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Holmdel Twp.

Nov. 1983

Updated fair share housing
analysis + credit report for

Holmdel Twp. by Coppola

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UPDATED
FAIR SHARE
HOUSING
ANALYSIS
AND CREDIT REPORT

HOLMDEL TOWNSHIP
Monmouth County, N.J.

NOVEMBER 1985

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PREPARED BY: Richard Thomas Coppola
and Associates
Princeton Junction, New Jersey



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FAIR SHARE HOUSING ANALYSIS
 HOLMDEL TOWNSHIP, NEW JERSEY
 NOVEMBER 1985

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FAIR SHARE HOUSING ANALYSIS
HOLMDEL TOWNSHIP

INTRODUCTION

According to the Decision of the New Jersey Supreme Court known as "Mt. Laurel II" of January 20, 1983, every municipality in the State has a constitutional obligation to provide opportunities for affordable housing. However, in the Decision, the Court distinguishes between municipalities in "growth areas" and outside "growth areas" in determining the nature of this housing obligation. Municipalities located outside "growth areas", as delineated in the State Development Guide Plan (SDGP) of the New Jersey Department of Community Affairs, are obligated only to provide affordable housing to meet the needs of their resident poor (indigenous housing need). Municipalities within "growth areas" on the SDGP are obligated to provide not only for the present needs of the resident poor, but also for their fair share of the future need for affordable housing in the housing region of which they are a part (prospective housing need).






The Court Decision also states that "Mount Laurel litigation will ordinarily include proof of the municipality's fair share of low and moderate income housing in terms of the number of units needed... 'Numberless' resolution of the issue... will be insufficient." (p.28)

As indicated on Plate 1, the northern portion of the Township is designated as a "growth" area on the State Development Guide Plan. The Township's Mt. Laurel housing obligation, therefore, includes its indigenous need, its fair share of the region's prospective housing need, and its fair share of the region's "surplus" present housing need.





In its efforts to establish a definitive methodology for calculating a "growth" municipality's "fair share" housing obligation (indigenous need, plus prospective, plus "surplus" present), Judge Serpentelli's Court received a report from the Court appointed expert in the Middlesex County-Urban League consolidated litigation. The report represented a consensus among the various professional planners involved in the litigation as to what methodology should be utilized in conducting a "fair share" housing analysis. On July 16, 1984, Judge Serpentelli issued his decision regarding a "Mt. Laurel II" litigation in Warren Township, Somerset County, and the Judge sanctioned the so called "consensus methodology" as the most appropriate one formulated to date. This "fair share" housing analysis utilizes the agreed upon methodology in determining Holmdel Township's "fair share" housing obligation with refinements to the calculation of the indigenous need component.

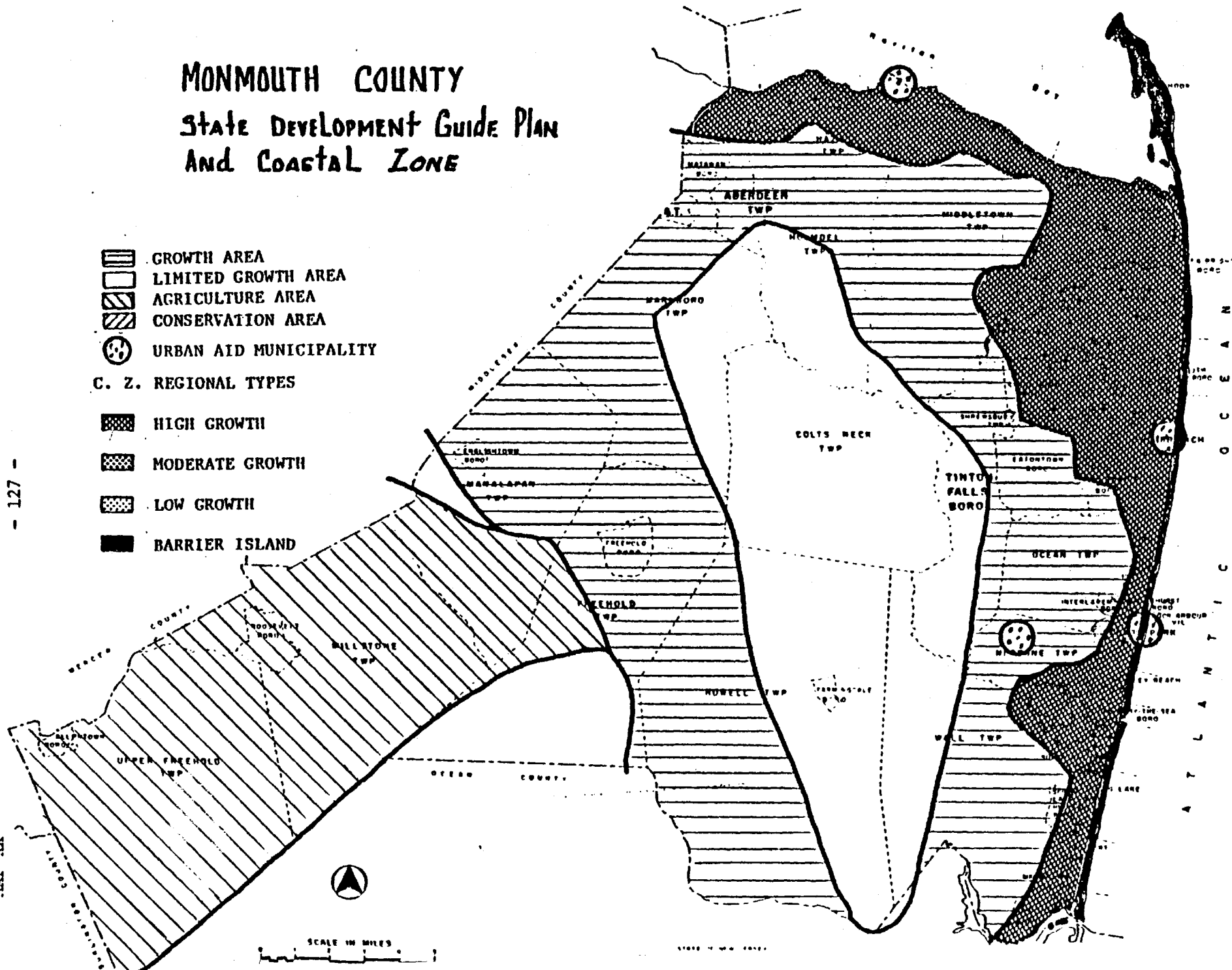
Note: All page citations herein refer to the New Jersey S. Court Slip Opinion of January 20, 1983, known as "Mt. Laurel II", hereafter published at 92 N. J. 158.

MONMOUTH COUNTY State Development Guide Plan And Coastal Zone

-  GROWTH AREA
-  LIMITED GROWTH AREA
-  AGRICULTURE AREA
-  CONSERVATION AREA
-  URBAN AID MUNICIPALITY

C. Z. REGIONAL TYPES

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



Summarily, indigenous need is to be determined from 1980 Census data on local housing conditions; prospective need is to be the Township's share of projected household growth in a 'commutershed' region around the municipality; and present need is based on the redistribution of some of the indigenous need in a pre-terminated housing region.

The Township's total Mt. Laurel housing obligation, combining the three (3) components, is 1,644 low and moderate income housing units, to be provided by 1990. The following sections describe the specific procedures for determining each component of the Township's "Mt. Laurel II" housing obligation.

INDIGENOUS HOUSING NEED

Mt. Laurel

The Mt. Laurel II Decision states that every municipality in New Jersey is responsible for meeting its indigenous housing need. The language of the Court references two components of indigenous need, including dilapidated housing and overcrowded housing units.

The planners agreed to endorse a definition of indigenous need to be the sum of three substandard housing indicators in the 1980 Census: 1) over-crowded units; 2) units lacking complete plumbing facilities for the occupants' exclusive use; and, 3) units without adequate heating (adequate heating is defined as either central heating or room heaters with flue). However, under the terms of the Mt. Laurel II Decision, indigenous housing need includes only substandard housing occupied by low and moderate income households.

The Consensus Methodology report recommended applying a factor of 82% to total substandard housing, a percentage derived from various housing studies. Since then, Census data has been made available from the Rutgers Center for Urban Policy Research cross-tabulating the substandard housing indicators by income of resident household. This data is not available for individual municipalities, but is available for small subregions, each consisting of about ten (10) municipalities. The subregional housing need was distributed among each municipality in the subregion in proportion to its share of all substandard housing in the subregion (the method is discussed more fully in Appendix 'D').

According to the Rutgers data, the subregion which includes Holmdel had 1,080 'low' and 'moderate' income households living in substandard housing in 1980. Holmdel had thirty (30) units of substandard housing, or 1.6 percent of the total in the subregion. The Township's indigenous housing need, therefore, is 1.6 percent of 1,080, or 17 units.

REGIONAL PROSPECTIVE HOUSING NEED

The second component of the Township's Mt. Laurel housing obligation is its share of prospective (future) housing need in the region. This represents housing need generated by household growth in the region, from both additional jobs created and demographic changes.

The Mt. Laurel II Decision discusses three (3) separate issues to be resolved in

PLATE 2

Indigenous Housing Need
Holmdel Township, New Jersey

Overcrowded Units (1)	18
Occupied Units Lacking Complete Plumbing For Exclusive Use (2)	5
Occupied Units Lacking Adequate Heating (3)	<u>7</u>
Total Indigenous Need:	30
Indigenous Housing Need Assigned to Low and Moderate Income Households (82% of total)	25
Subregional Total: Substandard Housing Occupied by 'Low' and 'Moderate' Income Households	1,080
Township Share of Subregional Substandard Housing	1.6%
Township Indigenous Housing Need (Units)	17

- SOURCES: (1) U. S. Census, 1980, STF-1 Series, Characteristics of Households and Families, Table 18.
- (2) U. S. Census, 1980, STF-1 Series, Characteristics of Housing Units, Tables 13 and 15.
- (3) U. S. Census, 1980, STF-3 Series, Sheet XII, Table 35 and Sheet X, Table 17.
- (4) U. S. Census, 1980, N. J. Public Use Sample; Data from Rutgers Center for Urban Policy Research.

determining a municipality's fair share of regional prospective housing need: 1) identifying the relevant housing region; 2) determining the region's total prospective housing need; and, 3) allocating this housing need to the municipalities in the region (p.80). The following sections detail the procedures endorsed by the planners for each step in calculating the total prospective regional housing need and allocating the need among the municipalities in the region.

