7.7%	167	3.6%	-51.6%
2 units	427	9.6%	355	7.7%	-16.9%
3 – 4 units	317	7.1%	220	4.8%	-30.6%
5 – 9 units	122	2.7%	207	4.5%	69.7%
10 – 19 units	114	2.6%	120	2.6%	5.3%
20 or more units	504	11.3%	553	12.0%	9.7%
Mobile homes	0	0.0%	7	0.2%	-
Total	4,458	100.0%	4,591	100.0%	3.0%

Sources: Selected Housing Characteristics (DP04) for 2013 and 2023 5-Year Estimates

Table 8 lists the number of building permits and demolition permits for the previous ten years, as provided by the New Jersey Department of Community Affairs (NJDCA) Construction Reporter. Over this time, there was an average of 1.2 building permits and 1.8 demolition permits per year, with the number of yearly building permits ranging from zero to two per year and the number of yearly demolitions permits ranging from zero to six per year. Using the average number of building and demolition permits from the past ten years, the City is projected to have 12 new building permits, and 18 new demolition permits in the next ten years. This suggests that there will be minimal change to the supply of new housing in the City.

However, this projection is based on recent building activity and does not consider future development that may follow a different trend. While the City is largely built-out, it is possible that a redevelopment or infill project could yield a significantly higher number of new residential units.

Table 8. Building and Demolition Permits by Year

Housing Unit Building and Demolition Permits by Year		
Year	Housing Units with Building Permits Issued	Housing Units with Demolition Permits Issued
2014	1	2
2015	0	3
2016	2	0
2017	1	0
2018	2	4
2019	1	0
2020	0	1
2021	2	2
2022	2	6
2023	1	0
Annual Average	1.2	1.8
5-Year Projection	6.0	9.0
10-Year Projection	12.0	18.0

Source: NJDCA Construction Reporter for Building Permits and Demolition Permits

2.4 MUNICIPALITY'S DEMOGRAPHIC CHARACTERISTICS

2.4.1 Population History

Table 9 highlights the Population estimates between City of Woodbury and Gloucester County. As documented in the third-round Housing Element Plan, the City of Woodbury reached its peak population in 1960 with 12,453 residents. Since that time, the City has experienced a gradual population decline, with a modest increase observed in 1990. A slight increase in population between the 2020 Decennial Census and the 2023 5-year ACS suggests that there has been some stabilization in recent years. Nonetheless, the City's 2023 population was 8.6% less than the population in 1950. Conversely, Gloucester County has experienced sustained population growth since 1950, increasing by approximately 232% between 1950 and 2023, with the total population reaching 304,504 in 2023.

Table 9. Population Estimates

Population Estimates	Woodbury	Gloucester County
1950	10,931	91,727
1960	12,453	134,840
1970	12,408	172,681
1980	10,353	199,917
1990	10,904	230,082
2000	10,307	254,673
2010	10,174	288,288
2020	9,963	302,294
2023	9,992	304,504
1950-2023 % Change	-8.6%	232%

Sources: U.S. Census Bureau New Jersey Population Trends 1790 to 2000 (1940 to 2000); U.S. Census Bureau Decennial Census P1 Total Population (2010 and 2020); Demographic and Housing Estimates (DP05) 2023 5-Year ACS

Table 10 depicts the population forecast for Woodbury City and Gloucester County from 2025 to 2050 according to the Delaware Valley Regional Planning Commission's (DVRPC) Municipal-Level Population Forecasts. Woodbury's population is projected to increase by 0.6% between 2020 and 2050, from 9,963 to 10,022, reflecting the built-out nature of the City with slight population growth that can be accommodated only by slight increases in density. In contrast, Gloucester County is projected to grow by approximately 9.2% over the same period, from 302,294 to 330,205.

In its January 2023 Analytical Data Report on Population and Employment Forecasts (2015–2050), DVRPC continued to classify Woodbury as experiencing “stable” population growth, defined as a change between -5% and +5% over the 35-year period. While Woodbury remains in this category, DVRPC has reclassified several surrounding municipalities. Deptford, Woodbury Heights, Wenonah, and Washington Township, which were previously categorized as experiencing “moderate growth” (+6% to +25%) in earlier forecasts, are now also identified as having “stable” growth. Similarly, West Deptford, which was previously projected to experience “significant growth” (+26% to +50% between 2015 and 2045), has been reclassified to “moderate growth” (+6% to +25%) for the 2015 to 2050 forecast horizon.

