

Holmdel 1984

11/30

Mount Laurel Present Need Report
Attch: Cover letter to judge

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Expert Report

ML 000113E

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November 30, 1984

Honorable Eugene D. Serpentelli
Judge of the Superior Court
Ocean County Court House
CN 2191
Toms River, New Jersey 08753

Re: Real Estate Equities, Inc.
vs. Holmdel Township
Docket No. L-15209-84 PW

Dear Judge Serpentelli:

As requested at trial, the defendants in the above referenced matter had Dr. Robert Burchell do some additional computer research for the Court's review. I have enclosed two copies of this material for your review.

I would respectfully suggest the court and all counsel review this material so that a determination can be made as to its proper use.

Thank you for your anticipated cooperation in this matter.

Respectfully,



Ronald L. Reisner

RLR:db
Enclosure

cc: Carl Bisgaier, Esq. - w/enc.
J. Peter Sokol, Esq. - w/enc.
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Mr. Richard T. Coppola - w/enc.

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MOUNT LAUREL PRESENT NEED

for the

(1) State of New Jersey

(2) Northern 11 County Region

- a. Consensus Method
- b. Consensus Method-Income Qualified
- c. Rutgers Method
- d. Rutgers Method-Skillman Alteration

Robert W. Burchell, Ph.D.

30 November 1984

EXHIBIT 1

TOTAL AND DEFICIENT HOUSEHOLDS FOR THE STATE OF NEW JERSEY
(Deficient Housing Identified by Alternative Procedures)

	Middle and Upper Income		Low and Moderate ¹ Income		All Households	
	Number	Percent	Number	Percent	Number	Percent
Total Households (Including subfamilies)	1,584,155	(60.9)	1,015,920	(39.1)	2,601,240	(100.0)
Three surrogate-identified deficient units (Consensus method - 82%)	30,080	(17.2)	145,000	(82.8) ²	175,080	(100.0)
Three surrogate-identified deficient units (Consensus method-properly income qualified)	62,640	(35.8)	112,440	(64.2)	175,080	(100.0)
Six surrogate-identified deficient units (Rutgers method)	52,800	(30.5)	120,120	(69.5)	172,920	(100.0)
Six surrogate-identified deficient units + any crowding (Skillman alteration of Rutgers method)	69,400	(32.0)	147,560	(68.0)	216,960	(100.0)
Overhoused (< .5 Persons per room)	704,400	(60.5)	459,640	(39.5)	1,164,040	(100.0)
	(44.4% of middle- and upper-income households)		(45.2% of low- and moderate-income households)		(44.7% of total households)	

Note: 1. Mount Laurel present need.

2. 145,000 represents Consensus procedure to identify low- and moderate-households. These are not actual low- and moderate-income households, but rather emerge from the procedure used to estimate them. The true number of low- and moderate-income households (112,440) appears in the next line.

Source: U.S. Census 1980. New Jersey Public Use Sample.

EXHIBIT 2

TOTAL AND DEFICIENT HOUSEHOLDS FOR THE NORTHERN ELEVEN COUNTY REGION
(Households Occupying Deficient Housing Identified by Alternative Procedures)

	Middle and Upper Income		Low and Moderate ¹ Income		All Households	
	Number	Percent	Number	Percent	Number	Percent
Total Households (Including subfamilies)	1,020,130	(61.4)	641,320	(38.6)	1,661,450	(100.0)
Three surrogate-identified deficient units (Consensus method - 82%)	22,000	(17.4)	105,000	(82.6) ²	127,000	(100.0)
Three surrogate-identified deficient units (Consensus method-properly income qualified)	44,560	(35.1)	82,440	(64.9)	127,000	(100.0)
Six surrogate-identified deficient units (Rutgers method)	41,440	(30.6)	94,040	(69.4)	135,480	(100.0)
Six surrogate-identified deficient units + any crowding (Skillman alteration of Rutgers method)	52,880	(32.0)	112,560	(68.0)	165,440	(100.0)
Overhoused (< .5 Persons per room)	439,120 (43.0% of middle- and upper-income households)	(61.7)	272,080 (42.4% of low- and moderate-income households)	(38.3)	711,200 (42.8% of total households)	(100.0)

Note: 1. Mount Laurel present need.

2. 105,000 represents Consensus procedure to identify low- and moderate-households. These are not actual low- and moderate-income households, but rather emerge from the procedure used to estimate them. The true number of low- and moderate-income households (82,440) appears in the next line.

Source: U.S. Census 1980. New Jersey Public Use Sample.

MOUNT LAUREL PRESENT NEED

for the

(1) Region of Monmouth and Ocean Counties

(2) Inclusive Subregions of Monmouth and Ocean Counties

- a. Consensus Method
- b. Consensus Method-Income Qualified
- c. Rutgers Method
- d. Rutgers Method-Skillman Alteration

Robert W. Burchell, Ph.D.

30 November 1984

EXHIBIT 3

LOW-INCOME HOUSING-DEFICIENT HOUSEHOLDS
(MOUNT LAUREL PRESENT NEED) FOR SUBREGIONS IN
MONMOUTH AND OCEAN COUNTY REGION
(by Alternative Procedures)

<u>SUBREGION</u>	Three Surrogate- Identified De- ficient Units- (Consensus Method - 82%)	Three Surrogate Identified De- ficient Units (Consensus Method - Properly Income Qualified	Six Surrogate-Identified Deficient Units (Rutgers Method)	Six Surrogate-Identified Deficient Units + Any Crowding (Skillman Altera- tion of Rutgers Method)
32 North Monmouth (Holmdel)	1,480	1,080	1,120	1,400
33 Northeast Monmouth	1,080	880	800	960
34 Southeast Monmouth	2,560	1,960	1,520	1,920
35 West & Central Monmouth	1,000	560	280	520
36 Northern Ocean	2,360	2,200	640	1,720
37 South & Western Ocean	2,200	1,120	640	1,080
Region 4, Monmouth & Ocean Counties - Total	10,680	7,800	5,000	7,600

Source: U.S. Census 1980. New Jersey Public Use Sample.