DEFINING THE HOUSING REGION FOR PROSPECTIVE NEED

The Mt. Laurel II Decision cites the Court's previous approval of the definition of region in the Oakwood v. Madison case: "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 be drawn, in the absence of exclusionary zoning." (p.92) Since most families choose their housing to be near employment, the housing market region for a given municipality may be defined by employment opportunities within a reasonable time-distance commuting radius from the municipality.

Although the planners recognized a thirty (30) minute commuting trip as a reasonable basis for delineating a housing market region, it was necessary to use entire counties as the region in order to use population projections and other data available only on a county-by-county basis. Therefore, if part of a county was in the thirty (30) minute commutershed, the entire county was included in the region.



Plate 3 indicates that the 30 minute commuting region around Holmdel Township includes seventy-three (73) municipalities in four (4) counties. Appendix A lists the municipalities in the region and describes the procedures used to delineate it, including the determination of the Township's "functional center". As noted, the region for determining and allocating prospective need to Holmdel Township consists of Middlesex, Monmouth, Ocean and Union Counties.

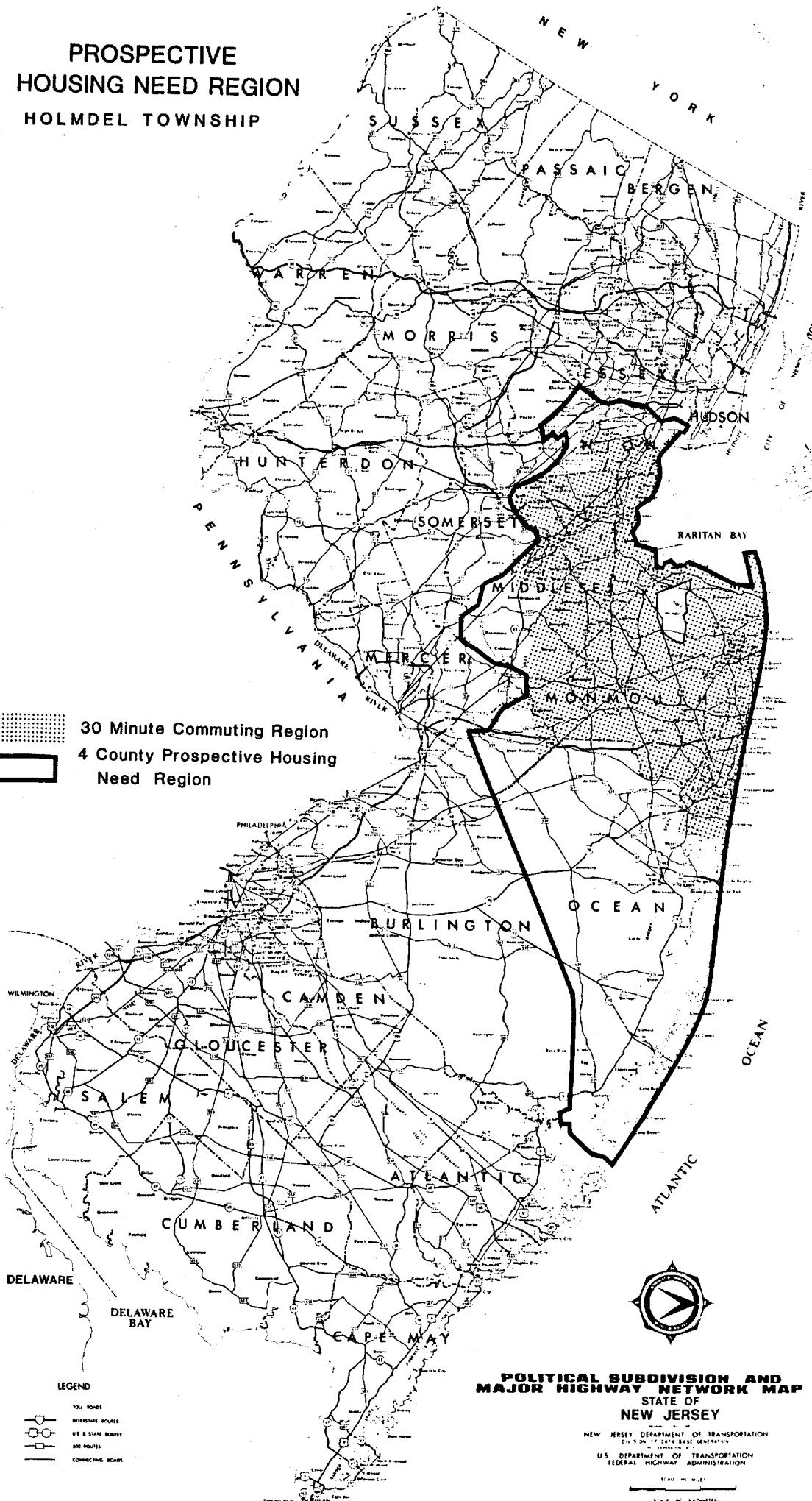
It should be noted that the counties included in the 30-minute commutershed may depend on the choice of the "functional center" within the Township from which the trips are measured.






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In selecting a functional center for Holmdel, this report has attempted to follow the guidelines set forth in the Warren Township Decision. The result is a prospective need region including four (4) counties. However, two (2) of the counties, Union and Ocean, are at the outer edge of the region. A functional center at a different location in Holmdel could result in a prospective need region of three (3) or even two (2) counties, eliminating Union and/or Ocean Counties.

To assess the impact of alternative prospective need regions, we have calculated the prospective need component of the Township's fair share housing obligation for four (4) different regions: two (2) counties (Middlesex and Monmouth); three (3) counties (with Union); three (3) counties (with Ocean); and four (4) counties (with Union and Ocean). The alternate calculations are included in Appendix C of this report. As noted, the differences in prospective housing

**PROSPECTIVE
HOUSING NEED REGION
HOLMDEL TOWNSHIP**

-  30 Minute Commuting Region
-  4 County Prospective Housing Need Region



- LEGEND**
-  TOLL ROADS
 -  INTERSTATE ROUTES
 -  U.S. & STATE ROUTES
 -  BUS ROUTES
 -  CONNECTING ROADS

**POLITICAL SUBDIVISION AND
MAJOR HIGHWAY NETWORK MAP
STATE OF
NEW JERSEY**

NEW JERSEY DEPARTMENT OF TRANSPORTATION
DIVISION OF DATA BASE GENERATION
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

SCALE IN MILES
SCALE IN KILOMETERS

PLATE 4

Projected Household Growth in Prospective Housing Need Region
Holmdel Township, New Jersey

	<u>Projected Population 1990 (1)</u>	<u>Projected Households 1990 (2)</u>	<u>Existing Households 1980 (3)</u>	<u>Projected Household Growth</u>
Middlesex County	645,600	245,989	196,708	49,281
Monmouth County	540,400	214,573	170,130	44,443
Ocean County	431,850	170,941	128,304	42,637
Union County	<u>497,250</u>	<u>194,487</u>	<u>177,973</u>	<u>16,514</u>
Total Region	2,115,100	825,990	673,115	152,875

- SOURCE: (1) New Jersey Revised Population Projection 1985-2000,
N. J. Department of Labor & Industry, July 1983.
(Average of Model 1 and Model 2 projections).
- (2) Headship conversion factors in Mount Laurel II,
Challenge & Delivery of Low Cost Housing, Center
for Urban Policy Research.
- (3) U. S. Census, 1980.

need are significant, ranging from 1,286 units (Middlesex, Monmouth and Union region) to 1,764 units (Middlesex, Monmouth and Ocean region). The reason for this large differential is that anticipated housing growth in Ocean County (and consequently the "pool" of housing need) is large in proportion to the factors affecting fair share: land in growth area, employment base and employment growth, whereas the opposite is true for Union County. Ocean County also has a low average income compared to the region's other counties, weighting the income factor more heavily for Holmdel Township.

DETERMINATION OF PROSPECTIVE HOUSING NEED

Prospective housing need for the time period 1980-1990 is determined by converting the projected population growth in the four (4) county prospective housing region to projected household growth. The projections used are those issued in 1983 by the State Department of Labor and Industry. Specifically, the State prepared two (2) sets of projections, one based on demographic trends (Model 2) and the other modifying demographic trends with economic projections (Model 1). Since the projections are substantially different in some counties, and since the State considers both projections valid, prospective housing need is based upon an average of the two models. The resulting projected population is then converted to projected households using age-related conversion factors ("headship rates") used by the Rutgers Center for Urban Policy Research in its "Mt. Laurel II: Challenge and Delivery of Low-Cost Housing" report. Plate 4 tabulates the population and household projections for the Holmdel Township four (4) county prospective need region.

Next, the projected growth in total households in the region is reduced to a projection of "low" and "moderate" income households only by applying two (2) additional adjustment factors. First, an increase of three percent (3%) to the total projected household growth is applied, thereby allowing for the necessary vacant units in a properly functioning housing market and for the anticipated loss of existing units during the projection period. Secondly, the proportion of the total projected households anticipated to be needed for low and moderate income households must be applied, and the factor of 39.4% was used, since this was the percentage of 1980 households in New Jersey whose income was eighty percent (80%) or less of the statewide median income level (the accepted definition of "low" and "moderate" income in Mt. Laurel litigation).

Plate 5 shows the resulting low and moderate income prospective housing need for the four (4) county region; i.e., 62,040 low and moderate income housing units are needed in the region between 1980 and 1990.

