

Branchburg 1983

Fair Share Housing Report

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BRANCHBURG TOWNSHIP  
FAIR SHARE HOUSING REPORT

Prepared For:

Honorable Eugene D. Serpentelli  
Superior Court of New Jersey  
Ocean County Court House  
Toms River, New Jersey 08753

November, 1983

**CLARKE & CATON**

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Household Profile by Income: Branchburg Region
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## SUMMARY OF FINDINGS

This report was ordered by Judge Eugene D. Serpentelli of the Superior Court of New Jersey-Law Division to determine Branchburg Township's Fair Share of the regional need for lower income housing. This determination is required for continuing proceedings pursuant to Kenneth S. Pizzo, Sr. and Eileen E. Pizzo v. Township of Branchburg.

The analysis has four distinct components, each of which represents a section in the report: identifying the region, establishing present need and the prospective need for low and moderate income housing in the region, and allocating to Branchburg Township its fair share of that regional need. Methodologies used are reflective of the New Jersey Supreme Court's Mount Laurel II decision of January 20, 1983.

The relevant region for Branchburg Township in the context of Mount Laurel is comprised of nine counties in the north/northeastern part of the state. Eight of these counties - Bergen, Essex, Hudson, Middlesex, Morris, Passaic, Somerset, and Union - generally constitute the New Jersey portion of the New York Metropolitan Area. Hunterdon County was appended to this region due to its common border with Branchburg and its close economic and developmental ties with Somerset County and the greater Northeast.

The Branchburg Region has a population of 4.5 million people in 252 municipalities covering 2,220 square miles. The majority of this land area is designated for Growth in the State Development Guide Plan (SDGP); however, significant Limited Growth, Agriculture and Conservation areas do occur in the western and southern fringes.

The regional need for lower income housing through 1990 is as follows:

	<u>LOW INCOME UNITS</u>	<u>MODERATE INCOME UNITS</u>
PRESENT NEED:	23,557	9,161
PROSPECTIVE NEED:	60,023	36,974

This housing need was allocated on the basis of Branchburg Township's regional share of vacant developable land in SDGP Growth areas, commercial and industrial ratables and recent employment growth.

The fair share for Branchburg is as follows:

	<u>LOW INCOME UNITS</u>	<u>MODERATE INCOME UNITS</u>
PRESENT NEED:	222	86
PROSPECTIVE NEED:	650	400

## INTRODUCTION

More than eight years ago the New Jersey Supreme Court rendered the landmark zoning decision in Southern Burlington County N.A.A.C.P. v. Township of Mount Laurel, 67 N.J. 151 (1975). This established the constitutional mandate prohibiting developing municipalities from enacting or maintaining zoning ordinances which exclude housing for lower income people. The Court required each municipality, by its land use regulations, to "affirmatively afford" the realistic opportunity for the construction of its fair share of the present and prospective regional need for low and moderate income housing.

The decision requires a series of technical determinations relating to the housing needs of lower income people to be applied to a specific municipality. These determinations include identifying a "region," assessing the present and prospective need within that region for low and moderate income housing and allocating to the municipality its fair share of such housing need. The techniques for establishing these findings have evolved since 1975 as documented in the trial records and decisions concerning subsequent exclusionary zoning cases. However, with the Mount Laurel II decision of January 20, 1983, the Supreme Court has given important new direction to the fair share allocation process.

Embodied in the Mount Laurel II are guidelines from the Supreme Court as to how the necessary technical determinations are to be made. The guidance is explicit in certain instances and in others requires interpretation and/or reference to secondary documents -- prior court decisions, statutes, professional publications and the like. Consequently, in order to facilitate comparisons between fair share studies, it is important that each report specify the basis for methodology it uses. Accordingly, references to the guiding provisions of the decision have been incorporated into each section of this report.

## BRANCHBURG TOWNSHIP: A BRIEF PROFILE

The Township of Branchburg is an expansive exurban municipality located on the western boundary of Somerset County adjacent to neighboring Hunterdon County. Its relatively sparse population density (386 persons per square mile in 1980) belies the township's post-World War II pattern of consistent residential development.

According to the NJ State Development Guide Plan (SDGP), Branchburg contains three different zone classifications. The Clinton Growth Corridor, which stretches westerly across Somerset and Hunterdon Counties, bisects the township along a swath defined by Routes 22 and 202. This Growth Area comprises approximately half of the township's 20 square miles. The SDGP designates the area north of the Growth Corridor for Limited Growth while the southern third of the township is an Agricultural zone.

Branchburg's population has tripled within the past 30 years, from 1,958 in 1950 to 7,816 in 1980. This population growth has been remarkably steady in absolute numbers, rising in increments of 1,783, 2,001 and 2,074 persons successively during the three decades since 1950. During this same period the population of Somerset County doubled; however, most of the County's growth occurred between 1950 and 1970. The County's population increased only 2% during the 1970's, with much of this growth attributable to residential development in Branchburg.

The housing stock in Branchburg typifies that of a developing municipality: overwhelmingly single-family detached in type, generally in good condition, relatively new (less than 15% constructed before 1940) and predominately (88%) owner-occupied. Residential construction during most of the 1970's averaged 80 units per year through 1977; in the past five years it dropped to an average of 20 units per year. All of these units were single-family detached houses.

The median annual household income in Branchburg was \$30,507 in 1980, roughly 50% higher than the median income in the region defined in this report. Average household size was also substantially larger in Branchburg (3.27 persons per household than in the region (2.83 pph) or the state (2.84 pph).

The past two decades have witnessed robust industrial growth in Branchburg as well. The Township's 1983 Master Plan indicates that the land area devoted to industrial, research and development, and utilities uses rose from 116 acres in 1962 to 711 acres in 1982. With 600 acres still vacant and zoned for industry, the township expects this economic development to continue for the foreseeable future. Employment within Branchburg blossomed during the last decade as indicated by the NJ Covered Employment reports of 544 jobs in 1972 and 2,141 jobs in 1981.



## DETERMINATION OF THE REGION

### Background

An expressed intention of the Supreme Court in the Mount Laurel II decision is to attain consistency and predictability in the trial process involving exclusionary zoning cases, (92 N.J. at 253-254). The Court prescribes a variety of actions to attain this objective, including the restriction of future Mount Laurel litigation to three regional judges whose determinations as to region and regional need shall be presumptively valid for all municipalities within the region.

The Court's intention to establish fixed regions for all subsequent exclusionary zoning cases is amplified by the following excerpts from Mount Laurel II:

"We anticipate that after several cases have been tried before each judge, a regional pattern for the area for which he or she is responsible will emerge. Ultimately a regional pattern for the entire state will be established . . ." (92 N.J. at 254).

"Except for municipalities on the outer edges of a region, the regional determinations are not likely to be significantly varied by the judges, given the desirability of consistency and predictability; only the strongest evidence is likely to lead to substantial change." (92 N.J. at 255).

The Court thus indicates that the simple journey-to-work technique for delineating a housing region is no longer adequate in terms of judicial management. This technique, which was widely employed by planners in fair share studies prior to Mount Laurel II, treats the subject municipality as the center of its own unique region whose boundaries are set by the distance one can travel by automobile during the mean commuting time period (typically 25-35 minutes). While commutation patterns remain a dominant criterion for defining "region," Mount Laurel II requires their application in a broad context.

This concept of region is further evidenced in Mount Laurel II when the Court cites its prior observation (Oakwood at Madison v. Township of Madison) that "harm to the objective of securing adequate opportunity for lower income housing is less likely from imperfect allocation models than from undue restriction of the pertinent region" (72 N.J. at 541) (emphasis added). The Court reiterates its general approval in Madison of Judge Furman's definition of region, slightly modified, as

"that general area which constitutes, more or less, the housing market area of which the subject municipality is a part, and from which the prospective population of the municipality would substantially be drawn, in the absence of exclusionary zoning." (72 N.J. at 543).

In directing the trial courts on their ultimate determination of the region, the Supreme Court cites consideration of the factors mentioned in Justice Pashman's concurring opinion in Mount Laurel I (67 N.J. at 16). These considerations are as follows:

"the area included in the interdependent residential housing market;

the area encompassed by significant patterns of commutation;

the area served by major public services and facilities . . . ;

the area in which the housing problem can be solved."  
(Id.)

Justice Pashman's final criterion is particularly crucial to the determination of workable regions and reflects the Court's continuing caution against restriction of regional boundaries. Apart from other socio-economic interdependencies which may characterize a region, it is essential that each region contain a balance of lower income housing need with sufficient resources to accommodate that need. These resources should appropriately include municipal fiscal capacity (given the relative financial burden of lower income housing as compared to other ratables), provision of services and vacant developable land in Growth Areas suitable for new residential construction.

The federal Metropolitan Statistical Areas (MSA's) have been suggested as the basis on which housing regions could be designated. This concept can certainly be supported to the extent that patterns of commutation are a key determinant of the composition of MSA's. However, while they may well be the appropriate building blocks of comprehensive housing regions, independently MSA's are too restrictive for Mount Laurel purposes.

First of all, northern New Jersey does not fit easily into the classic MSA mold: a large central city (population of 50,000 or more) surrounded by suburban counties with whom it has strong economic ties. The development patterns and economic interdependencies in north-northeastern New Jersey are much more complex. Symptomatic of this complexity is the fact that until July, 1983, Somerset County had been linked in a standard MSA with Union, Essex and Morris Counties. Since that time, on the basis of 1980 Census data Somerset has been reassigned to a new Primary MSA with Middlesex and Hunterdon Counties. Does this rearrangement signal the obsolescence of old housing regions and the creation of new ones? To the contrary, as will be explained below, this represents subtle shifts in the economic relationships among counties within a single, interdependent housing region.

A second drawback to the MSA approach for Mount Laurel housing regions relates to Justice Pashman's fourth criterion. The individual MSA's are not organized to balance housing needs with resources -- a critical component for a Mount Laurel region. The specific implications of this deficiency with respect to the Middlesex-Somerset-Hunterdon PMSA will be detailed in the next section.

### The Northeast Region

Eight counties in northeastern New Jersey were analyzed in view of the foregoing to assess their suitability as the region of which Branchburg is a part. These counties - Bergen, Essex, Hudson, Middlesex, Morris, Passaic, Somerset and Union - generally constitute the New Jersey portion of the New York Metropolitan Region. This Metropolitan Region, encompassing three states - New Jersey, New York and Connecticut, has been officially linked for purposes of regional planning since the 1965 compact creating the Tri-State Regional Planning Commission\* (see attached map depicting the Commission's jurisdictional area). The economic, transportation, service and social interdependencies within this metro area are abundant and well-established.

For the purposes of this fair share analysis, only the New Jersey portion of the region will be considered. This reflects the reiteration in Mount Laurel II of the guidance on regional determinations vis-a-vis county and state boundaries in Mount Laurel I, namely, "Confinement to or within a certain county appears not to be realistic, but restriction within the boundaries of the State seem practical and advisable." (67 N.J. at 189-90).

