

~~Mount Laurel II~~ Edison

3/25

1987

- - Resolution - Edison Township Planning Board
- Housing Element and Affordable Housing Plan For the Township of Edison

pg. 20

p.i. 5175-4

● MLO00039P

RESOLUTION  
EDISON TOWNSHIP PLANNING BOARD

WHEREAS, the Township of Edison Planning Board has given public notice for the public hearing held February 18, 1987 for the consideration and adoption of a Housing Element drawn in accordance with the Substantive Rules of the New Jersey Council on Affordable Housing. Said public notice given in accordance with the New Jersey Municipal Land Use Law 40:55D-13, and

WHEREAS, the Planning Board has heard comments of the public and considered same, and

WHEREAS, the Housing Element demonstrates the Township of Edison has fully complied and provided for its fair share housing obligation based upon crediting documentation as calculated by the New Jersey Council on Affordable Housing, and

NOW, THEREFORE, be it resolved that the Township Planning Board does hereby adopt the Housing Element dated January, 1987 and directs a certified copy to be filed with the Middlesex County Planning Board and with the New Jersey Council on Affordable Housing.

ROSE ANNE M. QUINN, Secretary  
Edison Planning Board

**RECEIVED**

MAR 25 1987

AFFORDABLE HOUSING

HOUSING ELEMENT AND AFFORDABLE HOUSING PLAN  
FOR THE TOWNSHIP OF EDISON, MIDDLESEX COUNTY, NEW JERSEY

Prepared for the

EDISON TOWNSHIP

by

E. EUGENE CROSS ASSOCIATES

PROFESSIONAL PLANNERS,

LANDSCAPE ARCHITECTS

and

PROFESSIONAL ENGINEERS

JANUARY 1987  
Revised 3/23/87

INTRODUCTION:

The New Jersey Council on Affordable Housing (hereinafter referred to COAH) has published its estimate of the 1987-1993 low and moderate income housing need for all municipalities in the state of New Jersey. The estimates are set forth in report of COAH, dated 5/21/86. The raw estimate for Edison Township, Middlesex County and published by COAH is 1,111 dwelling units.

The methodology and computation of the pre-credited and unadjusted need has been reviewed by the Township. The Township accepts the estimate subject to credits established hereinafter.

The housing element and affordable housing plan set forth herein shall constitute a sub-plan element of the adopted Comprehensive Plan of Edison Township. All policies, objectives and recommendations set forth in the 1978 Comprehensive Plan and succeeding amendments remain in full force and effect except as inconsistent and revised by this sub-plan element.

## EDISON TOWNSHIP-PROFILE

Edison Township is located in Middlesex County. The New Jersey State Development Guide Plan shows that all lands in the Township are located within a designated growth area.

Edison has continuously monitored and studied development patterns within the Township as well as within its region. The original master plan of the Township was adopted in 1959. The most recent Land Use Plan amendment was adopted in 1984. A comprehensive review and reexamination of the Master Plan is underway.

The Township of Edison has a land mass of approximately 19,616 acres. This community extends from the Raritan River north to the Union County boundary.

Numerous State and federal highways cross through the central and easterly areas of the community. The Township has featured considerable residential and economic development over the past decade.

The Raritan River generally defines the southerly boundary of the Township. Substantial floodplain and wetland areas are associated with the River.

The Township's 1980 population as estimated by the U.S. Census was 70,193 persons. The latest population projection prepared by the Middlesex County Planning Board for the year 1990 is 82,190, and for the year 2000 is 82,668.

COAH (Council of Affordable Housing) estimates a total of 30,286 occupied dwelling units will exist in the Township as of May,

1987. U.S. Census of Housing estimated the 1980 total number of occupied dwellings was 23,427 units.

The 1990 population projection by Middlesex County equates to a total 10 year housing production of 4000 to 4800 new dwelling units (depending on family size). The Township residential development since January, 1980 through July, 1986 was 6,695 units.

