

~~ALLA~~ ~~Know~~ U.L. v. ~~NEEDH~~ ^{Carteret}
Housiy Suit.

11 - Apr - 1976

Technical Assistance to Judge
David Furman in re U.L. and
NEEDH Housiy Suit.

pgs = 14

yellow p.i. # 1304

purple p.i. - (in reference to the
attached charts) "these all look
like they go together. But unsure
of pagination."

CA 001045 D

MEMORANDUM

TO: Douglas S. Powell
FROM: Housing Section
DATE: April 11, 1976
RE: Technical Assistance to Judge David Furman in the Urban League
and NCDH Housing Suit.

The following items were discussed in the Judge's chambers and requested to be analyzed:

- I. Estimate accurately low-moderate income housing needs for new units for the year 1985 for Middlesex County. In the process of estimating unmet housing needs consideration must be given to various factors:
 - Intensive and extensive rehabilitation programs would take place to renovate substandard units and to halt further deterioration of the housing stock.
 - The units that are beyond rehabilitation and will require demolition will be added to the total county housing needs for a future determination, under a "share" process of where they should be replaced.
 - Housing opportunities (supply) for low-moderate income households will be open on the older municipalities (which have conditional dismissals from the Court suit) by virtue of changes on the zoning and building requirements to take place in the very near future (some zoning changes are

already under review) that would allow housing lower construction cost to take place.

II. Analyze a preliminary approach of "fair share" housing allocation according to the following:

- a. Under previous calculations, here included in a special table, 11 municipalities (so called developing municipalities) will be assigned a calculated number of housing units to balance their percentage of low-moderate income housing families in order to reach the County's 34% of low-moderate income families as of the 1970 census. Those units will be part of the new units to be built in those eleven municipalities to take care of the total County's unmet housing needs. Total number = 4237 units.
- b. The remaining unmet housing needs on the new housing category will be distributed on this first test of a fair share approach in accordance with a 14 shares process, where the localities of Monroe and Old Bridge and South Brunswick will receive 2 shares each while the remaining 8 municipalities will only receive one share. This first approach was based on the similarities of availability of vacant developable land on those 8 municipalities and in the substantially larger amount of vacant land on the three municipalities mentioned earlier.

- c. Test the approach described on b.) with the population and housing on 1985 to check the impact on low-moderate income housing in the period of 1975 to 1985.

The following pages attempt to present answers to the points outlined above.

In addition, a summary of existing active housing financing programs are also presented.

HOUSING NEEDS ESTIMATES: A RECORD OF APPROACHES
EMPLOYED BY THE MIDDLESEX COUNTY PLANNING BOARD (BY COMPONENTS)

	1	2	3	4	5	6
TO YEAR	1975	1975	1970	1975-78	1985	1985
NEEDS COMPONENT	Regional Approach	Consumer Preference Approach	Housing Assistance Plan (Based on 1970 U.S. Census Data)	Housing Assistance Plan (updated)	H.A.P. Methodology Projections	Revised Housing Needs (Preliminary for a "fair share")
A. Substandard Housing						
1. Physical element	12,050	10,451	8,266	1. 8,266	1. 10,451	EXISTING HOUSING NEEDS
2. Overcrowded households				2. 6,587	2. 6,587	
B. Housing/Cost Imbalances	11,555	18,880	21,588	23,334	25,032	(BASED ON PRESENT CONDITIONS)
C. Expected to Reside (New Job Growth)				10,620	24,849	
TOTAL	23,605	29,251	29,854	48,317	66,919	18,697
YEAR OF ESTIMATE	1970	1972	1974	1976	1976	1976

The chart of the preceding page portrays the evolution of various methodologies used by the Planning Board to characterize the "housing needs" for Middlesex County.

In the 1976 Housing Assistance Plan (Column 4), the estimations assume that housing needs are identifiable in two broad areas: I. Existing problems which cause a housing need: (A) Substandard Housing, (B) Housing/Cost Imbalances, and II. Future housing needs, based on households projected to seek residence in the County because of new jobs. In Column 5, the same methodology is employed in projecting housing needs to 1985. The assumptions and calculations for these projections are presented in Section 1, following this section.

