Monmouth County
Rental Housing Profile

September 2024

RUTGERS

Edward J. Bloustein School
of Planning and Public Policy
RALPH W. VOORHEES
CENTER FOR CIVIC ENGAGEMENT

New Jersey State of Affordable Rental Housing

The New Jersey State of Affordable Rental Housing (NJSOARH) project is exploring the landscape of affordable rental housing in New Jersey. The project has two main areas of focus. First, the team is assembling information about existing government supported affordable rental housing. Second, the team is exploring the processes that shape housing insecurity.

Author

Lauren Nolan, Doctoral Candidate, Rutgers University

Research Team

Shiloh Deitz, Post-Doctoral Associate, Rutgers University

Kathe Newman, Professor, Rutgers University

Will Payne, Assistant Professor, Rutgers University

Eric Seymour, Assistant Professor, Rutgers University

We Enthusiastically Thank...

Advisory Committee

Holly City Development Corporation

Housing and Community Development Network of New Jersey

Latino Action Network Foundation

Monarch Housing Associates

New Jersey Citizen Action

NORWESCAP

Table of Contents

List of Figures

List of Tables

Executive Summary

Modest Growth in the Number and Share of Renters

Monmouth County experienced a net increase of 9,654 renter households since 2000. Some municipalities saw growth in the number of renter households over this period, while others experienced decreases The share of households that rent increased slightly from 25% in 2000 to 27% in 2020.

Renters are Concentrated Along the Shore and Small Boroughs

Renters are concentrated in communities along the shore, with the largest shares of renters in Asbury Park (76%) and Long Branch (61%). Smaller shares of renter households live in the county's inland townships.

Rents Have Increased

Median gross rent is higher than the state average and increased more than $368 or 28% over the past decade. All Monmouth County municipalities experienced rent increases during this period, and affordability is a challenge for many households.

Rent Burden is Pervasive

Forty-nine percent of renter households in Monmouth County are rent burdened, meaning they devote more than 30% of income to rent. Twenty-seven percent are severely cost burdened, meaning they devote more than 50% of household income to rent. The largest numbers of rent burdened households are in Long Branch and Asbury Park. Tinton Falls, Keansburg, Freehold Township, Middletown, Wall, and Freehold Borough have the largest shares of renter households that are rent burdened.

Most Low-Income Renters Are Cost Burdened

Most low-income renters in Monmouth County are cost burdened, and low-income households are much more likely to live in housing that is unaffordable than wealthier households. Among renter households with incomes less than 50% of the area median (less than $54,500 annually), 84% or 24,400 are cost burdened, and 15,700 or 54% are severely rent burdened.

Gentrification and Displacement are Concerns

Gentrification and displacement are concerns in many communities including Asbury Park, Long Branch, and Red Bank. Concerns are particularly acute in areas where high-income households live in close proximity to low-income renters. Some low-income renters may be protected from gentrification pressures through governmental housing assistance or rent control ordinances, but many are not and remain vulnerable.

Approximately 8,800 Units are Federally Assisted, and Need Outpaces Demand

There are approximately 8,800 federally assisted housing units in Monmouth County spanning several programs including Public Housing, Section 202 Housing for the Elderly, Section 8 Project-Based Rental Assistance (PBRA) housing, and units constructed or preserved using Low- Income Housing Tax Credits (LIHTC). Concurrently, roughly 4,300 households receive a Tenant-Based Voucher for use in the private rental market, including in LIHTC properties. Need for affordable housing greatly outpaces demand. Federal programs serve some of the county's most vulnerable renters including those with very low incomes, older adults, and people with disabilities. However, long wait lists and eligibility requirements mean that many households that need affordable housing do not receive assistance. Nationally, only one in four households eligible for federal housing assistance receives it.

A Handful of Municipalities have Rent Control

Ten of Middlesex County's 53 municipalities have a rent control ordinance that put limits on annual rent increases. Not all rental units qualify, and each municipality varies in terms of the types of rental units for which the ordinance applies. In three municipalities, the ordinance only applies to mobile homes. Forty-three municipalities have no rent control ordinance.

Introduction

The New Jersey State of Affordable Rental Housing (NJSOARH) project is exploring the landscape of affordable rental housing in New Jersey. As part of this project, we are publishing county rental housing profiles that bring together data on rental housing and related information for the county and its municipalities. The aim of these reports is to serve as a resource to better understand the landscape of rental housing in the county, patterns and trends, and affordability challenges. This report is divided into seven sections:

- Section 1: Renter Households
- Section 2: Rental Housing Characteristics
- Section 3: Renter Characteristics
- Section 4: Rental Housing Costs and Affordability
- Section 5: Unhoused Persons and Homelessness Programs
- Section 6: The Landscape of Housing Assistance
- Section 7: Rent Control Ordinances

About Monmouth County

Monmouth County (population 643,615) is located in the central part of New Jersey, bordered by the Atlantic Ocean to the east, the Raritan Bay to the north, Middlesex and Mercer Counties to the west, and Ocean County to the south. There are 53 municipalities in the county (35 boroughs, 15 townships, two cities, and one village). The largest municipality (by population) is Middletown (67,106) followed by Howell (53,537), and Marlboro (41,502). Small boroughs dot the shoreline while larger townships are located further inland. Shore communities attract visitors during the summer months but also have many permanent residents. Monmouth County has a diverse economy and contains a mix of commercial downtowns, suburban office complexes, technological centers, and farmland. Monmouth County is served by New Jersey Transit's North Jersey Coast train line, the Garden State Parkway, and numerous other highways, and workers commute to New York City and throughout the region. The county contains a mix of newer and older suburban housing developments, rural areas, and urban downtowns that are experiencing rising costs and gentrification pressures.

Section 1: Renter Households

Monmouth County has 66,579 renter households according to the 2020 Census (see Table 1 on next page). The largest number of renter households (7,586) live in Long Branch followed by Asbury Park (5,375), and Neptune (4,220). Twenty-seven percent of households in the county rent, which is lower than the statewide rentership rate of 39%. Asbury Park has the largest share of households that rent at 76% followed by Long Branch (61%), Bradley Beach (57%), and Red Bank (57%). Twenty-three municipalities have less than 20% renters (see Fig.1). Monmouth County experienced a net increase of 9,654 renter households from 2000 to 2020. Roughly half of municipalities saw an increase in the number of renters over this period, and half experienced a decrease. The share of households that rent increased slightly from 25% in 2000 to 27% in 2020. In twelve municipalities, the share of renter households increased by over 5%. Four experienced a decrease over 5%.

Fig. 1: Share of Households that Rent
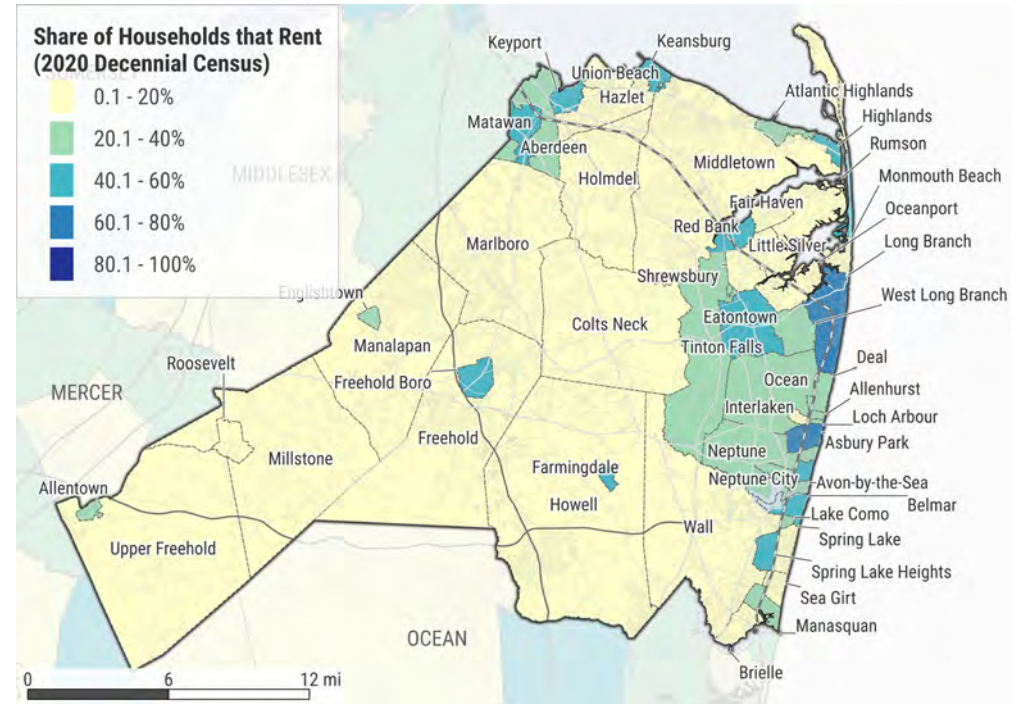
Data Source: 2020 Census

Section 1: Renter Households, continued

Table 1: Number and Share of Renter Households Over Time

	2000		2010		2020			2000		2010		2020	
	#	%	#	%	#	%		#	%	#	%	#	%
Aberdeen twp	1,415	22.0	1,665	24.2	2,421	31.5	Long Branch city	7,248	57.6	6,817	58.0	7,586	61.2
Allenhurst boro	79	27.7	72	33.2	77	38.7	Manalapan twp	610	5.7	1,104	8.3	1,883	13.1
Allentown boro	158	22.3	165	23.4	159	22.9	Manasquan boro	752	28.9	645	27.2	572	23.2
Asbury Park city	5,437	80.5	5,366	79.8	5,375	75.8	Marlboro twp	386	3.4	594	4.6	1,194	8.7
Atlantic Highlands boro	626	31.8	529	28.3	600	30.8	Matawan boro	1,464	41.5	1,214	36.2	1,684	43.8
Avon-by-the-Sea boro	413	39.6	349	38.7	327	36.3	Middletown twp	3,171	13.6	3,658	15.3	4,019	16.3
Belmar boro	1,548	52.5	1,373	50.9	1,464	51.1	Millstone twp	121	4.5	196	5.9	202	6.1
Bradley Beach boro	1,330	57.9	1,192	56.8	1,234	57.2	Monmouth Beach boro	295	18.1	258	17.3	251	17.3
Brielle boro	321	16.6	220	12.2	281	14.4	Neptune City boro	909	40.9	864	40.5	819	38.8
Colts Neck twp	628	17.9	243	7.4	269	8.1	Neptune twp	3,761	34.5	3,822	34.1	4,220	36.8
Deal boro	140	32.3	112	33.6	115	33.1	Ocean twp	3,365	32.8	3,444	32.5	4,037	35.9
Eatontown boro	2,939	50.8	2,399	45.1	2,786	47.7	Oceanport boro	241	11.8	414	18.6	412	17.6
Englishtown boro	212	33.0	157	25.3	306	38.8	Red Bank boro	2,723	52.4	2,613	53.0	3,068	56.6
Fair Haven boro	129	6.5	145	7.4	112	5.6	Roosevelt boro	43	12.8	32	10.2	31	10.1
Farmingdale boro	289	46.2	267	48.8	317	51.5	Rumson boro	243	9.9	199	8.5	237	9.9
Freehold boro	1,457	39.4	1,819	45.4	2,124	51.3	Sea Bright boro	460	45.9	359	45.3	345	43.5
Freehold twp	1,423	13.2	2,209	17.6	2,521	19.5	Sea Girt boro	98	10.4	83	10.1	80	10.2
Hazlet twp	734	10.1	702	9.8	856	11.9	Shrewsbury boro	57	4.7	60	4.8	124	8.5
Highlands boro	1,101	44.9	1,086	41.4	1,027	42.4	Shrewsbury twp	262	50.3	297	50.9	186	36.8
Holmdel twp	259	5.2	548	9.8	587	10.1	Spring Lake boro	301	20.6	203	16.2	205	16.7
Howell twp	1,732	10.8	1,874	10.9	2,524	13.4	Spring Lake Heights boro	931	37.1	876	37.8	995	41.0
Interlaken boro	17	4.4	25	6.9	15	4.1	Tinton Falls boro	1,010	17.2	2,125	25.4	2,071	24.4
Keansburg boro	1,803	46.6	1,700	44.7	2,084	54.7	Union Beach boro	343	16.0	326	15.2	290	14.2
Keyport boro	1,616	49.5	1,466	47.8	1,598	49.9	Upper Freehold twp	189	13.2	165	7.0	179	7.2
Lake Como boro	330	40.0	320	40.8	304	39.1	Wall twp	1,326	14.1	1,876	18.7	1,621	16.0
Little Silver boro	79	3.5	120	5.6	139	6.3	West Long Branch boro	370	15.1	443	18.6	625	24.5
Loch Arbour village	31	25.8	16	19.5	21	22.3	County total	56,925	25.4	58,826	25.1	66,579	27.2

Data Source: 2000, 2010 and 2020 Census.

