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Colts Neck

~Feb 1984

Fair Share Housing Analysis
Colts Neck Township
Prepared for

~~PSA~~ Sea Gull Properties
in Colts Neck Township

PSA = 22

Report Author: Richard ^{Thomas} Coppola + Assoc.

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FAIR SHARE HOUSING ANALYSIS

COLTS NECK TOWNSHIP

FEBRUARY 1984

PREPARED FOR: Sea Gull Properties
Colts Neck Township, N. J.

PREPARED BY: Richard Thomas Coppola
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FAIR SHARE HOUSING ANALYSIS
COLTS NECK TOWNSHIP, NEW JERSEY

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FAIR SHARE HOUSING ANALYSIS COLTS NECK 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, a small portion of the southwestern corner of Colts Neck 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 regions'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 has received a report from the Court appointed expert in the Middlesex County-Urban League consolidated litigation. The report represents a consensus among the various professional planners involved in the litigation. This "fair share" housing analysis utilizes the agreed upon methodology in determining Colt Neck's "fair share" housing obligation.

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-determined housing region.





The Township's total Mt. Laurel housing obligation, combining the three (3) components, is 156 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.

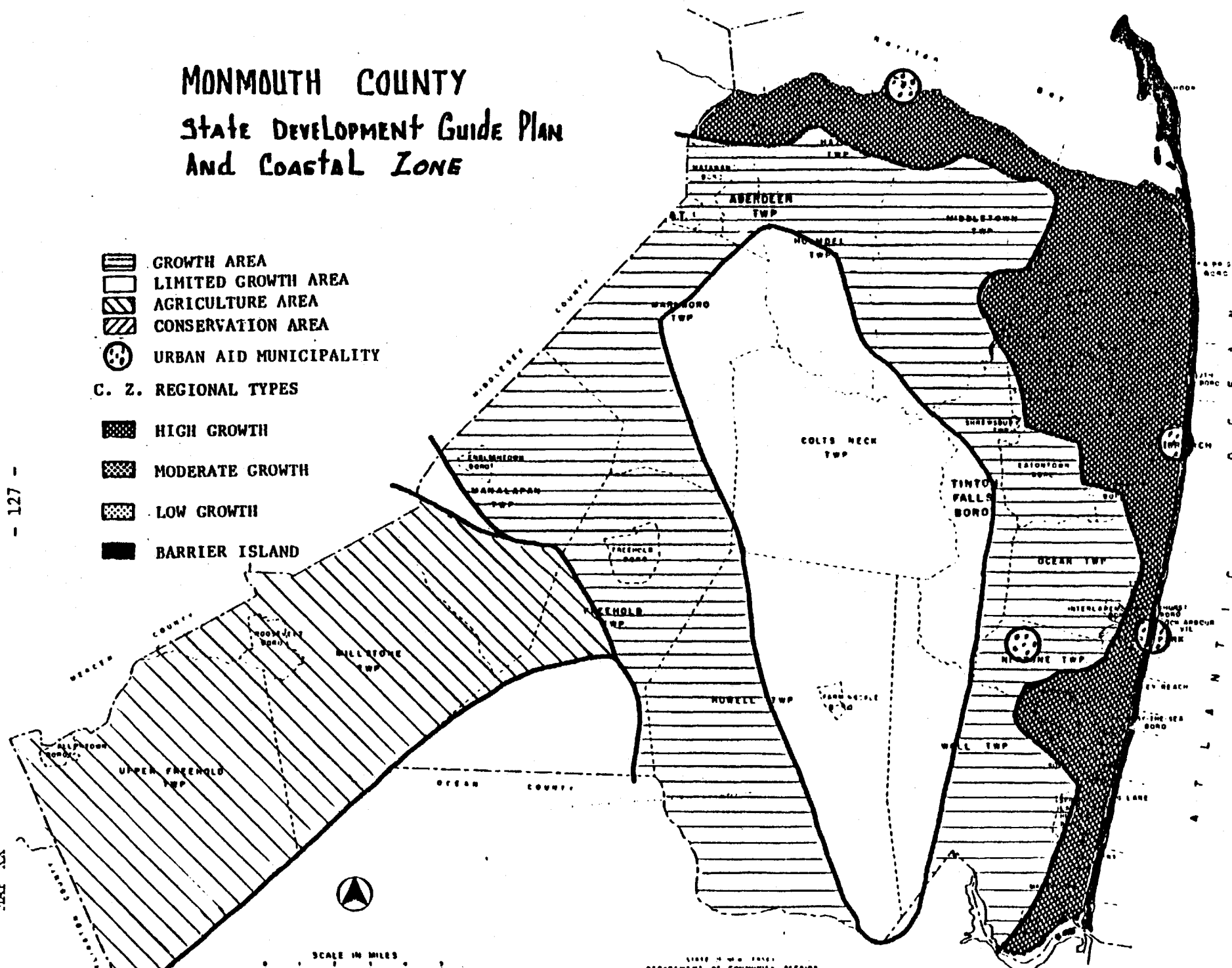
Note: All page citations herein refer to the New Jersey Supreme Court Opinion of January 20, 1983, known as "Mt. Laurel II".