It is the opinion of the planning staff that given the dualistic nature of the H.A.P. approach to housing needs analysis (existing needs and future needs), some refinement of this methodology is appropriate, so that a viable "fair share" allocation formula can be determined, based on housing needs. As such, the "existing needs" component of the housing needs methodology is to be restudied in the future, so adequate approaches can be developed to deal with this component of housing needs. One element of this research will be to determine the extent of overlapping in terms of estimating substandard, overcrowded and overpaying households as separate and distinct components of existing housing needs.

"Future housing needs," or new housing, becomes the focus of the revised methodology for evaluating housing needs that will be met by "fair share" allocations of units to be constructed in the future. Column 6 represents the next stage in the planning staff efforts to develop estimates of housing needs which are both accurate and useful to other public interest sectors. Section 2 of this report outlines in detail the methodological stages used to arrive at this latest estimate of housing needs for new housing.

SECTION 1

1985 HOUSING NEEDS

Based on CDRS 1976
Housing Assistance Plan Methodology
Projected to 1985

A. Substandard Households: 10,451

Based on 1975 total substandard households; Assume 1322 units will be demolished, and any other "new" substandard units (1975 to 1985) will be balanced or eliminated by proposed extensive rehabilitation program.

B. Overcrowded Units = 6,587 (in 1970) - same in 1985

Assume that additional overcrowded households (1970-1985) will be reduced by an equalizing trend in the growth of smaller households.

C. Financial Imbalances (Overpaying)

(1) Renters = 18,047 (1975): Assume same % of renters will be overpaying in 1985, any additional renters overpaying will be statistically absorbed in the low and moderate income households expected to reside based on job growth.

(2) Elderly owners = 5,287 - Projected to 1985, based on ratio of population growth 1970:1985 = 6,985

D. Expected to Reside (Job Growth)

1970-1985

Job increment = 75,300 job households
33% total jobs are low and moderate income
33% x 75,300 = 24,849

TOTAL HOUSING NEEDS = 10,451
FOR 1985 6,587
 18,047
 6,985
 24,849
 66,919

SECTION 2

NEW HOUSING - 1985

Revised Methodology for calculation of Housing Needs
and corresponding FAIR SHARE ALLOCATIONS for
MIDDLESEX COUNTY. Projected to 1985

MIDDLESEX COUNTY PLANNING BOARD
April, 1976

<u>DEMAND</u>			<u>SUPPLY</u>		
	1985				
80% (A)	Low & Moderate Income Household growth based on Job Increment	18,140	(A)	Units expected to be constructed by 1985 in old, developed towns, based on recent zoning changes for multi-family housing.	3,200
20% (B)	1985 Projected Low & Moderate Income Households (not accounted for by job increments)		(B)	Units available by 1985 due to "filtering through" process	2,100
	ELDERLY UNEMPLOYED WELFARE	4,535		TOTAL	5,300
<u>100%</u>	TOTAL	<u>22,675</u>			
(C)	TOTAL Housing units to be demolished by 1985	<u>1,322</u>			
		<u>23,997</u>			

DEMAND - SUPPLY = TOTAL HOUSING NEEDS
(A+B+C) (A+B)

23,997 - 5,300 = 18,697 New Housing

Methodological steps taken to arrive at the above estimate are presented in the following pages of this report.

DEMAND

(A) Growth based on job increment
Total jobs, 1973 = 248,800
Total jobs, 1985 = 324,100
JOB INCREMENT = 75,300

Based on Job Projections for 1985 (See Attachment A), it was calculated that 33% of worker/households are in the low and moderate income category.

THUS: 75,300 X (.33) = 24,849 Low and Moderate Income Job Households

Previously, it was determined that 73% of low and moderate income workers live and work in Middlesex County, so:

(.73) X 24,849 = 18,140 Low and Moderate Income Households based on Job Growth.

(B) Other Low and Moderate Income Households (not accounted for by job growth): includes 1985 projected estimates of elderly, unemployed and welfare recipients.

From a previous county analysis of Low and Moderate Income Housing, it was determined that 20% of the total housing needs are represented by non-working household heads, namely elderly, unemployed and welfare recipients.* Since we know that the total for (A) above, 18,140 is 80% of total housing needs, we make the following calculations:

$$\begin{array}{r} (80\%) \times N = 18,140 \qquad \qquad \qquad 22,675 \\ N = \frac{18,140}{.80} = 22,675 \qquad \qquad \qquad \frac{-18,140}{4,535} \end{array}$$

Non-working head of households (1985) = (22,675) - (18,140) = 4,535

*See "Study on Low and Moderate Income Housing in Middlesex County, New Jersey - Analysis, Forecast and Allocation for 1975" by John Kim, Middlesex County Planning Board.

