Fair Share Methodology: Urban League of Greater New Brunswick v. Carteret et al. (Lerman)

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Note: Fair Share Report

CA002534F

"Lerman" is written on this cover sheet but this does not look like her other reports and I am not finding her name on/in it. And — next doc is one of hers dated 4-2-84.

FAIR SHARE METHODOLOGY: Urban League of Greater New Brunswick
v. Carteret et al

A. PRESENT NEED

1) Substandard housing units, based on overcrowding, lack of
plumbing, and lack of adequate heating, by county, for
selected municipalities, for 11-county present need region.

2) Determination of regional "standard of deficiency" for
11-county region, for Mt. Laurel households. Table A.

3) Evaluation of municipalities which exceed regional standard
of housing deficiencies, and measurement of number of units
in region which are "excess", and therefore must be realloc-
ated, adjusted for Mt. Laurel households. Based on 100% of
11-county region, regional rate of deficiency is 6.4%,
resulting in an excess of 35,014 deficient units to be re-
allocated.

4) Evaluation of subject municipalities to determine their
standard of housing deficiencies, and thereby their legit-
imate inclusion in reallocation assignment pool, and their
indigenous need.

5) Determination of formula for measuring fair share in any   —
municipality in the region:

1982 Municipal	Municipal Growth	Growth area and Employ.
Employ. as % of +	Area as % of Reg'l −	in non-growth munic.
Region Employ.	Growth area	and selected urban
		aid cities.

Averaged, and multiplied by ratio of municipal median house-
hold income to regional median household income, to create
3rd factor. Average three factors and multiply by regional excess
of deficient housing units, multiply by 1.2 for additional
reallocation = Fair Share of regional excess.

6) Establish three phase staging schedule of the reallocated
excess portion of present, by municipality. Multiply the
first stage amount by 1.03 for adequate vacancies.

7) Add adjusted fair share of reallocated excess to indigenous
for Total Present Need for municipality.

B. PROSPECTIVE NEED

1) Projection of population , by county, to 1990, based on
average of ODEA models 1 and 2, times N.J. headship rates
(as computed in Mt. Laurel II: Chalenge and Delivery of Low
Cost Housing, Rutgers University) to determine estimated   ··
number of households by county in 1990. Determination of number
of lower income (Mt. Laurel) households to be added to each
county by 1990, based on N.J. standard of 39.4%. Divide

between low and moderate income (50%-50%). TABLE B.

2) Determination of prospective need regions for subject municipalities based on 30-minute driving time from approximate functional center of subject municipality, at the following speeds:

    30 mph local and county roads
    40 mph state and federal highways
    50 mph interstates, Garden State Pkwy, N.J. Tpke

Prospective need regions, or commutersheds, will include the entirety of any county penetrated by this method.

3) Determination of fair share formula for allocation of prospective additional Mt. Laurel households in 1990:

Municipal employ., as % of   municipal employ.   municipal growth
Commutershed employ. 1982 + growth, 1972-82,   + area as % of commut-
                                av. ann. increase,   ershed growth area
                                as % of commuter-
                                shed employ. growth

All factors less amounts in non-growth municipalities and selected urban aid cities.

    These three factors averaged, multiplied by ratio of municipal median household income to commutershed median household income to create 4th factor. These four factors averaged and applied as a percentage to number of projected Mt. Laurel households in commutershed region for subject municipality.

4) Application of above prospective need fair share formula to subject municipality, multiply by 1.2 for additional anticipated negative or positive reallocation.

5) Determination of median income to be used for evaluating Mt. Laurel population income levels and affordability levels, based on use of HUD median family income, by SMSA, updated to 1983. County median incomes were multiplied by county population for a weighted median. Affordability will be determined based on HUD adjustments for family size, from one person households to eight person households. Maximum Mt. Laurel household income levels will be based on average number of persons permitted in various size units, and the HUD maximum income for that size household. TABLES C, D,and E.