ALLOCATION OF PROSPECTIVE HOUSING NEED

The Mt. Laurel II Decision offers the following "suggestions" (the Court's word) for determining a municipality's "fair share" of the prospective regional housing need: "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

PLATE 5

Prospective Regional Housing Need, 1980 - 1990
Holmdel Township, New Jersey
4-County Prospective Need Region

Projected Household Growth, 1980-1990:	152,875
Additional Units for Vacancy and Loss (3%):	<u>4,856</u>
Total Prospective Housing Need:	157,461 units

PROSPECTIVE LOW AND MODERATE INCOME HOUSING NEED: 62,040 units
(39.4% of total housing need)

Handwritten notes:
157,461
62,040

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". (p.93)

Accordingly, the planners endorsed a "fair share" allocation formula for prospective housing need based on four (4) factors: 1) the portion of the region's total growth area located within the Township; 2) the Township's share of current total covered employment in its region; 3) the Township's share of employment growth in its region during the past ten (10) years; and 4) the ratio of median household income in the Township vs. that in the region for 1980. It should be noted that, within the defined four (4) county region, municipalities which have no land designated as a "growth" area on the State Development Guide Plan and certain 'Urban Aid' municipalities (see Appendix B) were excluded from the housing allocation process.

Plate 6 summarizes the (four (4) allocation factors as they pertain to Holmdel Township.

The first factor in the fair share allocation is the proportion of the region's total "growth" area in Holmdel Township. This was determined from "growth" area tabulations in the State Development Guide Plan for each of the counties comprising the housing region. The "growth" area acreage in the selected Urban Aid municipalities was deducted from the regional total.

Within the four (4) county prospective housing need region defined for Holmdel Township, a total of 452,866 acres was calculated as "growth" area, of which an estimated 5,568 acres are in Holmdel. The Township's "fair share" allocation based on this factor, therefore, is 1.229% of the projected regional housing need.

Factor 1:	Growth area in Township:	<u>5,568</u> acres	5,498	
	Growth area in region:	<u>452,866</u> acres	400,041	
	Percent share:	<u>1.229%</u>	1.377%	1.3929

The second allocation factor is the Township's share of total employment in the region. This allocates housing to municipalities in accordance with their ability to provide jobs. A large employment base also indicates that a municipality has existing infrastructure, i.e., public utilities, transportation facilities and municipal services, as well as a substantial ratable base. Again the regional figure for employment does not include employment in municipalities outside the "growth" area nor in the selected Urban Aid municipalities.

In 1984, the most recent year for which municipal employment data is available, Holmdel Township had 10,374 private sector covered jobs, a 1.779 percent share of the 583,240 private sector covered jobs calculated for the four (4) county commuting region.

Factor 2:	Employment Township (1984):	<u>10,374</u> jobs	10,477	
	Employment in region:	<u>583,240</u> jobs	3,515,200	
	Percent share:	<u>1.779%</u>	3.00%	2.530%

PLATE 6

"Fair Share" Allocation of Prospective Housing Need
Holmdel Township, New Jersey

*See Appendix B
Copy calculated
as per 3 copies
from as Most
+ that* ↓

Factor 1: Township Share Of Region's "Growth" Area (1):	1.229%	1.3929
Factor 2: Township Share Of Region's Jobs, 1984 (2):	1.779%	2.530
Factor 3: Township Share Of Region's Average Annual Job Growth 1972-1984 (2):	2.296%	3.635
Factor 4: Income Allocation Factor (3):	3.218%	4.060
Equally Weighted "Fair Share" Allocation:	2.130%	2.6579
^{M-L} Regional Prospective Housing Need 1980-1990:	62,040 units	55,330
Township 'Fair Share' Allocation:	1,321 units	1,470
Township Adjusted 'Fair Share' Allocation (+20%):	<u>1,585 units</u>	1,764

- SOURCE: (1) State Development Guide Plan, N. J.
Department of Community Affairs, 1980.
- (2) Covered Employment Trends, N. J.
Department of Labor and Industry,
1972 through 1984.
- (3) U. S. Census of Population, 1980.

The third allocation factor is the Township's share of the region's employment growth, in accordance with the Court's support of allocation formulas which give "substantial weight to employment opportunities...especially new employment accompanied by substantial ratables..." (p.93) The "fair share" factor is determined from the growth in private sector covered employment between 1972 and 1984, since 1984 is the most recent year for which municipal data is available and 1972 is the earliest year in which the definition of covered jobs is consistent with current years. The annual job growth each year from 1972 to 1984 was statistically adjusted to establish a trend line average. Again, the regional figure for employment does not include employment in municipalities outside the "growth" area nor in the selected Urban Aid municipalities.

Average annual employment growth in Holmdel Township between 1972 and 1984 was +340 jobs, and average annual employment growth in the region was +14,809 jobs, for a "fair share" allocation to Holmdel of 2.296 percent.

Factor 3:	Average annual employment growth in Township (1972-84):	<u>+340</u> jobs	10,200
	Average annual employment growth in region:	<u>+14,809</u> jobs	12,500
	Percent share:	<u>2.296%</u>	3.800

The fourth allocation factor is determined by comparing the average annual income in the Township vs. the average annual income in its prospective housing need region. The ratio of municipal to regional median household income in 1980 is multiplied against the average of the first three (3) allocation factors, and the resulting number is used as the fourth allocation factor. Thus, if a municipality's median income is the same as its region, its allocation will remain the same; if higher, it will be increased and, if lower, it will be decreased.

Factor 4:	Median household income in Township (1980):	\$40,793.	1978
	Median household income in region (1980):	\$22,436.	1978
	Ratio, Township to region:	1.82	1.82
	Average of first three (3) factors:	1.768%	2.313
	Income allocation factor (1.82 X 1.768%):	<u>3.218%</u>	4.994

Assigning equal weight to each of the four (4) factors, the resulting "fair share" allocation for Holmdel Township is 2.130 percent of the prospective housing need projected for the four (4) county region. Moreover, the planners endorsed an increase of twenty percent (20%) to the total need allocation, in order to account for the anticipated lack of vacant land in some of the region's municipalities which requires their fair share to be redistributed elsewhere. Therefore, the Township's "fair share" allocation of the region's prospective housing need is (1,585) units of low and moderate cost housing. (see Plate 6)

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2,202
317

DETERMINATION OF SURPLUS PRESENT HOUSING NEED

The third component of the Township's housing obligation is its share of the region's 'surplus' present housing need. As previously noted, the "Mt. Laurel II" Decision states that every municipality in the State of New Jersey is responsible for meeting its indigenous housing need; i.e., ". . . a realistic opportunity for decent housing for at least some part of its resident poor who now occupy dilapidated housing." (p.26) As calculated from 1980 Census data, and utilizing the cross-tabulated data generated by the Rutgers Center for Urban Policy Research, Holmdel Township's indigenous housing need is seventeen (17) units.

However, the "Mt. Laurel II" Decision also states that a municipality's "present" lower income housing need, comprised of dilapidated and overcrowded units, may be more than its "fair share" obligation. In such a case, the Court suggests that municipalities located within "growth areas" are obligated to provide housing units, in addition to their indigenous need, in order to satisfy the surplus present housing need in the region that cannot fairly be satisfied within those municipalities currently overburdened by a disproportionate number of dilapidated and overcrowded housing units.

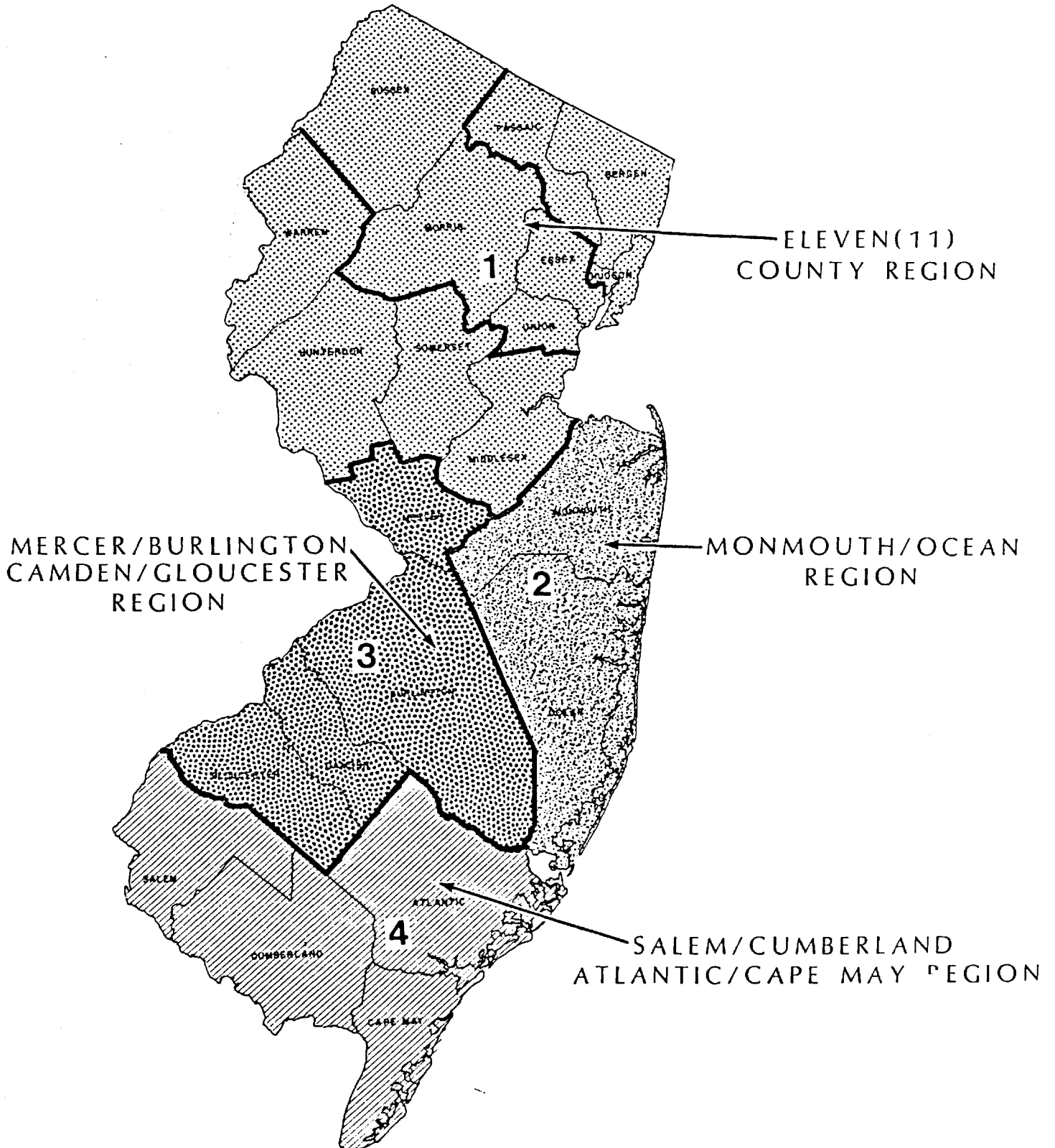
Specifically, the Court states: "Municipalities located in "growth areas" may, of course, have an obligation to meet the present need of the region that goes far beyond that generated in the municipality itself; there may be some municipalities, however, in growth areas where the portion of the region's present need generated by that municipality far exceeds the municipality's fair share. The portion of the region's present need that must be addressed by municipalities in growth areas will depend, then, on conventional fair share analysis, some municipality's fair share being more than the present need generated within the municipality and in some cases less." (p.72)

In order to appropriately redistribute the 'surplus' present need, the planners established a different region from the one used to allocate the prospective housing need. In order to ensure that the present need regions used for calculation purposes are balanced, with extensive substandard housing conditions on the one hand and areas with sufficient available land on the other, the planners established four (4) fixed regions in the State for purposes of calculating and distributing the 'surplus' present housing need (see Plate 7). Holmdel Township is located in the Monmouth/Ocean County region; therefore, the Township's share of the 'surplus' housing need, over and above its own indigenous need, is based on the present housing need generated within that region.