ATTACHMENT A

1985 - JOBS PROJECTIONS
 MIDDLESEX COUNTY PLANNING BOARD
 April 2, 1976

	Agric.	Whsl. & Rtl.	Manu.	Fin. Insure. Real Est.	Const.	Trans. & Comm.	Govern.	Services	Other	TOTAL
a. Professional	24	2002	7142	353	519	1444	5874	15584	-	34942
b. Manager	417	12313	7855	1213	992	1545	4155	2465	-	30955
c. Clerical	48	11014	16910	3590	505	6178	23919	6849	437	69450
d. Sales	20	17744	4833	909	45	172	39	388	3292	27442
e. Crafts	34	4343	18961	157	5748	4138	2612	2776	1483	40252
f. Operating	66	6967	48269	51	665	4745	1362	2746	151	63022
g. Service Workers	16	9046	1691	653	73	744	13891	11490	5187	42791
h. Laborers	819	1496	2433	105	1787	2003	2502	466	445	12056
i. Other	4	656	1440	70	67	133	694	336	-	3400

TOTAL

324310

ATTACHMENT A (cont'd.)

Percent Low and Moderate Income - (Income less than \$12,000)

29.9 %	X	34,942	=	10,448	
31.8	X	30,955	=	9,844	
55.1	X	69,450	=	38,267	
41.6	X	27,442	=	11,415	
49.1	X	40,252	=	19,763	172,661
67.8	X	63,022	=	42,728	<u> </u> = 54%
66.7	X	42,791	=	28,542	324,310
75.4	X	15,456	=	<u>11,654</u>	

172,661 Low and Moderate Income Jobs

54% of Total

324,310 - (5% duplication) = 308,095

Male: 308,095 X .637 X .95 = 177,122 Heads of Household

Female: 308,095 X .363 X .082 = 9,170 Heads of Household

Households

(186,291) X (.54) = 100,597 = 33%
308,095

(C) Total Housing Units to be Demolished by 1985:

From the 1976 CDRS Housing Assistance Plan, a total of 1322 units are designated as "beyond rehabilitation". It is assumed that by 1985, all of these units will be demolished.

The total demand, then, is equal to $18,140 + 4,535 + 1,322 = 23,997$.

SUPPLY

(A) Units expected to be constructed by 1985 in old, developed towns, based on recent zoning changes:

This estimate includes the following municipalities:

Carteret, Dunellen, Helmetta, Highland Park, Jamesburg, New Brunswick, Perth Amboy, South Amboy, South River, Spotswood, and Woodbridge.

The past record of housing built in these municipalities looks as follows:

"A" Ring	1960 - 1970	9177 units
	1970 - 1973	1902 "
	1974	272 "
		<hr/>
		11351 units
Woodbridge	1960 - 1970	6175 units
	1970 - 1973	1601 "
	1974	91 "
		<hr/>
		7867 units
TOTAL = 11,351 + 7,867 = 19,218		
For 1970 - 1985, 15 years: $\frac{19,218}{15} = 1281 \text{ units/year}$		

Assuming that 25% of all new units are for low and moderate income persons; $(25\%) \times 1281 = 320 \text{ units/year}$.

For 10 year period 1975-1985, assume $10 \times 320 = 3200$ units will be constructed in these towns for low and moderate income persons.

(B) Units Made Available by 1985 due to "Filtering through" process:

To carry out this estimate, we need to ascertain the number of high income households expected to be built by 1985. This is based on the projected population growth for 1985. So:

1985 Projected Population = 766,050

1975 Population = - 610,255

155,795 Population increment
1975 - 1985.

To convert this figure to households, we used the 1970 U.S. Census average of 3.4 persons/household for Middlesex County.