Section 2: Rental Housing Characteristics

Building Types

Monmouth County contains a mix of rental building types. An estimated 26% of rental units are single-family (attached or detached) homes, which is larger than the statewide figure of 20%. Twenty percent of rental units are in two- to four-unit structures, which is lower than the statewide figure of 30%. Twenty-two percent are in five- to 19-unit buildings, which matches the statewide figure. Nine percent are in 20- to 49-unit buildings (compared to 10% statewide), and 21% are in buildings with 50 or more units (compared to 18% statewide).

Most Monmouth County municipalities contain a mix of rental building types. Howell and Marlboro have the largest shares of single-family rental units. Units in two- to four-unit buildings are prevalent in Freehold Borough and Keansburg. Units in five- to 19-unit buildings comprise more than 30% of the rental housing stock in Ocean Township, Eatontown, Freehold Township, Manalapan, and Matawan. The largest shares of rental units in 20- to 49-unit buildings are in Bradley Beach and Asbury Park. Units in buildings with 50 or more units comprise half the rental housing stock in Tinton Falls and Keyport. Estimates with very high margins of error were not reported for some municipalities and are denoted with an "*" (see Fig. 2A & 2B).

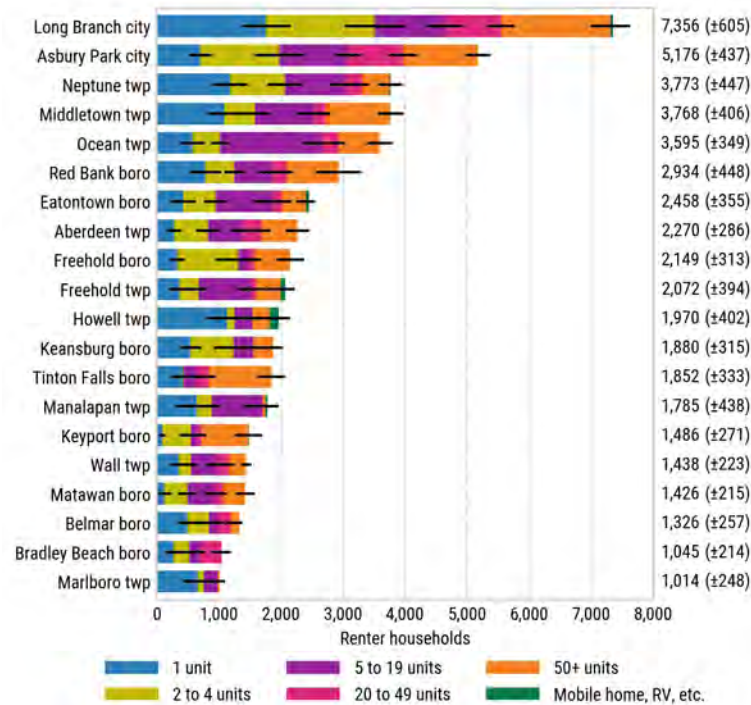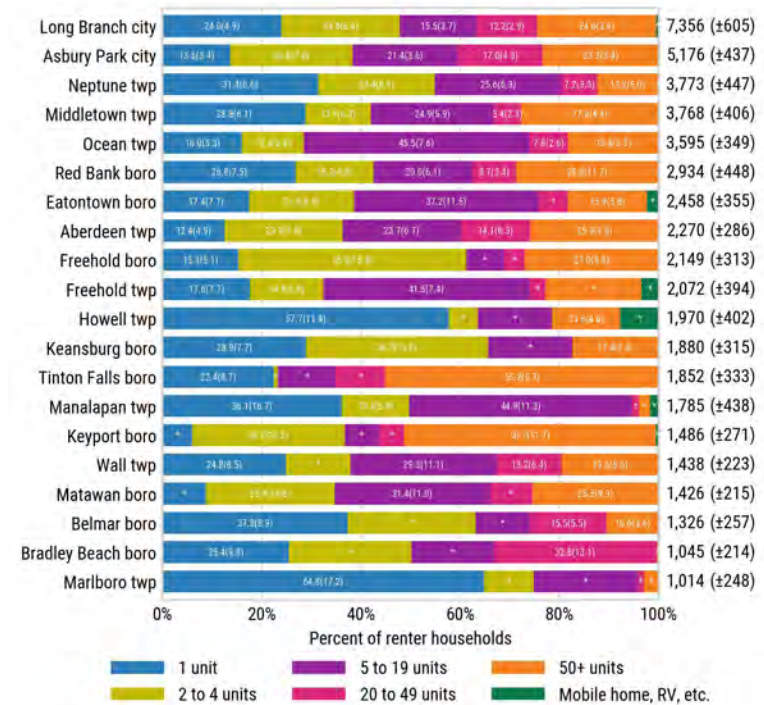## Fig. 2A: Number of Rental Units by Units in Structure

Fig. 2B: Share of Rental Units by Units in Structure

Data Source: 2022 Five-Year American Community Survey. The numbers to the right of the chart represent the estimated total number of renter households, with the margin of error indicated in parentheses. The black bars on the chart indicate the margin of error for each estimate. Municipalities with fewer than 1,000 rental units are excluded from figures. An "*" refers to imprecise estimates resulting from a small number of households.

Section 2: Rental Housing Characteristics, continued

Age of Rental Housing Stock

Data on year of construction provides a timeline as to when each community was developed as well as insights into the quality and safety of the rental housing stock. Older housing units may have stood the test of time as a result of high-quality construction. But, they also may pose health and safety hazards such as lead paint, lead pipes, or asbestos and may be more costly and difficult to maintain.

Rental units in Monmouth County tend to be newer compared to other parts of the state. Twenty-seven percent of rental units were constructed prior to 1960 compared to 38% statewide. The largest shares of units were constructed between 1960 and 1979 (33%) and 1980 and 1999 (25%).
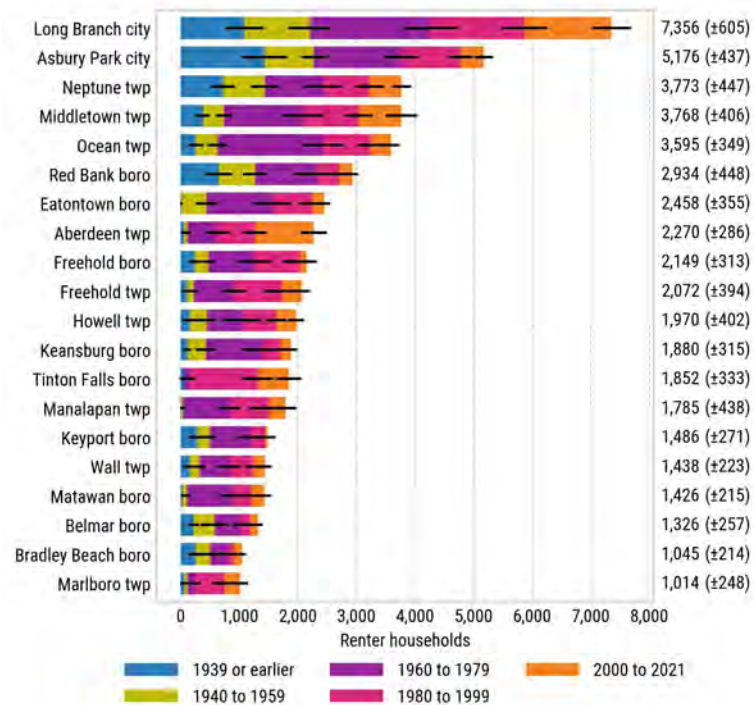
Asbury Park has the largest number of units built prior to 1960 followed by Long Branch, Neptune, and Red Bank. Asbury Park and Red Bank contain the largest shares of units built prior to 1960 at an estimated 44% followed by Neptune at 38%. Bradley Beach and Belmar also have large estimated shares of units built prior to 1960, but high margins of error for those estimates (depicted by a "*") make discerning trends difficult. The largest estimated shares of units built after 2000 are in Aberdeen (44%), Tinton Falls (29%), and Marlboro (26%) (see Fig. 3A & 3B).

Fig. 3A: Number of Rental Units by Year Built

Fig. 3B: Share of Rental Units by Year Built
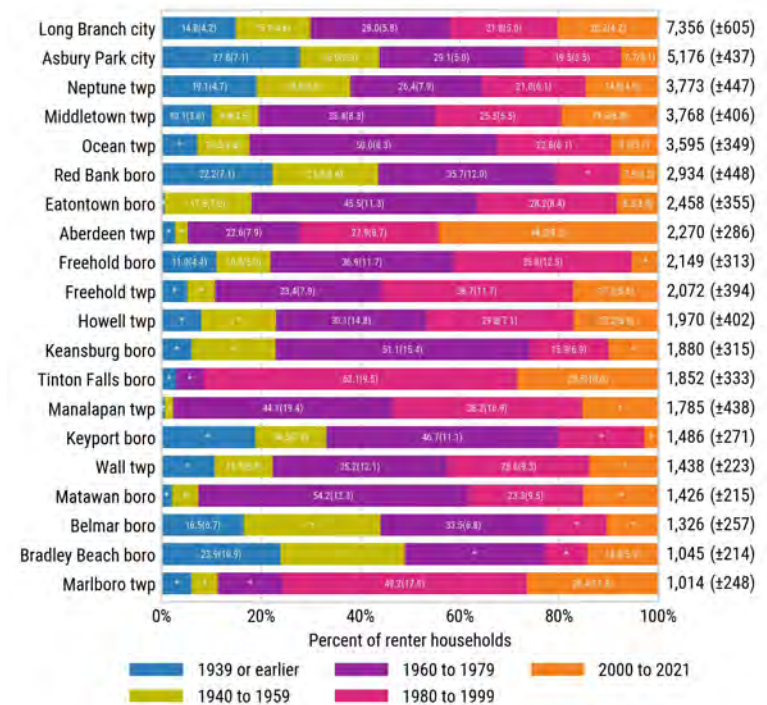
Data Source: 2022 Five-Year American Community Survey. The numbers to the right of the chart represent the estimated total number of renter households, with the margin of error indicated in parentheses. The black bars on the chart indicate the margin of error for each estimate. Municipalities with fewer than 1,000 rental units are excluded from figures. An "*" refers to imprecise estimates resulting from a small number of households.

Section 2: Rental Housing Characteristics, continued

Rental Unit Size

Different household types have varying rental housing needs. Large families need affordable units with multiple bedrooms while persons living alone or older adults are more likely to need smaller, one-bedroom units. Approximately 6% of rental units in Monmouth County are studio apartments, which is similar to the statewide figure of 7%. One-bedroom units comprise 41% of the rental housing stock, which is higher than the statewide figure of 33%. Thirty-one percent of rental units have two bedrooms (compared to 36% statewide), and 21% have three or more bedrooms (compared to 23% statewide).

Most Monmouth County municipalities contain a mix of unit sizes. The largest number and share of studio apartments is in Asbury Park. Tinton Falls and Keyport also have large estimated shares of studio apartments, but those estimates are unreliable given high margins of error. One-bedroom units comprise more than half of rental units in Ocean township, Eatontown, Aberdeen, Keyport, Wall, and Bradley Beach. Two-bedroom units comprise the largest share of units in Red Bank, Freehold Township, Howell, Keansburg, Tinton Falls, Manalapan, and Matawan. Marlboro, Howell, and Keansburg have the largest shares of rental units that have three or more bedrooms (see Fig. 4A & 4B).