The present indigenous housing need for each municipality in the Monmouth/Ocean County region was tabulated as well as the total number of housing units within each municipality. It is the percentage ratio of total indigenous housing need in the region versus the total number of housing units in the region that becomes a municipality's "fair share" cap. For the Monmouth/Ocean County region, the cap is 2.61%. The basic premise is that a municipality's "fair share" of indigenous housing need should not be more than the current proportion of substandard to total units within the defined region. Therefore, all those

PLATE 7

Present Housing Need Regions



municipalities whose proportion of the region's total indigenous housing need is larger than its proportion of the region's total housing stock, a 'surplus' of present housing need is generated. Calculations of indigenous need for each municipality in the region is based on the cross-tabulated data published by the Rutgers Center for Urban Policy Research (see Appendix 'D' for a more detailed discussion). The total surplus is then distributed to the other municipalities in the region which are located in "growth" areas excepting, in any case, the selected "Urban Aid" municipalities within the region (see Appendix 'B').

As noted on Plate 8, thirty-one (31) municipalities within the Holmdel Township present need region have a 'surplus' of present housing need and the total surplus for the region is 1,889 dwelling units. This total is inflated by three percent (3%) to allow for necessary vacant units, thereby providing a total surplus of 1,946 units.

ALLOCATION OF SURPLUS PRESENT HOUSING NEED

The 1,946 'surplus' present housing need within the Monmouth/Ocean County present need region must be allocated among the municipalities in the region. Because the dwelling units represent existing households functioning as part of existing neighborhood and community networks, the method of allocating the housing units must consider the well-being of the people involved. Moreover, since the identification and allocation of prospective households within the region is specifically linked to the projected employment growth within the region and, therefore, contemplates the full absorption of the projected jobs, the method chosen for allocating the surplus present need units should not have the effect of displacing people from their homes and forcing them to move to distant places where they will be separated from friends, relatives and acquaintances and where there may not be sufficient job opportunities.

However, it can be assumed that some households will desire to change their environment; therefore, any method of allocating surplus present housing need should disperse the affected households to the extent that a housing marketplace will be created where individual households can find housing of their choice in locations of their choice.

Accordingly, the planners have endorsed the reallocation of 'surplus' present need in the region based on three (3) criteria: 1) the municipality's share of the region's current employment ~~(1984)~~; 2) the municipality's share of the region's "growth" area; and 3) the ratio of median household income in the Township vs. that in the region for 1980. Again, it should be noted that the regional employment figures do not include municipalities outside the "growth" area or the selected Urban Aid municipalities. Plate 9 indicates how the allocation factors were developed for Holmdel Township from these criteria.

Each municipality's allocation is then increased by twenty percent (20%) to account for the anticipated lack of vacant land in some of the region's municipalities; thereby requiring their "fair share" to be redistributed elsewhere in the region.

PLATE 8

Summary of Surplus Present Need
Monmouth/Ocean Housing Region

<u>Monmouth County</u>	<u>Municipality</u>	<u>'Surplus' Present Housing Need</u>
	Aberdeen Township	16
	Asbury Park	472
	Belmar	75
	Bradley Beach	73
	Freehold Borough	3
	Highlands	9
	Keansburg	107
	Keyport	30
	Long Branch	193
	Manasquan	27
	Millstone	19
	Neptune Township	211
	Red Bank	9
	Shrewsbury Township	6
	South Belmar	12
	Union Beach	33
	Upper Freehold	2
	Subtotal: Monmouth County	<u>1,297</u> units
<u>Ocean County</u>		
	Brick Township	10
	Eagleswood	6
	Island Heights	5
	Lakehurst	24
	Lakewood	377
	Lavallette	2
	Ocean Gate	2
	Plumsted Township	34
	Pt. Pleasant Beach	23
	Seaside Heights	57
	Seaside Park	22
	Ship Bottom	2
	South Toms River	14
	Tuckerton	14
	Subtotal: Ocean County	<u>592</u> units
	TOTAL REGION:	1,889 units

PLATE 9

Present Housing Need Factors
Holmdel Township, New Jersey

Factor 1: Growth Area

Growth Area in Township:	5,568 acres
Growth Area in Region:	252,325 acres
Percent Share:	2.207%

Factor 2: Employment

Employment in Township: (1984)	10,374 jobs
Employment in Region:	178,201 jobs
Percent Share:	5.822%

Factor 3: Income

Median Household Income in Township (1980):	\$40,973
Median Household Income in Region (1980):	\$20,227
Ratio, Township to Region:	2.02
Average of first two factors:	4.014%
Income allocation factor (2.02 x 4.014%):	8.108%

late 10 tabulates the "fair share" allocation of the 'surplus' present housing need to Holmdel Township. As indicated, the Township's share is 126 units.

TOTAL "MT. LAUREL" HOUSING OBLIGATION FOR HOLMDEL TOWNSHIP

Under the stipulations of the State Supreme Court's "Mt. Laurel II" Decision, the Township's total lower cost housing obligation consists of combining the indigenous need component, the regional prospective need component, and the 'surplus' present need component:

<u>Indigenous Housing Need:</u>	17 units
<u>Regional Prospective Housing Need:</u>	1,585 units
<u>Surplus Present Need:</u>	<u>126 units</u>
Total:	1,728 units

Therefore, the total "Mt. Laurel II" housing obligation for Holmdel Township is 1,728 units. Of this total, 1,644 units must be provided by 1990, according to the consensus of the planners, which stipulates that the regional surplus present need may be provided over three (3) six-year periods. The Township's current "Mt. Laurel II" housing obligation is, therefore:

<u>Indigenous Housing Need:</u>	17 units
<u>Regional Prospective Housing Need:</u>	1,585 units
<u>Surplus Present Need:</u>	<u>42 units</u>
Total:	1,644 units

CREDITS

Given the ten (10) month time period which has passed since our preparation of the original 'fair share' housing analysis during December 1984, we contacted William Queale, Jr., Professional Planning Consultant to Holmdel Township, in order to ascertain the status of any approvals given to developments which include "Mt. Laurel II" dwelling units and, additionally, whether the Township would be requesting "credits" against the established 'fair share' number because of any existing housing stock.

In response to my inquiry, Mr. Queale forwarded Memorandum 85-12, dated November 6, 1985, which is included as Appendix F of this report. Essentially, Mr. Queale notes that the following three (3) developments were approved during 1985 for townhouse multiple-family development with a twenty percent (20%) set-aside of "Mt. Laurel II" units:

PLATE 10

Fair Share Allocation: Surplus Present Need
Holmdel Township, New Jersey

Township Share Of Region's Jobs, 1984 (1):	5.822%
Township Share Of Region's Growth Area (2):	2.207%
Income Allocation Factor (3):	<u>8.108%</u>
Equally Weighted Fair Share Allocation:	5.379%
Surplus Regional Present Housing Need:	1,889 units
Adjusted Need (add 3% for vacancies):	1,946 units
Township 'Fair Share' Allocation:	105 units
Township Adjusted 'Fair Share' Allocation (+20%):	126 units

- SOURCE: (1) Covered Employment Trends,
N. J. Dept. of Labor & Industry, 1984.
- (2) State Development Guide Plan,
N. J. Dept. of Community Affairs, 1980.
- (3) U. S. Census of Population, 1980.

- V & H Builders: forty-four (44) townhouse dwelling units, of which nine (9) are affordable;
- Mintoun Associates: eighty (80) townhouse dwelling units, of which sixteen (16) are affordable; and,
- Holmdel Mews (Hazdel Associates): fifty-eight (58) townhouse dwelling units, of which twelve (12) are affordable.

Therefore, during the year 1985, Holmdel Township has granted approval for the construction of thirty seven (37) "Mt. Laurel II" units, with controls as to affordability, eligibility and the monitoring of the units over time to ensure their continued availability to "Mt. Laurel II" households.

Two (2) other developments have been offered for "credit", including one development of two hundred twenty-five (225) single-family detached dwellings and a second development of forty (40) mobile homes.

The single-family development is known as "Meadow Wood" and was approved during 1981 as a settlement of prior "Mt. Laurel I" litigation. However, none of the units were proposed to be "least-cost" and, as a result, none of the units come close to meeting the "Mt. Laurel II" affordability levels. Therefore, while the Township has suggested that twenty percent (20%) of the total two hundred twenty-five (225) units be credited against the Township's current 'fair share' housing obligation, we do not feel that any credit is warranted.

The mobile homes are known as the Garden Parkway Mobile Home Park and the Township is suggesting that the total forty (40) units be credited. However, the mobile home units approved during December 1976 have no affordability or eligibility controls. Nevertheless, the mobile home units clearly represent an action by the Township to provide units affordable by lower income households in accordance with the "Mt. Laurel I" opinion prevailing at that time. We recommend, therefore, that a portion of these units be credited against the Township's "Mt. Laurel II" obligation, since some of them are likely to be occupied by "Mt. Laurel II" households.

