ML - Montville Twp   11/83

Provisional Housing Allocation Study
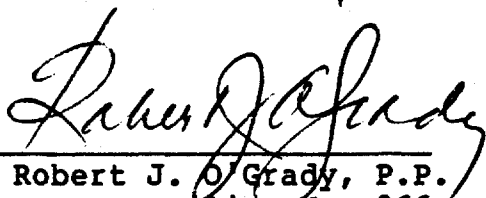
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PROVISIONAL

HOUSING ALLOCATION STUDY

TOWNSHIP OF MONTVILLE

MORRIS COUNTY, NEW JERSEY

Prepared By

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by:_____
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INTRODUCTION

The study which follows constitutes a preliminary housing allocation for Montville Township. It is based on a straight forward methodology involving evaluation of available statistical data. The key to the allocation is employment growth and the relationship between the number of jobs and the number of housing units. The study addresses both prospective and present need as dictated by the Supreme Court's Mt. Laurel II decision.

I. ESTABLISHMENT OF HOUSING REGION

The proposed housing region for Montville Township has been determined on the basis of a reasonable travel time to work. This approach stems from the assumption that there is a direct relationship between job opportunities and the housing market and that people will seek employment within reasonable travel distances of their homes or will locate their residences within reasonable travel distances of their jobs.

Analysis of data from the 1980 U.S. Census reveals that 91.7 percent of Montville Township residents employed outside their homes travelled to work by truck, car or van. Another 5.1 percent used public transportation. At the County level the respective percentages were 91.1 and 4.5 (see Table 1). As a result of this data, motor vehicle transportation routes constitute a major element in identifying the housing region.

The proposed housing region was established utilizing a 30 minute travel time from the Township and applying varying travel speeds depending upon the type of roadway. The 30 minute travel time was selected as a reasonable maximum, again based on statistical data available from the 1980 U.S. Census. As shown in Table 2, the Township mean and median travel times to work were respectively 26.3 minutes and 22.1 minutes. Additionally, 63.1 percent of the people travelling to work, travelled less than 30 minutes. Data for the County as a whole, further supports the maximum 30 minute travel time.

The 30 minute travel time was selected for other reasons

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TABLE 1
MEANS OF TRANSPORTATION TO WORK
WORKERS 16 YEARS AND OVER *
MONTVILLE TOWNSHIP AND MORRIS COUNTY
1980

	Township		County	
	No.	%	No.	%
Car, Truck or Van	5,773	91.7	176,879	91.1
(Drive Alone)	(4,873)	(77.4)	(139,795)	(72.0)
(Carpool)	(900)	(14.3)	(37,084)	(19.1)
Public Transportation	323	5.1	8,682	4.5
Walk	119	1.9	7,093	3.6
Other Means	78	1.2	1,593	0.8
TOTAL	6,293	100.0	194,247	100.0

* Persons working at home excluded.

SOURCE: 1980 U.S. Census

TABLE 2
TRAVEL TIME TO WORK
WORKERS 16 YEARS AND OVER *
MONTVILLE TOWNSHIP AND MORRIS COUNTY
1980

	Township		County	
	No.	%	No.	%
Less than 5 minutes	171	2.7	6,064	3.1
5 to 9 minutes	594	9.3	22,130	11.4
10 to 14 minutes	913	14.2	27,756	14.3
15 to 19 minutes	940	14.6	31,156	16.1
20 to 29 minutes	1,429	22.3	38,066	19.6
30 to 44 minutes	1,279	19.9	36,213	18.7
45 to 59 minutes	417	6.5	14,362	7.4
60 or more minutes	677	10.5	18,149	9.4
TOTAL	6,420	100.0	193,896	100.0
Mean	26.3		25.5	
Median	22.1		21.3	

* Persons working at home excluded.

SOURCE: 1980 U.S. Census

and specifically the following:

1. Achievement of energy efficient objectives which are a stated purpose in the Municipal Land Use Law.

2. Control of transportation costs which, like housing costs, are of great concern to moderate and low income households and families.

The final step in determining the housing region is to determine travel distances based on the 30 minute travel time and establishing travel speeds for various roads. All distances were determined by highway map measurement from a common point in the Township namely, the intersection of Route 202 and Route 287. Maximum permitted travel speeds were adjusted slightly downward to compensate for the following conditions:

a. Travel to common point of measurement or from home to major travel routes.

b. Time loss at interchanges.

c. Time loss at traffic signals.

d. Time lag during commuting hours.