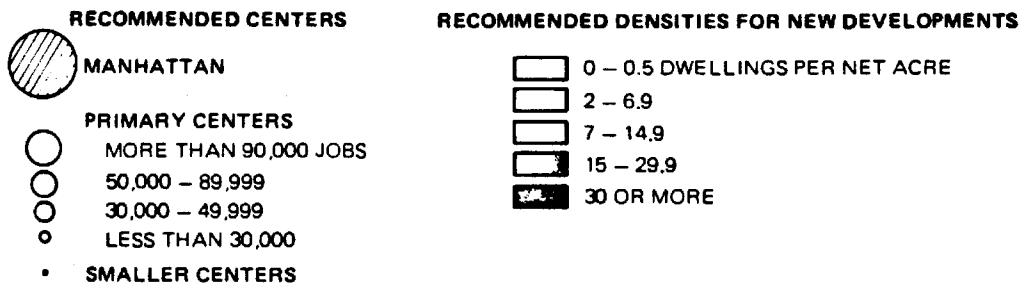
These eight counties (also hereinafter the Northeast Region) were designated as one region for Mount Laurel purposes by the Department of Community Affairs in its Revised Statewide Housing Allocation Report for New Jersey (1978). The State report attributes the delineation of this multi-county region (along with one other at Camden) to the necessity of assuring "an equitable balance between existing housing need and resources."<sup>1</sup> In Madison, the Supreme Court stated, "To the extent that 'housing market area' is identifiable with 'region,' in the Mount Laurel sense, the great predominance of the proofs in this record is that the area pertinent to Madison includes at least the seven northeastern counties of New Jersey, and is sometimes referred to as the New York Metropolitan Region, which is generally inclusive of those counties." (72 N.J. at 528 n.35.) (emphasis added).

\* In 1983 Tri-State Regional Planning Commission was succeeded by the New York Metropolitan Transportation Council.

<sup>1</sup> Revised Statewide Housing Allocation Report for New Jersey, New Jersey Department of Community Affairs, 1978; p. 11.

**Branchburg  
Township**

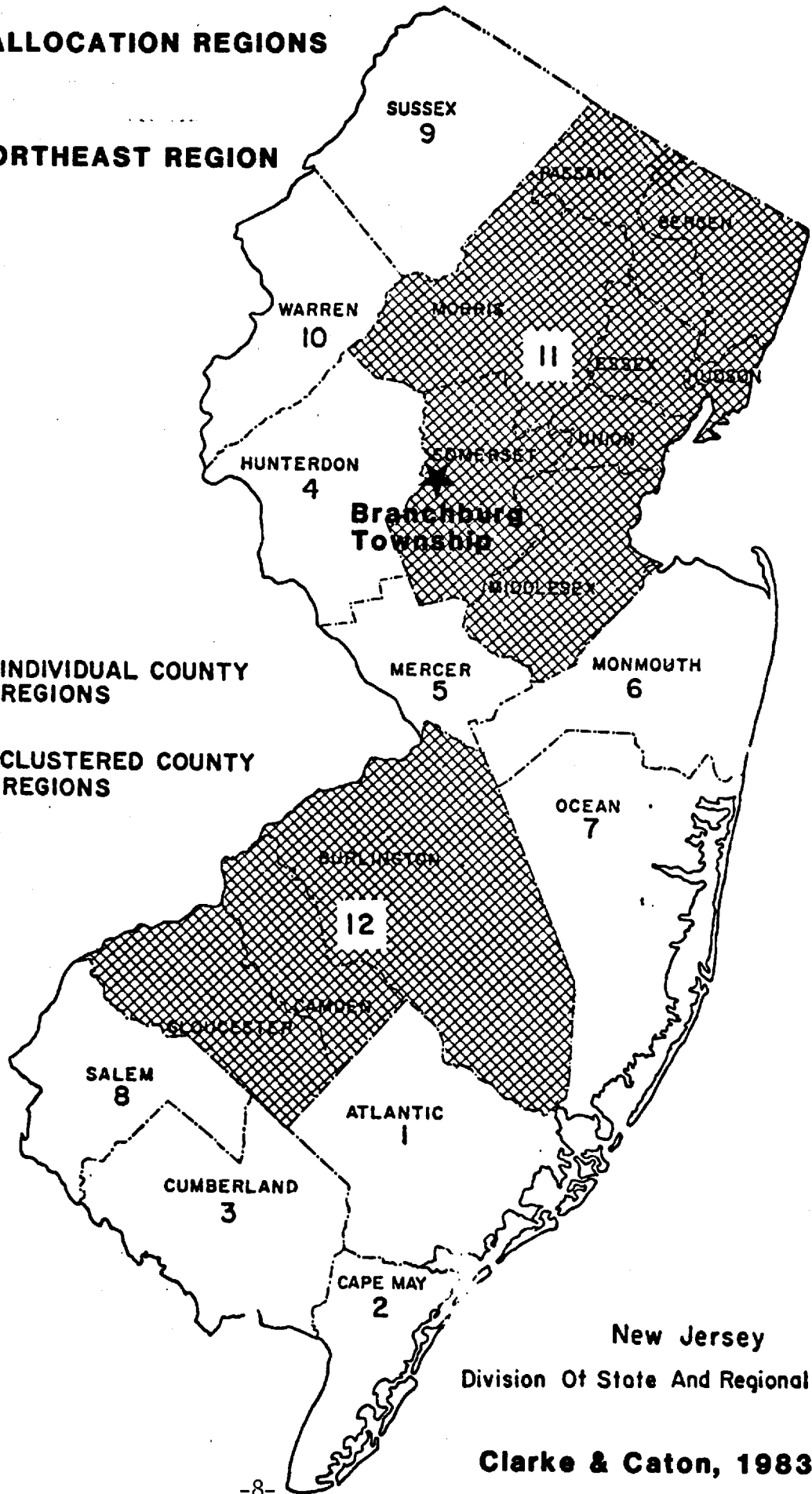
### NEW YORK METROPOLITAN REGION REGIONAL DEVELOPMENT GUIDE



# HOUSING ALLOCATION REGIONS

## #11 NORTHEAST REGION

-  INDIVIDUAL COUNTY REGIONS
-  CLUSTERED COUNTY REGIONS










New Jersey  
Division Of State And Regional Planning

1976

Clarke & Caton, 1983





# STATE DEVELOPMENT GUIDE PLAN CONCEPT MAP

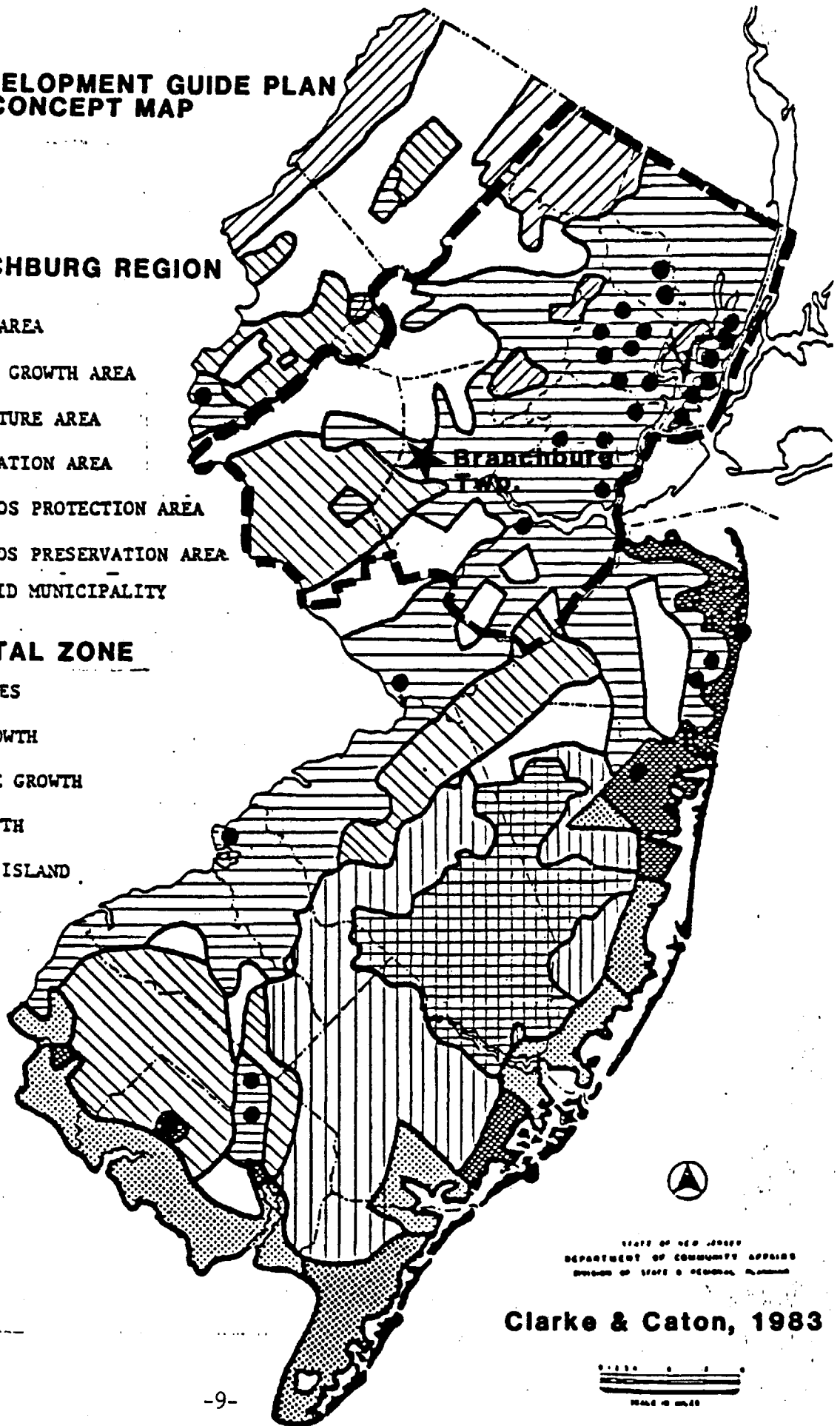
## ■ BRANCHBURG REGION

-  GROWTH AREA
-  LIMITED GROWTH AREA
-  AGRICULTURE AREA
-  CONSERVATION AREA
-  PINELANDS PROTECTION AREA
-  PINELANDS PRESERVATION AREA
-  URBAN AID MUNICIPALITY

## COASTAL ZONE

### REGIONAL TYPES

-  HIGH GROWTH
-  MODERATE GROWTH
-  LOW GROWTH
-  BARRIER ISLAND



COUNTY KEY MAP

STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF STATE & REGIONAL PLANNING

Clarke & Caton, 1983



## The Branchburg Region

A variety of demographic, employment, geographic and economic information was analyzed to verify that the eight counties in the Northeast Region represent an appropriate balance of lower income housing needs and resources, including vacant developable land in growth areas, to meet those needs.