One indication of the housing market in the vicinity of Holmdel Township is the New Jersey Public Use Sample data from the 1980 Census. Specifically, within the subregion which includes Holmdel Township (the North Monmouth subregion), of the households living in "deficient" housing, between 61.4% and 71.8% were 'low' and 'moderate' income households, with different percentages depending upon the particular criteria used in defining housing deficiency. As the Garden Parkway Mobile Home Park is low cost, but not substandard, the percentage occupied by 'low' and 'moderate' income households would probably be as low, if not lower.

Therefore, we recommend that 61.4% of the total forty (40) units, or twenty-four (24) units, be credited against the Township's housing obligation. Since these units were pre-1980, they should not be credited against the "indigenous" need number of the municipality but, instead, should be credited against the "surplus present" housing need number.

Regarding the thirty-seven (37) "Mt. Laurel II" income units described above as being approved during 1985 by Holmdel Township for future construction, whether these units are considered "credits" to be taken at this time or to be deferred to the future is not important if the Court is assured that the units will be built. In that case, the thirty-seven (37) units could be credited against the Township's "prospective" housing need.

The end result of applying the credits as described above is as follows:

	<u>No Credits or 20% Reduction</u>	<u>Credits</u>	<u>Credits Plus 20% Reduction</u>
Indigenous Housing Need	17	17	17
Regional Prospective Housing Need	1,585	1,548	1,284
Surplus Present Need to 1990 (total)	<u>42 (126)</u> 1,644	<u>18 (102)</u> 1,583	<u>11 (81)</u> 1,312

APPENDICES

APPENDIX A

PROCEDURES FOR DELINEATING THE PROSPECTIVE NEED HOUSING REGION

The housing region around Holmdel Township was initially determined by identifying those municipalities within thirty (30) minutes travel time from the Township. Travel time was measured along all principal roads into the Township, from the "functional center" of the municipality. Driving time was calculated by assuming different speed for different types of roads, as follows:

Interstate highways	-	50 miles/hour
State and Federal numbered highways	-	40 miles/hour
County roads	-	30 miles/hour

The functional center selected was the intersection of Holmdel Road and Crawford's Corner Road. Although the choice of a functional center is somewhat judgemental, this location is appropriate for the following reasons:

1. It is less than two (2) miles northwest of the approximate geographic center of Holmdel Township;
2. It is adjacent to the Township municipal complex; and
3. It is the intersection of an east-west collector road (Crawford's Corner Road) and a north-south road (Holmdel Road) which is designated as a "major road" in the Master Plan of Monmouth County (County Growth Management Guide).

According to the Warren Township Decision: "The prospective need region for any municipality shall be a commutershed measured in all directions from the functional center of a municipality based on a 30 minute drive time. The definition of functional center is three-tiered. The functional center shall be the generally recognized commercial-residential core of the community. Commonly referred to as the "downtown area", this center typically contains a commercial hub surrounded by residential development. In the absence of a commercial-residential core, the functional center shall be the municipal building. Absent either a recognized commercial-residential core or a municipal building, the functional center shall be the major crossroads within the municipality." (pp.13-14).

From the functional center, following the guidelines for time-distance measurement, it is 29.9 minutes to the closest point in Ocean County and 26.5 minutes to the closest point in Union County.

The following municipalities are included in the Holmdel Township housing region based on the functional center described above:

<u>Middlesex County</u>	All municipalities <u>except</u> Cranbury, Dunellen, Middlesex, North Brunswick, Plainsboro, and South Brunswick.
<u>Monmouth County</u>	All municipalities <u>except</u> Allentown, Brielle, Manasquan, Roosevelt, Sea Girt and Upper Freehold.
<u>Ocean County</u>	Brick Township.
<u>Union County</u>	Clark, Cranford, Linden, Rahway, Westfield and Winfield.

Tables 1 and 2, below describe the routes to Ocean County and Union County, respectively.

TABLE 1

Time-Distance: Holmdel Township to Ocean County

Intersection of Crawford's Corner and Holmdel Road to Garden State Parkway Entrance, Exit 114 (30 mph)	3.1 miles	6.2 minutes
Garden State Parkway, Exit 114 to Ocean County line, Brick Township (50 mph)	19.75 miles:	<u>23.7 minutes</u>
Total Driving Time:		29.9 minutes

TABLE 2

Time-Distance: Holmdel Township to Union County

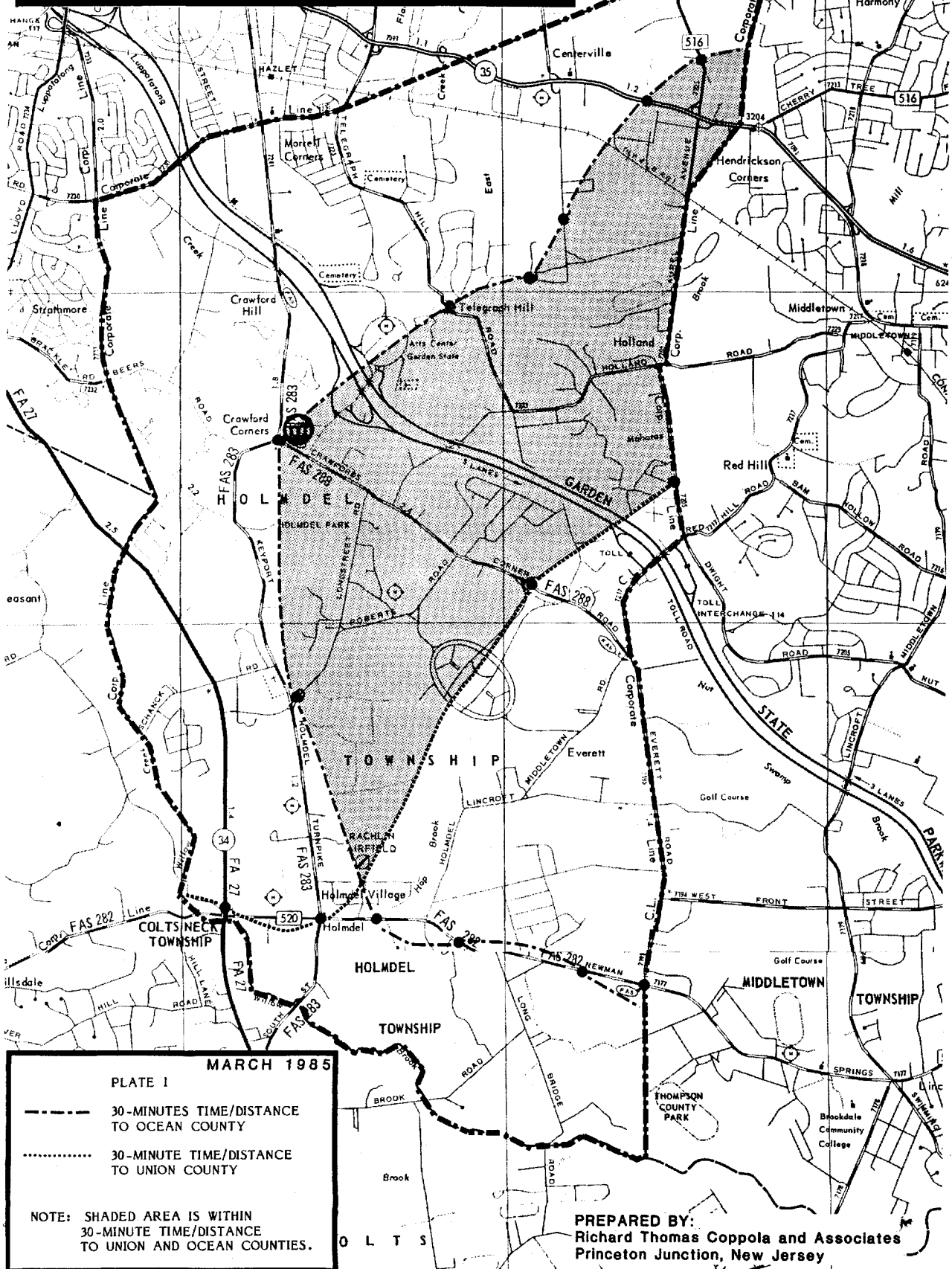
Intersection of Crawford's Corner and Holmdel Road to N. J. Route 35 (30 mph)	2.6 miles:	5.2 minutes
N. J. Route 35 to Garden State Parkway Entrance, Exit 117, (40 mph)	1.4 miles	2.1 minutes
Garden State Parkway, Exit 117, to Union County line, Clark Township (50 mph)	16.0 miles:	<u>19.2 minutes</u>
Total Driving Time:		26.5 minutes

Because questions have been raised regarding the "functional center" of Holmdel and the appropriateness of the four (4) county commuting region, we have worked backward, delineating the area within Holmdel Township which is within a 30-minute driving distance of Ocean and Union Counties (the two other counties, Monmouth and Middlesex, are within the 30-minute commuting region in any case). This area, shown on Plate 1, encompasses a substantial portion of the Township, including the municipal building and the Township's geographic center.

Plate 2 indicates how the 30-minute trip area was derived for Union County. From Exit 117, the Garden State Parkway interchange closest to Holmdel, it is 16.0 miles to the Union County boundary at Clark Township, or a trip of 19.2 minutes at 50 miles per hour. Therefore, any location in Holmdel which is 10.8 minutes or less from Exit 117 is within a 30-minute trip of Union County. Time-distance was plotted along all roads from Exit 117 into Holmdel, and the outer boundary of the 30-minute trip area has been delineated on the map.

Similarly, Plate 3 indicates how the 30-minute trip area from Ocean County was delineated. Time-distance was plotted to various points in the Township from Exit 114 on the Garden State Parkway. Exit 114 is 19.75 miles from the Ocean County boundary at Brick Township, or a trip of 23.7 minutes at 50 miles per hour. Therefore, any location in Holmdel which is 6.3 minutes or less from Exit 114 is within the 30-minute trip area, as shown on the map.

