

# Atlantic Highlands Borough Housing Plan Element and Fair Share Plan



Prepared by:  **ACUITY**  
CONSULTING SERVICES

June 2025



# What is an “HPEFSP” & Why have one?

1. A Housing Plan Element is a required component of the Master Plan in most cases – along with Land Use Plan element these are the only two required plan elements of the master plan.
2. In accordance with the New Jersey Fair Housing Act (“Amended FHA”), is required ensure immunity from “Builder’s Remedy” lawsuits.

# What has changed since Round 3 (1999-2025)?

On March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations:

- Requires that NJ DCA perform a calculation of regional need and municipal present and prospective obligations in accordance with the formulas established in the law (DCA determined these obligations on October 18, 2024)
- The Borough accepted its Present Need and Prospective Need calculations
- Borough is required to submit to the Program its adopted HPEFSP by June 30, 2025

# Summary of Atlantic Highlands Borough Obligations

# Cumulative Obligations and Unmet Need

<b>Table 17: Cumulative 1987-2035 Affordable Housing Obligations</b>	<b>Number of Units</b>
Fourth Round Present Need (Rehabilitation Obligation)	0
Prior Round Obligation (1987-1999)	86
Third Round Prospective Need (1999-2025)	207
Fourth Round Prospective Need (2025-2035)	48
<b>Cumulative Obligation (1987-2035)</b>	<b>341</b>
<b>Realistic Development Potential and Unmet Need</b>	<b>Number of Units</b>
Prior Round and Third Round Realistic Development Potential (RDP)	42
Prior and Third Round Unmet Need	251
Fourth Round Realistic Development Potential (RDP)	0
Fourth Round Unmet Need	48



# Vacant Land Adjustment (VLA)

- A comprehensive Fourth Round Vacant Land Analysis (VLA) was conducted to assess its realistic development potential and identify land available to meet its affordable housing obligations.
- A number of parcels that were coded as vacant or underutilized were present in the MOD IV Tax Assessment data. These sites were determined to be unsuitable for development due to environmental constraints, insufficient lot size and other factors.
- **Total RDP identified by VLA: 0 units**

# Vacant Land Adjustment Map

## Borough of Atlantic Highlands

- Municipal Boundary
- Tax Parcel
- Vacant Land
- Stream Waterbody
- Wetlands
- 50FT Buffer From Wetlands
- Steep Slopes**
  - 15% - 20%
  - 20% +
- Flood Zone**
  - AE
  - VE

Prepared: April 18, 2025

Source: NJGIN; ModIV Tax Assessor;  
NJDEP; FEMA



June 2025



# 4th Round Compliance Mechanisms

## Satisfaction of Rehabilitation Obligation

### **PRESENT NEED (REHABILITATION OBLIGATION) – 0 UNITS**

While Atlantic Highlands has no Fourth Round Present Need obligation, the Borough anticipates that some units may be rehabilitated through the Monmouth County Home Improvement Program during the 2025-2035 time period



# Prior/3rd Round RDP

Project Name	# of Units	Development Type	Status
Springpoint Living Project	10	Age-Restricted Rentals	Constructed
95 First Avenue	1	Family Rental	Constructed
Memorial Parkway Habitat for Humanity Project	2	Family Rental/ Family For Sale	Constructed
35 First Avenue/2 Hennessey Blvd. Project	5	Family Rental	Constructed
60 First Avenue Project	2	Family Rental	Constructed
44-48 First Avenue Project	3	Family Rental	Constructed
158 First Avenue Project	4	Family Rental	Constructed
21 Leonard Avenue Habitat for Humanity Project	2	Family Rental/ Family For Sale	Constructed
15 West Lincoln Avenue Project	2	Family Rental	Constructed
<b>Total Units</b>	<b>31</b>	-	-
<b>Rental Bonus</b>	<b>11</b>	-	-
<b>Total Units &amp; Credits</b>	<b>42</b>	-	-

June 2025



# Prior/3rd Round Unmet Need

- Unmet need: 251 units.
- Addressed via the following mechanisms:
  1. Springpoint Living Project: 47 age restricted affordable rental units
  2. Existing Set-Aside Ordinance for the CBD, HBD, LI, OR and R-TH zones
  3. Borough-Wide Mandatory Set-Aside Ordinance

# 4th Round Compliance Mechanisms

Compliance Mechanism	Rental or Sale	Status	Family or Age-Restricted	Units	Bonus Credits	Total Credits
Carton Brewery Conversion	TBD	Proposed	Family	2	0*	2
Harborside Conversion	TBD	Proposed	Family	2	0*	2
65 First Avenue	TBD	Under Construction	Family	3	0*	3
Existing Set-Aside Ordinance for CBD, HBD, LI & R-TH Zone	-	Adopted	-	5	0*	5
Borough-Wide Set-Aside Ordinance	-	Adopted	-	-	-	-
<b>TOTAL</b>	-	-	-	<b>12</b>	<b>0</b>	<b>12</b>