Fig. 4A: Number of Rental Units by Number of Bedrooms

Fig. 4B: Share of Rental Units by Number of Bedrooms

Data Source: 2022 Five-Year American Community Survey. The numbers to the right of the chart represent the estimated total number of renter households, with the margin of error indicated in parentheses. The black bars on the chart indicate the margin of error for each estimate. Municipalities with fewer than 1,000 rental units are excluded from figures. An "*" refers to imprecise estimates resulting from a small number of households.

Section 3: Renter Characteristics

Size of Renter Households

Understanding patterns in local household composition illuminates demand for certain types of rental units and whether the existing landscape of rental units is meeting that demand. Figure 5A contains the number of renter households by the size of the household, and Figure 5B contains the share of renter households by size.

Renter households tend to be smaller in Monmouth County compared to other parts of the state. Forty-four percent of renter households are single-person households (compared to 36% statewide); 28% are two-person households (compared to 27% statewide); 12% are three-person households (compared to

16% statewide; and 15% are households with four or more people (compared to 21% statewide).

Single-person households comprise more than half of renter households in Keyport, Tinton Falls, Wall, Belmar, Asbury Park, and Middletown. Two-person households comprise the largest share of renter households in Aberdeen and Bradley Beach. Freehold Borough has the largest share of renter households with four or more people at 37% followed by Howell (30%). Estimates with very high margins of error are denoted by an "*" (see Fig. 5A & 5B).

Fig. 5A: Number of Renter Households by Size

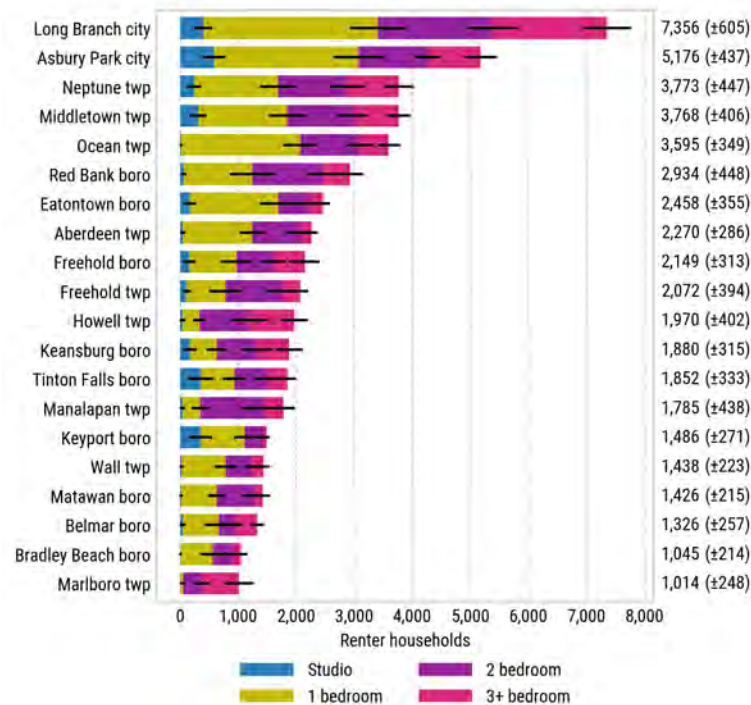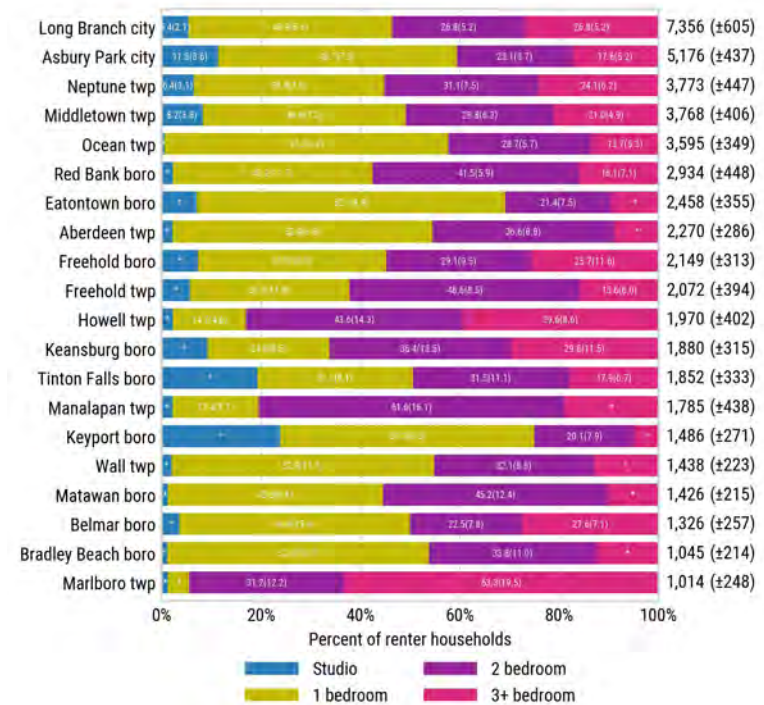## Fig. 5B: Share of Renter Households by Size

Data Source: 2022 Five-Year American Community Survey. The numbers to the right of the chart represent the estimated total number of renter households, with the margin of error indicated in parentheses. The black bars on the chart indicate the margin of error for each estimate. Municipalities with fewer than 1,000 rental units are excluded from figures. An "*" refers to imprecise estimates resulting from a small number of households.

Section 3: Renter Characteristics, continued

Householder Race

Monmouth County renters represent many races and ethnicities. The Census Bureau treats race and ethnicity as separate categories. Therefore, Figures 6A and 6B show householder race for all ethnicities, and Figures 7A and 7B on the following page contain information about householder ethnicity.

White renter householders represent more than 80% of householders in Middletown, Freehold Township, Howell, Manalapan, Keyport, Wall, Belmar, Bradley Beach, and Marlboro. The largest number and share of Black renter

households is in Asbury Park at 35% followed by Neptune (30%), Ocean (29%) and Eatontown (17%). The largest estimated shares of Asian renter householders are in Ocean and Middletown. In Freehold Borough, 32% of householders identify as being of some other race, and most are of Hispanic/Latino origin. Householders who are multiracial comprise 10% of renter householders in Long Branch. High margins of error (denoted by a "*") make some estimates unreliable (see Fig. 6A & 6B).

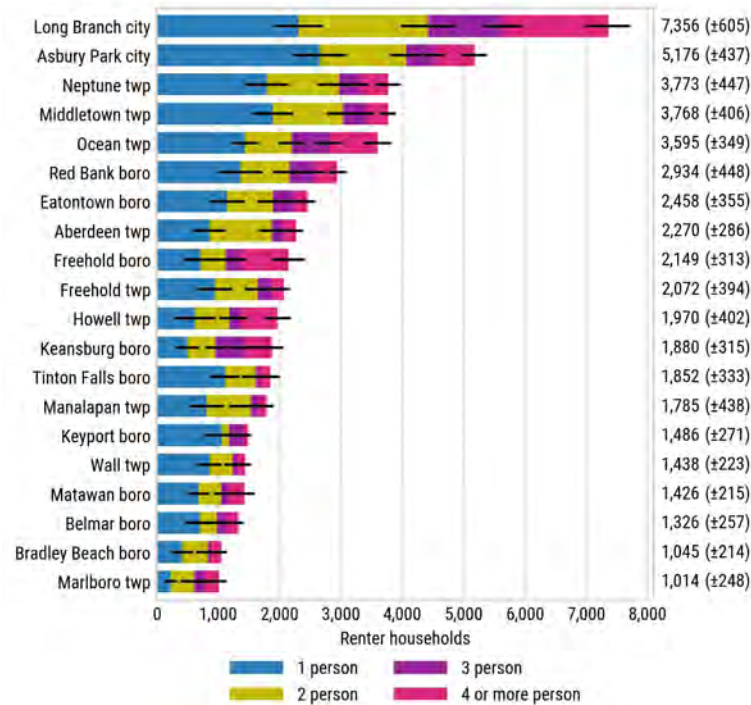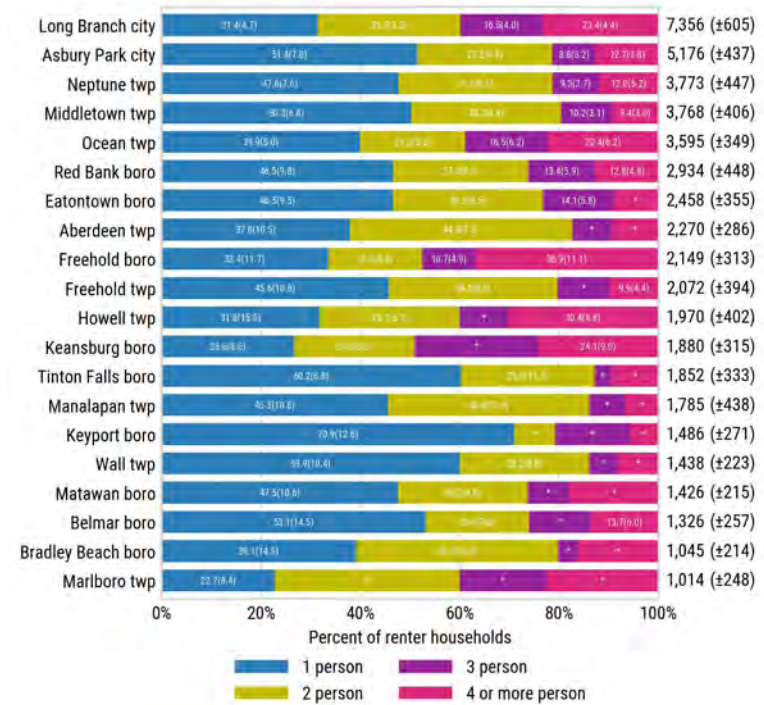## Fig. 6A: Number of Renter Householders by Race

Fig. 6B: Share of Renter Householders by Race

Data Source: 2022 Five-Year American Community Survey. The numbers to the right of the chart represent the estimated total number of renter households, with the margin of error indicated in parentheses. The black bars on the chart indicate the margin of error for each estimate. Municipalities with fewer than 1,000 rental units are excluded from figures. An "*" refers to imprecise estimates resulting from a small number of households.

Section 3: Renter Characteristics, continued

Householder Ethnicity

Figures 7A and 7B contain information about the ethnicity of renter householders. Data are for all ethnicities regardless of race. For example, a renter who is of Hispanic/Latino origin could identify as white, Black, or some other race. Six percent of all Monmouth County renter householders are of Hispanic/Latino origin, and 46% of Hispanic/Latino households rent.

More than half (56%) of renter householders in Freehold Borough are of Hispanic/Latino origin. In Red Bank, 25% of renter householders are of Hispanic/Latino origin followed by Howell (21%) and Long Branch (19%). Renter householders not of Hispanic/Latino origin comprise more than 90% of renter householders in Middletown, Eatontown, Tinton Falls, Manalapan, Wall, and Matawan (see Fig. 7A & 7B).