**TIME / DISTANCE LIMITS
BETWEEN HOLMDEL TOWNSHIP
& OCEAN COUNTY (Brick Township)
& UNION COUNTY (Clark Township)**



MARCH 1985

PLATE I

----- 30-MINUTES TIME/DISTANCE TO OCEAN COUNTY

..... 30-MINUTE TIME/DISTANCE TO UNION COUNTY

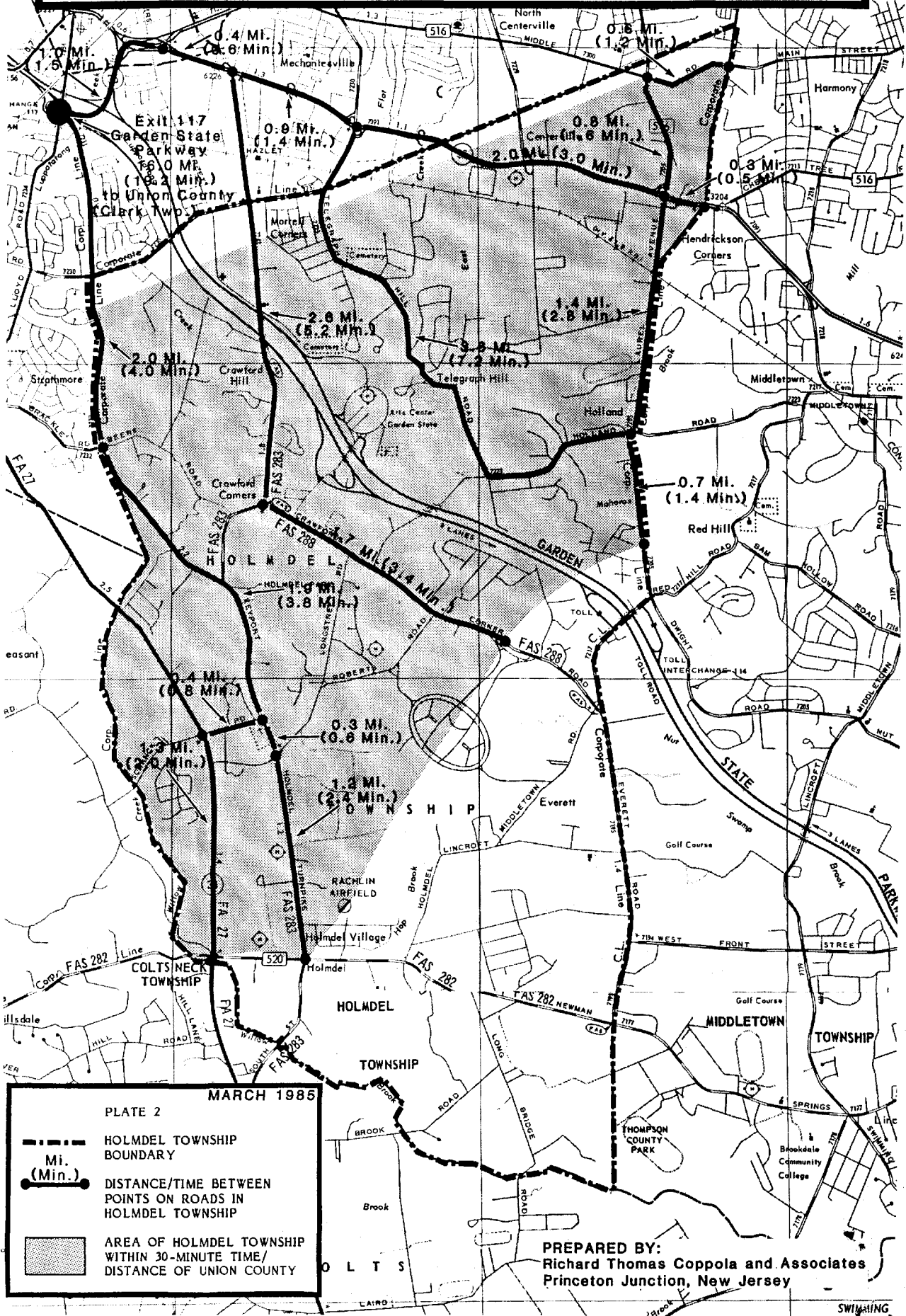
NOTE: SHADED AREA IS WITHIN 30-MINUTE TIME/DISTANCE TO UNION AND OCEAN COUNTIES.

PREPARED BY:
Richard Thomas Coppola and Associates
Princeton Junction, New Jersey

(Base Maps are Sheets 28 & 31)

SWIMMING

TIME / DISTANCE LIMITS BETWEEN HOLMDEL TOWNSHIP & UNION COUNTY (Clark Township)



MARCH 1985

PLATE 2

- HOLMDEL TOWNSHIP BOUNDARY
- Mi. (Min.)** DISTANCE/TIME BETWEEN POINTS ON ROADS IN HOLMDEL TOWNSHIP
- AREA OF HOLMDEL TOWNSHIP WITHIN 30-MINUTE TIME/DISTANCE OF UNION COUNTY

PREPARED BY:
Richard Thomas Coppola and Associates
Princeton Junction, New Jersey

TIME / DISTANCE LIMITS BETWEEN HOLMDEL TOWNSHIP & OCEAN COUNTY (Brick Township)

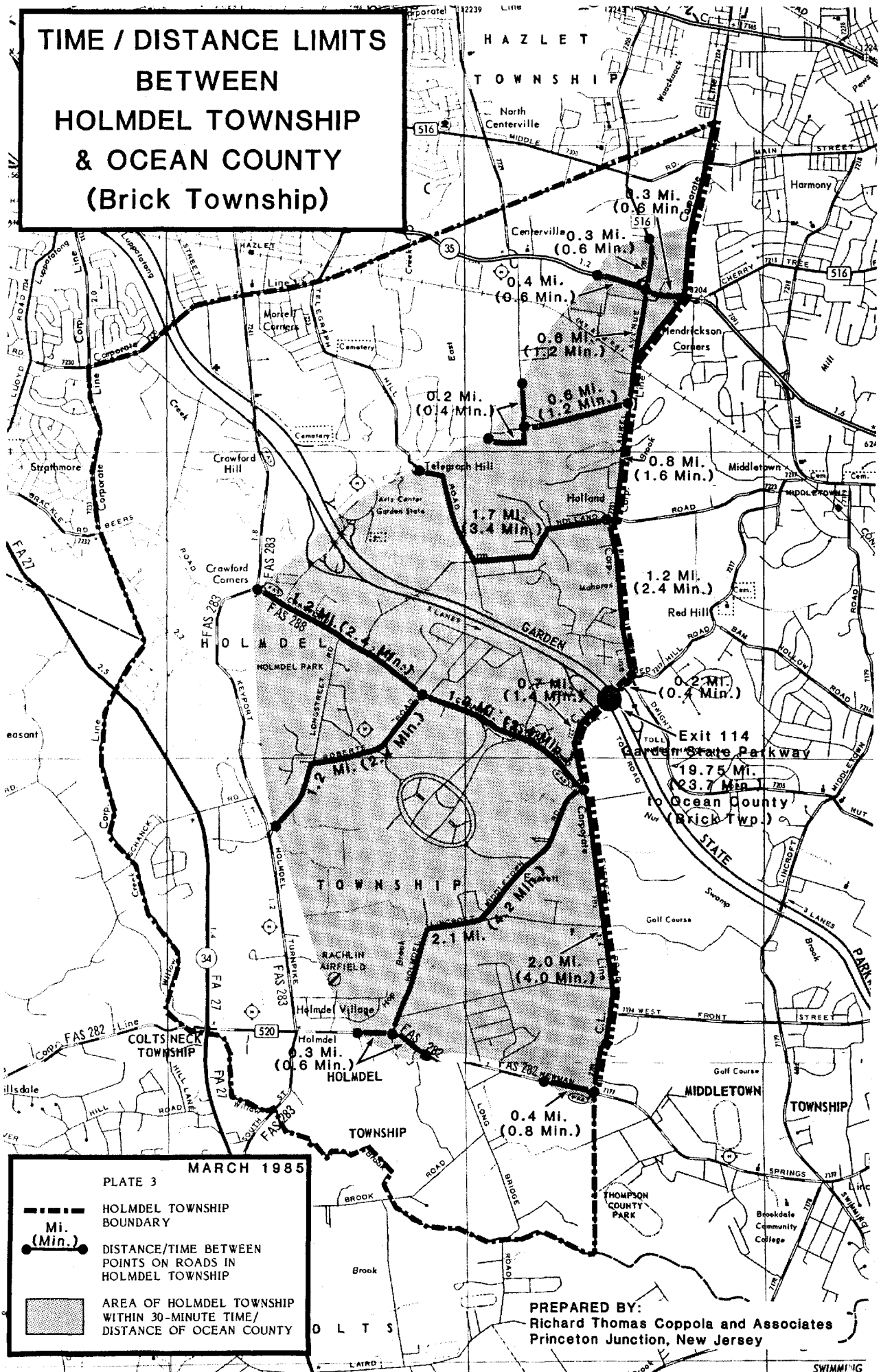


PLATE 3 MARCH 1985

- HOLMDEL TOWNSHIP BOUNDARY
- DISTANCE/TIME BETWEEN POINTS ON ROADS IN HOLMDEL TOWNSHIP
- AREA OF HOLMDEL TOWNSHIP WITHIN 30-MINUTE TIME/DISTANCE OF OCEAN COUNTY

PREPARED BY:
Richard Thomas Coppola and Associates
Princeton Junction, New Jersey

APPENDIX B

SELECTED URBAN AID MUNICIPALITIES
EXCLUDED FROM "FAIR SHARE" CALCULATIONS

MONMOUTH COUNTY:

Asbury Park
Keansburg
Long Branch

MIDDLESEX COUNTY:

New Brunswick
Perth Amboy

OCEAN COUNTY:

Lakewood

UNION COUNTY

Elizabeth
Hillside
Plainfield

APPENDIX C

COMPARISON OF ALTERNATIVE PROSPECTIVE NEED REGIONS

	<u>2-County Region (1)</u>	<u>3-County Region (2) (w/Union)</u>	<u>3-County Region (3) (w/Ocean)</u>	<u>4-County Region (4)</u>
Growth Area Factor	1.859%	1.580%	1.392%	1.229%
Employment Factor	2.836%	1.925%	2.530%	1.779%
Employment Growth Factor	3.011%	2.573%	2.639%	2.296%
Income Factor	4.496%	3.505%	4.068%	3.218%

Combined Fair Share Factor	3.050%	2.396%	2.657%	2.130%
Regional "Mt. Laurel" Housing Need	38,035 units	44,737 units	55,338 units	62,040 units
Holmdel Township "Fair Share" Allocation	1,160 units	1,072 units	1,470 units	1,321 units
Holmdel Township Adjusted "Fair Share" Allocation (+20%)	1,392 units	1,286 units	1,764 units	1,585 units

- (1) Middlesex and Monmouth.
- (2) Middlesex, Monmouth and Union.
- (3) Middlesex, Monmouth and Ocean.
- (4) Middlesex, Monmouth, Union and Ocean.