Table   A

Municipality	Over-crowded Units	Total Units Lacking Complete Plumbing	Net Units Lacking Complete Plumbing Not Over-crowded	Units Lacking Central Heating Not Over-crowded	Room Heaters With Flue	Other Units Lacking Central Heating	% Units Without Central Heating With Inadequate Heating	Units Lacking Adequate Heating	Total Present Need	Adjusted Present Need	Occupied Dwelling Units	Fair Share; 6.4%	Surplus
BERGEN													
Garfield	363	345	321	821	479	422	.46836848	385	1,069	876	10,754	688	188
Lodi	361	185	172	319	268	114	.29842932	95	628	515	9,323	597	~~-77~~ -82
ESSEX										*613*		*839*	
Belleville	354	233	220	504	365	193	.34587814	174	748	~~614~~	13,108	~~832~~	~~-219~~ -226
Bloomfield	298	242	235	500	305	237	.43726937	219	752	617	18,547	~~1,178~~ 1187	~~-561~~ -570
East Orange	2,021	889	785	1,833	1,146	951	.45350501	831	3,637	2,983	28,398	1,817	1,166
Irvington	1,280	626	572	1,843	1,551	739	.32270742	595	2,447	2,006	24,714	1,582	424
Newark	13,665	5,117	4,184	10,376	7,807	6,509	.45466611	4,718	22,567	18,505	110,912	7,098	11,407
Orange	828	474	430	793	678	453	.4053050	318	1,576	1,292	12,138	777	515
HUDSON													
Bayonne	763	636	604	2,170	1,325	1,232	.48181463	1,046	2,413	1,978	25,405	1,625	353
Hoboken	1,604	789	672	3,002	2,011	2,111	.51213003	1,537	3,813	3,127	15,407	986	2,141
Jersey City	7,346	3,227	2,759	7,987	6,529	2,477	.27503886	2,197	12,302	10,087	80,720	5,166	4,921
North Bergen	771	735	685	656	514	256	.33246753	218	1,674	1,373	18,833	1,205	168
Union City	2,127	1,092	936	1,780	1,375	831	.37669991	671	3,734	3,061	20,781	1,330	1,731
Weehawken	320	189	168	241	181	98	.35125448	85	573	470	5,050	323	147
W. New York	1,245	749	669	1,218	925	555	.375	457	2,371	1,944	15,419	987	957
MIDDLESEX													
New Brunswick	1,042	741	663	699	626	223	.26266196	184	1,889	1,549	13,244	848	701
Perth Amboy	1,096	644	567	1,216	1,080	400	.27027027	329	1,992	1,633	13,617	871	762
PASSAIC													
Passaic	1,835	758	634	3,008	1,904	1,801	.48609987	1,462	3,931	3,224	19,161	1,216	1,998
Paterson	4,723	1,942	1,653	6,158	4,968	2,740	.35547483	2,189	8,565	7,023	46,113	2,951	4,072
UNION													
Elizabeth	3,143	1,371	1,160	3,295	2,726	1,441	.34581234	1,139	5,442	4,463	38,878	2,488	1,975
Hillside	202	87	83	446	197	279	.58613445	261	546	448	7,184	456	-8
Plainfield	985	294	247	1,058	1,005	284	.22032583	233	1,465	1,201	15,269	977	224

TABLE B

Projected Mt. Laurel Households, 1990, by County

County	1990 Households	Less	1980 Households	X .394 =	Mt. Laurel Households
Bergen	340,666	-	300,410	X .394 =	15,860
Burlington	154,987	-	114,890	X .394 =	15,798
Essex	287,009	-	299,934	X .394 =	-5,092
Hudson	194,964	-	207,857	X .394 =	-5,080
Hunterdon	37,857	-	28,515	X .394 =	3,680
Middlesex	245,989	-	196,708	X .394 =	19,417
Monmouth	214,573	-	170,130	X .394 =	17,510
Morris	171,692	-	131,820	X .394 =	15,702
Mercer	118,997	-	105,819	X .394 =	5,192
Ocean	170,941	-	128,304	X .394 =	16,798
Passaic	163,202	-	153,463	X .394 =	3,837
Somerset	89,681	-	67,368	X .394 =	8,791
Sussex	53,829	-	37,221	X .394 =	6,543
Union	194,487	-	177,973	X .394 =	6,506
Warren	35,306	-	29,406	X .394 =	2,325

Table C

Derivation of Median Income Levels for Housing Need Regions

County	1983 Median Income (HUD)	1979 Total Families	Aggregate Family Income ($000)	Regional Median Income, 1983
Bergen	$35,166	231,642	$8,145,923	
Essex	31,500	215,344	6,783,336	
Hudson	22,600	144,185	3,258,581	
Hunterdon	33,100	22,932	759,049	
Middlesex	32,700	153,696	5,025,859	
Morris	31,500	106,186	3,344,859	
Passaic	26,800	116,977	3,134,984	
Somserset	31,500	53,790	1,694,385	
Sussex	29,200	30,747	897,812	
Union	31,500	136,375	4,295,813	
Warren	26,604	22,740	604,975	
REGION		1,234,614	37,945,576	$30,735
Burlington	29,645	92,370	2,738,309	
Camden	26,772	123,146	3,296,865	
Gloucester	27,900	51,782	1,444,718	
Mercer	29,300	77,909	2,282,734	
REGION		345,207	9,762,626	$28,280
Monmouth	31,600	129,943	4,106,199	
Ocean	24,100	98,351	2,370,259	
REGION		228,294	6,476,458	$28,370
Atlantic	26,500	49,733	1,317,925	
Cape May	21,800	22,380	487,884	
Cumberland	22,600	33,993	768,242	
Salem	26,381	17,357	457,895	
REGION		123,463	3,031,946	$24,560