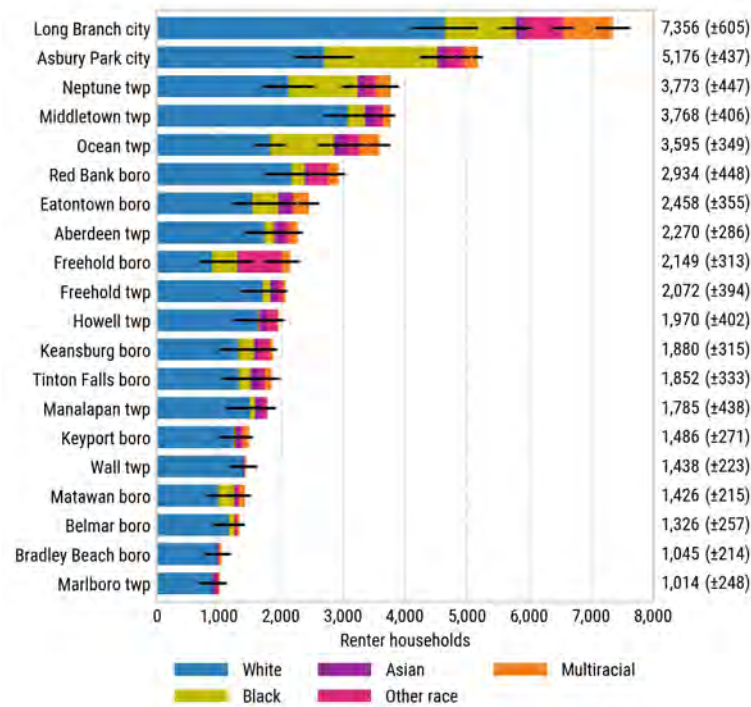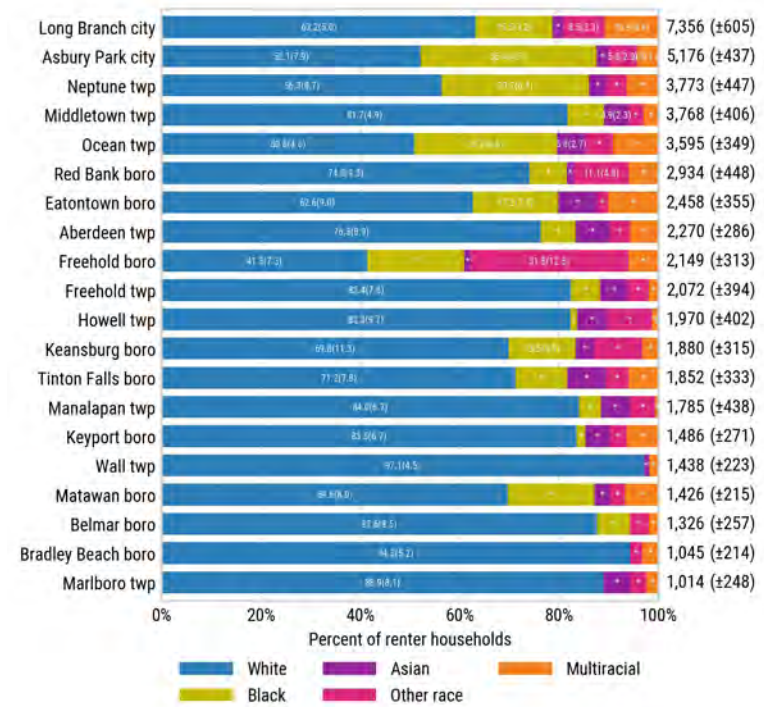### Fig. 7A: Number of Renter Households by Ethnicity

Fig. 7B: Share of Renter Households by Ethnicity

Data Source: 2022 Five-Year American Community Survey. The numbers to the right of the chart represent the estimated total number of renter households, with the margin of error indicated in parentheses. The black bars on the chart indicate the margin of error for each estimate. Municipalities with fewer than 1,000 rental units are excluded from figures. An "*" refers to imprecise estimates resulting from a small number of households.

Section 3: Renter Characteristics, continued

Age of Householder

Renters of different age groups have varying housing needs. Older adults may require units that are physically accessible for people with mobility impairments as they age and housing in close proximity to services and amenities like grocery stores. Younger households might face affordability and other challenges. Renter age distribution in Monmouth County is similar to the state as a whole. Twenty-five percent of renter households are under age 35 (compared to 26% statewide), 16% are age 35 to 44 (compared to 21% statewide), 34% are age 45 to 64 (compared to 33% statewide), and 25% are age 85 or older (compared to 19% statewide).

Most municipalities in Monmouth County contain a mix of renter ages. Renter householders age 65 and older comprise 40% or more of renter householders in Tinton Falls (58%), Wall (48%), Keyport (46%), and Middletown (40%). Bradley Beach, Aberdeen, Belmar, and Asbury Park have the largest shares of renters householders age 25 to 34. Renter householders age 45 to 64 comprise the largest share of renter householders in Long Branch, Ocean, Red Bank, Eatontown, Freehold Borough, Freehold Township, Howell, Keansburg, Manalapan, Matawan, and Marlboro (see Fig. 8A & 8B).

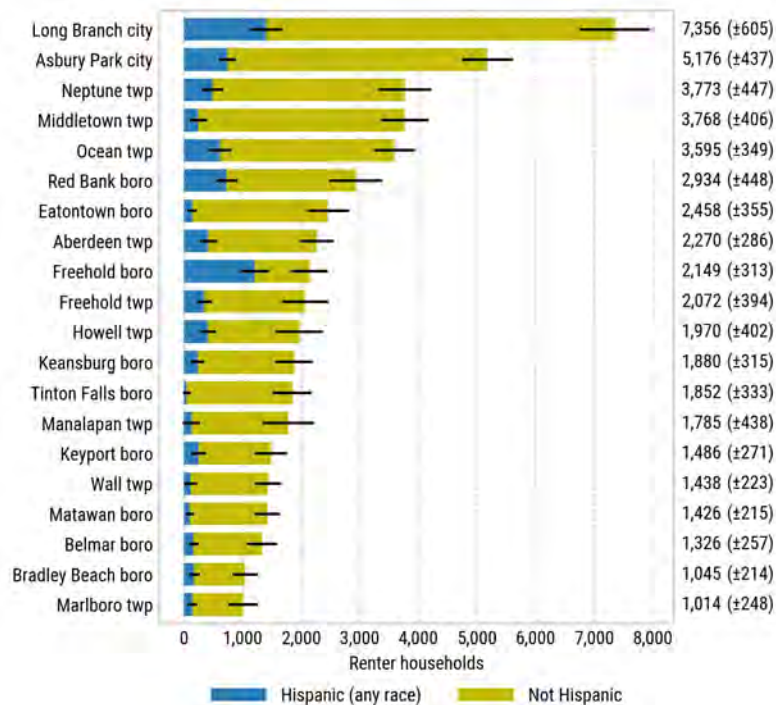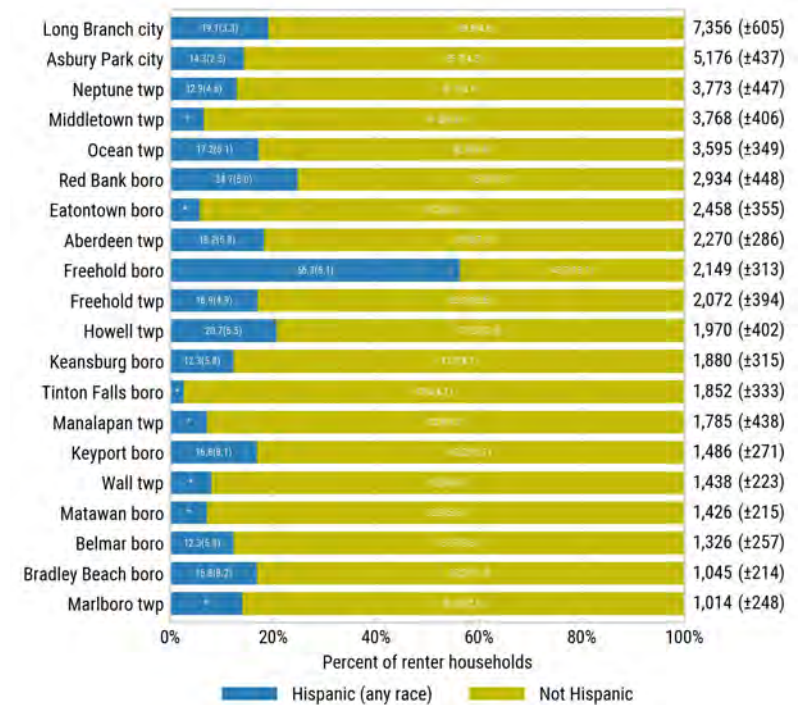### Fig. 8A: Number of Renter Households by Age of Householder

Fig 8B: Share of Renter Households by Age of Householder

Data Source: 2022 Five-Year American Community Survey. The numbers to the right of the chart represent the estimated total number of renter households, with the margin of error indicated in parentheses. The black bars on the chart indicate the margin of error for each estimate. Municipalities with fewer than 1,000 rental units are excluded from figures. An "*" refers to imprecise estimates resulting from a small number of households.

Section 4: Rental Housing Costs and Affordability

Household Annual Income

Low-income households face significant challenges finding housing that is safe and affordable. Moderate and middle-income households can also face affordability challenges in communities with high rents and a scarcity of affordable units. However, devoting a large share of household income to housing is most challenging for low-income households who have less income left over for other household expenses such as food or healthcare. Understanding renter income distribution can help communities plan for future rental housing needs. Figures 9A and 9B show the number and share of renter households in each municipality by household income. In Monmouth County, low-income renter households live adjacent to high-income households in

many municipalities. The largest numbers of renter households with annual incomes below $35,000 annually are in Long Branch and Asbury Park. Asbury Park has the largest estimated share of households with incomes below $35,000 at 47% followed by Keyport at 42%. Tinton Falls also has a large estimated share of renter households with incomes below $35,000, but high margins of error for estimates. The largest shares of households with incomes at or above $100,000 are in Matawan, Marlboro, Aberdeen, and Belmar (see Fig. 9A & 9B).

Fig. 9A: Number of Renter Households by Income

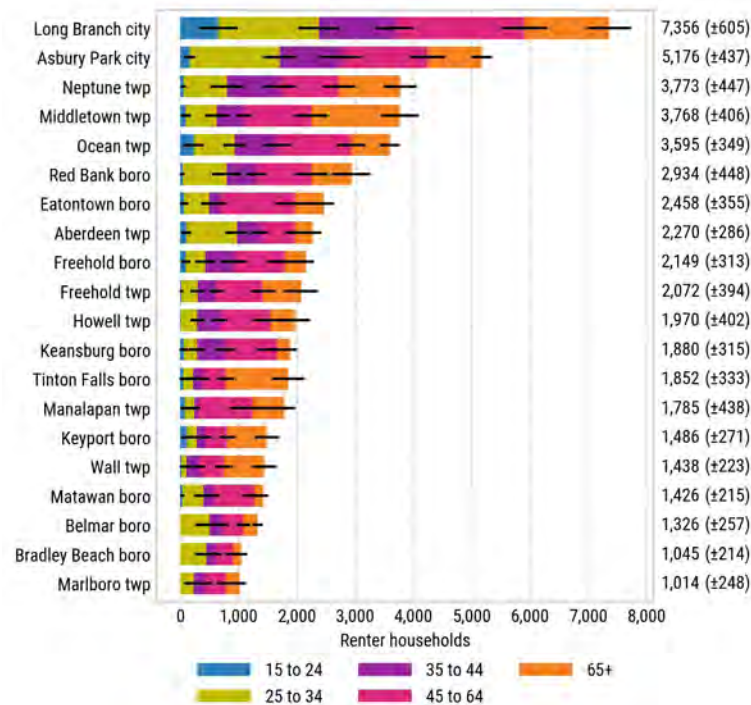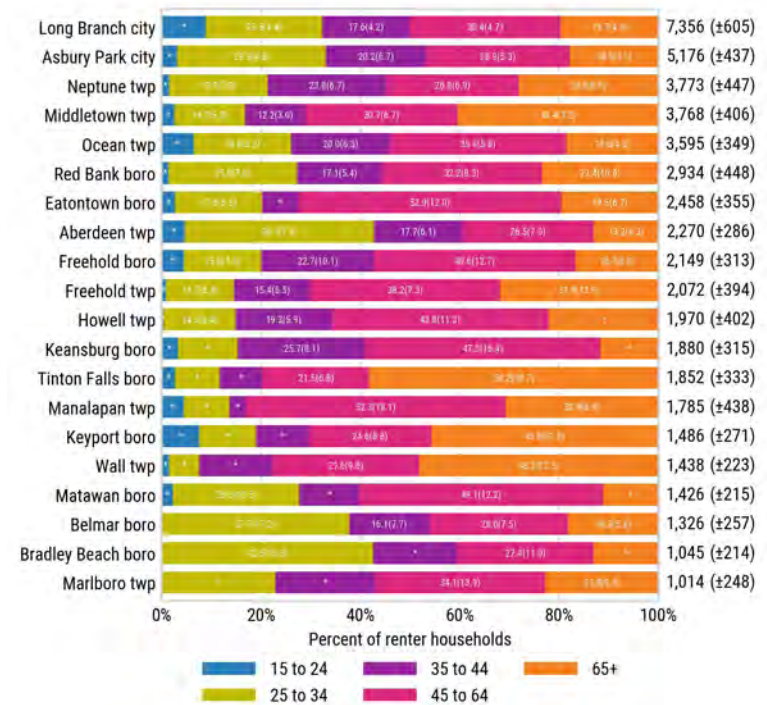## Fig. 9B: Share of Renter Households by Income

Data Source: 2022 Five-Year American Community Survey. The numbers to the right of the chart represent the estimated total number of renter households, with the margin of error indicated in parentheses. The black bars on the chart indicate the margin of error for each estimate. Municipalities with fewer than 1,000 rental units are excluded from figures. An "*" refers to imprecise estimates resulting from a small number of households.