Table 10. Projected Population

Population Forecast	2020 Population	Projected Population						2020-2050 Change	
		2025	2030	2035	2040	2045	2050	#	%
Woodbury City	9,963	9,971	9,972	10,001	10,014	10,021	10,022	59	0.6%
Gloucester	302,294	306,671	310,786	317,901	322,160	327,296	330,205	27,911	9.2%

Source: DVRPC Adopted 2050 v2.0 Population & Employment Forecasts

2.4.2 Household Size and Type

Table 11 presents the distribution of occupied housing units by household type in the City of Woodbury. The City's housing stock is comprised of approximately 55% family households and 45% non-family households. The U.S. Census defines a family household as "a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family." A nonfamily household is defined as "Consisting of a householder living alone (a one-person household) or where the householder shares the home only with people to whom he/she is not related (e.g., a roommate)."

Of the 2,247 family households, 1,320 are comprised of married couples while 927 are considered "other family", which includes householders with no spouse present.

Among the 1,806 non-family households, 1,542 are householders living alone, with 720 of those individuals aged 65 years and older. There are 264 householders non-living alone that are also considered non-family households.

Table 11. Total Occupied Units by Household Types

Total Occupied Units by Household Type	#	%
Occupied housing units	4,053	100%
Family households	2,247	55%
Married couple	1,320	33%
Householder 15 to 34 years	96	2%
Householder 35 to 64 years	917	23%
Householder 65 years and over	307	8%
Other Family	927	23%
Male Householder (no spouse present)	219	5%
Householder 15 to 34 years	22	1%
Householder 35 to 64 years	132	3%
Householder 65 years and over	65	2%
Female Householder (no spouse present)	708	17%
Householder 15 to 34 years	132	3%
Householder 35 to 64 years	502	12%
Householder 65 years and over	74	2%
Non-family households	1,806	45%
Householder Living Alone	1,542	38%
Householder 15 to 34 years	128	3%
Householder 35 to 64 years	694	17%
Householder 65 years and over	720	18%
Householder Not Living Alone	264	7%
Householder 15 to 34 years	139	3%
Householder 35 to 64 years	88	2%
Householder 65 years and over	37	1%

Sources: U.S. Census Bureau Occupancy Characteristics (S2501) 2023 5-Year ACS Estimate

Table 12 compares the average household and family size in the City of Woodbury with Gloucester County and the State of New Jersey, based on the U.S. Census Bureau's 2023 5-year ACS estimates. Woodbury reports an average household size of 2.45 and an average family size of 3.39. While the average household size is smaller than both the county (2.67) and state (2.61) averages, the average family size in Woodbury (3.39) is slightly larger than the Gloucester County (3.18) and New Jersey (3.19) averages.

This suggests that while family-households in Woodbury are relatively large, the preponderance of householders living alone or, to a lesser extent, living with one other person in the City brings down the average household size.

Table 12. Average Household and Family Size

Average Household & Family Size	Household Size	Family Size
City of Woodbury	2.45	3.39
Gloucester County	2.67	3.18
New Jersey	2.61	3.19

Sources: U.S. Census Bureau Households and Families (S1101) 2023 5-Year ACS Estimate

Table 13 presents the distribution of household sizes in the City of Woodbury by occupancy type according to 2023 5-year ACS estimates. Of the City's 4,053 total occupied housing units, owner-occupied units make up 65% of the housing stock while the remaining 35% of units are classified as renter-occupied. One-person households, when considered both owner-occupied and rental occupied, represents 38% of all occupied units. While one-person households comprise the majority of renter-occupied units, the number of occupants is more diverse within owner-occupied units.

Table 13. Household Size by Occupancy Type

Household Size by Occupancy Type	#	%
Occupied housing units	4,053	100%
Owner-Occupied	2,637	65%
1-person household	767	19%
2-person household	756	19%
3-person household	473	12%
4-person or more household	641	16%
Renter-Occupied	1,416	35%
1-person household	775	19%
2-person household	286	7%
3-person household	174	4%
4-person or more household	181	4%

Sources: U.S. Census Bureau Occupancy Characteristics (S2501) 2023 5-Year ACS Estimate

2.4.3 Age Characteristics

Table 14 shows the median age the City of Woodbury, Gloucester County, and the State of New Jersey in 2013 and 2023. According to 5-year ACS estimates, the median age in Woodbury was nearly two and a half years younger than the County and State. The City's median age increased from 36.2 years in 2013 to 37.7 years in 2023 – an increase of 1.5 years over the decade.

While Woodbury continues to have a slightly younger population than both the county and the state overall, the gradual aging trend aligns with broader regional demographic patterns. This shift may have implications for age-targeted amenities in the coming years.