APPENDIX D

In recalculating indigenous and present need utilizing the N. J. Public Use Sample data from the Rutgers Center for Urban Policy Research (CUPR), it appears that there are two (2) principal approaches which may be described as follows:

- A. The first approach takes the CUPR subregional total of "Mt. Laurel II" households in substandard units and distributes them among the municipalities in the subregion in proportion to each municipality's percentage share of the total occupied substandard units within the subregion as calculated via the published Census data and the AMG 3-surrogate methodology. Tables 1A and 2A, attached, present this data for the municipalities in Monmouth and Ocean counties.
- B. The second approach takes the CUPR subregional percentage ratio of total households within substandard units (using the AMG 3-surrogates) versus the total "Mt. Laurel II" households within substandard units, and then applies this percentage against the Census tabulations of total occupied substandard units within each municipality. Tables 1B and 2B, attached, present this data for the municipalities in Monmouth and Ocean counties.

The basic problem in utilizing the CUPR data is that it is not dis-aggregated at the municipal level; therefore, one must choose how to relate the CUPR subregional data to the Census municipal data. The alternate approaches noted above represent two methods of relating the data.

Additionally, the CUPR data measures the number of households in substandard units as opposed to measuring the number of units occupied by "Mt. Laurel II" households. As a result, the CUPR data counts 'sub-families' living with another family within a given dwelling unit. Therefore, some substandard units are "counted" more than once.

Moreover, the CUPR data is a Public Use Sample versus the published Census data, which itself results in some differences between the calculated numbers.

Finally, the CUPR computer run specifically identifies those units with deficient heating, including those with room heaters with a flue, as opposed to the AMG Census methodology which must extrapolate the numbers given the Census information available.

It is difficult to conclude which of the two approaches discussed above is more viable since, in each approach, we are mixing 'apples and oranges'. However, the advantage of approach "A" is that the single item of information utilized from the CUPR calculations is the bottom line number of 'low' and 'moderate' income households within each subregion occupying deficient units (3-surrogates). The distribution of the units among the municipalities is based upon Census data which anyone can readily see and verify.

MUNICIPALITY NAME	SUB- REGN	OVRCRWD UNITS	UNITS INCMPLT PLUMBNG NOT O/C	UNITS LACKING CTL HTG NOT O/C	UNITS WITH RM HEATER W/ FLUE	OTHER UNITS LACKING CTL HTG	UNITS INADQT HEATING NOT O/C	TOTAL PRESENT NEED	ADJUSTED PRESENT NEED FOR SUBREGN	PERCENT OF SUBREGNL PRESENT NEED	ADJUSTED PRESENT NEED	TOTAL OCCUPIED UNITS	FAIR SHARE CAP	SURPLUS PRESENT NEED
Aberdeen	32	151	33	209	141	87	80	264	1080	14.3	154	5293	138	16
Allenhurst	34	1	0	13	10	5	4	5	1960	0.2	4	328	9	
Allentown	35	17	5	23	19	6	6	28	560	2.1	12	662	17	
Asbury Park	34	477	299	810	863	250	182	958	1960	33.6	659	7207	187	472
Atlantic Highlands	32	27	17	39	33	12	10	54	1080	2.9	31	1776	46	
Avon-By-The-Sea	34	3	9	34	33	45	20	32	1960	1.1	22	1004	26	
Belmar	34	55	55	191	152	209	111	221	1960	7.8	153	3019	78	75
Bradley Beach	34	71	37	124	76	113	74	182	1960	6.4	125	2013	52	73
Brielle	34	17	2	44	38	19	15	34	1960	1.2	24	1489	39	
Colts Neck	35	12	12	7	7	0	0	24	560	1.8	10	2151	56	
Deal	34	3	4	0	0	0	0	7	1960	0.3	5	650	17	
Eatontown	33	83	27	69	73	25	18	128	880	7.2	63	4959	129	
Englishtown	35	11	9	21	18	3	3	23	560	1.7	9	339	9	
Fair Haven	33	11	1	69	44	25	25	37	880	2.1	19	1895	49	
Farmingdale	35	7	3	19	11	11	10	20	560	1.5	8	521	14	
Freehold Borough	35	148	35	137	148	68	43	226	560	17.2	96	3573	93	3
Freehold Twp	35	57	30	107	113	39	27	114	560	8.7	49	5565	145	
Hazlet	32	123	11	193	174	34	32	166	1080	9.0	97	6595	171	
Highlands Borough	32	48	17	244	240	62	50	115	1080	6.2	67	2216	58	9
Holmdel	32	18	5	22	15	7	7	30	1080	1.6	17	2229	58	
Howell	35	226	48	384	290	156	134	408	560	31.0	173	7822	203	
Interlaken	34	1	1	7	3	4	4	6	1960	0.2	4	389	10	
Keansburg	32	182	34	421	337	131	118	334	1080	18.0	196	3431	89	107
Keyport	32	94	73	70	55	18	17	184	1080	9.9	107	2957	77	30
Little Silver	33	6	0	30	11	19	19	25	880	1.4	12	1840	48	
Loch Arbour	34	0	0	9	5	4	4	4	1960	0.1	2	125	3	
Long Branch	33	586	201	529	383	248	208	995	880	56.4	496	11672	303	193
Manalapan	35	88	23	120	50	94	78	189	560	14.4	81	5578	145	
Manasquan	34	27	29	82	19	63	63	119	1960	4.2	82	2119	55	27
Marlboro	35	35	41	85	76	23	20	96	560	7.3	41	4542	118	
Matawan	32	63	19	48	26	22	22	104	1080	5.6	61	3086	80	
Middletown	32	272	56	431	332	138	127	455	1080	24.6	266	18841	490	
Millstone Twp	35	35	15	118	54	64	64	114	560	8.7	49	1146	30	19
Monmouth Beach	33	12	7	4	4	37	4	23	880	1.3	11	1336	35	
Neptune City	34	44	18	107	99	20	18	80	1960	2.8	55	2204	57	
Neptune Twp	34	334	157	522	408	236	191	682	1960	23.9	469	9917	258	211
Ocean Twp	34	67	40	149	122	53	45	152	1960	5.3	104	8449	220	
Oceanport	33	13	3	19	7	12	12	28	880	1.6	14	1768	46	
Red Bank	33	135	62	209	161	96	78	275	880	15.6	137	4908	128	9
Roosevelt	35	6	0	16	6	11	10	16	560	1.2	7	282	7	
Rumson	33	23	4	58	42	35	26	53	880	3.0	27	2502	65	
Sea Bright	33	16	7	80	69	15	14	37	880	2.1	19	941	24	
Sea Girt	34	3	1	11	9	2	2	6	1960	0.2	4	977	25	
Shrewsbury Borough	33	11	0	10	4	6	6	17	880	1.0	9	995	26	
Shrewsbury Twp	33	22	3	17	11	9	8	33	880	1.8	16	400	10	6
South Belmar	34	17	6	40	39	34	19	42	1960	1.5	29	654	17	12
Spring Lake Bor	34	12	3	66	46	39	30	45	1960	1.6	31	1476	38	
Spring Lake Hts	34	21	6	40	26	14	14	41	1960	1.4	27	2341	61	
Tinton Falls	33	67	6	56	48	14	13	86	880	4.9	43	2315	60	
Union Beach	32	94	18	161	154	39	33	145	1080	7.8	84	1967	51	33
Upper Freehold	35	16	14	47	26	37	28	58	560	4.4	25	892	23	2
Wall Twp	34	63	24	331	211	167	146	233	1960	8.2	161	6533	170	
West Long Branch	33	16	7	32	34	6	5	28	880	1.6	14	2241	58	
--- GRAND TOTALS ---		3947	1537	6684	5375	2886	2297	7781			4480	170130	4421	1207