Thus: $\frac{155,795}{3.4} = 45,822$ households

Since we know that, based on job projections, 24,849 households will be needed for low and moderate income persons (see Demand methodology, Section A), we can say:

TOTAL				HIGH INCOME
HOUSEHOLDS	(45,822)	-	(24,849)	= 20,973 HOUSEHOLDS

From previous research (Low and Moderate Income Housing Study), various members of the housing staff agree that the construction of new housing for upper income persons generally frees 10% of that housing for low and moderate income persons.

Thus: $(10\%) \times 21,000 = \underline{2100}$ units available due to filtering through process.

TOTAL SUPPLY, then, is equal to - $3200 + 2100 = 5300$ units.

Fair Share Allocations

From calculations of supply and demand of housing we have determined that TOTAL HOUSING NEEDS = 18,697

Table 1, Column D is the calculation of the number of low and moderate income housing units to be constructed in the "developing" municipalities based on their failure to accommodate low and moderate income housing prior to 1975. These calculations are based on comparing the percentages of low and moderate income households presently in each municipality with the county percentage of 34%. A total of 4,237 units will be distributed throughout the municipalities still in the Urban League court suit. This number will be deducted from the total housing needs to arrive at a subtotal for calculation of "fair share" allocations.

So: $(18,697) - (4,237) = 14,460$ Units for Fair Share Allocation

11 municipalities will be involved in these allocations. Three municipalities, Monroe, Old Bridge and South Brunswick have sufficiently large projected population growth and available acreage, that they will be allocated 2 shares each. Thus a total of 14 shares will be distributed:

$$14,460 \div 14 = 1033 \text{ units/share.}$$

Table 3 presents the results of allocating shares. Based on population growth (new households) shown in Table 2, the percentage of household growth represented by the "total share" allocations is also shown in Table 3.

TABLE I

FAMILY INCOME -1970 CENSUS- MIDDLESEX COUNTY.

	A	B	C	D	E	ACREAGE NEEDED	
	No. of Families (only)	Income < \$10,000 %	County Locality + or -	No. Units DEFICIT vs. City %	Eq. H. SURPLUS	6 DU/AC	12 DU/AC
Carteret	5883	40%	-6		(-353)	Acres	Acres
Cranbury ✓	600	31.	3.	18 ✓		13 Ac	15.1c ✓
Dunellen	1840	42.	-8		(-147)		
East Brunswick ✓	7224	18.	16	1316 ✓		✓219 Ac	109.5 ✓
Edison ✓	17230	26.5	7.5	1292 ✓		✓215 Ac	107.5 ✓
Helmetta	256	48.	-14		(-35)		
Highland Park	3851	37.5	-3.5		(-135)		
Jamesburg	1163	49.	-15		(-174)		
Madison (Old Bridge) ✓	12040	31.5	2.5	301 ✓		150.	25. Ac ✓
Metuchen	4178	28.5	5.5	230		38.	19. Ac.
Middlesex	3883	31.	3.	116		19.	9.5 Ac.
Milltown	1731	26.	8.	138		23.	11.5 Ac.
Monroe	2266	33.	1.	23		✓3.8	1.9 Ac
New Brunswick	8837	53.	-19		(-1680)		(2)
North Brunswick ✓	4495	30.	4.	180 ✓		✓30	15 Ac.
Perth Amboy	10379	54.	-20		(-2076)		
Piscataway	9383	35.	-1		(-93)		
Plainsboro	369	44.	-10		(-37)		
Sayreville ✓	8200	30.	4.	328 ✓		154.	27. Ac.
South Amboy	2256	41.	-7		(-156)		
South Brunswick ✓	3479	29.5	4.5	156 ✓		✓26.	13. Ac.
South Plainfield ✓	5208	26.	8.	416 ✓		✓70	35. Ac.
South River	4102	38.	-4		(-164)		
Spotswood	1956	31.5	2.5	49		8.	4. Ac.
Woodbridge	24836	31.5	2.5	621		104.	52. Ac.
Total	146,576	34.%		5184			

Tot. Hholds → 168,076

Tot. fam. Developing - 4237
Municip. -
Still in court suit.