TABLE I  
 RESIDENTIAL CONSTRUCTION  
 EDISON TOWNSHIP, MIDDLESEX COUNTY  
 1980 - 7/1985

<u>Year</u>	<u>No. of Bldg. Permits Issued</u>
1980	264
1981	167
1982	1,023
1983	1,087
1984	1,993
1985	1,700
to 7/1986	<u>461</u>
Total 6,695	

Source: N.J. Department of Labor & Industry Annual Reports.

EDISON TOWNSHIP HOUSING STOCK

Based upon U.S. Census of Housing 1980, 8.6% of all occupied dwelling units were constructed prior to 1940. This percentage equates to 2,013 dwellings. Since 1980 a total of 6,695 new dwellings have been constructed and occupied within the Township (source NJ Department of Labor and Industry Division of Planning and Township Building Department). The majority of all new dwellings constructed and occupied since 1980 are multi-family structures.

U.S. Census of Housing also publishes information related to housing cost within a community. The census indicates that the median value of a owner occupied, non-condominium dwelling in Edison Township as of 1980 was \$68,700.

COAH has published data indicating the percentage of low and moderate income households by sub-region of the housing regions

established by COAH. In Edison Township 34.0% of all house-holds fall within the definition of low and moderate income households based upon COAH's May, 1986 report. HUD (Newark area office) estimates 38.9 percent of 1980 resident population were low and moderate income household.

The Pre-Credited Need Estimate by COAH (May 21, 1986) indicated an adjusted indigenous need of 216 units. COAH's base data housing calculations show a municipale single index need of 590. Indigenous need is defined by COAH as substandard dwellings occupied by a low and moderate income families.

Housing stock has expanded. The rate of construction of new dwellings over the past three year and one-half year period (1983 through 7/1986) was 1,087 units in 1983; 1,993 units in 1984; and 1,700 units in 1985 and 461 units in the first 6 months of 1986.

The substantial number of dwellings constructed in the community since 1980 has produced a substantial number of new units affordable to low and moderate income households, as well as other income groups. Detailed description of each project, it's location and the number of units affordable to low and moderate income households is provided under subsequent section (Edison Township Fair Share Obligation).

The Township of Edison currently manages a housing rehabilitation program funded through grant monies made available through the Community Block Grant program (HUD). The Township is an entitlement community. The program is limited to participation



by low and moderate income families owning and occupying dwellings within the Township. The program provides for a grant up to \$4,499 per household. One hundred (100) homes occupied by low or moderate income families have been rehabilitated as a result of grant awards from January, 1980 to present.

Edison Township Housing Authority has administered Urban Renewal programs since the mid-1950's. The programs resulted in the rehabilitation of income qualified/affordable units and construction of new income qualified affordable units occupied by low and moderate income families.

#### PROJECTION OF HOUSING STOCK

A total of 6,695 dwelling units have been constructed in the Township since January of 1980 through July of 1986. This number of dwellings equals an annual average production of 1,030 dwelling units per year. Because of the limited developable land area suited to residential use, this rate of construction will not continue at the same level for the next six year period.

Because of limited available land and available suited for residential development, the average annual production of housing over the next 6 year period is expected to decrease significantly.

#### POPULATION CHARACTERISTICS:

The Township's population characteristics are set forth in the 1980 Census of Population. The Township's average household size

is 2.94 persons per household. Median income for all households in 1979 was \$25,206.

Exhibit I indicates 1980 Census of Population - Characteristic's of Persons for Edison Township area. The table was prepared by the U.S. Bureau of Census.

EXISTING AND FUTURE EMPLOYMENT CHARACTERISTICS:

The Township had a total of 45,415 jobs in 1980. By 1985 total job opportunities had increased to 51,081. The employment data are based upon New Jersey Department of Labor and Industry covered Employment Trend Reports.

COAH has published a projection of employment growth within each municipality of the state of New Jersey as a result of the adoption of formula determining fair share housing obligations of the community. The factor for employment projection determining prospective housing need is based upon historical trend of development within a municipality.

COAH indicates that the Township's existing percent of regional employment (region 3-West Central Region consisting of Hunterdon, Middlesex, Middlesex, and Warren Counties) is 14% of total employment within the region. COAH also estimates that the Township's share of total future employment will be 8.7% of employment growth within that same region.