Table D

Derivation of Median Income Levels for Housing Need Regions

County	1983 Median Income (HUD)	1979 Median Family Income	Percent Increase	Inputed Percent Increase	Estimated 1983 Median Income
Bergen		$27,517		27.8	$35,166
Essex	$31,500*	19,931			
Hudson	22,600	17,659	28.0		
Hunterdon	33,100	26,618	24.4		
Middlesex	32,700	25,603	27.7		
Morris	31,500*	29,283			
Passaic	26,800	21,011	27.6		
Somserset	31,500*	29,172			
Sussex	29,200	23,530	24.1		
Union	31,500*	25,266			
Warren		21,412		24.25	26,604
Burlington		23,251		27.5	29,645
Camden		20,998		27.5	26,772
Gloucester		21,882		27.5	27,900
Mercer	29,300	22,972	27.5		
Monmouth	31,600	24,526	28.8		
Ocean	24,100	18,800	28.2		
Atlantic	26,500	13,238	100.2		
Cape May	21,800	17,042	27.9		
Cumberland	22,600	17,552	28.7		
Salem		20,498		28.7	26,381

*Median income for four counties comprising Newark SMSA, not individual counties.

Table E

<u>1983 Median Family Income, by Low and Moderate Limits, by SMSA and County</u>

SMSA/County	Median Family Income	Lower Income Classification	Income Limits by Family Size (HUD Programs)							
			One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
Bergen	24,900	Low	10,000	11,400	12,800	14,250	15,400	16,650	17,650	18,800
		Moderate	15,250	17,400	19,550	21,750	23,100	24,450	25,850	27,200
Essex, Morris, Somerset, Union	31,500	Low	11,450	13,100	14,700	16,350	17,650	18,950	20,250	21,600
		Moderate	17,650	20,150	22,700	25,200	26,750	28,350	29,900	31,500
Hudson	22,600	Low	8,650	9,900	11,000	12,350	13,350	14,350	15,300	16,300
		Moderate	13,850	15,800	17,750	19,950	21,000	22,200	23,450	24,700
Hunterdon	33,100	Low	11,600	13,250	14,900	16,550	17,850	19,200	20,500	21,850
		Moderate	18,200	20,800	23,400	26,000	27,600	29,250	30,850	32,500
Mercer	29,300	Low	10,250	11,700	13,200	14,650	15,800	17,000	18,150	19,350
		Moderate	16,400	18,750	21,100	23,450	24,900	26,350	27,850	29,300
Middlesex	32,700	Low	11,450	13,100	14,700	16,350	17,650	18,850	20,250	21,600
		Moderate	18,200	21,800	23,400	26,000	27,600	28,250	30,850	32,500
Monmouth	31,600	Low	11,050	12,650	14,200	15,800	17,050	18,350	19,600	20,850
		Moderate	17,700	20,200	22,750	25,300	26,850	28,450	30,000	31,600
Passaic	26,800	Low	10,100	11,500	12,950	14,400	15,550	16,700	17,850	19,000
		Moderate	15,250	17,400	19,950	21,750	23,100	24,450	25,850	27,200
Sussex	29,200	Low	10,200	11,700	13,150	14,600	15,750	16,950	18,100	19,250
		Moderate	16,350	18,700	21,000	23,350	24,800	26,300	27,750	29,200
Warren	27,200	Low	9,500	10,900	12,250	13,600	14,700	15,800	16,850	17,950
		Moderate	15,250	17,400	19,600	21,750	23,100	24,500	25,850	27,200
Total Region Combined Median	28,895	Low				14,447				
		Moderate				23,084				

Source: United States Department of Housing & Urban Development, Newark Area Office.   Income Limits for Programs Prepared 3/1/83.