671 337

TABLE 2
POPULATION GROWTH BY MUNICIPALITY
1975-1985

MCPB
April 1976

	(1975-85)				
	1975 Population	Projected 1985 Population	% Growth	New Pop.	New Households
Carteret	22,910	23,619	3	709	210
* Cranbury	2315	5,434	134	3119	917
Dunellen	7185	7394	3	209	62
* East Brunswick	36,790	45,318	25	9028	2655
* Edison	70,390	85,293	21	14,903	4383
Helmetta	985	1,130	15	145	43
Highland Park	14,315	15,404	4	589	173
Jamesburg	4805	5,135	7	330	97
** Madison (Old Bridge)	51,680	71,241	38	19,561	5753
Metuchen	16,250	16,553	2	303	89
Middlesex	15,570	16,328	5	758	223
Milltown	6,825	7599	11	774	228
** Monroe	10,610	22,942	116	12,332	3627
New Brunswick	42,785	44,363	4	1578	464
* North Brunswick	17,860	26,900	51	9040	2659
Perth Amboy	39,760	43,028	8	3268	961
* Piscataway	39,800	50,957	28	11,157	3282
* Plainsboro	2,005	15,697	683	13,694	4028
* Sayreville	33,910	42,318	25	8,408	2473
South Amboy	9,715	10,577	9	862	254
** South Brunswick	15,300	29,221	91	13,921	4095
* South Plainfield	22,000	26,790	22	4790	1410
South River	15,825	16,634	5	809	238
Spotswood	8,460	9,756	15	1296	381
Woodbridge	101,705	125,424	23	23,719	6976
Total	610,255	766,050	26%		145,681
Urban County					

* Fair shares of new housing.

TABLE 3
FAIR SHARE ALLOCATIONS FOR LOW AND
MODERATE INCOME HOUSING

MCPB
April 1976

	Fair Share (Equal distri)	Alloc. for Exist. Imbal.	Total Share	% of 1985 New Households	1975-85 Household Growth (Projected)
Carteret					should be 34%?
* Cranbury	1033	18	1051	115%	
Dunellen					
* East Brunswick	1033	1316	2349	88%	
* Edison	1033	1292	2325	53%	
Helmetta					
Highland Park					
Jamesburg					
** Madison (Old Bridge)	2066	301	2367	41%	
Metuchen					
Middlesex					
Milltown					
** Monroe	2066	—	2066	57%	
New Brunswick					
* North Brunswick	1033	180	1213	46%	
Perth Amboy					
* Piscataway	1033	—	1033	31%	
* Plainsboro	1033	—	1033	26%	
* Sayreville	1033	328	1361	55%	
South Amboy					
** South Brunswick	2066	156	2222	54%	
* South Plainfield	1033	416	1449	103%	
South River					
Spotswood					
Woodbridge					
Total	14,460	4237	18,697	41%	
Urban County					

We continue working looking for alternative ways of balancing these %.

	a	b	c	d	
	Estim. 1985 No. Hslds.	1970 LPM Family	New Prop Assoc (Part Excl + 25.0000)	TOT NO. LPM by 1985	% of LPM Hslds by 1985 $d/a \times 100$
Cartaret					
Cranbury	1598	(186 + 1051)		1237	78%
Dunellen					
East Brunswick	13476	(1524 + 2349)		3873	29%
Edison	25,086	(4541 + 2325)		6866	28%
Helmetta					
Highland Park					
Jamesburg					
Madison	20,953	(3820 + 2367)		6187	30%
Metuchen					
Middlesex					
Milltown					
Monroe	6748	(757 + 2066)		2823	42%
New Brunswick					
North Brunswick	7912	1351	1213	2564	33%
Perth Amboy					
Piscataway	14,987	3306	1033	4339	29%
Plainsboro	4,617	160	1033	1193	26%
Sayreville	12,446	2462	1361	3823	31%
South Amboy					
South Brunswick	8,594	1024	2227	3246	38%
South Plainfield	7880	1338	1449	2787	36%
South River					
Spotswood					
Woodbridge					
Total					
		Family only	both family ind.		