Employment projections are based upon a great number of factors and conditions. A wide variety of uses exist and are probable

within this community. The Township does not, however, claim an adjustment factor to COAH estimate.

EDISON TOWNSHIP FAIR SHARE OBLIGATIONS:

The "Raw Estimate" fair share housing obligation for Edison Township prepared by COAH and published in report dated May, 1986 is 1,111 units. The Township claims credit adjustment and revision as follows:

Indigenous Need:

COAH's estimate of Edison Township's adjusted indigenous need is 216 units. Based upon rehabilitation efforts described hereinabove the Township has determined that 100 of the 216 units occupied by low and moderate income households have been rehabilitated since 1980. The remaining indigenous need based upon COAH's methodology and calculation is 116 units.

Credit to Present and Prospective Need:

COAH unadjusted estimate of present and prospective housing need for Edison Township is 895 dwellings. The Township has fully provided for its Fair Share housing need.

The credit claim listed below are founded within the Substantive Rules of COAH. Crediting documentation forms are contained within the Appendix of this report.

1. Inman Grove Senior Citizen Housing: HUD 236 project with 100 percent Section 8 RAP: 240 rental units. Credit claim  $(240 \times 1.3) - \underline{312}$  units.

2. Greenwood and Colonial Square Apartment: HUD 236 rental project of 332 units with income and affordability controls (HUD Section 8 income limits): Credit claim (332 x 1.3) - 431.
  
3. Public Housing Modernization: 160 units. 1.5 million dollars have been expended from January, 1980 to present for rehabilitation and modernization.  
Credit claim (160 x 1.3) - 208.

The total credits claimed toward the Township's present and prospective Fair Share housing obligation (Item 1 through 3 above) is 951 units. The credits exceed obligation.

In addition to the above credits, the Township believes that two health-care facilities within the Township qualify for credit since both provide for living space for the poor and infirmed. The facilities are as follows:

1. Roosevelt Hospital: 250 beds. This facility is operated by Middlesex County. The facility is a part of the Roosevelt Hospital complex on Parsonage Road in the Menlo Park section of Edison. All beds are occupied by medicare and medicaid persons. These individuals are low income by definition.
  
2. J.F.K. Heath Care Facility: 180 beds. This facility is being constructed for occupancy by medicare and medicaid persons. J.F.K. Hospital Inc. owns existing facilities of a similar nature. Occupancy of existing facilities

by medicare and medicaid persons is anticipated to be 60 percent of all beds based upon experience of the operator. Medicare and medicaid recipients are low income by definition.

Affirmative Housing Policy and Program:

The Township of Edison has long encouraged and provided housing to be constructed for occupancy for low and moderate income families. The successful completion of the North Edison renewal plan (North Edison Public Housing, Inman Grove Senior Citizen, Greenwood and Colonial Square Apartments are demonstration of this fact.

The Township intends to address remaining indigenous need as calculated by COAH (116 units) through continuation of local housing rehabilitation programs. The Township sponsored housing rehabilitation program is ongoing and is limited to participation by low and moderate income homeowners. The Township is an CDBG entitlement community. The current grant program possesses no affordability controls nor recapture provisions controlling the sale or rent of rehabilitated units. The Township will establish such controls in this current block grant program year.

The Township's housing program fully addresses its Fair Share housing obligation as calculated by COAH and as described and documented hereinabove. Notwithstanding, the Township has determined substantial need exists for additional affordable housing units for elderly and handicapped households within the com-

munity. In this context, the Township intends to require 10 percent set-aside for affordable units of total number of new units developed in multi-family projects in the future.

The Township of Edison, in context with the above, has taken action to provide for additional affordable senior-citizen housing units within the community. The projects are as follows:

1. Clara Barton School Conversion: The Township sold at public auction Clara Barton School with the provision that 50 affordable senior-citizen units were to be provided at the site. The successful bidder has met on several occasions with New Jersey Department of Community Affairs for purposes of preparing grant application to assist in the provision of affordable units within the overall development.
2. The Township of Edison Planning Board has granted approval to a development known as Tyler Estates. As part of the conditions of approval, the Board has stipulated that 100 units shall be made available and affordable to senior citizens.