Section 4: Rental Housing Costs and Affordability, continued

Rental Costs

Median gross rent in Middlesex County is $1,683 according to data from the 2022 Five-Year American Community Survey, which is higher than the New Jersey median of $1,577. Keyport has the largest estimated share of units renting for less than $800 per month at 35% (some of which may be federally assisted). In Neptune, 35% of units rent for less than $1,250 per month followed by 32% in Eatontown, 31% in Asbury Park, and at least 29% in Ocean Township. In Ocean Township, the largest share of units rent for $12,50 to $1,499 per month. In Long Branch, Eatontown, Freehold Borough, Keansburg, Manalapan,

Wall, Matawan, and Bradley Beach, the largest shares of units rent for $1,500 to $1,999 per month. Over 40% of units in Marlboro, Aberdeen, Tinton Falls, Freehold Township, Red Bank, and Howell rent for at or over $2,000 per month. A large share of rental units in Marlboro is occupied without cash rent, meaning the unit may be owned by friends or relatives who allow occupancy without charge. This may reflect a number of units in age restricted (55+) or senior living developments in the township (see Fig. 10A & 10B).

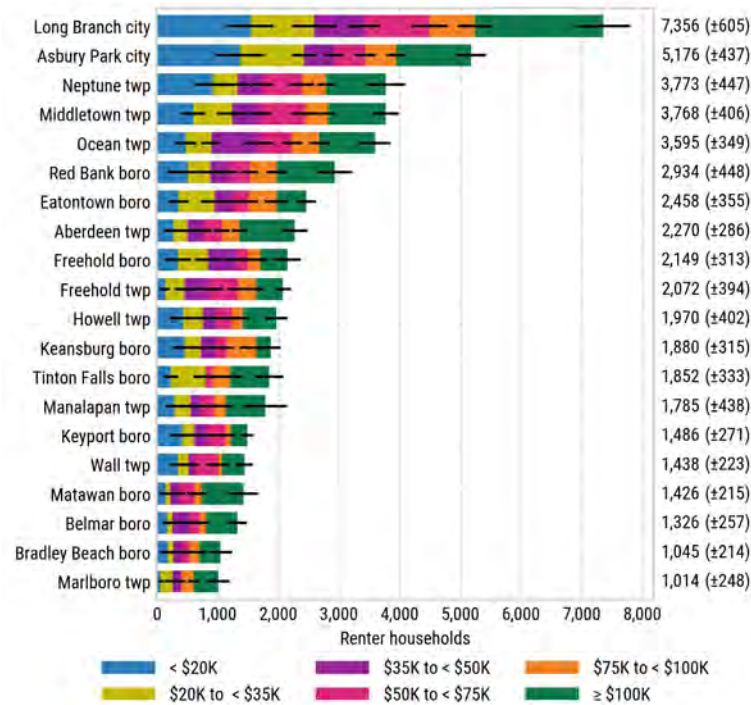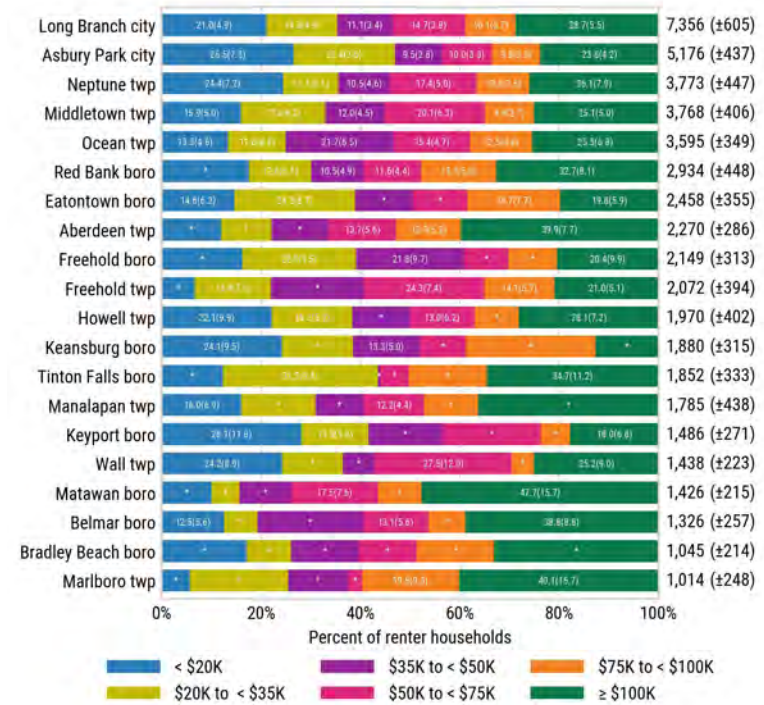## Fig. 10A: Number of Rental Units by Gross Rent
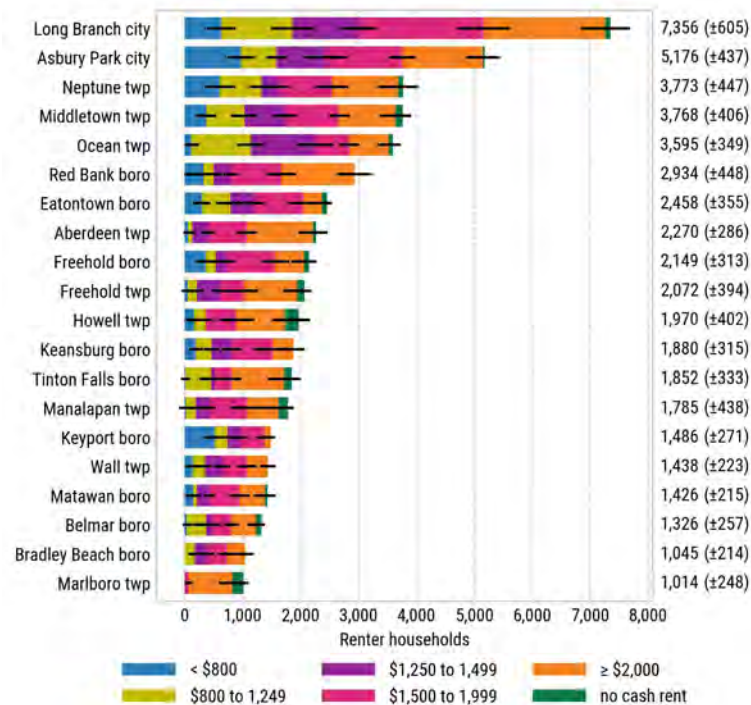
Fig. 10B: Share of Rental Units by Gross Rent
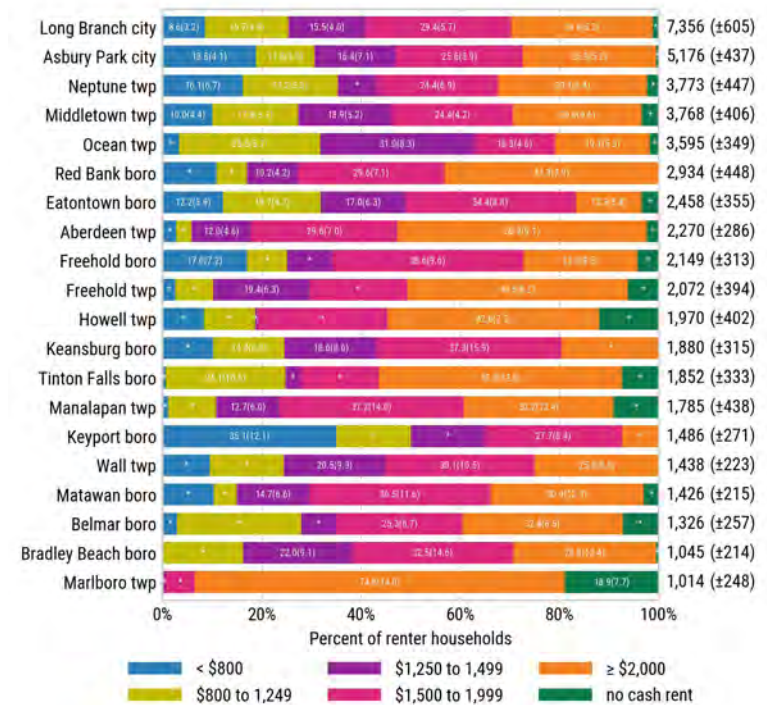
Data Source: 2022 Five-Year American Community Survey. The numbers to the right of the chart represent the estimated total number of renter households, with the margin of error indicated in parentheses. The black bars on the chart indicate the margin of error for each estimate. Municipalities with fewer than 1,000 rental units are excluded from figures. An "*" refers to imprecise estimates resulting from a small number of households.

Section 4: Rental Housing Costs and Affordability, continued

Median Gross Rent over Time

Median gross rent in Monmouth County grew from $1,315 per the 2017 Five-Year American Community Survey (ACS) to $1,683 per the 2022 Five-Year ACS, which is an increase of $368 or 28%. Figure 11 shows the change for each municipality over this period. The dark yellow dots show median gross rent from the 2017 ACS in 2017 adjusted dollars, which includes survey responses from 2013 to 2017. The blue dot shows median gross rent for the 2022 Five-Year ACS in 2022 adjusted dollars, which includes survey responses from 2018 to 2022.

All municipalities in Monmouth County saw increases in median gross rent over this period. The largest increase is observed in Keansburg where rents increased 49%. However, estimates have large margins of error making discerning trends difficult. Other municipalities with large estimated increases include Red Bank (35%), Asbury Park (34%), Howell (34%), Long Branch (33%), Neptune (32%), and Aberdeen (32%). Unreliable estimates with high margins of error are denoted with an "*" (see Fig. 11).

Fig. 11: Change in Median Gross Rent Over Time
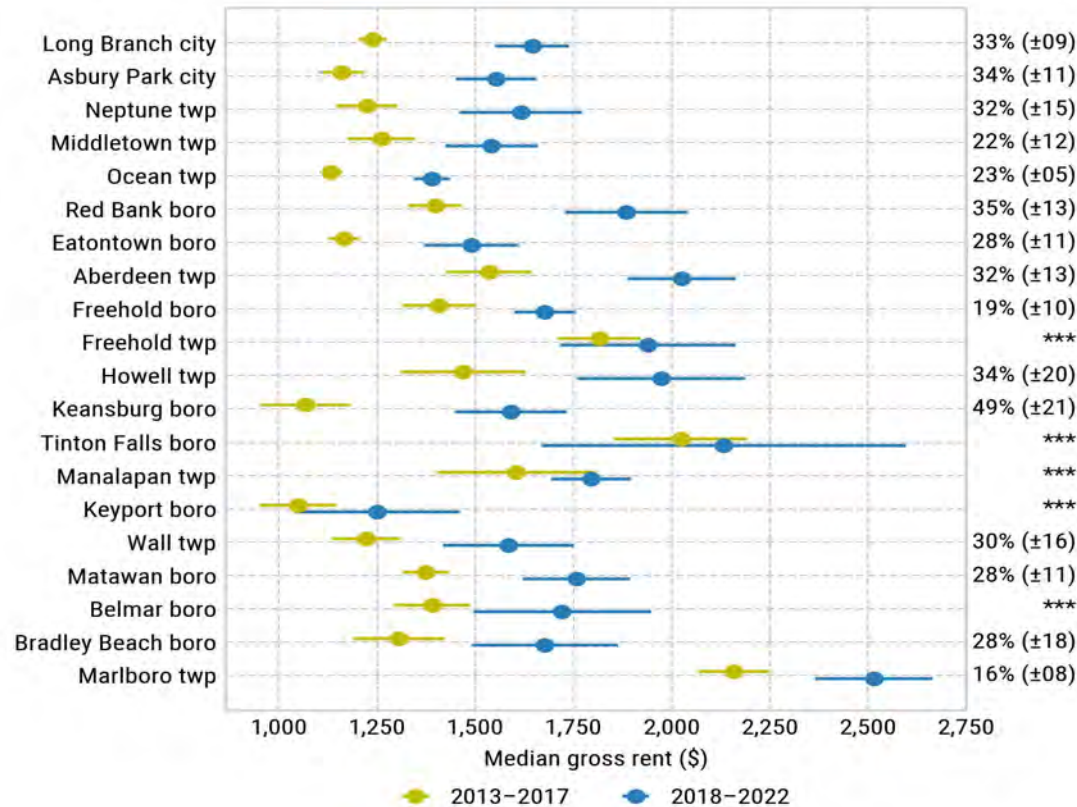
Data Source: 2017 and 2022 Five-Year American Community Survey. The numbers to the right of the chart represent the estimated percentage increase in median gross rent, with the margin of error indicated in parentheses. The blue and green horizontal bars on the chart indicate the margin of error for each estimate. "***" denotes an unreliable estimate due to very large margins of error. Municipalities with fewer than 1,000 rental units are excluded from the figure.