The selected travel speeds were as follows:

Interstate Highway   - 50 mph
State Highway   - 40 mph
County and Local Roads   - 30 mph

The resultant housing region for Montville Township, utilizing the foregoing criteria, consists of 84 municipalities in 8 counties, encompases approximately 614 square miles and contains 1,862,330 persons. These municipalities are shown in Table 3 and on the accompanying map and include the following:

8 Municipalities in Bergen County
22 Municipalities in Essex County
2 Municipalities in Hudson County
33 Municipalities in Morris County
13 Municipalities in Passaic County
3 Municipalities in Somerset County
1 Municipality in Sussex County
2 Municipalities in Union County

Sample testing through actual driving experience indicates that the limits of the housing region are accurate. Depending upon driving conditions, time of day and other

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TABLE 3
PROPOSED HOUSING REGION
TOWNSHIP OF MONTVILLE

BERGEN COUNTY

Elmwood Park
Fair Lawn
Garfield
Lodi
Oakland
Paramus
Rochelle Park
Saddle Brook

ESSEX COUNTY

Belleville
Bloomfield
Caldwell
Cedar Grove
East Orange
Essex Fells
Fairfield
Glen Ridge
Irvington
Livingston
Maplewood
Millburn
Montclair
Newark
North Caldwell
Nutley
Orange
Roseland
South Orange
Verona
West Caldwell
West Orange

HUDSON COUNTY

East Newark
Harrison

MORRIS COUNTY

Boonton
Boonton Twp.
Butler
Chatham
Chatham Twp.
Denville
Dover
East Hanover
Florham Park
Hanover
Harding
Kinnelon
Lincoln Park
Madison
Mendham
Mendham Twp.
Mine Hill
Montville
Morris Twp.
Morris Plains
Morristown
Mountain Lakes
Mount Arlington
Netcong
Par.-Troy Hills
Pequannock
Randolph
Riverdale
Rockaway

Rockaway Twp.
Roxbury
Victory Gardens
Wharton

PASSAIC COUNTY

Bloomingdale
Clifton
Haledon
Little Falls
North Haledon
Passaic
Paterson
Pompton Lakes
Prospect Park
Totowa
Wanaque
Wayne
West Paterson
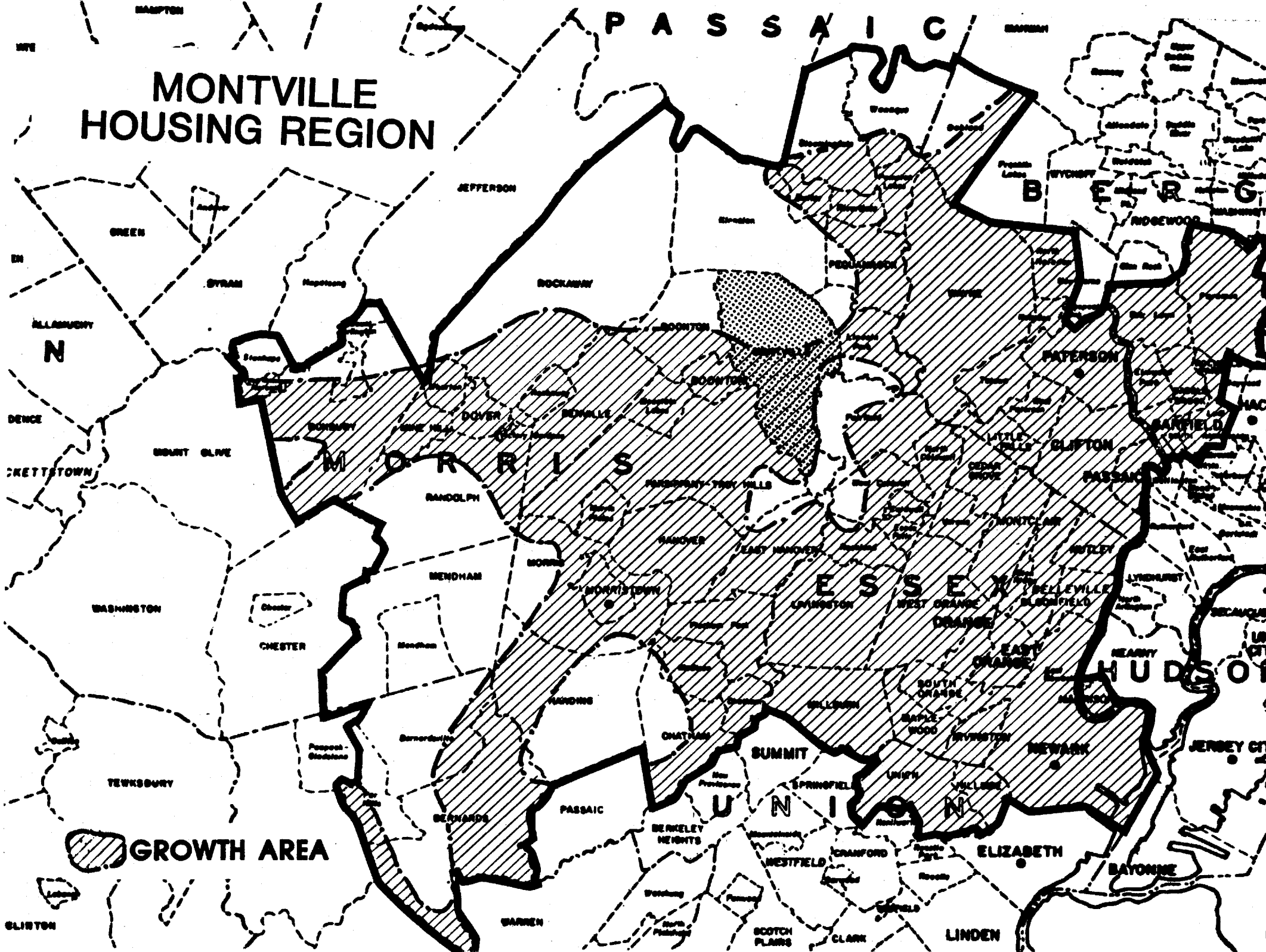
SOMERSET COUNTY