The word "affordable, " in context with the projects briefly described above, is stipulated within conditions of sale and resolution of approval as the case may be to mean and encompass all rules adopted by the Council on Affordable Housing.

The Township has not presented claim nor documentation for adjustment to its fair share housing obligation pursuant to

NJAC5:92-8.3 (Provision for Adequate Recreation, Conservation and Open Space). Should determination by COAH result in substantial and significant reduction of credit and adjustment as set forth and described above, the Township shall submit documentation demonstrating adjustment of its fair share obligation pursuant to adjustment rules cited above.

Income Eligibility and Affordability Controls

The Township of Edison has in place administrative personnel and agencies ie. Edison Housing Authority, which shall be designated as affordable housing contribution.

**APPENDIX**

**Census Data**

**Crediting Documentation Forms**



1980 CENSUS OF POPULATION - CHARACTERISTICS OF PERSONS

ELISON TO IP

GEOGRAPHY: STATE: 34 SMSA: 5460 COL: 023 MCD: 025 PLACE:  
 TRACT: BLOCK: ED: UA: CD:

1. PERSONS BY URBAN AND RURAL RESIDENCE		2. FAMILIES		18735	3. HOUSEHOLDS (1)		23427
TOTAL	<del>70193</del>	4. PERSONS BY SEX			5. MEDIAN AGE OF PERSONS BY SEX		
INSIDE URBANIZED AREAS	70193	MALE		34444	TOTAL		31.3
OTHER URBAN		FEMALE		35749	MALE		30.5
RURAL					FEMALE		32.1
3A. PERSONS PER HOUSEHOLD (7)				2.94			
6. PERSONS BY RACE		7. PERSONS BY SPANISH ORIGIN			8. PERSONS BY SEX BY AGE		
WHITE	<del>6287</del>	NOT OF SPANISH ORIGIN		68496	TOTAL		FEMALE
BLACK	<del>6123</del>	MEXICAN		45	*****		*****
AMERICAN INDIAN	52	PUERTO RICAN		574	UNDER 1 YEAR		837
ESKIMO	2	CUBAN		271	1 AND 2 YEARS		1566
ALEUT		OTHER SPANISH		807	3 AND 4 YEARS		1551
JAPANESE	92				5 YEARS		815
CHINESE	485	9. PERSONS OF SPANISH ORIGIN BY RACE			6 YEARS		813
FILIPINO	482	TOTAL		1697	7 TO 9 YEARS		2869
KOREAN	208	WHITE		1400	10 TO 13 YEARS		4458
ASIAN INDIAN	906	BLACK		28	14 YEARS		1259
VIETNAMESE	68	AMERICAN INDIAN, ESKIMO, ALEUT, AND			15 YEARS		1337
HAWAIIAN	4	ASIAN AND PACIFIC ISLANDER (4)		57	16 YEARS		1312
GUAMANIAN		OTHER (3)		212	17 YEARS		1355
SAMOAN					18 YEARS		1263
OTHER (3)	474				19 YEARS		1221
10. PERSONS BY AGE BY RACE					20 YEARS		1157
		UNDER	5 TO 17	18 TO 64	65 YEARS	21 YEARS	1267
		5 YEARS	YEARS	YEARS	AND OVER	22 TO 24 YEARS	4134
		*****	*****	*****	*****	25 TO 29 YEARS	6352
TOTAL		3954	14218	46305	5716	30 TO 34 YEARS	5707
WHITE		3445	13165	43184	5493	35 TO 44 YEARS	8926
BLACK		149	426	1409	149	45 TO 54 YEARS	8681
AMERICAN INDIAN, ESKIMO AND ALEUT		3	9	38	4	55 TO 59 YEARS	4420
ASIAN AND PACIFIC ISLANDER (4)		302	502	1381	60	60 AND 61 YEARS	1427
						62 TO 64 YEARS	1750
						65 TO 74 YEARS	3535
						75 TO 84 YEARS	1587
						85 YEARS AND OVER	594
							411
11. PERSONS OF SPANISH ORIGIN BY AGE BY RACE					12. PERSONS 15 YEARS AND OVER		
		UNDER	5 TO 17	18 TO 64	65 YEARS	BY SEX BY MARITAL STATUS	
		5 YEARS	YEARS	YEARS	AND OVER	MALE FEMALE	
		*****	*****	*****	*****	*****	
TOTAL		154	436	1033	74	SINGLE	8189
WHITE		121	376	836	67	MARRIED, EX SEPARATED	16850
BLACK		3	3	20	2	SEPARATED	531
						WIDOWED	700
						DIVORCED	966
							1489