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



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MAP XX

INDIGENOUS HOUSING NEED

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). The specific Census data used eliminates overlap among the three (3) categories. The total number is then multiplied by a factor of 82%, based upon the assumption derived from various housing studies that approximately eighty-two percent (82%) of all substandard housing units are occupied by low and moderate income households. Plate 2 tabulates the indigenous housing need in Colts Neck Township, and indicates a total indigenous need of twenty (20) 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 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 2

Indigenous Housing Need
Colts Neck Township, New Jersey

Overcrowded Units (1)	12
Occupied Units Lacking Complete Plumbing For Exclusive Use (2)	12
Occupied Units Lacking Adequate Heating (3)	<u>0</u>
Total Indigenous Housing Need:	24
 Indigenous Housing Need Assigned to Low and Moderate Income Households (82% of total)	 20

- 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.

Plate 3 indicates that the 30 minute commuting region around Colts Neck Township includes seventy-one (71) municipalities in three (3) counties. Appendix A lists the municipalities in the region and describes the procedures used to delineate it. As noted, the region for determining and allocating prospective need to Colts Neck Township consists of Monmouth, Middlesex and Ocean Counties.

DETERMINATION OF PROSPECTIVE HOUSING NEED

Prospective housing need for the time period 1980-1990 is determined by converting the projected population growth in the three (3) 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 Colts Neck three (3) 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 39.5% 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 three (3) county region; i.e., 55,479 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 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)

PLATE 3

PROSPECTIVE HOUSING NEED REGION
FOR
COLTS NECK TOWNSHIP, NEW JERSEY

Please see accompanying Display Board and Appendix

PLATE 4

Projected Household Growth in Prospective Housing Need Region
Colts Neck 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>
Monmouth County	540,400	214,573	170,130	44,443
Ocean County	431,950	170,941	128,304	42,637
Middlesex County	<u>645,600</u>	<u>245,989</u>	<u>196,708</u>	<u>49,281</u>
Total Region	1,617,950	631,503	495,142	136,361

- 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.

PLATE 5

Prospective Regional Housing Need, 1980 - 1990
Colts Neck Township, New Jersey

Projected Household Growth, 1980-1990:	136,361
Additional Units for Vacancy and Loss (3%):	<u>4,091</u>
Total Prospective Housing Need:	140,452 units

PROSPECTIVE LOW AND MODERATE INCOME HOUSING NEED: 55,479 units
(39.5% of total housing need)

February 29, 1984

Louis F. Locascio, Esq.
Drazin & Warshaw
25 Reckless Place
Red Bank, New Jersey 07701

Re: Fair Share Housing Analysis;
Colts Neck Township, New Jersey

Dear Mr. Locascio:

Please note that on Page 9. of the above captioned report is a typographical error:

Factor 2: Employment in Township (1981)

should read:

Factor 2: Employment in Township (1982)

We regret any inconvenience.

Truly yours,



Richard Thomas Coppola

RTC:e

Accordingly, the planners endorsed a "fair share" allocation formula for prospective housing need based on three (3) 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; and 3) the Township's share of employment growth in its region during the past ten (10) years. It should be noted that, within the defined three (3) 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 three (3) allocation factors as they pertain to Colts Neck Township.