Bernards
Bernardsville
Far Hills

SUSSEX COUNTY

Stanhope

UNION COUNTY

Hillside
Union

MONTVILLE HOUSING REGION

GROWTH AREA

varying conditions the actual limits of the region could
increase or decrease slightly. However, the limits shown are
considered representative and minor adjustments are unlikely
to have any significant impact on eventual housing
allocations.

II. PROJECTION OF EMPLOYMENT

Phase II of the Housing Allocation Study involves a
projection of employment within the previously established
housing region. The basis of the housing allocation
methodology is that a direct relationship exists between job
growth in an area and housing need or demand in that area.
If job growth in the housing region is known, it then becomes
a simple task, through statistical evaluation, of determining
housing need.

There are two possible sources for employment data,
namely, U.S. Census data relating to labor force and covered
job statistics published by the N.J. Department of Labor and
Industry. The latter is considered the more reliable.

Due to many unknown and variable situations and lacking
projections by regional planning agencies or other groups, it
is believed that a straight line projection of jobs based on
growth in the past 10 years is a justifiable method.
Although this may not be reliable for any one municipality or
for any portion of the region, it is considered more reliable
for the region as a whole, assuming periodic review and
up-dating.

Covered job projections for the year 1990 are presented
for each county component and for the entire region in Table
4. These are straight line projections based on actual
experience between 1970 and 1980 and they reflect an increase
in the region of 68,092 covered jobs by the year 1990.
Adjustments to the projections should be made as new
employment data becomes available.

III. CONVERSION OF JOBS TO HOUSING UNITS

Having projected growth in employment, the next step is
to determine the relationship between jobs and housing units.
According to the U.S. Census, 0.43 new housing units were
created for each new job between 1970 and 1980. Applying the
average of 0.43 new housing units for each new covered job to
the additional jobs projected in Table 4 results in a
projection of estimated future additional housing units
needed in the Township's housing region. These estimated
future housing units are shown for the year 1990 in Table 5.
The latter shows an increase of 29,279 units by that year.

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TABLE 4
ESTIMATED COVERED JOB GROWTH
MONTVILLE TOWNSHIP HOUSING REGION
1990

County Component	New Jobs
Bergen	19,095
Essex	-17,956
Hudson	- 1,652
Morris	60,480
Passaic	2,887
Somerset	3,277
Sussex	132
Union	1,829
Total	68,092

TABLE 5
ESTIMATED HOUSING UNIT NEEDS
MONTVILLE TOWNSHIP HOUSING REGION
1990

County Component	Housing Units
Bergen	8,211
Essex	- 7,721
Hudson	- 710
Morris	26,006
Passaic	1,241
Somerset	1,409
Sussex	57
Union	786
Total	29,279