NOTES: A. NUMBERS IN PARENTHESES ARE FOOTNOTE NUMBERS. SEE FOOTNOTE PAGE.  
 B. BLANK CELLS INDICATE EITHER THAT THE NUMBER IS "0" OR THE DATA ARE SUPPRESSED.

1. TOTAL PERSONS		70193	2. TOTAL FAMILIES		18735	3. TOTAL HOUSEHOLDS (1)		2977	
4. PERSONS 15 YEARS AND OVER BY SEX BY MARITAL STATUS									
		MALE	FEMALE					65 YEARS AND OVER	
		*****	*****					*****	
SINGLE		8189	6865						
NOW MARRIED, EXCEPT SEPARATED		16850	16775						
SEPARATED		531	662						
WIDOWED		700	2998						
DIVORCED		966	1489						
6. HOUSEHOLDS BY PERSONS IN HOUSEHOLD AND HOUSEHOLD TYPE (7)			7. PERSONS UNDER 18 YEARS BY HOUSEHOLD TYPE AND RELATIONSHIP			5. PERSONS BY AGE BY HOUSEHOLD TYPE			
1 PERSON:			IN HOUSEHOLD:			FAMILY HOUSEHOLDS:			
MALE HOUSEHOLDER	1691	HOUSEHOLDER OR SPOUSE			13	HOUSEHOLDER	18735	1794	
FEMALE HOUSEHOLDER	2088	OWN CHILD OF HOUSEHOLDER: (8)				SPOUSE	16205	989	
2 OR MORE PERSONS:			IN MARRIED-COUPLE FAMILY			15278	OTHER RELATIVES (5)	27649	1036
MARRIED-COUPLE FAMILY	16205	IN OTHER FAMILY (MALE OR FEMALE HOUSEHOLDER, NO SPOUSE PRESENT)			2039	NONRELATIVE (6)	441	20	
OTHER FAMILY:		OTHER RELATIVES (5)			717	NONFAMILY HOUSEHOLDS:			
MALE HOUSEHOLDER, NO WIFE	542	NONRELATIVES (6)			121	MALE HOUSEHOLDER	2254	209	
FEMALE HOUSEHOLDER, NO HUSBAND	1988	IN GROUP QUARTERS:				FEMALE HOUSEHOLDER	2438	728	
NONFAMILY HOUSEHOLD:			INMATE OF INSTITUTION			3	NONRELATIVE (6)	1138	39
MALE HOUSEHOLDER	563	OTHER			1	IN GROUP QUARTERS:			
FEMALE HOUSEHOLDER	350					INMATE OF INSTITUTION	1139	886	
						OTHER	194	15	
9. HOUSEHOLDS WITH ONE OR MORE PERSONS UNDER 18 YEARS BY HOUSEHOLD TYPE			10. HOUSEHOLDS WITH ONE OR MORE PERSONS 60 AND 65 YEARS AND OVER BY PERSONS IN HOUSEHOLD AND HOUSEHOLD TYPE			8. RELATED CHILDREN BY AGE (8)			
MARRIED-COUPLE FAMILY			60 YEARS AND OVER			UNDER 5 YEARS			
OTHER FAMILY:			65 YEARS AND OVER			5 TO 17 YEARS			
MALE HOUSEHOLDER, NO WIFE	185	1 PERSON	1176	881					
FEMALE HOUSEHOLDER, NO HUSBAND	1172	2 OR MORE PERSONS:							
NONFAMILY HOUSEHOLD	49	FAMILY HOUSEHOLD	4384	2775					
			NONFAMILY HOUSEHOLD	85					
13. SPANISH ORIGIN HOUSEHOLDS BY TENURE BY RACE OF HOUSEHOLDER			14. OCCUPIED HOUSING UNITS BY TENURE BY PERSONS IN UNIT (7)			11. HOUSEHOLDS WITH ONE OR MORE NONRELATIVES PRESENT			
		RENTER			1280				
		TOTAL	OCCUPIED						
		*****	*****						
TOTAL	491	213							
WHITE	394	152							
BLACK	13	11							
16. OCCUPIED HOUSING UNITS WITH ONE OR MORE PERSONS 65 YEARS AND OVER BY TENURE BY AGE OF HOUSEHOLDER			17. MEAN NUMBER OF PERSONS PER OCCUPIED HOUSING UNIT (7)			12. OCCUPIED HOUSING UNITS BY TENURE BY RACE OF HOUSEHOLDER			
		RENTER			BY RACE OF HOUSEHOLDER				
		TOTAL	OCCUPIED		TOTAL				
		*****	*****		OCCUPIED				
HOUSEHOLDER:					*****				
UNDER 65 YEARS	992	128							
65 YEARS AND OVER	2731	812							
						WHITE			
						21969			
						BLACK			
						682			
						AMERICAN INDIAN, ESKIMO AND ALEUT			
						16			
						ASIAN AND PACIFIC ISLANDER (4)			
						624			
						OTHER (3)			
						136			
						84			
						15. PERSONS IN HOUSEHOLDS BY TENURE (10)			
						TOTAL			
						68860			
						RENTER OCCUPIED			
						16650			
						18. OCCUPIED HOUSING UNITS BY TENURE BY PERSONS PER ROOM			
						TOTAL			
						OCCUPIED			
						*****			
						1.00 OR LESS			
						22981			
						1.01 TO 1.50			
						365			
						1.51 OR MORE			
						81			
						51			