Section 4: Rental Housing Costs and Affordability, continued

Rent Burden

According to criteria established by the U.S. Department of Housing and Urban Development (HUD), households are considered rent burdened if they devote more than 30% of their income towards housing costs. Severely rent burdened households are those that spend 50% or more of income on housing costs.

In Monmouth County, 49% of renters are rent burdened, which is similar to the statewide figure of 48%. Twenty-seven percent are severely rent burdened (compared to 25% statewide). All Monmouth County municipalities contain rent burdened and severely rent burdened households. The largest numbers of rent burdened households are Long Branch and Asbury Park. Tinton Falls has the largest share of rent burdened households, where 61% of households are rent burdened and 37% are severely rent burdened. Other municipalities with large shares of rent burdened households include Keansburg (59%), Freehold Township (58%), Middletown (57%), Wall (57%), Freehold Borough (57%), and Asbury Park (54%). The significant share of households in Marlboro for which rent burden figures are not computed reflects households that do not pay cash rent or households with no income or a net income loss. This figure may be in part the result of a number of units in age restricted (age 55+) communities in Marlboro. Unreliable estimates with high margins of error are denoted with "*" (see Fig. 12A and 12B).

Fig. 12A: Gross Rent as a Pct. of Household Income (# of Households)   Fig. 12B: Gross Rent as a Pct. of Household Income (% of Households)
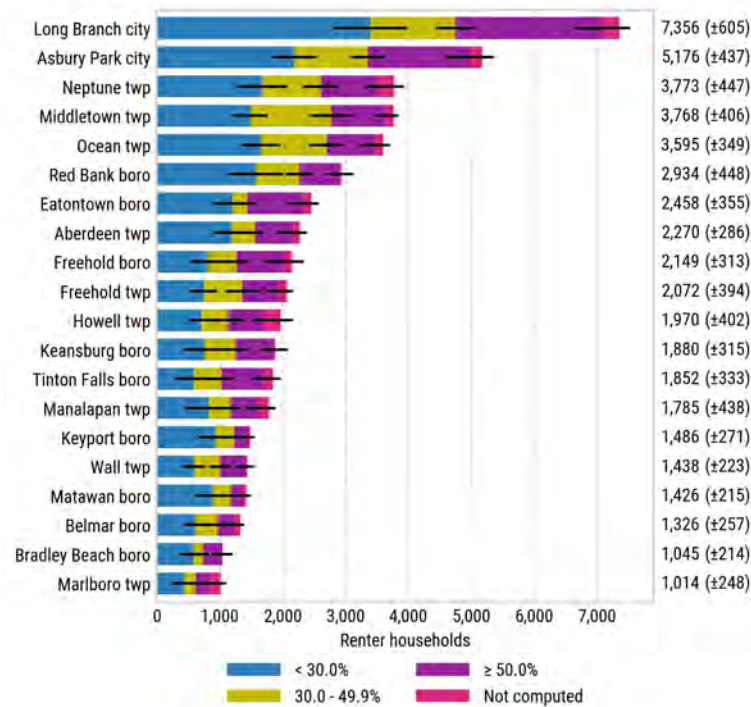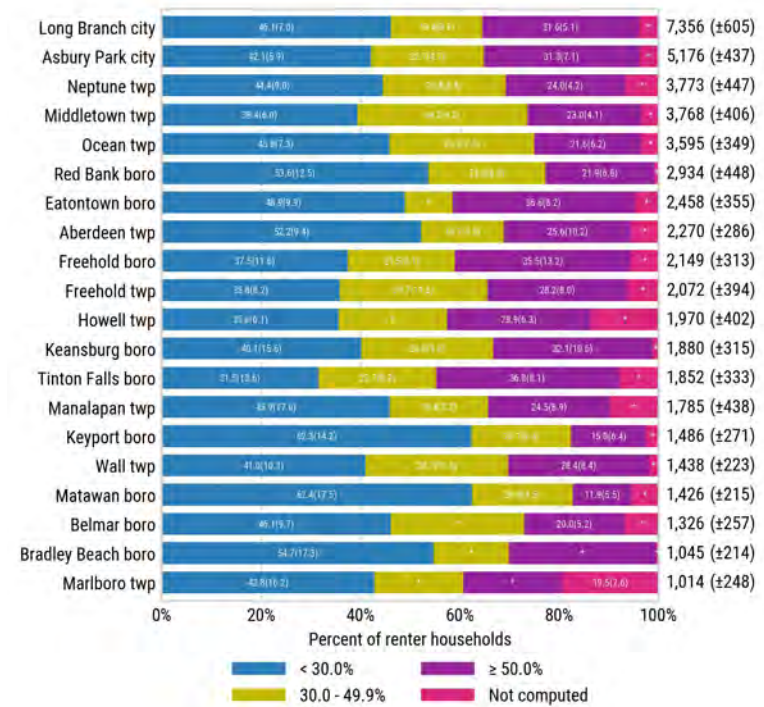
Data Source: 2022 Five-Year American Community Survey. The numbers to the right of the chart represent the estimated total number of renter households, with the margin of error indicated in parentheses. The black bars on the chart indicate the margin of error for each estimate. Municipalities with fewer than 1,000 rental units are excluded from figures. An "*" refers to imprecise estimates resulting from a small number of households.

Section 4: Rental Housing Costs and Affordability, continued

Rent Burden by Income

Low-income households are more likely to be rent burdened than their wealthier counterparts. Figures 13A and 13B present gross income as a percentage of household income by area median income (AMI). Data are available at the Public Use Microdata (PUMA) level and represent all renters in Monmouth County. According to HUD guidelines, households are considered rent burdened if they devote more than 30% of their income toward rent, and severely rent burdened if they devote more than 50% of income to rent.

The majority (83%) of Monmouth County's estimated 19,300 renter households with incomes less than 30% of the area median (less than $32,700 annually) are rent burdened, and 65% are severely rent burdened. The orange bars in Figures 13A & 13B represent households with zero or negative incomes, many of whom may be receiving some form of federal housing assistance. For households with incomes between 30% and 49% of AMI, an estimated 85% are rent burdened and 32% are severely rent burdened. Combined, this means roughly 24,400 or 84% of renter households with incomes below 50% of AMI (less than $54,500 annually) are rent burdened, and 15,700 or 54% are severely rent burdened in Monmouth County.

Few higher-income renters are rent burdened. Most renter households with incomes above 80% of the area median have rental costs that are less than 30% of household income.

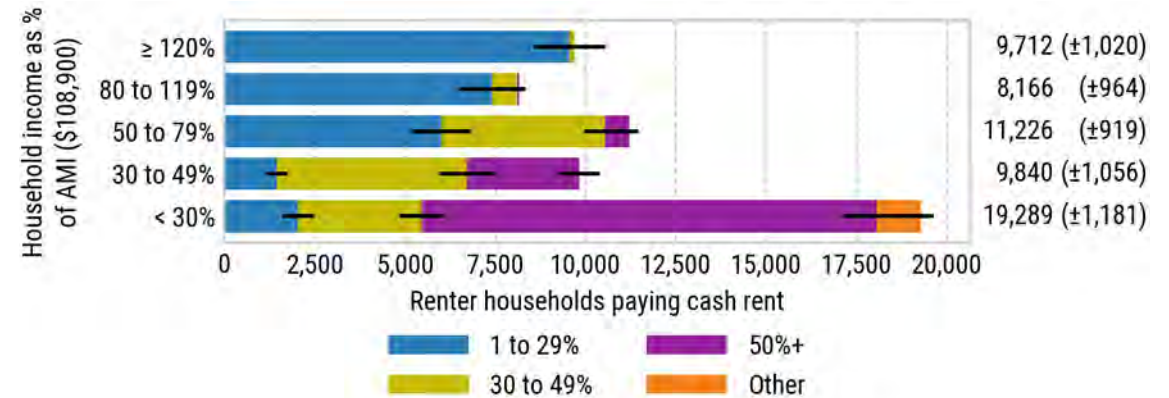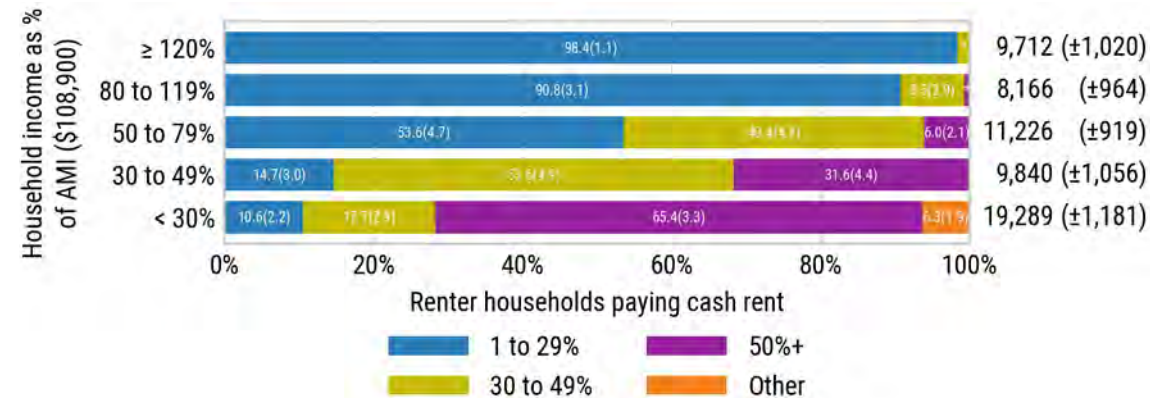## Fig. 13A: Rent Burden by Household Income (# of Households)

Fig. 13B: Rent Burden by Household Income (% of Households)

Data Source: 2021 Five Year American Community Survey Public Use Microdata Sample (PUMA). The black bars on the chart indicate the margin of error for each estimate. An "*" refers to imprecise estimates resulting from a small number of households.

Section 5: Unhoused Persons & Homelessness Programs

The Monmouth County Continuum of Care (CoC) is the local planning body that coordinates housing and services for homeless families and individuals in Monmouth County. Each year, every CoC must submit "Point-in-Time" (PIT) data to HUD on the number of persons experiencing homelessness within the CoC's jurisdiction on a designated night in January. "Homelessness" is defined in the PIT data as residing in emergency shelters or transitional housing or sleeping in places not designed for or ordinarily used as a regular sleeping accommodation (e.g., abandoned buildings, train stations, or camping grounds) on the night of the count. This is a narrow definition of homelessness and does not capture those who are unstably or impermanently housed such as "couch surfers" or persons staying temporarily with family or friends. There were 483 unhoused persons in Monmouth County on the evening of the 2023 PIT count. Note not all shelters report PIT data (i.e., shelters not receiving HUD funding and some domestic violence shelters). Most unhoused persons (69%) were residing in emergency shelters, 109 (23%) people were in transitional housing, and 39 (8%) were unsheltered (see Table 2).

Table 2: Number of Unhoused Persons (Sheltered and Unsheltered)

	Unhoused Persons	
	#	%
Emergency Shelters	335	69%
Transitional Housing	109	23%
Unsheltered	39	8%
Total	**483**	**100%**

Data Source: 2023 HUD PIT count as published by the New Jersey Housing and Mortgage Financing Agency (NJHMFA) and Monarch Housing Associates.