try

Vacant Available Ac. *	a) Alloc. to balance 1970 LFM Req.	b) 34% on Equal Share	c) * 33% based on Vacant Land (% of 11700)	d) ** 33% based on Pop. Growth 1975-85 as Job Related	TOTAL II	Balance Needed for LFM Req + High Income for Comm. subdev.
					b+c+d)	
1700		447	3% 143	0% 0	714	TOT. subdev. (78) = 300 Ac
	18			20% 124		units
1600		447	3% 143	7.5% 358	948	(2264) 943 Ac
	1316					units
2000		447	3.7 177	12% 592	1216	(2508) 1045 Ac
	1292					units
1350		447	15% 1193	16.2% 778	2418	(2718) 1192 Ac
	301					
1150		447	21% 1002	10.2% 492	1941	(1941) 808 Ac
	0					units
1600		447	3% 143	7.5% 358	948	(1128) 470 Ac
	180					units
1300		447	2.4% 115	9.2% 444	1006	(1006) 419 Ac
	0					
1150		447	2% 95	14% 544	1086	(1086) 452 Ac
	0					
2000		447	3.7% 177	7% 334	958	(1286) 535 Ac
	328					
1700		447	3.1% 1479	14.6% 554	2480	(2636) 1098 Ac
	156					
750		447	1.4% 67	4.1% 191	705	(1121) 467 Ac
	416					
34100 Ac.	a)	4916	4772	4772	14420	
Total	b)	4237	c)	d)	to	
			14.460		14460	

Example: Cranbury
 LFM Req = 728 = 40%
 Total Req = 1820 units for adequate environment
 Ac = 1820 / 6 Du/Ac = 300 Ac. ±
 to allow for generous int. roads, min. fee.

because of % rounding
 c & d we don't
 reach equal tot.

in
 4/1975-85
 hold. Growth
 40%

MCPB
 1985
 # Hse's
 30% for
 L & M-

living
 # Units
 on 1970.

III compared to
 II
 NEW
 AUOC.

III
 Tot.
 New Sold
 1975-1985

50%
 least
 paid

		# Hse's	living # Units on 1970.	NEW AUOC.		Tot. New Sold 1975-1985	50% least paid
	Carteret					4000	
367	✓ Cranbury	543	186	357	732	312 917	458
	Dunellen						
1062	✓ East Brunswick	4581	1524	3057	2264	902 2655	1327
1753	✓ Edison	8529	4541	3988	2508	1490 4383	2197
	Helmetta						
	Highland Park						
	Jamesburg						
2301	✓ Madison (Old Bridge)	7124	3820	3804	2719	1956 5753	2877
	Metuchen						
	Middlesex						
	Milltown						
1450	✓ Monroe	2294	757	1537	1941	1233 3627	1814
	New Brunswick						
1064	✓ North Brunswick	2690	1351	1339	1128	904 2659	1328
	Perth Amboy						
1313	✓ Piscataway	5095	3306	1789	1006	1116 3282	1641
1611	✓ Plainsboro	1570	160	1410	1086	1370 4028	2014
989	✓ Sayreville	4231	2462	1769	1286	840 2473	1437
	South Amboy						
1638	✓ South Brunswick	2922	1024	1898	2436	1392 4595	2047
564	✓ South Plainfield	2679	1338	1341	1121	479 1310	705
	South River						
14112	Spotwood					11994	
	Woodbridge						
	Total			22289	18427		17845

HOUSING ALLOCATION — Approach: IV
 Related to State of County Growth as it materializes — ①

	a) Correct Imbalance in 1970	f) 40% of Estimated (MCPB) No. Hslds. Growth in 1975-85	II Compare w/ approach II	a) Correct 1970 Balance for same.
Carteret				
✓ Cranbury	18	367	714	18
Dunellen				
✓ East Brunswick	1316	1062	948	1316
✓ Edison	1292	1753	1216	1292
Helmetta				
Highland Park				
Jamesburg				
✓ (Madison) Old Bndg.	301	2301	2418	301
Metuchen				
Middlesex				
Milltown				
✓ Monroe	0	1450	1941	0
New Brunswick				
✓ North Brunswick	180	1064	948	180
Perth Amboy				
✓ Piscataway	0	1313	1006	0
✓ Plainsboro	0	1611	1086	0
✓ Sayreville	328	989	558	328
South Amboy				
✓ South Brunswick	156	1638	2480	156
✓ South Plainfield	416	564	705	416
South River				
Spotswood				
Woodbridge				
Total	4237	14112	14420	4237
		or. 14460	or. 14460	

① If County Growth doesn't occur, Proj. need will be covered anyway.
 CENSUS

* 1970 - INCOMES.

1) Families only → Median Inc. — \$11,982 — or 50% of Popul.
 mean Inc. \$12,974

2) Families & Unrelated Indiv. → Median Income — \$10,766 — or 50% of Pop.