Table 14. Median Age Characteristics

Median Age	2013	2023
Woodbury	36.2	37.7
Gloucester County	39.0	40.1
New Jersey	39.1	40.1

Sources: U.S. Census Bureau Age and Sex (S2101) 2023 5-Year ACS Estimate

Table 15 provides a detailed breakdown of the age distribution in the City of Woodbury according to 2013 and 2023 5-year ACS estimates. As of 2023, 22.1% of the City's population was under 20 years old, which was a decrease from 25.3% in 2013. There was a similar decrease in residents between 45 and 64 years old, from 26.0% in 2013 to 23.5% in

2023. There were corresponding increases in the percentage of the City between the ages of 20 and 44 (34.4% in 2013 to 36.8% in 2023) and 65 years old and above (14.5% in 2013 to 17.6% in 2023). The increase in the over 65 age bracket suggests a greater need for housing that is appropriate for seniors.

Table 15. Age Characteristics for the City of Woodbury

Age Characteristics	2013	2023
Under 5 years	6.6%	4.6%
5 to 9 years	6.4%	6.2%
10 to 14 years	5.6%	3.8%
15 to 19 years	6.7%	7.5%
20 to 24 years	7.6%	9.5%
25 to 29 years	7.5%	5.9%
30 to 34 years	7.4%	7.6%
35 to 39 years	7.1%	5.5%
40 to 44 years	4.8%	8.3%
45 to 49 years	6.3%	5.2%
50 to 54 years	7.0%	4.1%
55 to 59 years	6.8%	7.8%
60 to 64 years	5.9%	6.4%
65 to 69 years	3.9%	5.6%
70 to 74 years	4.3%	6.2%
75 to 79 years	2.0%	2.1%
80 to 84 years	3.1%	2.1%
85 years and over	1.2%	1.6%

Sources: U.S. Census Bureau Age and Sex (S0101) 2023 5-Year ACS Estimate

2.4.4 Income Level

Table 16 compares median household income, median family income, and per capita income for the City of Woodbury, Gloucester County, and the State of New Jersey based on 5-Year ACS estimates from 2013 and 2023. The City's median household income, median family income, and per capita income are all less than the County and the State. Between 2013 and 2023, Woodbury's median household income increased by approximately 28.6%, from \$58,102 to \$74,769. While this growth is notable, it trails behind the increase observed in Gloucester County (38.0%) and the State of New Jersey (41.0%). In contrast, Woodbury's median family income rose by 43.0% over the same period, from \$77,904 to \$111,433, which is comparable to the growth experienced at the county (45.3%) and state (41.8%) levels. Additionally, the City's per capita income increased by 32.0%, from \$68,400 to \$90,231, although this lags slightly behind Gloucester County (42.9%) and New Jersey (44.3%). These figures reflect moderate income growth in the City, with family income gains aligning closely with regional and state trends, even as household and per capita income growth remain lower. However, the City has lagged behind the growth experienced at the County and State levels.

Table 16. Median Income and Per Capita Income

Median Income and Per Capita Income	Woodbury City		Gloucester County		New Jersey	
	2013	2023	2013	2023	2013	2023
Median Household Income	\$58,102	\$74,769	\$74,524	\$102,807	\$71,629	\$101,050
Median Family Income	\$77,904	\$111,433	\$87,913	\$127,695	\$87,347	\$123,892
Per Capita Income	\$68,400	\$90,231	\$88,964	\$127,093	\$97,225	\$140,299

Sources: U.S. Census Bureau Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars) (S1901) and Mean Income in the Past 12 Months (in 2013 Inflation-Adjusted Dollars) (S1902) 2013 and 2023 5-Year ACS Estimate

Table 17 provides a comparison of household income ranges in the City of Woodbury and Gloucester County, drawing on data from the 5-Year ACS estimates from 2013 and 2023.

In 2013, nearly half of the City's population (45.5%) earned less than \$50,000 per year. By 2023, this had decreased to 36.6%. There was a similar decrease in the proportion of the population that earned between \$50,000 and \$99,000 (29.9% in 2013 to 23.6% in 2023). This corresponded to an increase in the population earning over \$100,000 (24.4% in 2013 to 40.3% in 2023), with an increase in the population earning \$200,000 or more from 1.1% to 7.9%.

These shifts suggest an overall upward movement in household income distribution within the City, though the higher-income brackets fall behind those of the County. This distribution has important implications for housing affordability and demand in Woodbury, particularly in supporting a diverse housing stock to meet the needs of both moderate- and lower-income households.