NOTES: A. NUMBERS IN PARENTHESES ARE FOOTNOTE NUMBERS. SEE FOOTNOTE PAGE.  
 B. BLANK CELLS INDICATE EITHER THAT THE NUMBER IS "0" OR THE DATA ARE SUPPRESSED.

FDISON TOWNSHIP

GEOGRAPHY: STATE: 34 SMSA: 5460 COUNTY: 023 MCD: 025 PLACE: TRACT: BLOCK: ED: UA: CD:

1. TOTAL PERSONS	70193
4. YEAR-ROUND HOUSING UNITS BY ROOMS	
1 ROOM	114
2 ROOMS	486
3 ROOMS	2792
4 ROOMS	4403
5 ROOMS	4150
6 OR MORE ROOMS	12366
MEDIAN ROOMS	5.6

7. OCCUPIED HOUSING UNITS BY TENURE	
TOTAL	23427
RENTER OCCUPIED	23427

8. VACANT YEAR-ROUND HOUSING UNITS BY VACANCY STATUS	
FOR SALE ONLY	111
FOR RENT	330
HELD FOR OCCASIONAL USE	16
OTHER VACANT (9)	427

11. YEAR-ROUND CONDOMINIUM HOUSING UNITS BY TENURE AND VACANCY STATUS	
TOTAL	34
RENTER OCCUPIED	15
VACANT FOR SALE ONLY	
OTHER VACANT (9)	6

12. SPECIFIED OWNER-OCCUPIED AND VACANT-FOR-SALE ONLY HOUSING UNITS BY OCCUPANCY STATUS BY CONDOMINIUM STATUS(11)	
OWNER VACANT FOR OCCUPIED SALE ONLY	
*****	

NONCONDOMINIUM:			
TOTAL	14230	106	
MEAN VALUE	\$ 73474	\$ 76179	
CONDOMINIUM:			
TOTAL	13		
MEAN VALUE	\$ 136538		

14. SPECIFIED RENTER-OCCUPIED PAYING CASH RENT AND VACANT-FOR-RENT HOUSING UNITS BY OCCUPANCY STATUS			
	RENTER	VACANT	
	OCCUPIED	FOR RENT	
	*****	*****	
TOTAL	7426	326	
MEAN CONTRACT RENT	\$ 299	\$ 367	