However, as quoted at the beginning of this section, in Mount Laurel II the Court recognized that variations from the regional pattern which is expected to emerge from case experience might apply with "municipalities on the outer edge of a region." Branchburg's location on the western edge of Somerset County (and the Northeast Region) necessitates that the relationship of Hunterdon County to the region be assessed.

Commutation patterns show that Hunterdon County is linked very closely with only one other county: Somerset. Of the 18,026 Hunterdon residents who reported places of employment outside Hunterdon County in the 1980 Census, some 6,311 of them (35%) commute to Somerset County. This County workplace total is more than double the number of Hunterdon residents who commute to any other county.

Hunterdon County also shares similar development pressures as Somerset County, for both commercial and residential construction along the Clinton Growth corridor. Routes 78, 22 and 202 link developing areas of Hunterdon with Somerset and Morris Counties and the rest of the New York metropolitan region.

These economic, transportation and land use relationships dictate that the Northeast Region be expanded to include Hunterdon County for the purpose of defining the region for Branchburg Township.

The Branchburg Region, then, includes:

- 9 counties
- 252 municipalities
- 2,220 square miles
- 4,499,165 people
- 1,564,048 households
- 1,728,706 jobs

Much of the data which profiles this region is arranged with the counties grouped according to their proximity to Manhattan and the historical origins of urban development in the Northeast Region. Most of the results show strong correlations between the following combinations of counties:

Essex and Hudson (core counties)

Bergen, Passaic and Union (intermediate counties)

Hunterdon, Middlesex, Morris and Somerset (fringe counties)

Conceptually, the lower income housing needs are most intense in the core counties of Essex and Hudson and diminish with distance from the core. Conversely, the resources (land, employment growth, municipal fiscal capacity) are all most abundant in the fringe counties of the region and diminish toward the core. These results are summarized in the exhibit which follows, "Selected Characteristics of Consolidated Counties: Branchburg Region." These figures and the detailed tabulations on which they are based (see Appendices) demonstrate the importance of defining the region expansively. Reducing the number of counties would skew the balance of the remaining "region" and create one or more unbalanced fragments as well.

These tables, and the stylized land use model of concentric development which they depict, further illustrate the second shortcoming of the MSA approach to regional definition. The Middlesex-Somerset-Hunterdon PMSA is comprised entirely of "fringe" counties . . . none of which have the characteristics of need which are associated with the core or intermediate counties. In short, to treat the fringe counties as a self-contained region is to package a large measure of the solution with a disproportionately small amount of need. This is clearly contrary to the intent of the Mount Laurel II decision (see Constitutional Basis for Mount Laurel and the Judicial Role, 92 N.J. at 210 n. 5).

Evidence of the imbalance is presented in the State Development Guide Plan section on Urban Aid Municipalities. The Guide Plan lists the five standards of social and economic distress which must all be met in order for a municipality to qualify for urban aid under State Law. It then identifies the thirty municipalities which so qualified at the time of its publication (p. 46). Eighteen of these cities are within the Branchburg Region defined in this report. Yet only two -- New Brunswick and Perth Amboy -- are within the housing region of the Middlesex-Somerset-Hunterdon PMSA. Including Warren County in the region nets only one additional Urban Aid municipality -- Phillipsburg.



SELECTED CHARACTERISTICS OF CONSOLIDATED COUNTIES: BRANCHBURG REGION

	Population Change 1950-1980	Population Change 1970-1980	Total Households Change 1950-1980	Total Households Change 1970-1980	Population Density Persons/Sq.Mi.	Household Size	Majority Tenure Housing Units	Total Jobs Change 1972-1981	Median Household Income 1979	Total Land Area (Sq. Mi.)
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CORE COUNTIES

Essex, Hudson	(145,298)	(132,277)	49,566	(2,290)	8,099	2.72	Renter	(59,712)	\$15,285	174
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INTERMEDIATE COUNTIES

Bergen, Passaic, Union	522,694	(103,982)	255,926	33,427	3,395	2.82	Owner	62,782	\$21,196	529
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FRINGE COUNTIES

Middlesex, Hunterdon, Morris, Somerset	722,982	58,656	255,966	68,436	854	2.97	Owner	151,712	\$24,634	1,517
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Data: See Appendices

Calculations: Clarke & Caton

Aside from the demonstrated needs/resources balance, a region must exhibit economic interdependence among its components. Traditionally such assessments have been based on residence/workplace and/or journey to work data. The exhibit entitled "Branchburg Region: Workplace of Residential Population" illustrates the high correlation between Region residents who work within the Region (88%) and the proportion of the Region's jobs which are held by residents of the Region (90%). The detailed tabulations of this data in the Appendices show the actual residence and workplace relationship between every county in the Region. Notwithstanding the crowds of commuters who ride the PATH or Amtrak from Newark, Jersey City and Hoboken to Manhattan every weekday morning, overwhelmingly those jobholders who live in the Northeast Region of New Jersey also work within it.

#### Defining Regional Standards for Low and Moderate Income

For purposes of Region-wide continuity, it is necessary to determine the annual income limits for low and moderate income households on a Regional basis. This requires converting the nine separate county median household income levels as reported in the 1980 Census of the Population into a single Regional median household income. Mount Laurel II specifies the upper threshold of low income as 50% of the median and the range for moderate income as 50% to 80% of median.

The results of these calculations are as follows (see Appendices - 'Median Annual Household Income: Branchburg Region' for derivation):

1979 Median Household Income, Branchburg Region:	\$20,534
Low Income (50% of median):	\$10,267
Moderate Income (50% to 80% of median):	\$10,268 to \$16,427

Parenthetically it is noted that the median household income for Branchburg in 1979 was \$30,507, 49% above that of the region.

The final regional profile establishes the number of households of low and moderate income within the Northeast Region. Income data from the 1980 Census was used to determine the number of low and moderate income households in each county, then these subtotals were summed for the Regional Profile. The results are displayed in the exhibit entitled "Household Profile by Income: Branchburg Region" which follows.

This exhibit illustrates the familiar gradient of need from the core counties through the intermediate to fringe counties - in this case indicated by proportion of low and moderate income residents.

Overall, the regional results were as follows:

Low income households: 24% of region

Moderate income households: 16% of region

Within Branchburg, only 8% of the resident households were of low income and 7% of households were of moderate income as defined for the region.

BRANCHBURG REGION: WORKPLACE OF RESIDENTIAL POPULATION

County	Percentage of Jobholders from county working in Branchburg Region	Percentage of Jobs within county held by residents of Branchburg Region
Bergen	80%	88%
Essex	92%	93%
Hudson	82%	89%
Hunterdon	85%	100+%
Middlesex	88%	85%
Morris	92%	87%
Passaic	95%	95%
Somerset	90%	85%
Union	92%	91%
Averages	88%	90%

Source: Unpublished data from 1980 Census of the Population

Note: Employment total exceeds 100% marginally due to slightly  
different counting methodologies used by U. S. Department of  
Commerce and NJ Department of Labor

Calculations: Clark & Caton

HOUSEHOLD PROFILE BY INCOME: BRANCHBURG REGION

County	1980 Total Households	Low Income Households	Percentage of County	Moderate Income Households	Percentage of County
Essex	300,303	100,016	33%	51,958	17%
Hudson	207,857	76,508	37%	39,903	19%
Bergen	300,410	51,463	17%	50,311	17%
Passaic	153,463	43,904	29%	26,281	17%
Union	177,973	37,623	21%	27,577	15%
Hunterdon	28,515	4,356	15%	3,940	14%
Middlesex	196,708	35,066	18%	27,965	14%
Morris	131,820	15,654	12%	15,924	12%
Somerset	<u>67,386</u>	<u>9,111</u>	14%	<u>8,199</u>	12%
Totals	1,564,417	373,701		252,058	
Percentage of Total	100%	24%		16%	
Branchburg	2,396	199		166	
Percentage of Total	100%	8%		7%	

Data: U. S. Bureau of the Census, 1980 (STF-3, VII)

Calculations: Clarke & Caton

Note: Methodology in Appendices

DETERMINATION OF PRESENT NEED  
FOR LOW AND MODERATE INCOME HOUSING

Background

The present need for shelter for lower income households can be defined by many different standards. Physical deficiencies in existing housing units: structural problems, inadequating heating, plumbing or electrical systems, and chronic flooding are readily recognized as substandard housing indicators. Overcrowding in existing units is another sign of housing need. Low vacancy rates contribute to more subtle types of need: lack of mobility and restricted choice within the housing market as to location, cost, tenure and type of dwelling unit.

Distinct from physical substandardness is the financial dimension of housing need. Mount Laurel II defines "affordable" housing as meaning "that the family pays no more than 25 per cent of its income for such housing, the 25 per cent figure being widely accepted in the relevant literature" (92 N.J. at 221 n.8). The same footnote then continues with various references which evidence growing public acceptance of higher proportions than 25% as still being affordable. Id.

A proper determination of present need for lower income housing for Mount Laurel purposes requires not simply a blanket documentation of all manner of housing inadequacies but rather an enumeration of those existing deficiencies whose remedy is accessible through municipal land use regulation. The Mount Laurel II decision specifies the nature of present lower income housing need as that "generated by present dilapidated or overcrowded lower income units" (92 N.J. at 243). Unfortunately, no Census information corresponds predictably to the term "dilapidated" so the number of existing units attributable to this category remains a matter of interpretation.

The terms "substandard" and "deteriorated" are both widely employed in housing literature to describe conditions of physical deficiency less severe than "dilapidated." Accordingly, dilapidated housing is interpreted to mean a dwelling unit in which multiple serious physical deficiencies are present and which is in need of substantial rehabilitation in order to be suitable for permanent inhabitation.

Determining present lower income housing need on the basis of available measurements of housing overcrowding requires interpretation as well. Census data on overcrowding does not distinguish units occupied by one household from those occupied by more than one household, yet the implications for additional housing need are very different. The data also does not segregate overcrowding by income group; however, it is assumed that overcrowding is primarily a problem afflicting low and moderate income households. Finally, the coincidence of plumbing deficiencies and overcrowding are identified in the Census, but no other overlap of physical problem (inadequate central heating equipment, incomplete kitchen or bathroom) with overcrowding is identified. The number of housing units being counted in more than one of these categories must be estimated.

## Methodology and Results

Due to the interpretation required in estimating lower income housing need due to physical dilapidation and overcrowding, the results were compared for reasonableness with an independent assessment of financial need.

The initial estimate was generated by totalling 1980 Census results of all dwelling units in the nine counties reported as having plumbing, central heating or kitchen deficiencies or being overcrowded. As the summary exhibit, entitled "Present Lower Income Housing Need: Branchburg Region" indicates on the page which follows, the total count of these physical deficiencies in the Region was 152,385; in Branchburg, 75. The county-by-county derivation of these figures is available in the Appendices in "Physical Condition of Existing Housing Stock: Branchburg Region."

A deduction equal to 50% was made from these gross totals to adjust for duplicated counting of the same unit, to correct for single-deficiency units and to delete units occupied by households above moderate income. This yielded a subtotal of lower income housing need for the Region of 76,193 units; for Branchburg, 38 units.