The first factor in the fair share allocation is the proportion of the region's total "growth" area in Colts Neck 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 three (3) county prospective housing need region defined for Colts Neck Township, a total of 400,003 acres was calculated as "growth" area, of which 262 acres are in Colts Neck. The Township's "fair share" allocation based on this factor, therefore, is 0.065% of the projected regional housing need.

Factor 1:	Growth area in Township:	<u>261</u> square miles
	Growth area in region:	<u>400,003</u> square miles
	Percent share:	<u>0.065%</u>

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 1982, the most recent year for which employment data is available, Colts Neck Township had 849 private sector covered jobs, a 0.235 percent share of the 361,481 private sector covered jobs calculated for the three (3) county commuting region.

Factor 2:	Employment in Township (1982):	<u>849</u> jobs
	Employment in region:	<u>361,481</u> jobs
	Percent share:	<u>0.235%</u>

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

PLATE 6

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

Township Share Of Region's Job Growth 1972-1982 (1):	0.270%	270
Township Share Of Region's Jobs, 1982 (1):	0.235%	235
Township Share Of Region's "Growth" Area (2):	0.065%	65
	<u>3</u>	
Weighted 'Fair Share' Allocation:	0.19 %	
Regional Prospective Housing Need 1980-1990:	55,479 units	
Township 'Fair Share' Allocation:	105 units	
Township Adjusted 'Fair Share' Allocation (+20%):	<u>126 units</u>	

- SOURCE: (1) Covered Employment Trends, N. J.
Department of Labor and Industry,
1972 and 1982.
- (2) State Development Guide Plan, N. J.
Department of Community Affairs, 1980.

accompanied by substantial ratables..." (p.93) The "fair share" factor is determined from the growth in private sector covered employment between 1972 and 1982, since 1982 is the most recent year for which data is available and 1972 is the earliest year in which the definition of covered jobs is consistent with current years. Again, the regional figure for employment does not include employment in municipalities outside the "growth" area nor in the selected Urban Aid municipalities.

Employment in Colts Neck Township between 1972 and 1982 increased by 317 jobs, and employment in the region was calculated to have increased by 117,612 jobs, for a "fair share" allocation to Colts Neck of 0.276 percent.

Factor 3: Employment growth in Township (1972-82):	<u>317</u> jobs
Employment growth in region:	<u>117,612</u> jobs
Percent share:	<u>0.270%</u>

Assigning equal weight to each of the three (3) factors, the resulting "fair share" allocation for Colts Neck is 0.19% percent of the prospective housing need projected for the three (3) 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.

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, Colts Neck Township's indigenous housing need is twenty (20) dwelling 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). Colts Neck is located in a region comprised of Monmouth and Ocean Counties; 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.

Plate 8 tabulates the present indigenous housing need for each municipality in Monmouth and Ocean Counties. Plate 8 also tabulates the total number of housing units within each municipality. It is the percentage ratio of total substandard housing units in the region versus the total number of housing units in the region that becomes a municipality's "fair share" cap. 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, in those 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. 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).