Of the 337 households counted in the PIT, 72 or 21% were households with children under age 18. Of these, 41 were in emergency shelters and 31 were in transitional housing. Of the 265 households comprised of only adults, 77% were in emergency shelters, 9% were in transitional housing, and 14% were unsheltered (see Table 3).

Table 3: Household Characteristics for Unhoused Persons

	Households w/ Adults & Children	Households with Only Adults (Incl. Single Adults)	Households with Only Children	Total
Emergency Shelters	41	204	0	245
Transitional Housing	31	23	0	54
Unsheltered	0	38	0	38
Total	**72**	**265**	**0**	**337**

Data Source: 2023 HUD PIT count as published by NJHMFA and Monarch Housing Associates.

Unhoused persons in Monmouth County span all age groups. Twenty-six percent of unhoused persons were children under age 18. Thirty, or 6%, were young adults age 18 to 24. Twenty-one (4%) were adults age 65 and older, including five persons who were unsheltered (see Table 4).

Table 4: Age of Unhoused Persons

Age	Emergency Shelters	Transitional Housing	Unsheltered	Total
0-5	32	26	0	58
6-17	38	28	0	66
18-24	17	13	0	30
25-34	41	15	5	61
35-44	60	13	12	85
45-54	50	9	9	68
55-64	71	4	3	78
65+	15	1	5	21
Info missing	11	0	5	16
Total	**335**	**109**	**39**	**483**

Data Source: 2023 HUD PIT count as published by NJHMFA and Monarch Housing Associates.

Section 5: Unhoused Persons & Homelessness Programs, continued

There are 13 emergency shelter programs in Monmouth County. Eight are site-based brick-and-mortar emergency shelters (either single or multiple site) and five are tenant-based scattered site/voucher programs. The county has five transitional housing programs, four of which are site-based and one of which is a tenant-based scattered-site program. There are 16 permanent supportive housing programs, nine are of which are site-based programs and seven of which are tenant-based scattered site/voucher programs. There are ten rapid re-housing programs, all of which are tenant-based scattered site/voucher programs, and one other permanent supportive housing program which is a tenant-based scattered site/voucher program.

Collectively, these programs provide 981 beds plus an additional 246 overflow vouchers. Some beds in certain programs are reserved for special populations. Thirty-nine percent of beds (387) are reserved for persons who are chronically unhoused, 105 are reserved for veterans, and 13 are reserved for youth (see Table 5).

Table 5: Beds and Units by Program Type

			Year-Round Beds						Subset of Total Bed Inventory		
	# of Facilities/ Programs	Family Units	Family	Adult-Only	Child-Only	Total	Seasonal	Overflow/ Voucher	Chronic	Veteran	Youth
Emergency Shelters	13	12	45	44	0	89	0	246	na	0	0
Transitional Housing	5	28	71	51	0	122	na	na	na	0	10
Permanent Supportive Housing	16	103	186	307	0	493	na	na	387	99	0
Rapid Re-Housing	10	37	110	54	0	164	na	na	na	6	3
Other Permanent Housing	1	62	82	31	0	113	na	na	na	0	0
Total	**45**	**242**	**494**	**487**	**0**	**981**	**0**	**246**	**387**	**105**	**13**

Data Source: 2023 HUD Continuum of Care Homeless Assistance Programs Housing Inventory Count Report.

Section 6: The Landscape of Housing Assistance

Federally Assisted Units

Multiple federal programs together comprise the landscape of assisted housing in Monmouth County. There are roughly 8,800 brick-and-mortar project-based assisted units in Monmouth County. Concurrently, there are 4,600 Housing Choice Vouchers (see Table 7 on page 21). Vouchers exist in two forms: 1) Tenant-Based Vouchers for use in the private rental housing market (which may include Low-Income Housing Tax Credit (LIHTC) properties); and 2) Project-Based Vouchers tied to units in specific buildings (of which there are at least 268 in Monmouth County).

The first column of Table 6 on the next page contains the total number of units with select federal project-based assistance by municipality. Subsequent columns contain the number of units with each type of federal subsidy. Roughly 1,400 or 14% of units receive multiple forms of federal assistance (e.g., a Public Housing unit with a LIHTC subsidy). Therefore, some units are counted more than once in the "Units Assisted" columns, but are only counted once in the first column of Table 6.

Twenty-nine of Monmouth County's 53 municipalities contain project-based federally assisted units. 4,618 units receive a LIHTC subsidy, and LIHTC units are located in sixteen of the county's municipalities. The Section 8 Project-Based Rental Assistance (PBRA) program assists 3,145 units. Twenty-one municipalities have Section 8 PBRA units. There are 1,508 Public Housing units in the county spread across six municipalities. A third of Public Housing units are in Asbury Park and 30% are in Long Branch. The Section 202 Supportive Housing for the Elderly program supports 619 units in the county across 13 municipalities. There are at least 268 Project-Based Vouchers in the county. Asbury Park, Keansburg, Middletown, and Ocean Township have Project-Based Vouchers. The Section 811 program, which provides supportive housing for people with disabilities supports 98 units in the county. Twelve municipalities have Section 811 units. U.S. Department of Agriculture housing programs support 20 units in the county, all of which are located in Roosevelt.

Combined, roughly 13% of all rental housing units in Monmouth County receive some form of project-based federal assistance. In Roosevelt, 20 USDA units represent 65% of the municipality's rental housing stock. Hazlet's 338 Section 8 PBRA units represent 39% of the rental housing stock, and in Oceanport, 30% of rental units are federally assisted. Twenty-four municipalities in Monmouth County (Allenhurst, Allentown, Avon-by-the-Sea, Bradley Beach, Brielle, Colts Neck, Deal, Englishtown, Fair Haven, Holmdel, Interlaken, Little Silver, Loch Arbour, Manasquan, Marlboro, Monmouth Beach, Rumson, Sea Bright, Sea Girt, Shrewsbury Township, Spring Lake, Spring Lake Heights, Union Beach, and Upper Freehold) contain no project-based federally assisted units. Some but not all of these municipalities are small. All but Bradley Beach, Holmdel, Manasquan, Marlboro, and Spring Lake Heights have fewer than 500 rental units, and all but Colts Neck, Fair Haven, Holmdel, Manasquan, Marlboro, Rumson, Union Beach, Upper Freehold, and Little Silver have populations under 5,000.

Table 6: Select Federally Assisted Project-Based Units by Municipality

	Total Units	Units Assisted by Select Programs (units can be assisted by more than one program)							% of Rental Units with Fed. Assist.
		LIHTC	Sec. 8 PBRA	Public Hsg.	Sec. 202	RAD PBV	Sec. 811	USDA	
Aberdeen	254	254	0	0	0	0	15	0	10%
Asbury Park	1,483	746	428	489	0	70	12	0	28%
Atlantic Highlands	57	0	0	0	57	0	0	0	10%
Belmar	50	0	0	50	0	0	0	0	3%
Eatontown	200	0	196	0	0	0	4	0	7%
Farmingdale	4	0	0	0	0	0	4	0	1%
Freehold borough	472	202	169	85	6	0	16	0	22%
Freehold township	261	255	6	0	6	0	0	0	10%
Hazlet	338	0	338	0	0	0	0	0	39%
Highlands	125	0	125	0	0	0	0	0	12%
Howell	482	382	99	0	184	0	15	0	19%
Keansburg	333	224	109	0	0	80	0	0	16%
Keyport	352	0	352	0	146	0	0	0	22%
Lake Como	2	2	0	0	0	0	0	0	1%
Long Branch	1,022	525	280	449	30	0	0	0	13%
Manalapan	192	180	12	0	12	0	0	0	10%
Matawan	108	0	108	0	0	0	0	0	6%
Middletown	827	379	341	0	0	99	8	0	21%
Millstone	10	0	0	0	10	0	0	0	5%
Neptune	714	354	156	345	12	0	3	0	17%
Neptune City	60	0	60	0	0	0	0	0	7%
Ocean	253	234	0	0	0	19	0	0	6%
Oceanport	124	124	100	0	0	0	5	0	30%
Red Bank	276	123	0	90	60	0	7	0	9%
Roosevelt	20	0	20	0	0	0	0	20	65%
Shrewsbury boro	6	0	6	0	6	0	0	0	5%
Tinton Falls	401	373	24	0	24	0	4	0	19%
Wall	261	261	66	0	66	0	5	0	16%
West Long Branch	150	0	150	0	0	0	0	0	24%
Total	**8,837**	**4,618**	**3,145**	**1,508**	**619**	**268**	**98**	**20**	**13%**

Data Source: NJHMFA 2022 and HUD 2024. Data were compiled using an NJSOARH process which involved geocoding datasets, triangulating with other data sources, and manually checking uncertain results. The first column contains the total number of units with select federal project-based assistance. Subsequent columns contain the number of units with each type of federal subsidy. Some units have multiple subsidies and are counted more than once in the "Units Assisted" columns, but are only counted once in the first column. Share of rental units with federal assistance is estimated by dividing the total number of assisted units by the number of rental units per the 2020 Census. "RAD" refers to Rental Assistance Demonstration, and "PBV" refers to Project-Based Vouchers.

Section 6: The Landscape of Housing Assistance, continued

Location of Federally Assisted Units

Figure 14A depicts the number of project-based federally assisted units by census tract in Monmouth County (not including private market Tenant-Based Vouchers). Federally assisted units are clustered throughout the county. The eastern part of the county has two clusters of units, one in and adjacent to Asbury Park and another in and adjacent to Long Branch. The northern part of the county contains concentrations of units, as does parts of Freehold Borough and neighboring communities. There are very few units in central part of the county, and few in the southwest, with the exception of Roosevelt.

Fig. 14B shows the share of all rental units that have some form of project-based federal assistance by census tract (excluding private market Tenant-Based Vouchers). Census tracts in which more than 40% of rental units are federally assisted are peppered throughout the county in the following areas: Roosevelt; the northeastern part of Manalapan; the eastern part of Freehold Borough;the western part of Howell; Hazlet; in Middletown's northeast and south; the center of Long Branch; in Asbury Park west of the train line; in Neptune Township; and in Wall.