A separate assessment was conducted of the extent of vacancies in rental units and owner-occupied units by county in the Region (see Appendices: "Vacancies as Component of Present Need: Branchburg Region"). In both types of unit tenure the vacancy rate is too low to maintain competitive pricing and to allow for mobility of housing choice. The number of additional lower income housing units needed to bring the vacancy ratio in rental housing to 5% and in owner-occupied housing to 1.5% was computed to be 5,392 units in the Region. In Branchburg a modest need for eight vacant rental units was more than offset by a surplus of 10 sales units available for purchase. These figures were summed with the subtotals from physical deficiencies to yield a total present lower income housing need for the Region of 81,585 units; for Branchburg, 38 units.

The methodology for assessing present need on the regional scale is less appropriate for determining present indigenous need for a specific municipality. Thus the 38 unit total for Branchburg should be checked against Census data on the block and/or block group level throughout the township. This information was not available at the time of this report so no verification of the present indigenous need could be performed.

As indicated previously, these estimates of present need due to physical deficiencies were compared with independent assessments of present need due to financial reasons. County-based Census data was used to determine the gross number of rental units and owner-occupied units within the Region which are affordable to low and moderate income households. The results and assumptions are summarized below and included in the Appendices under the titles, "1980 Rental Housing Supply" and "1980 Owner-Occupied Housing Supply."

PRESENT LOWER INCOME HOUSING NEED: BRANCHBURG REGION

<u>Physical Deficiencies in Occupied Units:</u>	<u>Region</u>	<u>Branchburg</u>
Overcrowded with adequate plumbing:	60,722	17
Overcrowded with inadequate plumbing:	3,519	0
Inadequate plumbing, not overcrowded:	26,983	8
No or substandard central heat:	38,155	17
No or incomplete kitchen:	<u>23,006</u>	<u>33</u>
	152,385	75
Deduct 50% for multiple unit counting, units occupied by households above 80% of median, lack of susceptibility to remedy through inclusionary zoning devices:	<u>76,192</u>	<u>38</u>
Subtotal: Present Need for Low and Moderate Income Housing Units Due to Physical Deficiencies	76,193	38
<u>Needed Additional Units (Vacancies)</u>		
Rental Units:	8,581	8
Sales Units:	<u>4,898</u>	<u>(10)</u> (surplus)
Subtotal (all income households)	13,479	<u>( 2)</u>
Deduct 60% for units above low and moderate income	<u>8,087</u>	N/A
Subtotal: Present Need for Low and Moderate Income Housing to Maintain Mobility and Market Competition	<u>5,392</u>	<u>-0-</u>
TOTAL PRESENT NEED	<u>81,585</u>	<u>38</u>



	<u>Low Income</u>	<u>Moderate Income</u>
Households Residing in Region	373,701	252,058
Affordable Rental Units	302,167	317,826
Affordable Owner-Occupied Units	8,948	30,356
(Deficit)/Surplus of Present Lower Income Housing Supply	(62,586)	96,124

Taken at face value, these figures indicate a substantial present need for low income housing but no need at all for moderate income units (due to the surplus of supply). This, of course, is not the case although the relative weighting of need in favor of low income is justified (further explanation below). The Census data is useful to confirm the reasonableness of the previous estimates of present need but it does not reflect the actual operation of the housing market. For instance, the current market system with low vacancy rates does not always match the moderate income household with an affordable unit of the appropriate size in a convenient location. Rather, for a variety of reasons there are still a significant number of moderate income households who pay more than 25% of their income for housing costs in the Branchburg Region.

An analysis of 1980 Census data from STF-3, XI: Gross Rent and Monthly Owner Housing Costs reveals the ratio of lower income households who reported gross housing costs in excess of 25% of their income to be as follows:

Low Income:	72%
Moderate Income:	28%

This ratio reflects the same weighting of need (though less dramatic) toward low income housing which is evident in the comparison of lower income households to existing affordable housing stock. Accordingly, the present regional need for lower income housing is segmented into low and moderate income components based on this ratio:

BRANCHBURG REGION	
PRESENT NEED FOR LOWER INCOME HOUSING:	81,585 UNITS
Low Income (72%):	58,741 UNITS
Moderate Income (28%):	22,844 UNITS

#### Adjustment for Implementation

The present need of 81,585 units is generated largely within the core and intermediate counties of the region. On the basis of physical substandardness the core counties of Essex and Hudson account for a full 52% of the present need of the entire region. The intermediate counties of Bergen, Passaic and Union account for another 32%. Within these counties, the need stems predominantly from the old industrialized cities where housing dilapidation and overcrowding abound.

This concentration of housing need has not occurred suddenly; tremendous need was reflected in the Census of 1970 and 1960 and in countless urban planning studies during the past 40 years. Since World War II, the extent of poverty and inadequacy of shelter in urban centers has become progressively more entrenched in contrast to that of suburban and rural communities.

Neither will this need for housing vanish overnight regardless of the success of inclusionary zoning ordinances in developing municipalities. A variety of social, economic and housing market realities support the notion that housing to accommodate the present need for lower income households should be provided over a reasonable period of time rather than immediately (or as soon as possible).

The present need figures were derived from occupied housing units but do not necessarily represent households living in dilapidated units who would be willing to relocate to new affordable housing in another municipality. Some lower income households will elect not to move for personal reasons. On the other hand, some new affordable units will be occupied by lower income households who move from a standard dwelling unit, thus not improving the present need situation. Such standard units may eventually filter to households who are currently inadequately housed, but even when it works the filtering process takes time. Furthermore, abandonment is the unintended by product of filtering among lower income units in urban areas. The more units which are available, the weaker the housing market and the greater the likelihood of housing abandonment.

The realities of pacing the response to present (not indigenous) need are quite distinct from prospective need. Prospective figures are tailored to the number of new households which are projected to require shelter over time -- a demand which derives both from household formation by existing residents and net in-migration of population. The supply of such housing should logically be provided over the time period of the demand projection.

No such logical conclusion relates to supplying housing for the present need. Certainly there is no compelling reason for this time frame to match the span of the prospective need projection. Rather, this period should relate to the realities of the urban housing market so that sufficient units come on line over time to accommodate those households who will relocate to take advantage of affordable units. The liability of too short a time period is that over-supply brings housing waste - either in vacant units in developing municipalities or in needlessly abandoned units in urban areas.

Rather than utilizing a 1990 deadline for the prospective need, this Report will assume a year 2000 target for the full satisfaction of the present need. Given the likely revision of municipal fair share plans and zoning ordinances with the publication of the 1990 Census,

this midpoint will provide an opportunity for an informed adjustment of the present need number and the schedule for its satisfaction.

The impact of this implementation schedule on the regional present need calculation for 1990 is to reduce it proportionally. Since seven years remain to provide for present need though 1990 the proportion of the total present need applicable by that date should be equal to 7 years/17 years or approximately 41% of the present need through the year 2000.

Accordingly, the present need for allocation purposes is as follows:

Branchburg Region	<u>Low Income</u>	<u>Moderate Income</u>
Year 2000 Present Need	58,741 units	22,844 units
Adjustment Factor	<u>.41</u>	<u>.41</u>
Year 1990 Present Need	24,084 units	9,366 units

DETERMINATION OF PROSPECTIVE NEED  
FOR LOW AND MODERATE INCOME HOUSING

Projection: 1990

During the late 1970's it was common for fair share analyses to project prospective need for a period of twenty years, typically to 1990 based on growth since the 1970 Census. Since publication of the 1980 Census, demographers have begun to focus their twenty year sights on the year 2000. However, this report will use 1990 as the target year for projections for the following reasons:

1. All projections are based on certain assumptions about future performance. Prospective need calculations based on the latest ten year projections (i.e., 1980 to 1990) are predicated on assumptions made in 1983. These assumptions are more likely to be accurate for seven years than for seventeen years; consequently, the chances for significant error are diminished with a shorter term projection.

2. The updated Master Plan for Branchburg Township will be officially adopted in late 1983 or 1984. In accordance with the Municipal Land Use Law it will need to be updated again within six years, or by 1990. New projections for prospective need will be necessary as well in 1990 and can be incorporated into the Master Plan update process.

3. The next Census will be conducted in 1990, with preliminary results becoming available shortly thereafter. These actual figures will provide a realistic foundation for the next set of projections and calculations of prospective need.

Methodology and Results

The Mount Laurel II decision requires determinations of prospective need for Lower income housing to be precise, targeted to a certain year in the future, and divided into components of low income and moderate income (92 N.J. at 257). The calculations of these components of prospective housing need are summarized in the exhibit on the following page entitled "Prospective Need for Lower Income Housing: Branchburg Region." Four key assumptions guide these calculations; namely, those underlying the projections of total regional population in 1990, total regional households in 1990, the proportion of such households which are likely to be of low and moderate income and the rate at which existing units will be lost from the occupied housing stock from 1980 to 1990.

PROSPECTIVE NEED FOR LOWER INCOME HOUSING: BRANCBURG REGION  
 LOW AND MODERATE INCOME NEED THROUGH 1990

A.	1990 Population projection for region:	4,612,850	
	Deduct: Group quartered population:	<u>73,646</u>	
B.	1990 Household population	4,539,204	
C.	1990 Household size projection: 2.59 persons/household		
D.	1990 Projected total households in region (B/C):	1,752,588	
E.	1990 Projected low income households @ 24%:	420,621	
	Deduct: 1980 low income households:	<u>373,701</u>	
	Prospective low income households by 1990:	46,920	
	Add: necessary vacant units (4% of total new stock):	1,877	
	Add: projected losses from existing stock between 1980-1990	<u>11,226</u>	
	TOTAL PROSPECTIVE LOW INCOME HOUSING NEED FOR BRANCBURG REGION (1980-1990):	<u>60,023</u>	Units
F.	1990 Projected moderate income households @ 16%:	280,414	
	Deduct: 1980 moderate income households:	<u>252,058</u>	
	Prospective moderate income households by 1990:	28,356	
	Add: necessary vacant units (4% of total new stock):	1,134	
	Add: projected losses from existing stock between 1980-1990	<u>7,484</u>	
	TOTAL PROSPECTIVE MODERATE INCOME HOUSING NEED FOR BRANCBURG REGION (1980-1990):	<u>36,974</u>	Units
G.	TOTAL PROSPECTIVE LOWER INCOME HOUSING NEED FOR BRANCBURG REGION (1980-1990) (E & F):	<u>96,997</u>	Units

Calculations: Clarke & Caton

I. PROJECTED 1990 REGIONAL POPULATION: 4,612,850

This projection is based on population projections for each of the nine counties published July 1, 1983, by the Office of Demographic and Economic Analysis of the NJ Department of Labor. The final figure reflects a blending of the two ODEA "preferred" models weighted to favor the employment-based projection. The derivation of the projections by county is illustrated in the exhibit entitled "Population Trends and Projections: Branchburg Region" in the Appendices.