Table 17. Household Income

Household Income	Woodbury City		Gloucester County	
	2013	2023	2013	2023
Less than \$10,000	10.0%	4.6%	4.0%	3.2%
\$10,000 to \$14,999	6.7%	9.0%	3.4%	2.0%
\$15,000 to \$24,999	10.0%	8.9%	7.2%	4.7%
\$25,000 to \$34,999	6.0%	5.2%	7.3%	5.1%
\$35,000 to \$49,999	12.8%	8.5%	10.5%	7.5%
\$50,000 to \$74,999	15.7%	14.1%	18.0%	14.1%
\$75,000 to \$99,999	14.2%	9.5%	14.9%	11.9%
\$100,000 to \$149,999	14.6%	23.4%	20.2%	20.2%
\$150,000 to \$199,999	8.7%	9.0%	8.9%	13.6%
\$200,000 or more	1.1%	7.9%	5.7%	17.7%

Sources: U.S. Census Bureau Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars) (S1901) for 2013 and 2023 5-Year ACS Estimate

According to the 5-Year ACS estimates, 13.9% of Woodbury's population were in poverty in 2023, which was higher than the rate of poverty in the County (7.6%) and the State (9.8%), as shown in **Table 18** below. This represents a slight improvement from 2013, when the poverty rate stood at 14.5%, a trend that was also felt at the County and State levels. These figures suggest that even though the economic conditions have slightly improved, the City remains affected by the poverty when compared to the County and Statewide trends. These trends can shine a light on the efforts needed to develop more access to affordable housing.

Table 18. Rate of Poverty

Persons in Poverty	Woodbury City		Gloucester County		New Jersey	
	2013	2023	2013	2023	2013	2023
Poverty Rate	14.5%	13.9%	8.1%	7.6%	10.4%	9.8%

Sources: U.S. Census Bureau Poverty Status in the Past 12 Months (S1701) for 2013 and 2023 5-Year ACS Estimate

2.5 EXISTING AND PROBABLE FUTURE EMPLOYMENT CHARACTERISTICS

2.5.1 Employment Status of the Residents

Table 19 compares the employment status for population 16 years and over for Woodbury, the County and the State. The U.S. Census defines "labor force" as "All people classified in the civilian labor force, plus members of the U.S. Armed Forces (people on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard). The civilian labor force consists of people classified as employed or unemployed." The U.S. Census defines "not in labor force" as "All people 16 years old and over who are not classified as members of the labor force. This category consists mainly of students, housewives, retired workers, seasonal workers interviewed in an off season who were not looking for work,

institutionalized people, and people doing only incidental unpaid family work (less than 15 hours during the reference week)."

As of the 2023 5-Year ACS estimates, 66.4% of Woodbury's population aged 16 and over participate in the labor force, a slight increase from 66.1% in 2013. Of those in the labor force, 61.6% are employed, and 4.8% are unemployed, representing a reduction from the 7.2% unemployment rate observed in 2013.

In comparison, Gloucester County reported a slightly higher labor force participation rate at 66.9%, with a lower unemployment rate of 3.4%, while New Jersey's figures are 66.3% labor force participation and 4.1% unemployment.

This decline in the City's unemployment rate suggests a strengthening labor market over the past decade that reflects national trends.

Table 19. Employment Status for Population 16 years and over

Employment Status (Population 16 years and over)	Woodbury City		Gloucester County		New Jersey	
	2013	2023	2013	2023	2013	2023
In Labor Force*	66.1%	66.4%	68.6%	66.9%	66.6%	66.3%
Employed	59.0%	61.6%	61.2%	63.3%	59.7%	62.1%
Unemployed	7.2%	4.8%	7.3%	3.4%	6.7%	4.1%
Not in labor Force**	33.9%	33.6%	31.4%	33.1%	33.4%	33.7%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP03 Selected Economic Characteristics

2.5.2 Work Occupation and Industry

Table 20 summarizes the employed population 16 years and over by industry in Woodbury. Between 2013 and 2023, the City of Woodbury experienced an 8.4% increase in its total employed population aged 16 years and older, growing from 4,750 to 5,147 workers.

Educational services / health care and social assistance represented the largest industrial sector in the City, comprising over a quarter (26.2%) of the City's employed population 16 years and older as of 2023. This was followed by Professional, scientific, and management of companies and enterprises / administrative and waste services and, Retail trade, which comprised 15.3% and 13.3% of the City's workforce, respectively.

A comparison of the 2013 and 2023 ACS estimates shows significant shifts in employment sectors. The Transportation and warehousing and, Arts, entertainment, recreation, accommodation, and food services industries saw the largest increase, with employment nearly doubling for both industries (94.3% and 93.2%, respectively). Other sectors that experienced noteworthy growth include Professional, scientific, management, administrative, and waste services, which grew by 55.9%, and Construction, which increased by 36.4%.

Conversely, some traditional sectors witnessed notable declines. The finance, insurance, and real estate sector reduced by 55.9%, while public administration reduced by 47.1%. The construction and information trade industries also saw substantial decreases of 36.4% and 34.9%, respectively. These trends potentially highlight the future trend in workforce and economic development in Woodbury.