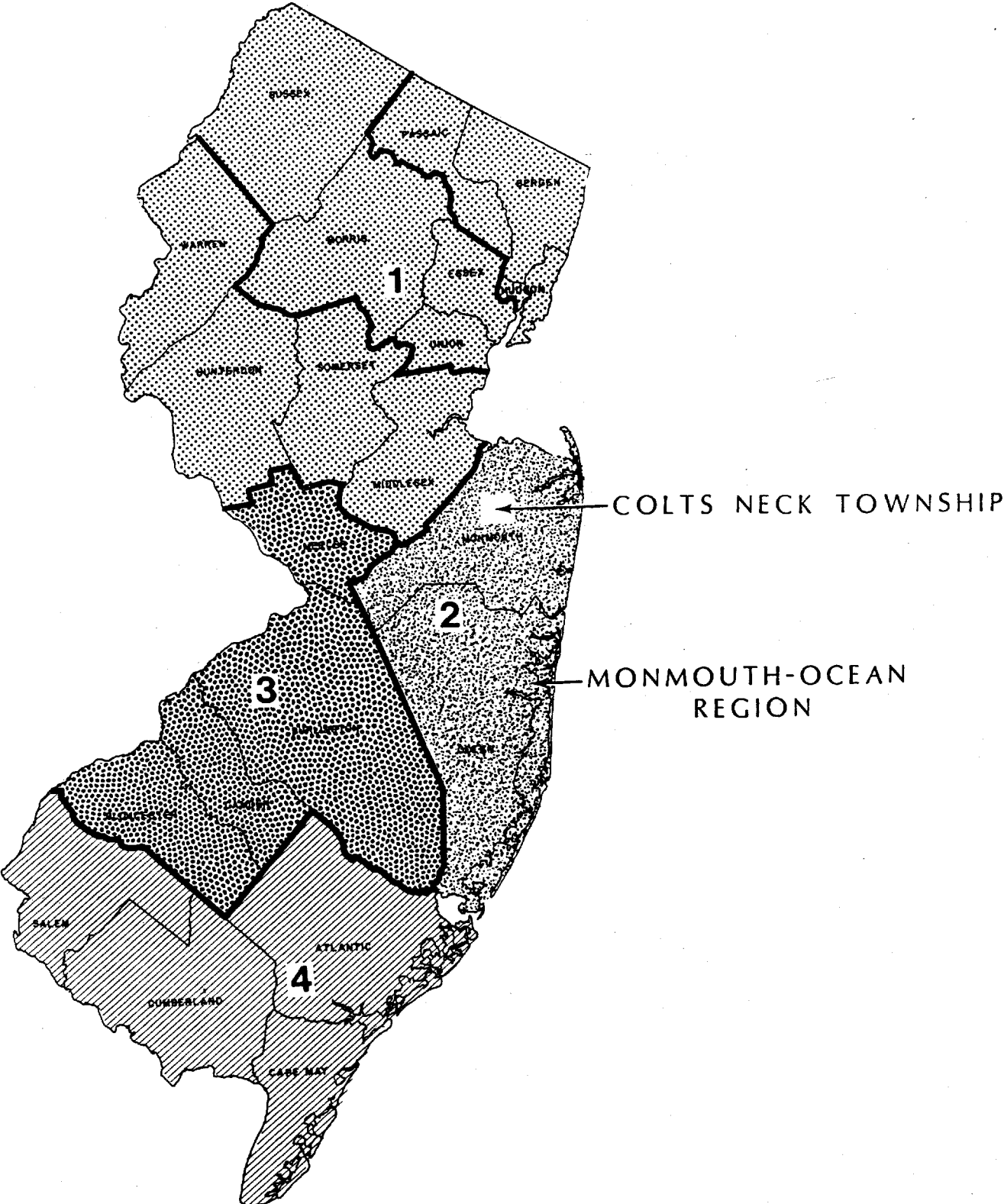
As noted on Plate 9, forty (40) municipalities within the Colts Neck Township present need region have a 'surplus' of present housing need and the total surplus for the region is 2,562 dwelling units.

ALLOCATION OF SURPLUS PRESENT HOUSING NEED

The 2,562 'surplus' present housing need within the Monmouth-Ocean 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.