II. PROJECTED 1990 REGIONAL HOUSEHOLDS: 1,752,588

This projection requires an estimate of average household size in 1990. The impact of household size on housing needs is demonstrated by comparing population and household trends in the region from 1970 to 1980 (see E-2 and E-3 in Appendices). Population declined in five of the eight counties during the decade; yet, due to a more dramatic decline in the average household size the actual number of households increased in all but one of the counties (Essex). The number of households bears a more direct correlation to the need for housing units than does population.

These projections assume that the mean household size in the region will continue to decline during the current decade, although at a somewhat slower rate than the 10.4% rate posted from 1970 to 1980. Estimated average household size for 1990 is 2.59 persons per household down from the 1980 regional average of 2.83 persons per household. County data on household size and the derivation of the projected 1990 size are available in the Appendices exhibits entitled "Profile of 1980 Household Size: Branchburg Region" and "Household Size: Trends and Projection."

III. PROSPECTIVE LOWER INCOME HOUSING NEED: 1980-1990

LOWER INCOME (24%):	48,797 UNITS
MODERATE INCOME (16%):	29,490 UNITS

Once the total prospective housing need was projected for 1990, the proportion attributable to low and moderate income demand had to be determined. These calculations assume that the proportion of low and moderate income households within the total regional population (24% and 16% respectively in 1980) would remain constant through 1990. In Mount Laurel II the Court validates a similar assumption made by the NJ Department of Community Affairs in its projections of prospective lower income housing need to 1990 (92 N.J. at 222 n.8).

Finally, a vacancy rate of 4% was added to each of the demand projections of lower income housing need to ensure competition within the regional market and reasonable mobility of housing choice. This 4% factor represents a consolidation of the standard 5% vacancy factor for rental housing and the 1.5% factor for owner-occupied (sales) housing.

#### IV. LOSSES FROM EXISTING HOUSING STOCK: 1980-1990

Aside from producing housing units to accommodate the estimated prospective need due to human factors (such as household formation, migration and the like), future production must also replace the net loss of units which are occupied in 1980 but not in 1990.

The reasons for loss of housing units are varied: abandonment, demolition, condemnation, arson, conversion to non-residential use, even consolidation of smaller units into fewer larger residential units (a mark of gentrification). Local government records on these loss mechanisms are generally not reliable. To compound this problem, there are also a substantial number of additions to the existing housing stock which must be offset against the losses. The additions can be achieved through conversions of old commercial or industrial properties to residential use or subdivision of a property into two or more smaller dwelling units. Much of the single-family house renovation takes place without local government knowledge.

Consequently, the best source of information on the net changes in the existing housing stock is the Census of Housing. A comparison of the number of housing units reported in each age category for the 1970 and the 1980 Census reveals the dynamics of the existing stock during that decade (see following table: "Change in Regional Housing Stock by Age Category: 1970-1980" and Exhibits E-17 and E-18 in the Appendices for derivation).

As indicated, the net loss of housing during the decade was 46,775 units. Interestingly, nearly three times that number (129,083 units) were lost from the oldest residential category (pre-1940); however, over 90,000 additional units were reported in 1980 for the three more recent age categories. Absent any compelling evidence to the contrary, it is reasonable to assume that this loss rate for existing housing will remain constant for the current decade, thus a total loss from all housing units by 1990 is projected at 46,775 units. Since these units represent all income levels, the standard conversion factors must be applied to yield the allocations for low and moderate income units, as follows:

#### LOSSES FROM EXISTING HOUSING STOCK: 1980-1990

LOW INCOME: 24% of 46,775 =	11,226 UNITS
MODERATE INCOME: 16% of 46,775 =	7,484 UNITS
TOTAL LOWER INCOME HOUSING LOSSES	<u>18,710 UNITS</u>

CHANGES IN REGIONAL HOUSING STOCK  
BY AGE CATEGORY: 1970-1980

Period of Construction	Total Housing Units: 1970	Total Housing Units: 1980	Net Change 1970-1980
1960-1969	277,836	278,060	224
1950-1959	295,903	321,330	25,427
1940-1949	176,182	232,839	56,657
Before 1940	<u>750,203</u>	<u>621,120</u>	<u>(129,083)</u>
Totals	1,500,124	1,453,349	( 46,775)

Data: Census of Housing; Exhibits in Appendices (E-17, E-18)



ALLOCATION OF REGIONAL NEED: BRANCHBURG'S FAIR SHARE

Background

In its Mount Laurel II decision the Court recognized that the allocation to a municipality of its "fair share" of regional need for lower income housing depends on a complex mix of factors about which there is great diversity among the experts (92 N.J. at 253 and 257). Perhaps as a consequence it offers specific guidance on the basis for the allocation process.

Firstly, the Court intends to direct all prospective housing need into areas designated for Growth in the State Development Guide Plan (SDGP). It limits the fair share allocation to any non-Growth municipality to the present need generated from within the municipality itself (the present indigenous need) (92 N.J. at 244). Accordingly, within any region the impact of non-Growth municipalities on the allocation process must be assessed.

The Branchburg Region contains twenty-seven municipalities which are designated exclusively for non-Growth land uses (Limited Growth, Agriculture or Conservation) in the SDGP. The municipalities are as follows:

HUNTERDON COUNTY: Alexandria, Bethlehem, Bloomsbury, Califon, Delaware, East Amwell, Franklin, Frenchtown, Glen Gardner, Hampton, Holland, Kingwood, Lambertville, Lebanon Township, Milford, Stockton, Tewksbury, Union, West Amwell.

MORRIS COUNTY: Chester Borough, Chester Township, Mendham Borough, Mendham Township, Washington Township

PASSAIC COUNTY: Ringwood Borough

SOMERSET COUNTY: Montgomery Township, Rocky Hill Borough

The combined population of these municipalities is 98,694, some 2.19% of the Region's population. In accordance with the guidance in Mount Laurel II, a proportional deduction must be taken from the Present Need to reflect the indigenous need which will remain the responsibility of these non-growth municipalities.

Accordingly, the Present Need for purposes of allocation is revised as follows:

	<u>LOW INCOME UNITS</u>	<u>MODERATE INCOME UNITS</u>
PRESENT NEED	24,084	9,366
less 2.19%	527	205
NET PRESENT NEED FOR ALLOCATION	23,557	9,161

Aside from indigenous need, the allocation characteristics of these 27 non-growth municipalities were also extracted from the Regional totals so as to avoid skewing the results to less than 100%. The magnitude of the 27 municipalities in terms of vacant developable land, commercial and industrial ratable base and employment growth is detailed in Exhibit E-19, "Selected Characteristics of Non-Growth Area Municipalities," in the Appendices.

### The Allocation Formula

In preparation for the publication of its Revised Housing Allocation Report (1978) the NJ Department of Community Affairs (DCA) assessed the amount of vacant, developable land in each of the state's 567 municipalities. These assessments became the pivotal factor in the subsequent Report. The influence given to vacant land was clearly justified, since a fundamental requisite of any housing allocation strategy is the municipal capacity to accommodate the intended development.

With the advent of Mount Laurel II this necessity of adequate vacant developable land has been refined to only that land which lies within areas designated for growth in the State Development Guide Plan SDGP. The Court has declared its intention to channel the entire prospective lower income housing need in New Jersey into growth areas in accordance with the strategy embodied in the Guide Plan (92 N.J. at 244).

Unfortunately, no standard exists which precisely fits the directive of the Court. The Growth Areas shown on the SDGP Concept Map and the respective County maps cannot simply be measured and utilized for allocation purposes. Firstly, much of the land within Growth Areas -- even in suburban and rural areas -- is not actually vacant and developable. Secondly, the SDGP categorized all urban centers, including the 30 Urban Aid municipalities, as Growth Areas. In fact, all 46 square miles of Hudson County is in the Growth Area. This designation reflects one of the premises of the Guide Plan, that "Older urban areas should be conserved, strengthened and revitalized" (SDGP p. 42). How contrary to that premise would be the impact of allocating the responsibility to provide low and moderate income housing to socially and economically distressed cities on the basis of their proportionate share of the Region's Growth Area.

As an alternative, this report makes use of the DCA survey of vacant, developable land. It is particularly appropriate since it was compiled originally for purposes of fair share allocation. For instance, it resolves the urban Growth Area dilemma by assigning zero vacant developable land acreage to distressed cities.

The DCA assessment was not limited to Growth Areas, but rather included also vacant, developable land in each of the other SDGP zones (Limited Growth, Agriculture and Conservation). While there is no way to distinguish between these various categories within a Growth municipality, the vacant developable land within the 27 non-Growth municipalities in the Region has been discounted. Undoubtedly there are discrepancies among these municipal totals today, if, for no other reason, than as a result of development subsequent to the State's assessment. However, this data remains the only impartial source of statewide comparability for vacant developable land.

The Mount Laurel II decision includes other specific guidance on the allocation process:

"Formulas that accord substantial weight to employment opportunities in the municipality; especially new employment accompanied by substantial ratables, shall be favored; formulas that have the effect of tying prospective lower income housing needs to the present proportion of lower income residents to the total population of a municipality shall be disfavored; formulas that have the effect of unreasonably diminishing the share because of a municipality's successful exclusion of lower income housing in the past shall be disfavored." (92 N.J. at 256).

In these directions the Court is recognizing two well-established allocation criteria: employment opportunity and municipal fiscal capacity (ratables). It is also discouraging reliance on population as a determinant of fair share. Accordingly, the allocation formula in this report relies on three standards dictated by Mount Laurel II: vacant, developable land in Growth Area municipalities, employment growth and the combined commercial and industrial ratable base. Employment growth is determined by comparing the Covered Employment totals reported by the NJ Department of Labor in 1972 and 1981.

The commercial and industrial ratables are converted from individual municipal or county assessments to true valuation via equalization ratios to ensure comparability of value throughout the Region. Commercial and industrial ratables are singled out of the municipal tax base for allocation purposes due to their more direct relationship to employment opportunities than the other standard categories of real property valuations (vacant land, residential, farm and apartments).

Data for each of the three separate calculations was assembled on a county basis, with appropriate deductions for non-Growth Area municipalities, and aggregated to the Region. The derivations of each component allocation ratio are detailed in Exhibits E-20, 21 & 22, each entitled "Regional Housing Allocation Components" in the Appendices.

The results of these calculations are as follows:

1. VACANT DEVELOPABLE LAND IN GROWTH AREA MUNICIPALITIES

Branchburg Township:	3,899 acres
Branchburg Region	261,670 acres
Component Allocation Ratio:	.01490045

2. FISCAL CAPACITY: COMMERCIAL AND INDUSTRIAL RATABLE BASE

Branchburg Township:	\$ 62,309,202 (1980 True Valuation)
Branchburg Region	\$24,615,563,517
Component Allocation Ratio:	.00253129

3. EMPLOYMENT GROWTH (1972-1981)

Branchburg Township:	1,517 jobs
Branchburg Region:	147,910 jobs
Component Allocation Ratio:	.01079711

Branchburg's Component Allocation Ratios are averaged to determine its REGIONAL ALLOCATION RATIO: .00940962.