2. HOUSING UNITS (INCLUDING SEASONAL AND MIGRATORY UNITS) BY URBAN AND RURAL (2)	
TOTAL	24313
INSIDE URBANIZED AREAS	24313
RURAL	

5. YEAR-ROUND HOUSING UNITS BY UNITS AT ADDRESS	
1	18984
2 TO 9	2173
10 OR MORE	2900
MOBILE HOME OR TRAILER	254

9. SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS BY VALUE (11)	
LESS THAN \$10,000	4
\$10,000 TO \$14,999	12
\$15,000 TO \$19,999	38
\$20,000 TO \$24,999	108
\$25,000 TO \$29,999	219
\$30,000 TO \$34,999	288
\$35,000 TO \$39,999	478
\$40,000 TO \$49,999	1870
\$50,000 TO \$79,999	6582
\$80,000 TO \$99,999	2341
\$100,000 TO \$149,999	2012
\$150,000 TO \$199,999	206
\$200,000 OR MORE	72
MEDIAN VALUE	\$ 68700

13. YEAR-ROUND HOUSING UNITS BY TENURE AND OCCUPANCY STATUS BY PLUMBING FACILITIES		
	TOTAL	RENTER
	OCCUPIED	OCCUPIED
	*****	*****
COMPLETE PLUMBING FOR EXCLUSIVE USE	24167	7719
LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE	144	104

15. OCCUPIED HOUSING UNITS WITH 1.01 OR MORE PERSONS PER ROOM BY TENURE, PERSONS, AND PLUMBING FACILITIES(13)		
	RENTER	
	TOTAL	OCCUPIED
	*****	*****
UNITS LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE	9	8
PERSONS IN UNITS	2670	1068
WITH COMPLETE PLUMBING	2624	N/A
LACKING COMPLETE PLUMBING	46	N/A

3. YEAR-ROUND HOUSING UNITS BY OCCUPANCY STATUS (1)	
TOTAL	24311
OCCUPIED	23427
VACANT	884

6. AGGREGATE NUMBER OF ROOMS IN YEAR-ROUND HOUSING UNITS BY TENURE AND VACANCY STATUS (10)	
TOTAL	138258
RENTER OCCUPIED	31005
VACANT FOR SALE ONLY	664
VACANT FOR RENT	1194
OTHER VACANT (9)	1607

10. SPECIFIED RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT (12)	
WITH CASH RENT:	
LESS THAN \$50	43
\$50 TO \$99	73
\$100 TO \$119	48
\$120 TO \$139	32
\$140 TO \$149	15
\$150 TO \$159	52
\$160 TO \$169	46
\$170 TO \$199	223
\$200 TO \$249	982
\$250 TO \$299	2470
\$300 TO \$399	2880
\$400 TO \$499	470
\$500 OR MORE	92
MEDIAN CONTRACT RENT	\$ 295
NO CASH RENT	172

16. PERSONS IN OCCUPIED HOUSING UNITS LACKING COMPLETE PLUMBING FACILITIES FOR EXCLUSIVE USE (13)		
	TOTAL	RENTER
	OCCUPIED	OCCUPIED
	*****	*****
	24167	7719
	144	104

17. VACANT UNITS	
YEAR-ROUND WHICH ARE BOARDED UP FOR RENT, WHICH HAVE BEEN VACANT FOR 2 OR MORE MONTHS	9
FOR SALE ONLY WHICH HAVE BEEN VACANT FOR 6 OR MORE MONTHS	30
	17

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 B. BLANK CELLS INDICATE THAT THE NUMBER IS "0" OR THE DATA ARE SUPPRESSED.



MATCH LINE

GB LR

TWP.

BORO OF METUCHEN

PISCATAWAY

CAMP WILMER

STEVENS

BORO OF HIGHLAND PARK

PARITAN ARSENAL

WOODBRIDGE

3

TOWNSHIP OF EDISON  
MIDDLESEX COUNTY N.J.