LF NA INCOME BYG. NEEDS ALLOC. by 1985.

Judy Funnai

	To correct 1970 Imbalance MLFM	Equal Share of BYG. Needs	TOTAL SHARE by 1985
Barberet			
✓ Cranbury	18	1314	1328
Dunellen			
✓ East Brunswick	1316	1314	2630
✓ Edison	1292	1314	2606
Helmetta			
Highland Park			
Jamesburg			
✓ Madison (Old Bridge)	301	1314	1615
Metuchen			
Middlesex			
Milltown			
✓ Monroe	-	1314	1314
New Brunswick			
✓ North Brunswick	180	1314	1494
Perth Amboy			
✓ Piscataway	-	1314	1314
✓ Plainsboro	-	1314	1314
✓ Sayreville	328	1314	1642
South Amboy			
✓ South Brunswick	156	1314	1470
✓ South Plainfield	416	1314	1730
South River			
Spotswood			
Woodbridge			
Total	4237	+ 14460	= 18697
			TOTAL

Municipality:	Allocated from appropriation (A)	EXIST. in 1970 L&M. (B)	C L&M Tot. Estim. by 1985	D 1985 Estim. by MCPB. # of Holds	% of C/D x 100	
Carteret						
Cranbury ✓			98	1598	57%	34% = 54
Dunellen						
East Brunswick ✓			3788	13476	28%	34% = 458
Edison ✓			7049	25086	28%	34% = 852
Helmetta						
Highland Park						
Jamesburg						
Madison ✓			6539	20953	31%	34% = 712
Metuchen						
Middlesex						
Milltown						
Monroe ✓			2698	6748	40%	34% = 229
New Brunswick						
North Brunswick ✓			2479	7912	31	34% = 269
Perth Amboy						
Piscataway ✓			4312	14987	29%	34% = 50
Plainsboro ✓			1246	4617	27%	34% = 15
Sayreville ✓			3748	12446	30	34% = 42
South Amboy						
South Brunswick ✓			3660	8594	43%	34% = 292
South Plainfield ✓			2459	7880	31%	34% = 267
South River						
Spotswood						
Woodbridge						
Total						

I

Vacant Land.

3% 1700 Ac.
3% 1600
3.7% 2000
2.5% 13,500
2.1% 11,500
3% 1600
2.4% 1300
2% 1150
3.7% 2000
3.1% 17000
1.4% 750
60% 54100 Ac.
Total

Municipality:	To Balance 1970 LFM Inv.	50% of Tot. Units on eq. shares	25% for Vacant Land	25% Pop Growth		
Carteret						
Cranbury ✓	18	657	108	94	877	
Dunellen						
East Brunswick ✓	1316	657	108	271	2352	
Edison ✓	1292	657	134	448	2531	
Helmetta						
Highland Park						
Jamesburg						
Madison (Old Bridge) ✓	301	657	904	590	2452	
Metuchen	200	657				
Middlesex						
Milltown						
Monroe ✓		657	759	372	1788	
New Brunswick						
North Brunswick ✓	180	657	108	271	1216	
Perth Amboy						
Piscataway ✓		657	87	336	1080	
Plainsboro ✓		657	72	412	1141	
Sayreville ✓	328	657	134	253	1119	
South Amboy						
South Brunswick ✓	156	657	1120	420	2353	
South Plainfield ✓	416	657	51	145	1269	
South River						
Spotswood						
Woodbridge						
			3585	3612		
	4237	44400	3615	3615	14460	
		7230	25%		Roundup	

Pop. Growth 1975-85 based on demographic & job factors.

912 - 2.4
2655 - 7.5
4388 - 12.4
5753 - 16.3
3627 - 10.
2659 - 7.5
3282 - 9.
4028 - 11.4
2473 - 7.
4095 - 11.4
1410 - 4.
35282 / 10 pop.