Applying the Allocation Ratio: the Development Limit

As in conventional fair share analysis, Branchburg's Regional Allocation Ratio is applied to the components of Present and Prospective Housing Need to determine Branchburg's fair share of each. These calculations are shown on the following table entitled "Allocation of Fair Share: 1980-1990."

The allocation of prospective need requires one additional step -- a reallocation adjustment to account for the effect of a development limit. The development limit is a practical device which improves the allocation process by limiting any municipality's fair share to that amount which can be reasonably accommodated on its vacant developable land. The development limit concept adds a realistic balance to the allocation of fair share. It prevents municipalities which have little or no vacant developable land but which have high commercial and industrial ratables (as do most urban areas) and/or substantial recent employment growth from being saddled with a fair share they cannot possibly meet given the scarcity of suitable land.

The NJDCA utilized this concept in its Revised Housing Allocation Report and assigned a development limit equal to 4 housing units per acre of vacant developable land (see p. 17-19 of the Report). Regardless of how large a municipality's fair share might be by allocation formula, it would be responsible only for the number of units within its development limit.

Naturally, this limit creates a pool of unassigned fair share units which represent the individual municipal surpluses above the development limit of the initial allocation. These units are reallocated according to the same formula and then again if necessary until the full housing need has been assigned.

The NJDCA Report established a fair share for every municipality in New Jersey and, consequently, applied the development limit in each case. This approach is unnecessarily tedious for the purpose of calculating the fair share for a single municipality in an expansive region. Rather, by comparing the allocation process of NJDCA for the nine counties in the Branchburg region with the methodology of this report one can estimate the net effect of a development limit.

In the Revised Housing Allocation Report, some 36,592 housing units were reallocated from an initial housing need of 156,726 units. Reallocation in this report will be significantly lower than DCA's 23% rate for two reasons. First, and most importantly, the Prospective Regional Need of 96,997 units is less than two-thirds the size of the DCA need and thus is likely to surpass the development limits of municipalities. Secondly, differences in the allocation formulas themselves tend to reduce the excess reallocation pool in this report. Consequently, a reallocation surrogate of 15% of Prospective Need will be used to represent the impact of a development limit on the initial allocation. In the following table, "Allocation of Fair Share: 1980-1990" this surrogate amount is summed with the results of Branchburg's initial allocation to yield the total Prospective Housing Need.

ALLOCATION OF FAIR SHARE: 1980-1990  
BRANCHBURG TOWNSHIP

Regional Lower Income Housing Need

	<u>Low Income</u>	<u>Moderate Income</u>	<u>Totals</u>
Present Housing Need	23,557	9,161	32,718
Prospective Housing Need	60,023	36,974	96,997
Totals	83,580 units	46,135 units	129,715 units

Allocation of Present Housing Need

Regional Allocation Ratio of .00940962 times Regional Present Need:

	<u>Low Income</u>	<u>Moderate Income</u>	<u>Totals</u>
BRANCHBURG FAIR SHARE	222 units	86 units	308 units

Allocation of Prospective Housing Need

Regional Allocation Ratio of .00940962 times Regional Prospective Need:

	<u>Low Income</u>	<u>Moderate Income</u>	<u>Totals</u>
Initial Allocation:	565	348	913
Reallocation (15%):	85	52	137
BRANCHBURG FAIR SHARE:	650 units	400 units	1,050 units

Combined Allocation of Housing Need for Branchburg: 1980-1990

	<u>Low Income</u>	<u>Moderate Income</u>	<u>Totals</u>
	872 units	486 units	1,358 units

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# APPENDICES

## SELECTED COUNTY CHARACTERISTICS: BRANCHBURG REGION

County	Number of Municipalities	Land Area (Square Miles)	1980 Population Density (Persons/Sq. mi.)
Essex	22	127.44	6,679
Hudson	12	46.42	11,999
Bergen	70	234.45	3,606
Passaic	16	192.01	2,331
Union	21	102.93	4,897
Hunterdon	26	429.60	203
Middlesex	25	311.00	1,916
Morris	39	470.24	867
Somerset	<u>21</u>	<u>305.55</u>	<u>665</u>
Totals	252	2,219.64	2,027
Branchburg	1	20.35	386

Data: NJ Population Trends: 1790 to 1970, NJ Department of Labor

Calculations: Clarke & Caton

## POPULATION TRENDS BY COUNTY IN BRANCHBURG REGION: 1950 - 1980

County	1950	1960	1970	1980	Increase/ (Decrease) 1950-1980	% Change 1950-1980	Increase/ (Decrease) 1970-1980	% Change 1970-1980
Essex	905,949	923,545	932,526	851,116	(54,833)	( 6%)	(81,410)	(9%)
Hudson	647,437	610,734	607,839	556,972	(90,465)	(14%)	(50,867)	(8%)
Bergen	539,139	780,255	897,148	845,385	306,246	57%	(51,763)	(6%)
Passaic	337,093	406,618	460,782	447,585	110,492	33%	(13,197)	(3%)
Union	398,138	504,255	543,116	504,094	105,956	27%	(39,022)	(7%)
Hunterdon	42,736	54,107	69,718	87,361	44,625	104%	17,643	3%
Middlesex	264,872	433,856	583,813	595,893	331,021	125%	12,080	2%
Morris	164,371	261,620	383,454	407,630	243,259	148%	24,176	6%
Somerset	99,052	143,913	198,372,	203,129	104,077	105%	4,757	2%
Totals	3,398,787	4,118,903	4,676,768	4,499,165	1,100,378	32%	(177,603)	(4%)
Branchburg	1,958	3,741	5,742	7,846	5,888	301%	2,104	37%

Data: U.S. Bureau of the Census 1980; NJ Population Trends (Department of Labor & Industry, 1978)  
 Calculations: Clarke & Caton

## HOUSEHOLD TRENDS BY COUNTY IN BRANCHBURG REGION: 1950 - 1980

County	1950	1960	1970	1980	Increase/ (Decrease) 1950-1980	% Change 1950-1980	Increase/ (Decrease) 1970-1980	% Change 1970-1980
Essex	267,241	284,168	302,582	299,934	32,693	12%	( 2,468)	( 1%)
Hudson	190,984	187,918	207,499	207,857	16,873	9%	358	--
Bergen	159,038	240,078	279,625	300,410	141,372	89%	20,785	7%
Passaic	99,437	125,113	147,214	153,463	54,026	54%	6,249	4%
Union	117,445	155,155	171,580	177,973	60,528	52%	6,393	4%
Hunterdon	12,606	16,648	21,063	28,515	15,909	126%	7,452	35%
Middlesex	78,133	133,494	168,076	196,708	118,575	152%	28,632	17%
Morris	48,487	80,498	109,823	131,820	83,333	172%	21,997	20%
Somerset	<u>29,219</u>	<u>44,281</u>	<u>57,013</u>	<u>67,368</u>	<u>38,149</u>	<u>131%</u>	<u>10,355</u>	<u>18%</u>
Totals	1,002,590	1,267,353	1,464,475	1,564,048	561,458	56%	99,573	7%
Branchburg	578	1,151	1,644	2,396	1,818	315%	752	46%

Data: U.S. Bureau of the Census; NJ Population Trends, NJ Population Per Household (Dept. of Labor & Industry, 1978 & 1981)  
 Calculations: Clarke & Caton

Note: Statewide household size averages were used for 1950 and 1960 calculations; county-specific household size data was used for 1970 and 1980 figures.

PROFILE OF HOUSING STOCK: BRANCHBURG REGION  
OCCUPIED HOUSING UNITS BY TENURE

County	Total Occupied Housing Units	Percentage of Region*	Owner-Occu- pied Units	Percentage of County	Renter-Occu- pied Units	Percentage of County
Essex	300,303	20%	124,519	41%	175,784	59%
Hudson	207,857	13%	61,752	30%	146,105	70%
Bergen	300,410	20%	196,422	65%	103,988	35%
Passaic	153,463	10%	81,584	53%	71,879	47%
Union	177,973	12%	110,648	62%	67,325	38%
Hunterdon	28,515	2%	22,145	78%	6,370	22%
Middlesex	196,708	12%	131,622	67%	65,086	33%
Morris	131,820	9%	96,821	73%	34,086	27%
Somerset	67,368	4%	49,096	73%	18,272	27%
Totals	1,564,417	100%	874,609	56%	689,808	44%
Branchburg	2,396	N/A	2,107	88%	289	12%

\*Note: Percentages may not add to 100 due to rounding.

Data: U.S. Bureau of the Census, Characteristics of Housing Units, 1980

Calculations: Clarke & Caton

## WORKPLACES OF RESIDENTS OF BRANCHBURG REGION

1. County	2. Employed residents responding to question	3. Employees working in county of residence	4. Column 3 as percentage of Column 2.	5. Total employees working outside county of residence	6. Employees working elsewhere within Branchburg Region	7. Column 6 as percentage of Column 5
Bergen	384,469	237,948	62%	146,521	69,830	48%
Essex	302,096	198,510	66%	103,586	80,304	78%
Hudson	210,480	128,875	61%	81,605	43,396	53%
Hunterdon	37,776	19,750	52%	18,026	12,317	68%
Middlesex	257,181	165,927	65%	91,254	60,214	66%
Morris	183,653	112,057	61%	71,596	56,347	79%
Passaic	179,689	103,024	57%	76,665	66,955	87%
Somerset	91,701	46,331	50%	45,370	35,952	79%
Union	<u>209,790</u>	<u>129,012</u>	61%	<u>80,778</u>	<u>64,879</u>	80%
Totals	1,856,835	1,141,434	61%	715,401	490,194	69%

Source: Unpublished data from 1980 Census of the Population

Calculations: Clarke & Caton

## PLACES OF RESIDENCE OF EMPLOYEES IN BRANCHBURG REGION

1. County	2. Private sector and government jobs in county	3. Jobs held by residents of same county	4. Column 3 as percentage of Column 2	5. Jobs held by residents from outside county	6. Jobs held by residents from elsewhere within Branchburg Region	7. Column 6 as percentage of Column 5
Bergen	355,781	237,948	67%	117,833	76,466	65%
Essex	333,634	198,510	59%	164,876	111,006	67%
Hudson	200,681	128,875	64%	71,806	48,975	68%
Hunterdon	21,778	19,750	91%	2,028	2,715	134%
Middlesex	252,390	165,927	66%	86,463	47,345	55%
Morris	171,204	112,057	65%	59,147	36,812	62%
Passaic	162,714	103,024	63%	59,690	50,914	85%
Somerset	84,942	46,331	54%	38,611	25,926	67%
Union	<u>229,117</u>	<u>129,012</u>	56%	<u>100,105</u>	<u>80,433</u>	80%
	1,812,241	1,141,434	63%	700,559	480,592	69%