Table 20. Employed population 16 years and over by Industry

Classification of Employed Population 16 Years and Over by Industry					
Industry	Total Employed (2013)		Total Employed (2023)		2013-2023 % Change
	#	%	#	%	
Agriculture, forestry, fishing and hunting	0	0.0%	19	0.4%	-
Construction	225	4.7%	307	6.0%	36.4%
Manufacturing	391	8.2%	306	5.9%	-21.7%
Wholesale trade	178	3.7%	127	2.5%	-28.7%
Retail trade	637	13.4%	685	13.3%	7.5%
Transportation and warehousing	211	4.4%	410	8.0%	94.3%
Information	109	2.3%	71	1.4%	-34.9%
Finance and insurance / Real estate and rental and leasing	356	7.5%	157	3.1%	-55.9%
Professional, Scientific, and Management of companies and enterprises / Administrative and waste services	506	10.7%	789	15.3%	55.9%
Educational Services / Health care and social assistance	1,389	29.2%	1,346	26.2%	-3.1%
Arts, entertainment, and recreation / Accommodation and food services	250	5.3%	483	9.4%	93.2%
Other services, except public administration	254	5.3%	318	6.2%	25.2%
Public Administration	244	5.1%	129	2.5%	-47.1%
Total Civilian Employed Population 16 years and over	4,750	100.0%	5,147	100.0%	8.4%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates, Table S2405 Industry by Occupation for the Civilian Employed Population 16 Years and Over.

2.5.3. Employment Trends and Outlook

Every five years, DVRPC updates the employment forecasts for the region. According to the DVRPC Population & Employment Forecasts (Adopted 2050 v2.0), employment in Woodbury City is expected to remain stable over the next few decades. Between 2025 and 2050, Woodbury is projected to experience a slight employment decline of 0.4%, translating to a net loss of 47 jobs. The city's employment levels are forecasted to peak at 13,171 in 2025, followed by minor fluctuations and a projected total of 12,701 jobs by 2050.

While Woodbury City and Woodbury Heights are both classified within the DVRPC's "stable" employment category (defined as a projected change between -5% and +5%), other municipalities in Gloucester County are expected to experience more substantial growth, ranging from "moderate" (6%–25%) to "exceptional" (greater than 50%). These figures suggest that while the regional economy is expected to expand, Woodbury may not equally increase in that growth, highlighting the importance of targeted local economic development strategies.

Table 21. Projected Employment Forecast

Population Forecast	2020 Employment	Projected Employment						2020-2050 Change	
		2025	2030	2035	2040	2045	2050	#	%
Woodbury City	12,748	13,171	12,961	12,813	12,858	12,649	12,701	-47	-0.4
Gloucester	148,183	171,516	169,420	167,718	167,858	171,599	173,115	24,932	16.8

Source: DVRPC Adopted 2050 v2.0 Population & Employment Forecasts

SECTION 3 – ACHIEVEMENT OF FAIR SHARE

3.1 INTRODUCTION

This Fair Share Plan (hereinafter Plan) describes how the City will address its fair share of the affordable housing in the region.

The City of Woodbury's fourth-round obligation is 147 units, consisting entirely of present need, which is the need for affordable housing resulting from existing low- and moderate-income households living in substandard housing as defined by certain Census indicators. Woodbury has a prospective need (n.b., the affordable units needed for anticipated new low- and moderate-income households) of zero (0) given the fact that it is an Urban Aid municipality.

3.2 SUMMARY OF THIRD ROUND OBLIGATION AND CREDITS

As noted previously, the City of Woodbury fully satisfied its third-round affordable housing obligation set forth in the court-approved fair share plan and settlement agreement with FSHC referenced above. The City's third-round obligation included a Present Need of 36; a Prior Round Obligation (1987-1999) of 0; and third-round prospective need of 168. The City was able to fully address its 36-unit third-round Present Need obligation with a surplus of five (5) units and its 168-unit third round Prospective Need obligation with a surplus of 21 units.

Pursuant to the NJAC 5:93-5.14a and as set forth in the Settlement Agreement, the age-restricted units in the third round were capped at 25% or 51 units of the total obligation distributed between the present and prospective need, requiring that the number of family affordable housing be 137 units.