Fig. 14A: Total Federally Assisted Units by Census Tract
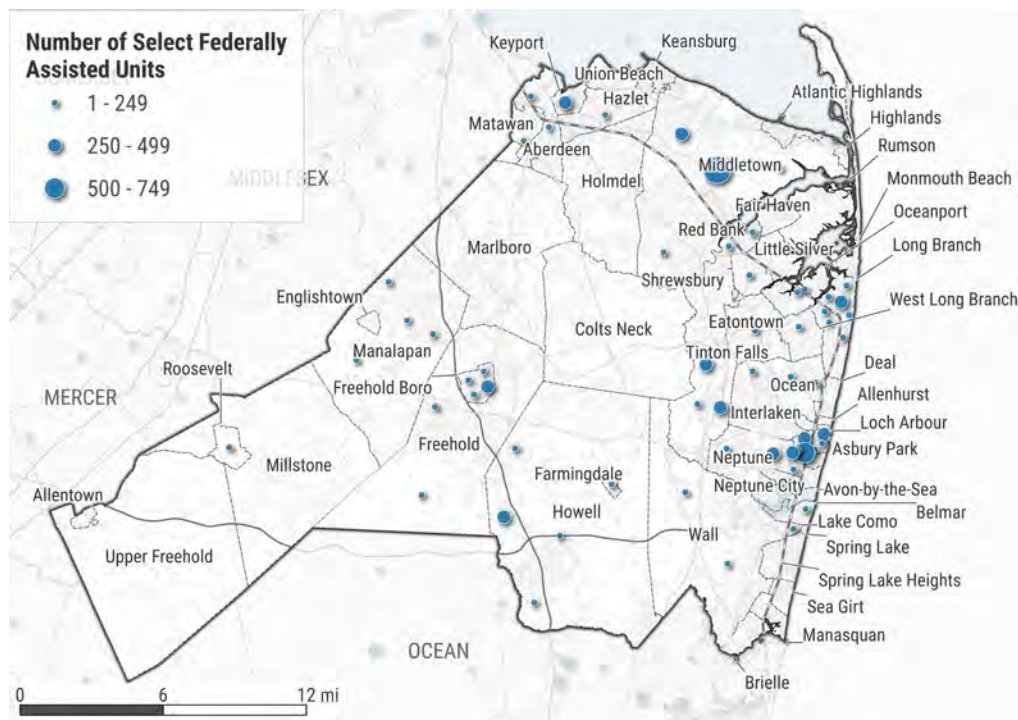
Fig. 14B: Share of Rental Units with Federal Assistance by Census Tract
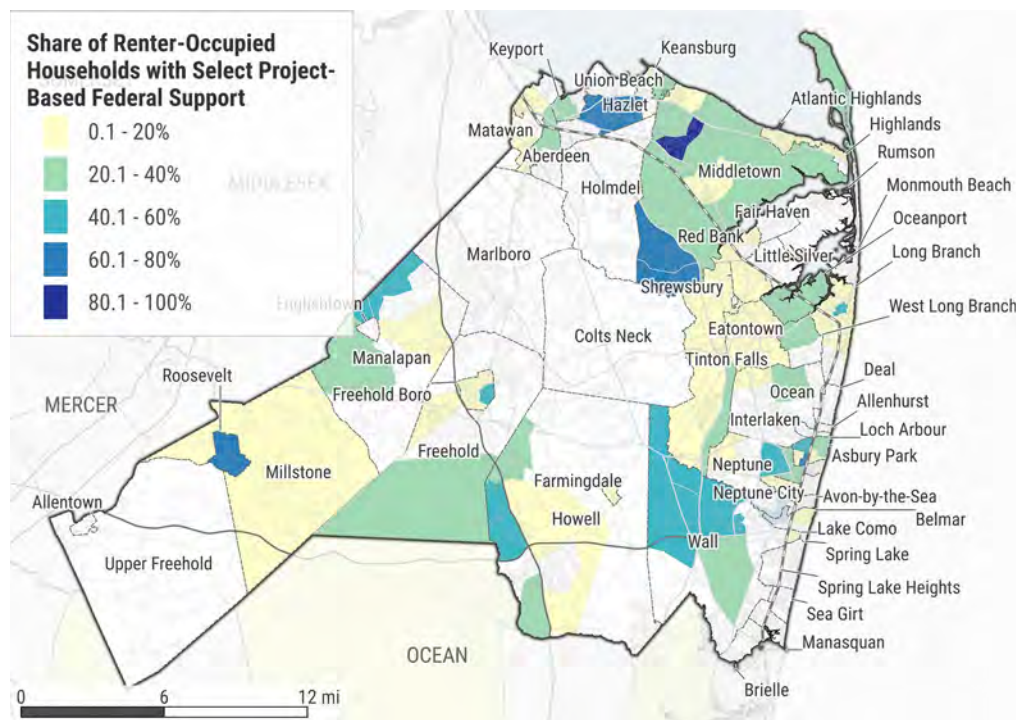
Data Source: NJHMFA 2022 and HUD 2024. Data were compiled using an NJSOARH process which involved geocoding datasets, triangulating with other data sources, and manually checking uncertain results. Total renter occupied units used to calculate shares in Fig. 14B is from the 2020 Census.

Section 6: The Landscape of Housing Assistance, continued

Housing Choice Vouchers

There are approximately 4,600 Tenant- and Project-Based Housing Choice Vouchers in use in Monmouth County in 2023. The largest number is in Asbury Park at 645 followed by Keansburg (597), Long Branch (558), and Neptune (537). Some municipalities have large shares of renter households with vouchers including Keansburg where 29% percent of all renter households have a voucher and Neptune City, where 19% of renter households have a voucher. Nine municipalities (Allenhurst, Allentown, Deal, Interlaken, Little Silver, Loch Arbour, Roosevelt, Sea Girt, and Spring Lake) have no households with vouchers and are not listed in the table below (see Table 7).

Table 7: Number of Housing Choice Vouchers by Municipality

Municipality	# of HCV	Municipality	# of HCV	Municipality	# of HCV
Aberdeen	95	Highlands	34	Neptune	537
Asbury Park	645	Holmdel	18	Ocean	240
Atlantic Highlands	7	Howell	121	Oceanport	56
Avon-by-the-Sea	1	Keansburg	597	Red Bank	84
Belmar	11	Keyport	211	Rumson	1
Bradley Beach	17	Lake Como	6	Sea Bright	2
Brielle	5	Long Branch	558	Shrewsbury boro	6
Colts Neck	4	Manalapan	69	Shrewsbury twp	16
Eatontown	199	Manasquan	1	Spring Lake Heights	4
Englishtown	8	Marlboro	27	Tinton Falls	135
Fair Haven	1	Matawan	91	Union Beach	23
Farmingdale	11	Middletown	313	Upper Freehold	1
Freehold boro	67	Millstone	8	Wall	59
Freehold twp	130	Monmouth Beach	4	West Long Branch	11
Hazlet	29	Neptune City	152	**Total**	**4,615**

Data Source: 2023 HUD Picture of Subsidized Households (PSH). Data represent total reported households. Total units is reported for municipalities with suppressed data due to fewer than 11 reported households. Totals may not match Table 8 as they are from different geographic datasets.

Characteristics of HUD Units and Households

HUD programs house roughly 15,301 people across six programs in Monmouth County. The average number of people per unit ranged from 1.0 for Section 202 and Section 811 units to 2.1 for Housing Choice Voucher recipients, reflecting the different populations they serve. Two thirds of units are studio/efficiency/one-bedroom units, 19% are two-bedroom units, and 15% have three or more bedrooms (see Table 8).

Table 8: Characteristics of HUD-Subsidized Units

	# of Units	# of People	People Per Unit	Bedroom Size		
				0-1BR	2BR	3+BR
Public Housing	1,482	2,073	1.7	62	23	15
Hsg. Choice Vouchers	4,586	9,434	2.1	48	28	24
Proj. Based Sec. 8	3,143	3,503	1.2	94	4	2
S236/BMIR	350	na	na	na	na	na
202/PRAC	206	217	1.0	100	-1	-1
811/PRAC	69	58	1.0	100	-1	-1
All HUD Programs	**9,836**	**15,301**	**1.7**	**67**	**19**	**15**

Data Source: 2023 HUD PSH. Voucher totals, which includes total reported households, may differ from Table 7 given the data come from different geographic aggregations. S236/BMIR units are not included in subsequent tables due to a lack of data.

The average time tenants spent on a waiting list before receiving a HUD-assisted unit was 19 months (over a year and a half). This is shorter than the statewide average of 33 months, or 2.75 years. The average length of time a household has been in their unit is over 10 years (125 months). Long waiting lists and little turnover reflect the difficulty of accessing HUD housing and the strong need for affordable units. Average gross rent in assisted units was $541, which for most programs is set at 30% of a household's income. HUD rents are considerably lower than market rate rents, and if these units are lost, it is unlikely households would be able to find unsubsidized units that are affordable (see Table 9 on next page).

Section 6: The Landscape of Housing Assistance, continued

Table 9: HUD Program Waiting List and Tenure

	Months on Waiting List	Months Since Moved In	Avg. Gross Rent
Public Housing	22	131	$542
Housing Choice Vouchers	18	143	$603
Proj. Based Sec. 8	na	99	$454
202/PRAC	na	86	$435
811/PRAC	na	81	$385
All HUD Programs	**19**	**125**	**$541**

Data Source: 2023 HUD PSH.

HUD programs serve some of Monmouth County's most vulnerable renter households. Average annual household income (irrespective of household size) ranged from $15,806 for Section 811 residents to $24,487 for Public Housing residents. Eight percent of households have annual incomes less than $10,000, and 75% of households have incomes less than 30% of area median family income (see Table 10).

Table 10: HUD Program Household Income Characteristics

	Avg. Household Income	Share with Incomes <$10k	Share with Inc. <30% AMI
Public Housing	$24,487	6%	75%
Hsg. Choice Vouchers	$23,359	9%	73%
Proj. Based Sec. 8	$20,022	6%	78%
202/PRAC	$20,125	2%	80%
811/PRAC	$15,806	10%	93%
All HUD Programs	**$22,302**	**8%**	**75%**

Data Source: 2023 HUD PSH.

More than half (62%) of households had a householder or spouse age 62 or older, and 8% had a householder or spouse age 85 or older. Twenty-one percent of households include children under age 18, and 20% of residents have a disability (see Table 11). Forty-one percent of householders identify

as Black (both Hispanic/Latino and non-Hispanic/Latino), 45% are white (not Hispanic/Latino), 3% are Asian/Pacific Islander, and 12% are Hispanic/Latino (of any race). One percent are of two or more races (see Table 12).

Table 12: HUD Program Household Demographics

	Pct. Age 62+	Pct. Age 85+	Pct. of Households with Children	Pct. with a Disability
Public Housing	56%	6%	21%	21%
Housing Choice Vouchers	38%	4%	34%	21%
Proj. Based Sec. 8	88%	14%	3%	17%
202/PRAC	100%	21%	0%	5%
811/PRAC	26%	2%	0%	86%
All HUD Programs	**58%**	**8%**	**21%**	**20%**

Data Source: 2023 HUD PSH.

Table 11: Householder Race/Ethnicity

	Public Housing	Hsg. Choice Vouchers	Proj. Based Sec. 8	202/ PRAC	811/ PRAC	All HUD Progr.
Non-Hispanic/Latino	85%	86%	91%	88%	90%	**88%**
Black	63%	48%	18%	8%	17%	**39%**
Nat. Amer./AK Nat.	0%	0%	0%	0%	0%	**0%**
Asian/Pacific Isl.	1%	1%	6%	3%	2%	**3%**
White	22%	38%	62%	73%	66%	**45%**
Hispanic/Latino	15%	14%	9%	12%	10%	**12%**
Black	3%	2%	0%	1%	2%	**2%**
White	12%	11%	5%	8%	7%	**9%**
Other	0%	0%	3%	2%	2%	**1%**
Multiple Races	1%	1%	0%	0%	0%	**1%**

Data Source: 2023 HUD PSH. Missing data and rounding may result in figures not totaling to 100%.

Section 7: Rent Control Ordinances

Over 100 municipalities in New Jersey have some form of a rent control ordinance that limits the amount rent can increase each year for certain units. Ten of Monmouth County's 53 municipalities have a rent control ordinance. The remaining 43 municipalities have no rent control ordinance. Some ordinances specify a maximum percentage by which rent can increase each year, while others cap increases to the Consumer Price Index. In Howell, Marlboro, and Wall, the rent control ordinance only applies to mobile homes. For a more comprehensive discussion of rent control in New Jersey, see NJSOARH's report Rent Control in New Jersey.

Table 13: Municipalities with Rent Control

Municipality	Units Covered	Link to Ordinance
Asbury Park	3+	http://asburyparknj.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=1470&MediaPosition=&ID=4219&CssClass=
Atlantic Highlands	5+	https://ecode360.com/13514326
Eatontown	1+	https://ecode360.com/7640755
Freehold twp	4+	https://ecode360.com/9106061
Howell	Mobile Homes	https://ecode360.com/6673782
Marlboro	Mobile Homes	http://casite-688092.cloudaccess.net/images/rent-control/Rent_Control_Chapter_235-2010.pdf
Neptune	5+	https://neptunetownship.org/sites/default/files/documents/RentLeveling/Rent%20Control%20Ord%20with%20amendments_0.pdf
Red Bank	3+	https://ecode360.com/14163632
Shrewsbury twp	1+	https://www.townshipofshrewsbury.com/uploads/3/4/2/9/34299549/2018-06_rent_control_ordinance.pdf
Wall	Mobile Homes	https://ecode360.com/9593572?highlight=control,rent&searchId=29097539442524144#9593572

Data Source: 2022 NJ Department of Community Affairs Rent Control Survey

Conclusion

The Monmouth County rental housing profile is intended to provide easy access to information about rental housing. The report provides this information at the county level, while also presenting a within-county analysis of municipal conditions. Many of the figures contained in the report rely on American Community Survey data, which, as a survey, has a margin of error. As such, one should proceed with caution when interpreting data for municipalities with small populations. Together, these data can be used with other information to further a holistic understanding of rental housing conditions and challenges in the county.