Source: Unpublished data from 1980 Census of the Population

Calculations: Clarke & Caton

## BRANCHBURG REGION: WORKPLACE OF RESIDENTIAL POPULATION

1. County	Workplaces of respective county residents											13. Total county residents employed within Branchburg Region	14. Column 13 as percentage of Column 3
	2. Private sector and government jobs in county	3. Employed residents responding to question	4. Bergen	5. Essex	6. Hudson	7. Hunterdon	8. Middlesex	9. Morris	10. Passaic	11. Somerset	12. Union		
Bergen	355,781	384,469	237,948	15,890	21,051	75	1,835	3,501	24,029	304	3,220	307,853	80%
Essex	333,634	302,096	9,997	198,510	12,117	86	5,890	13,576	10,780	1,474	26,470	278,900	92%
Hudson	200,681	210,480	17,553	14,622	128,875	63	2,355	1,119	2,367	469	4,911	172,334	82%
Hunterdon	21,778	37,776	217	631	110	19,750	2,201	1,215	53	6,311	1,579	32,067	85%
Middlesex	252,390	257,181	2,219	11,636	5,304	386	165,927	1,822	817	12,165	26,251	226,527	88%
Morris	171,204	183,653	6,163	21,609	2,295	242	1,865	112,057	11,331	4,823	8,261	168,646	92%
Passaic	162,714	179,689	37,697	15,278	3,394	46	840	7,781	103,024	354	1,611	170,025	95%
Somerset	84,942	91,701	459	3,762	412	1,581	17,486	3,717	407	46,331	9,709	83,864	90%
Union	<u>229,117</u>	<u>209,790</u>	<u>2,378</u>	<u>28,209</u>	<u>4,402</u>	<u>236</u>	<u>17,074</u>	<u>5,296</u>	<u>1,183</u>	<u>6,337</u>	<u>129,012</u>	<u>194,127</u>	92%
Totals	1,812,241	1,856,835	314,631	310,147	177,960	22,465	215,473	150,084	153,991	78,568	211,024	1,634,343	88%
Columns 4-12 as percentages of Column 2			88%	93%	89%	100+	85%	87%	95%	85%	91%		



## MEDIAN ANNUAL HOUSEHOLD INCOME: BRANCHBURG REGION

County	1980 Total Households	1979 Median Household Income	Gross County Household Income (000's)
Bergen	300,410	\$24,056	\$7,226,700
Essex	300,303	\$16,186	\$4,854,700
Hudson	207,857	\$14,384	\$2,989,800
Hunterdon	28,515	\$24,115	\$ 687,600
Middlesex	196,708	\$22,826	\$4,490,100
Morris	131,820	\$26,626	\$3,509,800
Passaic	153,463	\$17,907	\$2,748,100
Somerset	67,368	\$26,237	\$1,767,500
Union	<u>177,973</u>	<u>\$21,625</u>	<u>\$3,848,700</u>
Totals	1,564,417	\$20,534	\$32,123,000

MEDIAN ANNUAL HOUSEHOLD INCOME  
FOR BRANCHBURG REGION (1979):

\$20,534

LOW INCOME (PER MOUNT LAUREL II: 50%  
OF MEDIAN):

\$10,267

MODERATE INCOME (50% - 80% OF MEDIAN):

\$10,268 - \$16,427

MEDIAN ANNUAL HOUSEHOLD INCOME FOR BRANCHBURG:

\$30,507

AS A PERCENTAGE OF THE REGION'S MEDIAN  
ANNUAL HOUSEHOLD INCOME:

149%

Data: U. S. Bureau of the Census, 1980 (STF-3, VII)

Calculations: Clarke & Caton

HOUSEHOLD PROFILE BY INCOME: BRANCHBURG REGION METHODOLOGY

Methodology used for determining number of households within low income and moderate income categories is as follows:

LOW INCOME: ANNUAL HOUSEHOLD INCOME EQUAL TO OR LESS THAN \$10,267

Households were counted from Census STF-3 (VII) data as follows:

100%	Income less than \$2,500
100%	\$2,500 to \$4,999
100%	\$5,000 to \$7,499
100%	\$7,500 to \$9,999
11%	\$10,000 to \$12,499 (i.e., \$10,000 - \$10,267)

MODERATE INCOME: ANNUAL HOUSEHOLD INCOME FROM \$10,268 - \$16,427

Households were counted from Census STF-3 (VII) data as follows:

89%	Income \$10,000 to \$12,499 (i.e., \$10,268 - \$12,499)
100%	\$12,500 to \$14,999
57%	\$15,000 to \$17,499 (i.e., \$15,000 - \$16,427)

Clarke & Caton, 1983

PHYSICAL CONDITION OF EXISTING HOUSING STOCK: BRANCHBURG REGION  
EVIDENCE OF PHYSICAL DEFICIENCIES IN OCCUPIED UNITS

1. County	2. Overcrowding: 1.01 or more persons per room	3. Lacking complete plumbing for exclusive use	4. Overcrowding and lacking complete plumbing for exclusive use	5. No or inadequate central heating equipment	6. No complete kitchen facilities	7. Total by county
Bergen	5,766	3,211	251	3,356	2,252	14,836
Essex	18,301	7,114	1,178	9,975	6,065	42,633
Hudson	14,157	7,025	960	9,788	5,065	36,995
Hunterdon	425	345	22	1,402	381	2,575
Middlesex	5,483	2,406	225	2,159	2,447	12,720
Morris	2,087	848	82	1,941	862	5,820
Passaic	7,566	3,100	462	6,041	3,116	20,285
Somerset	1,119	554	27	725	581	3,006
Union	<u>5,818</u>	<u>2,380</u>	<u>312</u>	<u>2,768</u>	<u>2,237</u>	<u>13,515</u>
Totals	60,722	26,983	3,519	38,155	23,006	152,385
Branchburg	17	8	0	17	33	75

Data: U.S. Bureau of the Census, Characteristics of Households and Families, Characteristics of Housing Units, STF-3 (X), 1980

Calculations: Clarke & Caton

## VACANCIES AS COMPONENT OF PRESENT HOUSING NEED: BRANCHBURG REGION

County	OWNER-OCCUPIED HOUSING				RENTAL HOUSING			
	Total Housing Units	Needed Vacancies (1.5%)	Existing Vacant Units for Sale	Deficit/ (Surplus) of Vacant Units	Total Rental Units	Needed Vacancies (5%)	Existing Vacant Units for Rent	Deficit/ (Surplus) of Vacant Units
Bergen	197,682	2,965	1,260	1,705	106,282	5,314	2,294	3,020
Essex	125,731	1,886	1,212	674	185,011	9,251	9,227	24
Hudson	63,021	945	1,269	(324)	152,699	7,635	6,594	1,041
Hunterdon	22,599	339	454	(115)	6,633	332	263	69
Middlesex	132,692	1,990	1,070	920	67,867	3,393	2,781	612
Morris	98,033	1,471	1,212	259	35,975	1,799	976	823
Passaic	82,193	1,233	609	624	74,099	3,705	2,220	1,485
Somerset	49,740	746	644	102	19,155	958	883	75
Union	<u>111,264</u>	<u>1,669</u>	<u>616</u>	<u>1,053</u>	<u>69,361</u>	<u>3,468</u>	<u>2,036</u>	<u>1,432</u>
Totals	882,955	13,244	8,346	<u>4,898</u>	717,082	35,855	27,274	<u>8,581</u>
Branchburg	2,149	32	42	<u>(10)</u>	296	15	7	<u>8</u>

Data: Derived from U. S. Bureau of the Census, Characteristics of Housing Units, 1980

Calculations: Clarke & Caton

1980 RENTAL HOUSING SUPPLY: BRANCHBURG REGION  
 RENTAL UNITS AFFORDABLE TO LOW AND MODERATE INCOME HOUSEHOLDS

County	Units Affordable to Low Income*	Units Affordable to Moderate Income*	Total Units by County
Bergen	25,887	56,746	82,633
Essex	91,386	74,321	165,707
Hudson	93,261	47,314	140,575
Hunterdon	1,310	2,583	3,893
Middlesex	17,466	39,742	57,208
Morris	5,231	21,176	26,407
Passaic	37,957	29,538	67,495
Somerset	4,221	10,565	14,786
Union	<u>25,448</u>	<u>35,841</u>	<u>61,289</u>
Totals	302,167	317,826	619,993
Branchburg	47	101	148

\*Note: "Affordable" rental units were counted as follows:

Low income units: Monthly contract rent at or below  
 \$213 (25% of low income threshold of \$10,267/year)  
 plus no cash rent units.

Moderate income units: Monthly contract rent between  
 \$214 and \$341 (25% of moderate income range of  
 \$10,268 to \$16,427/year)

Data: U.S. Bureau of the Census, Characteristics of Housing Units, 1980

Calculations: Clarke & Caton

1980 OWNER-OCCUPIED HOUSING SUPPLY: BRANCHBURG REGION  
OWNER-OCCUPIED UNITS AFFORDABLE TO LOW AND MODERATE INCOME HOUSEHOLDS

County	Units Affordable to Low Income*	Units Affordable to Moderate Income*	Total Units by County
Bergen	357	1,657	2,014
Essex	2,755	6,920	9,675
Hudson	2,013	4,328	6,341
Hunterdon	141	563	704
Middlesex	1,173	6,239	7,412
Morris	504	2,011	2,515
Passaic	944	3,136	4,080
Somerset	195	828	1,023
Union	<u>866</u>	<u>4,674</u>	<u>5,540</u>
Totals	8,948	30,356	39,304
Branchburg	8	6	14

\*Note: "Affordable" owner-occupied units were counted as units valued at no more than twice the annual income limit of the low and moderate groups; thus

Low income units: property value at or below \$20,534  
(2 times \$10,267)

Moderate income units: property value at or between  
\$20,535 and \$32,854 (2 times \$16,427)

Data: U.S. Bureau of the Census, Characteristics of Housing Units, 1980

Calculations: Clarke & Caton

## POPULATION TRENDS AND PROJECTIONS: BRANCHBURG REGION

County	1970	1980	ODEA preferred model Economic/Demographic 1990	ODEA preferred model Demographic Cohort 1990	Weighted Average* 1990
Bergen	897,148	845,385	915,600	767,100	878,475
Essex	932,526	851,116	789,400	785,400	788,400
Hudson	607,839	556,972	530,500	524,400	528,975
Hunterdon	69,718	87,361	98,600	101,300	99,275
Middlesex	583,813	595,893	690,400	601,200	668,100
Morris	383,454	407,630	467,700	418,200	455,325
Passaic	460,782	447,585	451,000	434,800	446,950
Somerset	198,372	203,129	246,800	201,700	235,525
Union	<u>543,116</u>	<u>504,094</u>	<u>526,500</u>	<u>467,800</u>	<u>511,825</u>
	4,676,768	4,499,165	4,716,500	4,301,900	4,612,850

\*The Economic/Demographic model was weighted three times and the Demographic/Cohort model one time in computing the weighted average.

NOTE: Group Quartered population is removed prior to projecting future population, held constant and then added to the projected future base to yield projected total population.

Data: ODEA projections from the Office of Demographics and Economic Analysis, NJ Department of Labor, July 1, 1983.