14.460% = 1314 Reg. Units / share
7230 / 5 = 1446
14460 / 11 = 1314 Reg. Units / share

	a	b	c	d	
	Estim. 1985 No. Hlds.	1970 LPM Families	New Prop. Assoc. (Part Incl + 15.0000)	TOT No. LPM by 1985	% of LPM Hlds by 1985 $\frac{d}{a} \times 100$
Carteret					
Cranbury	1598	(186 + 1051)		1237	78%
Dunellen					
East Brunswick	13476	(1524 + 2349)		3873	29%
Edison	25,086	(4541 + 2325)		6866	28%
Helmetta					
Highland Park					
Jamesburg					
Madison	20,953	(3820 + 2367)		6187	30%
Metuchen					
Middlesex					
Milltown					
Monroe	6748	(757 + 2066)		2823	42%
New Brunswick					
North Brunswick	7912	1351	1213	2564	33%
Perth Amboy					
Piscataway	14,987	3306	1033	4339	29%
Plainsboro	4,617	160	1033	1193	26%
Sayreville	12,446	2462	1361	3823	31%
South Amboy					
South Brunswick	8,594	1024	2222	3246	38%
South Plainfield	7880	1338	1449	2787	36%
South River					
Spotswood					
Woodbridge					
Total					
		families only	both families incl.		

try

House

	a	b	c	d	
	Estim. 1985 No. Hlds.	1970 LPM. Families	New Prop. Assoc = (Part B+C + 1970 Hlds.)	TOT No. LPM by 1985	% of LPM Hlds by 1985 $d/a \times 100$
Barteret					
Cranbury	1598	(186 + 1051)	=	1237	78%
Dunellen					
East Brunswick	14476	(1524 + 2349)	=	3873	29%
Edison	25,086	(4541 + 2325)	=	6866	28%
Helmetta					
Highland Park					
Jamesburg					
Madison	20,953	(3820 + 2367)	=	6187	30%
Metuchen					
Middlesex					
Milltown					
Monroe	6748	(757 + 2066)	=	2823	42%
New Brunswick					
North Brunswick	7912	1351	1213	= 2564	33%
Perth Amboy					
Piscataway	14,987	3306	1033	= 4339	29%
Plainsboro	4617	160	1033	= 1193	26%
Sayreville	12,446	2462	1361	= 3823	31%
South Amboy					
South Brunswick	8,594	1024	2222	= 3246	38%
South Plainfield	7880	1338	1449	= 2787	36%
South River					
Eastwood					
Woodbridge					
Total					

~~*~~
 families only both fam & ind.

by

FAMILY INCOME 1970 CENSUS - MIDDLESEX COUNTY

	No. of Families (only)	Income < \$10,000 %	County Locality + or -	No. Units DEFICIT v. Cty %	L & M SURPLUS	ACREAGE NEEDED	
						6 DO/Ac	12 DO/Ac
Carteret	5883	40%	-6		(-353)	Acres	Acres
Cranbury	600	31.	3.	18		3 Ac	1.5 Ac
Dunellen	1840	42.	-8		(-147)		
East Brunswick	8224	18.	16	1316		219 Ac	109.5
Edison	17230	26.5	7.5	1292		215 Ac	107.5
Helmetta	256	48.	-14		(-35)		
Highland Park	3851	37.5	-3.5		(-135)		
Jamesburg	1163	49.	-15		(-174)		
Madison (Old Bridge)	12040	31.5	2.5	301		50.	25. Ac
Metuchen	4178	28.5	5.5	230		38.	19. Ac
Middlesex	3883	31.	3.	116		19.	9.5 Ac
Milltown	1731	26.	8.	138		23.	11.5 Ac
Monroe	2266	33.	1.	23		3.8	1.9 Ac
NOT SUED New Brunswick	8837	53.	-19		(-1680)		
North Brunswick	4495	30.	4.	180		30	15 Ac
NOT SUED Perth Amboy	10379	54.	-20		(-2076)		
Piscataway	9383	35.	-1		(-93)		
Plainsboro	369	44.	-10		(-37)		
Sayreville	8200	30.	4.	328		54.	27. Ac
South Amboy	2256	41.	-7		(-156)		
South Brunswick	3479	29.5	4.5	156		26.	13. Ac
South Plainfield	5208	26.	8.	416		70	35. Ac
South River	4102	38.	-4		(-164)		
Spotswood	1956	31.5	2.5	49		8.	4. Ac
Woodbridge	24836	31.5	2.5	621		104.	52. Ac
Total	146,576	34.%		5184			

2.5 per M-F h-hold
3.85 per S-F