3.2.1 Third-Round Present Need Credits

Woodbury addressed its 36-unit third-round present need with the following credits resulting in a surplus of five (5) units to be applied to the fourth round:

Table 22: Third Round Present Need Compliance Mechanisms

Woodbury City's 36-unit Third-Round Present Need Compliance Mechanisms	Credits
<i>100% Affordable Family Rentals – Existing</i>	
Lakeside Apartments (Block 162, Lot 1.02) (27 of 96)	27
<i>Age-Restricted – Existing (9 units maximum)</i>	
Colonial Park (Block 140, Lot 2.05) (5 of 199 units)	5
GG Green Property (Block 113, Lot 1, 15, 16) (4 of 55 units)	4
<i>Scattered Affordable Housing Sites – Existing</i>	
Habitat for Humanity of Gloucester County (5 of 9)	5
<i>Total Credits</i>	41

Lakeside Apartments: 100% Affordable Family Rentals

Lakeside Apartments is a 96-unit development on a 3.97-acre parcel located at 231 N Evergreen Avenue (Block 162, Lot 1.02) and was built in 1941. In 2011, utilizing financing in part supported through City-approved payments in lieu of taxes (PILOT), all 96 units were renovated. Pursuant to the Settlement Agreement, 27 of these units were applied towards the City's third-round present need and the remaining 69 units towards its prospective need.

Age-Restricted Units

The City applied credits from the 254 total age-restricted senior units in the Colonial Park Apartments and GG Green to its third-round present need obligation. However, Woodbury was capped at 25% of its 36-unit present need obligation, or 9 units. An additional 42 units between Colonial Park and GG Green were applied towards Woodbury's prospective need obligation. As discussed below, Woodbury is applying a portion of the surplus age-restricted units from both Colonial Park Apartments and GG Green to its fourth-round present need obligation.

Colonial Park Apartments

Colonial Park Apartments is a 199-unit development on a 3.22-acre parcel located at 401 S Evergreen Avenue (Block 140, Lot 2.05). The complex is an age-restricted senior affordable housing development built in 1980. In 2011, 100 of the units were renovated and the remaining 99 units were completed in 2015.

GG Green

The GG Green is a 55-unit senior housing development located at 108 S Broad Street (Block 113, Lot 1, 15, and 16) built in 1880. The building was a former opera house, which has been preserved and adapted to meet the community's need for affordable housing. In 2012, RPM Development purchased the dilapidated building and two adjacent structures and redeveloped them as affordable housing for low-income seniors and homeless veterans. RPM worked with the City and the New Jersey Department of Environmental Protection's Historic Preservation Office on a plan to preserve the historic structure while converting the interior and adding to the building to create affordable residences for low-income seniors. The project received federal historic tax credits from the Historic Preservation Office and the City approved a payment in lieu of taxes (PILOT) from the developer. The property is deed restricted for a period of 45 years.

Habitat for Humanity of Gloucester County Scattered Affordable Housing Sites

Between 2010 and 2016, the Habitat for Humanity of Gloucester County built five (5) new affordability-controlled homes on properties donated by the City of Woodbury. The City was eligible to receive five (5) credits towards its third-round present need from the following constructed homes.

Table 23: Habitat for Humanity Sites

Address	Block/Lot
48 Nelson Avenue	Block 100, Lot 22
66 Nelson Avenue	Block 100, Lot 27
20-22 Carpenter Street	Block 106, Lot 20
457 Allen Street	Block 101, Lot 16.03
26 W Centre St	Block 77, Lot 1

3.2.2 Third-Round Prospective Need Credits

The City of Woodbury was able to fully address its 168-unit third round Prospective Need obligation with the following credits, resulting in a surplus of 21 units to be applied to the fourth round:

Table 24: Third-Round Prospective Compliance Mechanisms

Woodbury City's 168-unit Third Round Prospective Need Compliance Mechanisms	Credits	Bonuses	Total
100% Affordable Family Rentals - Existing			
Lakeside Apartments (Block 162, Lot 1.02) (69 of 96)	69	42	111
Age-Restricted – Existing (42 units maximum)			
Colonial Park (Block 140, Lot 2.05) (21 of 199)	21	0	21
GG Green (Block 113, Lot 1, 15, and 16) (21 of 55)	21	0	21
Scattered Site Development – Existing			
Habitat for Humanity of Gloucester County (4 of 9)	4	0	4
Supportive Living – Existing			
Group Homes	32	0	32
Total:	147	42	189

Lakeside Apartments: 100% Affordable Family Rentals

Pursuant to the Settlement Agreement with FSHC, 69 of the units in the Lakeside Apartments were applied towards the City's prospective need and the remaining 27 units towards its present need, as previously discussed above. The City also was entitled to a one for one bonus credit per family rented unit up to 25% of the maximum prospective need obligation (N.J.A.C. 5:93), or 42 bonus credits.

Age-Restricted Rental Units

Of the 254 total age-restricted units from Colonial Park Apartments and GG Green, 42 units were applied to the City's Prospective Need, as limited by the 25% senior cap in effect as part of the third round. As previously discussed, an additional nine (9) units were applied to the City's third-round present need obligation. The City is applying a portion of the remaining surplus units from both Colonial Park Apartments and GG Green to its fourth-round Present Need obligation.