Calculations: Clarke & Caton

## PROFILE OF 1980 HOUSEHOLD SIZE: BRANCHBURG REGION

County	Total Population	Group Quarters Population	Household Population	Occupied Housing Units	Persons per Household
Essex	851,116	13,033	837,418	300,303	2.79
Hudson	556,972	6,028	550,944	207,857	2.65
Bergen	845,385	7,684	837,701	300,410	2.79
Passaic	447,585	7,062	440,523	153,463	2.87
Union	504,094	4,820	499,274	177,973	2.81
Hunterdon	87,361	2,263	85,098	28,515	2.98
Middlesex	595,893	19,286	576,607	196,708	2.93
Morris	407,630	9,001	398,629	131,820	3.02
Somerset	<u>203,129</u>	<u>4,469</u>	<u>198,660</u>	<u>67,368</u>	2.95
Totals	4,499,165	73,646	4,424,854	1,564,417	<u>2.83</u>
Branchburg	7,846	5	7,841	2,396	3.27

Data: U.S. Bureau of the Census, Characteristics of Households and Families, 1980

Calculations: Clarke & Caton



## HOUSEHOLD SIZE: TRENDS AND PROJECTION

	UNITED STATES		NEW JERSEY	
	Household Size	% Decrease	Household Size	% Decrease
1950	3.39 persons		3.39 persons	
1960	3.29	2.9%	3.25	4.1%
1970	3.17	3.6%	3.17	2.5%
1980	2.75	13.2%	2.84	10.4%

Rate of decline in household size for New Jersey:

- A. 3 decade average (1950-1980): 5.7%
- B. 2 decade average (1960-1980): 6.5%
- C. most recent decade (1970-1980): 10.4%

The blended rate of B and C reflects a continuation, though slightly dampened, of the strong trend toward smaller households as exemplified during the 1970's.

$$B + C = 6.5\% + 10.4\% = 16.9\%/2 = 8.45\%$$

1980 Average household size in Branchburg Region: 2.83

1980-1990 projected decline (at 8.45%): .24

1990 projected household size in Branchburg Region: 2.59

Data: U.S. Bureau of the Census

Calculations: Clarke & Caton

## REGIONAL HOUSING STOCK BY AGE CATEGORY: 1970

County	Year-Round Housing Units by Period of Construction			
	1960-1969	1950-1959	1940-1949	Before 1940
Bergen	51,826	76,934	43,562	111,253
Essex	37,476	41,703	36,838	195,549
Hudson	20,131	12,665	16,084	165,785
Hunterdon	5,109	3,885	1,842	11,280
Middlesex	53,460	50,517	16,754	50,868
Morris	37,710	27,954	11,460	35,909
Passaic	25,648	26,496	18,460	80,489
Somerset	18,099	14,377	6,111	19,562
Union	<u>28,377</u>	<u>41,372</u>	<u>25,071</u>	<u>79,508</u>
Totals	277,836	295,903	176,182	750,203

Data: U.S. Bureau of the Census, Detailed Housing Characteristics, 1970, Table 62

## REGIONAL HOUSING STOCK BY AGE CATEGORY: 1980

County	Year-Round Housing Units by Period of Construction			
	1960-1969	1950-1959	1940-1949	Before 1940
Bergen	50,973	74,441	50,361	100,165
Essex	41,010	54,786	54,123	146,983
Hudson	20,625	20,480	28,787	133,207
Hunterdon	4,978	3,868	2,226	11,305
Middlesex	52,368	50,870	19,508	45,571
Morris	36,914	28,394	13,833	32,770
Passaic	24,569	30,022	25,464	66,389
Somerset	17,709	14,598	7,075	17,778
Union	<u>28,914</u>	<u>43,871</u>	<u>31,462</u>	<u>66,952</u>
Totals	278,060	321,330	232,839	621,120

Data: U.S. Bureau of the Census, STF-3, 1980

## SELECTED CHARACTERISTICS OF NON-GROWTH AREA MUNICIPALITIES

	<u>1980 POPULATION</u>	<u>VACANT DEVELOPABLE LAND (ACRES)</u>	<u>EMPLOYMENT GROWTH 1972-1981</u>	<u>1980 TRUE VALUATION COMMERCIAL AND INDUSTRIAL PROPERTY</u>
<u>HUNTERDON COUNTY</u>				
Alexandria	2,798	4,303	90	\$ 3,103,831
Bethlehem	3,045	3,041	95	\$ 4,433,236
Bloomsbury	864	84	372	\$ 4,662,111
Califon	1,023	0	372	\$ 2,356,581
Delaware	3,816	6,096	139	\$ 4,493,639
East Amwell	3,468	3,270	94	\$ 6,209,051
Franklin	2,294	3,626	131	\$ 10,852,661
Frenchtown	1,573	167	112	\$ 5,667,015
Glen Gardner	834	162	75	\$ 1,318,146
Hampton	1,614	141	146	\$ 1,000,339
Holland	4,593	2,338	150	\$ 16,596,711
Kingwood	2,772	6,499	19	\$ 8,433,982
Lambertville	4,044	102	(309)	\$ 14,537,340
Lebanon Tnp	5,459	4,158	233	\$ 7,781,134
Milford	1,368	0	(110)	\$ 19,479,710
Stockton	643	122	21	\$ 2,353,198
Tewksbury	4,094	4,164	53	\$ 11,022,915
Union	3,971	2,905	20	\$ 9,153,099
West Amwell	<u>2,299</u>	<u>2,396</u>	<u>38</u>	<u>\$ 8,653,070</u>
<b>COUNTY TOTAL</b>	<b>50,572</b>	<b>43,574</b>	<b>1,741</b>	<b>\$142,107,769</b>

## E-19 (cont.)

	<u>1980 POPULATION</u>	<u>VACANT DEVELOPABLE LAND (ACRES)</u>	<u>EMPLOYMENT GROWTH 1972-1981</u>	<u>1980 TRUE VALUATION COMMERCIAL AND INDUSTRIAL PROPERTY</u>
<u>MORRIS COUNTY</u>				
Chester Borough	1,433	303	412	\$ 23,522,649
Chester Township	5,198	6,357	588	\$ 8,365,127
Mendham Borough	4,899	2,214	368	\$ 11,931,850
Mendham Township	4,488	5,091	16	\$ 5,863,336
Washington Township	<u>11,402</u>	<u>11,491</u>	<u>378</u>	<u>\$ 23,011,493</u>
COUNTY TOTAL	27,420	25,456	1,762	\$ 72,694,455
<u>PASSAIC COUNTY</u>				
Ringwood Borough (COUNTY TOTAL)	12,625	2,871	589	\$ 11,286,278
<u>SOMERSET COUNTY</u>				
Montgomery Township	7,360	6,215	2,826	\$ 70,476,573
Rocky Hill Boro	<u>717</u>	<u>79</u>	<u>(46)</u>	<u>\$ 2,156,734</u>
COUNTY TOTAL	<u>8,077</u>	<u>6,294</u>	<u>2,780</u>	\$ 72,633,307
TOTALS - NON-GROWTH MUNICIPALITIES	98,694	78,195	6,872	\$298,721,809
1980 REGION POPULATION: 4,499,165				
NON-GROWTH MUNICIPALITIES REPRESENT 2.19% OF REGIONAL POPULATION				

Data: U.S. Bureau of the Census, 1980 Census of Population  
Revised Statewide Housing Allocation Report, NJ  
 Department of Community Affairs, 1978

Calculations: Clarke & Caton

## REGIONAL HOUSING ALLOCATION COMPONENT

## VACANT DEVELOPABLE LAND IN GROWTH AREA MUNICIPALITIES

County	Vacant Developable Land (acres) in NE Region	Deduction for Land in Non-growth Municipalities	Net Vacant Developable Land in Growth Municipalities
Bergen	14,715	N/A	14,715
Essex	8,813	N/A	8,813
Hudson	-0-	N/A	-0-
Hunterdon	67,981	43,574	24,407
Middlesex	62,810	N/A	62,810
Morris	109,447	25,456	83,991
Passaic	25,882	2,871	23,011
Somerset	46,562	6,294	40,268
Union	<u>3,655</u>	<u>N/A</u>	<u>3,655</u>
TOTALS	339,865	78,195	261,670

Branchburg: Vacant Developable Land: 3,899 acres

Regional Allocation Ratio:  $3,899/261,670$ : .01490045

Data: Revised Statewide Housing Allocation Report, NJ Department  
of Community Affairs, 1978

Calculations: Clarke & Caton

## REGIONAL HOUSING ALLOCATION COMPONENT

## FISCAL CAPACITY: COMMERCIAL AND INDUSTRIAL RATABLE BASE

County	1980 Assessed Valuation: Commercial & Industrial Property	Average Ratio Assessed Value to True Value	1980 True Valuation: Commercial & Indus- trial Property*
Bergen	\$4,521,404,778	80.29%	\$ 5,631,342,356
Essex	1,902,059,000	65.08	2,922,647,511
Hudson	1,549,346,884	65.88	2,351,771,226
Hunterdon	302,086,159	79.28	238,929,263*
Middlesex	2,817,139,800	72.98	3,860,153,193
Morris	1,388,341,870	55.91	2,410,478,269*
Passaic	1,330,190,800	59.13	2,238,317,646*
Somerset	917,496,120	63.50	1,372,242,473*
Union	2,463,239,500	68.62	<u>3,589,681,580</u>
TOTALS			\$24,615,563,517
Branchburg:	\$ 53,018,900	85.09	\$ 62,309,202

Regional Allocation Ratio:  $\$62,309,202 / \$24,615,563,517 = .00253129$

\* Final figures include deductions for ratables in non-growth municipalities in amounts listed in Exhibit E-19.

Data: 1980 Annual Report of the Division of Taxation in the NJ Department of the Treasury, Forty-Third Annual Report of the Division of Local Government Services, 1980.

Calculations: Clarke & Caton

## REGIONAL HOUSING ALLOCATION COMPONENT

## EMPLOYMENT GROWTH (1972-1981)

County	Covered Employment 1972	Covered Employment 1981	Deduction for Job Increase in non-Growth Municipalities	Ten Year Increase/ (Decrease)
Bergen	292,587	347,425	-	54,838
Essex	334,405	303,754	-	(30,651)
Hudson	207,248	178,187	-	(29,061)
Hunterdon	14,306	19,420	1,741	3,373
Middlesex	183,842	243,547	-	59,705
Morris	99,636	161,189	1,762	59,791
Passaic	160,131	161,466	589	746
Somerset	57,156	82,496	2,780	22,560
Union	<u>224,613</u>	<u>231,222</u>	<u>-</u>	<u>6,609</u>
TOTALS	1,573,924	1,728,706	6,872	147,910
Branchburg:	544	2,141	-	1,597

Regional Allocation Ratio: 1,597/147,910: .01079711

Data: NJ Covered Employment Trends, 1972 and 1981, NJ Department of Labor

Calculations: Clarke & Caton