IV. DETERMINATION OF HOUSING UNIT NEED BY INCOME RANGE

The next step in the allocation process involves conversion of the projected total housing need of the Region to various income categories as related to the median household income of the Region. Determining the precise median household income of the Region would involve an evaluation of each of the 84 municipalities in the Region. To avoid this lengthy process, the median income of the 8-county area of which Montville Township's housing region is part was used. This figure is $20,147 and covers a broader spectrum than the actual region. A percentage breakdown of households by various income ranges as related to this median income for the 8-county area is as follows:

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Income Range	% of Households
Less than 50% of Median	20.8
50% to 80% of Median	19.0
Less than 80% of Median	39.8
80% to Median	10.2
Below Median	50.0
Above Median	50.0

Application of these percentages to the total projected housing units in Table 5 results in an estimated distribution of needed housing units by income ranges. This distribution is shown in Table 6.

V. DETERMINATION OF TOWNSHIP SHARE OF PROSPECTIVE REGIONAL HOUSING NEED

There are various possible ways of estimating a given municipality's share of the regional housing need. One simple means involves establishing the housing obligation based on the amount of growth area in the municipality. This approach stems from the Mt. Laurel II decision which states that the future need for moderate and low income housing should be met within Growth Areas as established by the State Development Guide Plan. Montville Township contains approximately 2.24 percent of the growth area located in its housing region. Applying this 2.24 percent to the projected distribution of housing needs in Table 6 establishes one estimate of the Township's obligation.

Another approach involves establishing the municipality's housing obligation on the basis of its share of regional employment growth. It is estimated that Montville's share of the regional job growth between 1980 and 1990 will be 2.80 percent based on a straight line projection of job growth in Montville from 1970 to 1980. Therefore, it could be concluded that the Township is responsible for 2.80 percent of the region's future housing need.

A third possibility would be to relate a municipality's housing obligation, at least in part, to the amount of vacant developable land it contains compared to the amount of such land in the housing region. Unfortunately, there is no accurate information available regarding vacant developable land in the region. The only known source is the 1976 DCA study which, based on knowledge of several municipalities, is considered unreliable. On the other hand, it is the only available source and, by using percentage figures only, it could be used with qualification. This study would place 4.79 percent of the region's vacant developable land in Montville Township.

By giving equal weight to the three methods described

above, allocations based on the methods can be averaged to produce an estimate of Montville's prospective housing obligation. As indicated in Table 7, the combined low and moderate income housing need for the year 1990 is 382 units.

TABLE 6
DISTRIBUTION OF PROSPECTIVE HOUSING NEEDS
BY INCOME RANGE
MONTVILLE TOWNSHIP HOUSING REGION
1990

Income Range	Housing Units
Less than 50% of Median	6,090
50% to 80% of Median	5,563
Less than 80% of Median	11,653
80% of Median to Median	2,986
Below Median	14,640
Above Median	14,640

TABLE 7
ESTIMATED PROSPECTIVE HOUSING NEEDS
TOWNSHIP OF MONTVILLE
1990

Allocation Method	Low	Moderate	Total
% of Growth Area	136	125	261
% of Job Growth	171	156	327
% of Vacant Dev. Land	292	266	558
Average	200	182	382

VI. PRESENT HOUSING NEED

The Mt. Laurel II decision addresses present as well as future housing need and indicates an obligation on the part of Growth Area municipalities to share in the region's lower income housing need generated by present dilapidated and overcrowded lower income units. Determination of that obligation involves a calculation of the region's indigenous poor which in turn would involve extensive research which present time constraints will not permit. Until such time as reliable studies can be performed, it is recommended that the prospective future housing need be increased to incorporate a factor for the region's present low and moderate income housing need. Lacking any precise guideline, an arbitrary increase of 50 percent in the future allocation is recommended. This results in an estimated present need to be met by 1990 of 191 units. Interestingly, this figure is almost identical to the present need estimated for the Township in the study performed for the Public Advocate by Abeles Schwartz Associates.

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VII TOTAL HOUSING NEED

The combined present and prospective housing need for the Township for the year 1990 is estimated to be 573 units. Assuming the distribution of these units in low and moderate income categories to be the same as for prospective need, this total figure would consist of 299 low income units and 274 moderate income units.

The methodology used in establishing an allocation of moderate and low income housing is a broad-based approach. It is not intended to produce a precise allocation, since no such allocation is possible, but rather to produce an approximate number that the municipality can use in formulating local policies and actions intended to result in the development of moderate and low income housing. Since the allocation is based primarily on projected employment growth, periodic review of job trends in the Region is important to maintaining zoning which realistically reflects the local obligation.