Habitat for Humanity of Gloucester County Scattered Affordable Housing Sites

The City received four (4) additional credits for affordable housing constructed by Habitat for Humanity between 2017 and 2018.

Table 25: Habitat for Humanity Sites (2)

Address	Block/Lot
37 Hopkins Street	Block 115, Lot: 10
83 Wallace Street	Block 110, Lot: 15
456 Allen Street	Block 102, Lot: 13
458 Allen Street	Block 102, Lot: 13.01

Group Homes/Supportive Living Units

The City received 32 eligible Supportive Living Credits from five (5) licensed group homes, which it applied towards its third-round prospective need obligation.

Table 26: Group Homes & Supportive Living Sites

Address	Block/Lot	Owner	Bedrooms
151-153 North Broad Street	Block: 83, Lot: 26.01	Center for Family Services	10
682 North Broad Street	Block: 125, Lot: 24	Center for Family Services	10
767 Washington Avenue	Block: 151, Lot: 2	Newpoint Behavioral Health	5
7 North Evergreen Avenue	Block: 155, Lot: 17.01	Arc	4
6 North Drexel Street	Block: 13, Lot: 1.02	Arc	3

3.2.3 Summary of Third Round Credits

The City of Woodbury was able to fully address its 36-unit third-round Present Need obligation with a surplus of five (5) units, as well as its 168-unit Prospective Need obligation with a surplus of 21 units.

The third-round credits allocated between the present and prospective need obligations and resulting surpluses, are summarized below.

Table 27: Summary of Third-Round Credits

Summary of Third Round Credits					
Project	Rental/Sale	Senior/Family	Total Units	Rehabilitation Share (Present Need): 36 Credits	Prospective Need: 168 Credits
Lakeside	Rental	Family	96	27	69 (+ 42 Bonus Credits)
Colonial Park	Rental	Senior	199 *	5	21
GG Green	Rental	Senior	55 *	4	21
Habitat for Humanity	Sale	Family	9	5	4
Group Homes	-	Family	32	-	32
Total			399	41 (Surplus: 5)	189 (Surplus: 21)

* As the age-restricted units from both Colonial Park and GG Green are capped at 25%, there are 173 units and 30 units remaining from both age-restricted developments, respectively, which the City of Woodbury can carry over to the fourth round. However, these remaining 203 total age-restricted units are subject to the 30% cap in the fourth round.

3.3 SUMMARY OF FOURTH ROUND CREDITS AND FAIR SHARE PLAN

3.3.1 Fourth Round Credits

After fully addressing its third-round affordable housing obligation, the City had the following potential mechanisms, in addition to the 26 surplus credits from the third round, to satisfy its fourth-round obligation:

Table 28: Potential Fourth-Round Credits

Project	Senior/Family	Total Units
CDBG Homes	Family	8
Route 45 Redevelopment	Family	Up to 105
Habitat for Humanity	Family	2
Woodlake	Family	148
Colonial Park	Senior	173 ¹
GG Green	Senior	30 ¹
Woodbury Mews	Senior	6 ²
Spring Hills	Senior	12 ²

¹ These are the remaining senior units from third round. These credits are also subject to the age-restricted cap of 30% of the 4th round obligation.

² These calculations are pursuant to the assisted living licensing rules, in which 10% of the total units shall be reserved for Medicaid recipients. These credits are also subject to the age-restricted cap of 30%.

The City of Woodbury's fourth-round obligation is 147 units, consisting entirely of present need. Because the city's entire obligation consists of present need and not prospective need, Woodbury is not eligible to receive any rental or other bonus credits.

Further, the City's 147-unit obligation is subject to a 30% cap on age-restricted units. Therefore, no more than 44 units (n.b., 147×0.30) may be age-restricted units.

There are 26 surplus credits from the third-round fair share plan plus 44 from either the Colonial Park or GG Green senior rental projects that can be applied to the city's fourth round present need obligation (based on the 30% cap). The City's remaining obligation is 77 units, which is satisfied by applying 77 of the units at the Woodlake Apartments.

Woodlake Apartments

Woodlake Apartments is an existing low-income family rental development with 148-units located at 231 N. Evergreen Avenue (Block 162, Lot 1.01). The development is in the process of renovating all 148 multi-family units (48 one-bedrooms and 100 two-bedrooms). Woodlake has executed a payment in lieu of taxes (PILOT) agreement with the City in which all the units in the development will be deed restricted as affordable units, include low and very-low units.

Colonial Park

After applying 26 credits to the City's third-round obligation, there are 173 remaining units from Colonial Park that potentially could be applied to the City's fourth round obligation. Given the 30% cap on age restricted units, the maximum number of credits that can be applied to the fourth-round present need is 44 units.