MUNICIPALITY NAME	SUB- REGN	OVR CRWD UNITS	UNITS INCMPLT PLUMBNG NOT O/C	UNITS LACKING CTL HTG NOT O/C	UNITS WITH RM HEATER W/ FLUE	OTHER UNITS LACKING CTL HTG	UNITS INADQT HEATING NOT O/C	TOTAL PRESENT NEED	ADJUSTED PRESENT NEED FOR SUBREGN	PERCENT OF SUBREGNL PRESENT NEED	ADJUSTED PRESENT NEED	TOTAL OCCUPIED UNITS	FAIR SHARE CAP	SURPLUS PRESENT NEED
Barnegat Light	37	6	0	27	23	16	11	17	1120	0.6	7	259	7	
Barnegat Twp	37	45	10	203	132	110	92	147	1120	5.6	63	2820	73	
Bay Head	36	2	1	19	13	10	8	11	2200	0.4	9	521	14	
Beach Haven	37	11	4	46	57	33	17	32	1120	1.2	13	760	20	
Beachwood	37	44	6	113	67	62	54	104	1120	3.9	44	2477	64	
Berkeley	37	110	25	388	260	227	181	316	1120	11.9	133	9614	250	
Brick Twp	36	360	40	624	510	244	202	602	2200	22.8	502	18930	492	10
Dover Twp	36	316	53	860	747	373	286	655	2200	24.9	548	22175	577	
Eagleswood	37	10	4	70	61	24	20	34	1120	1.3	15	362	9	6
Harvey Cedars	37	0	1	15	20	23	8	9	1120	0.3	3	167	4	
Island Heights	36	14	2	17	13	11	8	24	2200	0.9	20	576	15	5
Jackson	37	102	55	437	271	243	207	364	1120	13.7	153	7756	202	
Lacey	37	63	10	370	192	250	209	282	1120	10.6	119	5107	133	
Lakehurst	37	59	18	89	75	44	33	110	1120	4.2	47	893	23	24
Lakewood	36	669	125	377	287	119	111	905	2200	34.3	754	14489	377	377
Lavallette	36	9	6	44	67	37	16	31	2200	1.2	26	916	24	2
Little Egg Harbor	37	62	7	201	91	128	117	186	1120	7.0	78	3145	82	
Long Beach	37	15	7	77	77	136	49	71	1120	2.7	30	1543	40	
Manchester	37	113	9	231	172	75	70	192	1120	7.2	82	13863	360	
Mantoloking	36	1	0	2	0	20	2	3	2200	0.1	2	184	5	
Ocean Gate	37	14	11	40	28	18	16	41	1120	1.5	17	560	15	2
Ocean Twp	37	21	7	152	107	51	49	77	1120	2.9	33	1492	39	
Pine Beach	37	5	3	5	11	4	1	9	1120	0.3	3	658	17	
Plumsted	37	74	17	209	145	102	86	177	1120	6.7	75	1564	41	34
Point Pleasant Bch	36	42	13	96	74	52	40	95	2200	3.6	79	2167	56	23
Point Pleasant Bor	36	99	23	208	188	51	44	166	2200	6.3	139	6561	171	
Seaside Heights	36	29	20	93	82	80	46	95	2200	3.6	79	832	22	57
Seaside Park	36	14	12	44	64	70	23	49	2200	1.9	42	784	20	22
Ship Bottom	37	9	7	56	46	41	26	42	1120	1.6	18	608	16	2
South Toms River	37	87	3	41	40	10	8	98	1120	3.7	41	1042	27	14
Stafford	37	71	9	352	250	147	130	210	1120	7.9	88	3789	99	
Surf City	37	8	6	46	35	41	25	39	1120	1.6	18	709	18	
Tuckerton	37	28	9	127	74	61	57	94	1120	3.6	40	981	26	14
--- GRAND TOTALS ---		2512	523	5679	4279	2913	2252	5287			3320	128304	3338	592

SOURCE: STF-1 and STF-3 Files, U. S. Census, 1980;
 N. J. Public Use Sample, U. S. Census, 1980 from
 Rutgers Center for Urban Policy Research;
 Additional calculations, Richard Thomas Coppola and Associates.

OCEAN COUNTY

MOUNT LAUREL PRESENT NEED CALCULATIONS

JUNE, 1985

MUNICIPALITY NAME	SUB- REGN	OVRCRWD UNITS	UNITS	UNITS	UNITS	OTHER	UNITS	TOTAL PRESENT NEED	SUB-	ADJUSTD PRESENT NEED	TOTAL OCCUPD UNITS	FAIR SHARE CAP	SURPLUS PRESENT NEED	PRESENT
			INCMPLT PLUMBNG NOT O/C	LACKING CTL HTG NOT O/C	WITH RM HEATER W/ FLUE	LACKING CTL HTG	INADQT HEATING NOT O/C		REGNL FACTOR (%)					NEED UNDER CAP
Barnegat Light	37	6	0	27	23	16	11	17	43.80	7	259	7		
Barnegat Twp	37	45	10	203	132	110	92	147	43.80	64	2820	77		13
Bay Head	36	2	1	19	13	10	8	11	79.70	9	521	14		5
Beach Haven	37	11	4	46	57	33	17	32	43.80	14	760	21		7
Beachwood	37	44	6	113	67	62	54	104	43.80	46	2477	68		22
Berkeley	37	110	25	388	260	227	181	316	43.80	138	9614	263		125
Brick Twp	36	360	40	624	510	244	202	602	79.70	480	18930	517		37
Dover Twp	36	316	53	860	747	373	286	655	79.70	522	22175	606		84
Eagleswood	37	10	4	70	61	24	20	34	43.80	15	362	10	5	
Harvey Cedars	37	0	1	15	20	23	8	9	43.80	4	167	5		1
Island Heights	36	14	2	17	13	11	8	24	79.70	19	576	16	3	
Jackson	37	102	55	437	271	243	207	364	43.80	159	7756	212		53
Lacey	37	63	10	370	192	250	209	282	43.80	124	5107	140		16
Lakehurst	37	59	18	89	75	44	33	110	43.80	48	893	24	24	
Lakewood	36	669	125	377	287	119	111	905	79.70	721	14489	396	325	
Lavallette	36	9	6	44	67	37	16	31	79.70	25	916	25		
Little Egg Harbor	37	62	7	201	91	128	117	186	43.80	81	3145	86		5
Long Beach	37	15	7	77	77	136	49	71	43.80	31	1543	42		11
Manchester	37	113	9	231	172	75	70	192	43.80	84	13863	379		295
Mantoloking	36	1	0	2	0	20	2	3	79.70	2	184	5		3
Ocean Gate	37	14	11	40	28	18	16	41	43.80	18	560	15	3	
Ocean Twp	37	21	7	152	107	51	49	77	43.80	34	1492	41		7
Pine Beach	37	5	3	5	11	4	1	9	43.80	4	658	18		14
Plumsted	37	74	17	209	145	102	86	177	43.80	78	1564	43	35	
Point Pleasant Bch	36	42	13	96	74	52	40	95	79.70	76	2167	59	17	
Point Pleasant Bor	36	99	23	208	188	51	44	166	79.70	132	6561	179		47
Seaside Heights	36	29	20	93	82	80	46	95	79.70	76	832	23	53	
Seaside Park	36	14	12	44	64	70	23	49	79.70	39	784	21	18	
Ship Bottom	37	9	7	56	46	41	26	42	43.80	18	608	17	1	
South Toms River	37	87	3	41	40	10	8	98	43.80	43	1042	28	15	
Stafford	37	71	9	352	250	147	130	210	43.80	92	3789	104		12
Surf City	37	8	6	46	35	41	25	39	43.80	17	709	19		2
Tuckerton	37	28	9	127	74	61	57	94	43.80	41	981	27	14	
--- GRAND TOTALS ---		2512	523	5679	4279	2913	2252	5287		3261	128304	3507	513	759

SOURCE: STF-1 and STF-3 Files, U. S. Census, 1980;
N. J. Public Use Sample, U. S. Census, 1980 from
Rutgers Center for Urban Policy Research;
Additional calculations, Richard Thomas Coppola and Associates.

APPENDIX E

This Appendix examines the impact on Holmdel Township's 'fair share' allocation of eliminating the twenty percent (20%) add-on from the Consensus Methodology 'fair share' formula. This factor is used in calculating the "prospective need" and "surplus present need" components of the Township's 'fair share' allocation.

The twenty percent (20%) add-on factor may result in inflated housing allocations throughout the State. This somewhat arbitrary percentage was added to the formula as an advance redistribution of housing from municipalities which would not have adequate undeveloped land area to accommodate their 'fair share' allocations. However, the methodology already excludes the municipalities where this would be most likely to occur; i.e., the large built-up cities and adjoining municipalities which have been excluded as Urban Aid municipalities. With the older urban areas out of the allocation pool, most of the "Mt. Laurel" housing will be allocated to suburban municipalities, where substantial amounts of vacant land remain available for development.

The following chart indicates the effect on Holmdel Township's 'fair share' allocation of eliminating the twenty percent (20%) add-on factor. The chart compares the Township's "prospective" and "surplus present" need allocations and then totals these numbers with the "indigenous" need number:

- a) Under the Consensus Methodology formula; and,
- b) Excluding the 20% add-on.

Adjusted "Fair Share" Housing Need Holmdel Township, New Jersey

	<u>Consensus Methodology</u>	<u>Without 20% Add-on</u>
Prospective Need	1,585	1,321
Surplus Present Need to 1990 (total)	42 (126)	35 (105)
Indigenous Need	<u>17</u>	<u>17</u>
TOTAL NEED	1,644	1,373

APPENDIX F

MEMORANDUM 85-12

DATE: November 6, 1985

TO: Holmdel Township Planning Board

FROM: Queale & Lynch, Inc.

William Queale, Jr.
 William Queale, Jr., P.P.#47, AICP

SUBJECT: Proposed Lower Income Housing Credits

The following listing of properties indicates the approvals given to housing projects involving lower income housing.

Site #1

V & H Builders; Site Plan 85-1; Blk 56, Lot 7; Prelim. Approval 7/23/85
 44 townhouses on 6.215 acres = 7.08 units/acre
 9 lower income units = 20%: 5 moderate income units and 4 low income units

Site #2

Mintoun Associates; Site Plan 85-5; Blk 58, Lots 53, 53A & 53B
 80 units on 11.341 acres = 7.05 units/acre
 16 lower income units = 20%: 8 moderate income units and 8 low income units

Site #3

Meadowood (Middle Union); Sub #421; Prelim App 9/2/81; Final App in 6 Phases
 Blk 58, Lots 27, 28, 37, 40, 41, 45 & 46
 225 lots on 85.3 acres = 2.64 units/acre
 Project approved as result of Mt. Laurel I litigation

Site #4

Holmdel Mews (Hazdel Assoc.); Variance 83-4; Final App 6/11/85;
 Blk 58, Lots 38 & 39
 58 units on 8.22 acres = 7.06 units/acre
 12 lower income units = 20%: 6 moderate income units and 6 low income units

Site #5

Garden Parkway Mobile Home Pk; Site Plan 75-3; Blk 50, Lot 119; Approved 12/76
 40 units on 7 acres = 5.7 units/acre

Totals:

447 units: 37 lower income units dedicated
 40 mobile home units at "least cost" credits
 45 units = 20% of 225 units approved from Mt. Laurel I project
 122 units credit
 + 21 units from cash contributions:
 143 Sites 1 and 2 will be contributing 3.6% of the sales price of each market unit at time of settlement. This represents 99 market-level units. Assuming \$120,000 per unit, total sales = \$11,880,000 x 3.6% = \$427,680. Assuming \$20,000/lower income unit = 21 units.

continued.....

Site A
Real Estate Equities property

Site B
Request for 46 townhouses w/lower income setaside

Site C
Request for 108 unit mobile home park