Township of North Brunswick - Fair Share - Present Need

1982 Municipal Employment	1982 11-County Employment	Percent
13,224	1,244,632	1.06
Municipal Growth Area (State Development Guide Plan) in acres	11- County Growth Area in acres	Percent
6844	699,163	0.979
Municipal Median Hshld. Income (1979)	11-County Median Hshld. Income (1979)	Ratio
$25,027.	$24,177.	1.04

Reallocated Excess Need in 11-County Region = 35,014 units

Allowance for future reallocation = 1.2 x share of excess need.

Allowance for adequate vacancies = 3% of present need share.

Staging over three six year periods= present need ÷ 3.

$$\frac{1.06 + 0.979}{2} = 1.0195\% \times 1.04 = 1.06$$

$$\frac{1.06 + 0.979 + 1.06}{3} = 1.03 \times 35,014 = 362$$

362 x 1.2=434   3 = 145 x 1.03 = 149

Indigenous Need (units lacking plumbing& adequate heating, or overcrowded : unduplicated count)

Indigenous Need = 182 + Present Need 149 = 331

Total Present Need by 1990 = 331

Township of North :unswick – Fair Share – Pro.pective Need

Commutershed: Middlesex, Mercer, Monmouth, and Somerset Counties

New Mt. Laurel Households : 1990 = Prospective Need = 50,910

1982 Municipal Employment	Commutershed Employment 1982	Percent
13,224	488,035	2,71

Municipal Growth Area (SDGP in acres)	Commutershed Growth Area	Percent
6844	500,211	1.37

Municipal Employment Growth, 1972-82, Av. Ann. Increase	Commutershed Employment Growth 1972-82, Av. Ann. Increase	Percent
315	16,118	1.95

Municipal Median Hshld. Income – 1979	Commutershed Median Hshld Income – 1979	Ratio
$25,027	$23,717	1.06

Future reallocation allowance = 1.2 x prospective households

Adequate vacancy allowance = 1.03 x prospective need

$$\frac{2.71 + 1.37 + 1.95}{3} = 2.01 \times 1.06 = 2.13$$

$$\frac{2.71 + 1.37 + 1.95 + 2.13}{4} = 2.04\% \times 50,910 = 1039$$

1039 x 1.2 =1247 x 1.03 = 1284

Total Prospective Need = 1284

Total Present Need = 331

Total Need by 1990 = 1615

Township of Old Br__e - Fair Share - Present __ed

1982 Municipal Employment	1982 11-County Employment	Percent
4225	1,244,632	0.34

Municipal Growth Area (State Development Guide Plan) in acres	11- County Growth Area in acres	Percent
24,518	699,163	3.51

Municipal Median Hshld. Income (1979)	11-County Median Hshld. Income (1979)	Ratio
$23,222.	$24,177.	.96

Reallocated Excess Need in 11-County Region = 35,014 units

Allowance for future reallocation = 1.2 x share of excess need.

Allowance for adequate vacancies = 3% of present need share.

Staging over three six year periods= present need ÷ 3.

$$\frac{0.34 + 3.51}{2} = 1.925 \% \times .96 = 1.848$$

$$\frac{0.34 + 3.51 + 1.848}{3} = 1.899\% \times 35,014 = 665$$

665 x 1.2 = 798   3 = 266 x 1.03 = 274

Indigenous Need (units lacking plumbing& adequate heating, or overcrowded : unduplicated count)

Indigenous Need = 476 + Present Need 274 = 750

Total Present Need by 1990 = 750

Township of Old Bridge - Fair Share - Prospective Need

Commutershed: Middlesex, Monmouth , Ocean, Somerset, and
                  Union Counties.

New Mt. Laurel Households : 1990 = Prospective Need = 69,022

1982 Municipal Employment	Commutershed Employment 1982	Percent
4225	601,824	0.70

Municipal Growth Area (SDGP in acres)	Commutershed Growth Area	Percent
24,518	553,321	4.43

Municipal Employment Growth, 1972-82, Av. Ann. Increase	Commutershed Employment Growth 1972-82, Av. Ann. Increase	Percent
341	16,857	2.02

Municipal Median Hshld. Income - 1979	Commutershed Median Hshld Income - 1979	Ratio
$23,222	$23,299	.997

Future reallocation allowance = 1.2 x prospective households

Adequate vacancy allowance = 1.03 x prospective need

$$\frac{0.70 + 4.43 + 2.02}{3} = 2.38\% \times .997 = 2.38$$

$$\frac{0.70 + 4.43 + 2.02 + 2.38}{4} = 2.38\% \times 69,022 = 1644$$

1644 x 1.2 = 1973 x 1.o3 = 2032

Total Prospective Need = 2032

Total Present Need = 750

Total Need by 1990 = 2782