In summary, Woodbury is addressing its 147-unit third-round Present Need with the following credits:

Table 29: Fourth-Round Compliance Mechanisms

Woodbury City's 147-unit Fourth-Round Present Need Compliance Mechanisms		Credits
Surplus Credits from Third Round		26
100% Affordable Family Rentals		
Woodlake Apartments (Block 162, Lot 1.01) (77 of 148)		77
Age-Restricted – Existing (44 units maximum)		
Colonial Park (Block 140, Lot 2.05) (44 of 173 units remaining after applying third round credits)		44
Total Credits		147

3.3.2 Potential Additional Affordable Housing Credits

In addition to the credits applied to its 147-unit fourth-round present need, the City of Woodbury reserves the right to potentially use the following mechanisms to satisfy its existing or future affordable housing obligations as may be necessary.

Gloucester County Community Development Block Grant (CDBG)

Between 2003 and 2007 the City worked with Gloucester County to provide CDBG funding for eight (8) single-family homes and deed restricted the properties in perpetuity.

Table 30: CDBG Units

Address	Block/Lot	Date Completed	Cost	Years of Deed Restriction
326 Driscoll Ave	Block: 164.04, Lot 16	6/17/07	\$17,850	Perpetual
646 Tatum St	Block: 88, Lot 16	5/8/07	\$22,350	Perpetual
146 High St	Block: 69, Lot 6	1/5/07	\$19,730	Perpetual
432 Morris St	Block: 57, Lot 9	12/19/07	\$21,600	Perpetual
579 High St	Block: 57, Lot 9	2/14/05	\$15,700	Perpetual
318 Logan St	Block: 224, Lot 18	1/6/05	\$12,925	Perpetual
142 Lupton St	Block: 75, 2.01	11/3/03	\$17,750	Perpetual
745 N Washington Ave	Block: 151, Lot 7	6/11/03	\$15,600	Perpetual

Woodbury Downtown Business District Redevelopment Plan

In 2008, the governing body of the City of Woodbury approved a redevelopment plan for the entire length of South Broad Street (Route 45). The purpose of the redevelopment area is to rejuvenate the commercial corridor through mixed-use infill development and rehabilitation. The redevelopment proposed in the plan will result in additional residential units in the City, some of which potentially could be set aside for future affordable housing if the City determines that such a set aside is required to address any future housing obligation. The actual number of affordable units generated from this redevelopment will be dependent on any final redevelopment plans and redevelopment agreements.

Habitat for Humanity

In December 2021, the City of Woodbury donated two (2) more lots to Habitat for Humanity for the construction of 2 affordable homes. Both homes are under construction at the time of the preparation of this document.

- 403 Deptford Avenue (Block: 168, Lot: 2)
- 409 Deptford Avenue (Block: 168, Lot: 2.01)

Colonial Park

There are 129 remaining units in the Colonial Park development after applying 26 credits to the City's third-round obligation and 44 credits to the fourth-round obligation. These remaining units, along with other age-restricted units, will be subject to any applicable age-restricted cap.

GG Green

There are 30 remaining units in the GG Green development that can be applied to the any future affordable housing obligation. These remaining units, along with other age-restricted units, will be subject to any applicable age-restricted cap.

Woodbury Mews

Woodbury Mews is located at 122-124 Green Ave (Block 142, lot 2 and 3) with a total of 226 units, 57 units of which are identified specifically as assisted living units. Pursuant to the N.J.A.C. 8:36-5.1 (h) for assisted living licensing rules, 10% of the units shall be reserved for Medicaid recipients, which is six (6) units in this case. These units, along with other proposed age-restricted units, will be subject to any applicable age-restricted cap.

Spring Hills

Spring Hills is located at 467 Cooper Street (Block 154, Lot 8) with 124 total units. Pursuant to N.J.A.C. 8:36-5.1 (h) for assisted living licensing rules, 10% of the units shall be reserved for Medicaid recipients, which is 12 units in this case. These units, along with other proposed age-restricted units, will be subject to any applicable age-restricted cap.

Gloucester County Rehabilitation Program

The County of Gloucester operates a rehabilitation program for owner-occupied residences with funding from the Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program. The program funds housing rehabilitation projects to bring homes up to code ranging from \$1,000 to \$24,999 in cost. The eligible homeowner is obligated by a 0% deferred loan for 5 years.

Woodbury City is currently not claiming any credits for recently rehabilitated owner-occupied homes by the County program as the County is not able to provide a documentation consistent with N.J.S.A. 5:97-6.2. A review of a list provided by the County indicates that during the past several years, 1 - 2 Woodbury residences per year have participated in the program. The City will continue to encourage this program to upgrade the housing stock.

Appendix A – Third and Fourth Round Affordable Housing Compliance Sites Map