PLATE 7 Present Housing Need Regions



MNCFLTY	STF-1	STF-1	STF-1	STF-3	STF-3	STF-3	% Units w/o ctrl htn, with inad htng	Units Lacking Adequate Heating	Total Present Need	Adjusted Present Need	Occupied Dwelling Units	Fair Share Cap	Surplus Present Need
	Tbl 18	Tbl 13	Tbl 15	XII-35	X-17	X-17							
	Ovrcrowded Units	Ttl Units Lack Com Plumbing	Net Units Lack Com Plumbing not o/c	Units Lack Ctrl Heat not o/c	Room Heaters w/flue	Other Units lack ctr heating							
MONMOUTH													
Aberdeen	151	35	33	209	141	87	.38157895	80	264	216	5293	191	25
Allenhurst	1	0	0	13	10	5	.33333333	4	5	4	328	12	-7
Allentown	17	5	5	23	19	6	.24	6	28	23	662	24	-1
Asbury Pk	477	300	299	810	863	250	.22461815	182	958	786	7207	260	525
Atl Hghlnd	27	18	17	39	33	12	.26666667	10	54	45	1776	64	-20
Avon	3	9	9	34	33	45	.57692308	20	32	26	1004	36	-10
Belmar	55	66	55	191	152	209	.57894737	111	221	181	3019	109	72
Brdly Bch	71	43	37	124	76	113	.59788360	74	182	149	2013	73	77
Brielle	17	2	2	44	38	19	.33333333	15	34	28	1489	54	-26
Colts Neck	12	12	12	7	7	0	0	0	24	20	2151	78	-58
Deal	3	4	4	0	0	0	0	0	7	6	650	23	-18
Eatontown	83	28	27	69	73	25	.25510204	18	128	105	4959	179	-74
Englshtwn	11	9	9	21	18	3	.14285714	3	23	19	339	12	7
Fair Haven	11	2	1	69	44	25	.36231884	25	37	30	1895	68	-38
Farmngdale	7	3	3	19	11	11	.5	10	20	16	521	19	-3
Freehld Br	148	41	35	137	148	68	.31481481	43	226	185	3573	129	56
Freehld Tp	57	31	30	107	113	39	.25657895	27	114	94	5565	201	-107
Hazlet	123	12	11	193	174	34	.16346154	32	166	136	6595	238	-102
Highlands	48	19	17	244	240	62	.20529801	50	115	94	2216	80	14
Holmdel	18	5	5	22	15	7	.31818182	7	30	25	2229	80	-56
Howell	226	49	48	384	290	156	.34977578	134	408	335	7822	282	52
Interlaken	1	1	1	7	3	4	.57142857	4	6	5	389	14	-9
Keansburg	182	39	34	421	337	131	.27991453	118	334	274	3431	124	150
Keyport	94	75	73	70	55	18	.24657534	17	184	151	2957	107	44
Little Slvr	6	3	0	30	11	19	.63333333	19	25	20	1840	66	-46
Loch Arbr	0	0	0	9	5	4	.44444444	4	4	3	125	5	-1
Long Brnch	586	229	201	529	383	248	.39302694	208	995	816	11672	421	394
Manalapan	88	25	23	120	50	94	.65277778	78	189	155	5578	201	-46
Manasquan	27	31	29	82	19	63	.76829268	63	119	98	2119	76	21
Marlboro	35	43	41	85	76	23	.23232323	20	96	79	4542	164	-85
Matawan	63	20	19	48	26	22	.45833333	22	104	85	3086	111	-26
Middletown	272	57	56	431	332	138	.29361702	127	455	373	18841	680	-307
Millstone	35	17	15	118	54	64	.54237288	64	114	93	1146	41	52
Mon Beach	12	7	7	4	4	37	.90243902	4	23	19	1336	48	-30
Nptne Twp	334	164	157	522	408	236	.36645963	191	682	559	9917	358	201
Nptne City	44	18	18	107	99	20	.16806723	18	80	66	2204	80	-14
Ocean Twp	67	40	40	149	122	53	.30285714	45	152	125	8449	305	-180
Oceanport	13	3	3	19	7	12	.63157895	12	28	23	1768	64	-41
Red Bank	135	66	62	209	161	96	.37354086	78	275	226	4908	177	48
Roosevelt	6	0	0	16	6	11	.64705882	10	16	13	282	10	3
Rumson	23	6	4	58	42	35	.45454545	26	53	44	2502	90	-47
Sea Bright	16	2	2	80	69	15	.17857143	14	37	31	941	34	-3
Sea Girt	3	1	1	11	7	2	.18181818	2	6	5	977	35	-30
Shrewsbury	11	0	0	10	4	6	.6	6	17	14	995	36	-22
Shrews Twp	22	4	3	17	11	9	.45	8	33	27	400	14	12
S. Belmar	17	6	6	40	39	34	.46575342	19	42	34	654	24	11
Spring Lke	12	4	3	66	46	39	.45882353	30	45	37	1476	53	-16
S.L. Hghts	21	6	6	40	26	14	.35	14	41	34	2341	85	-51
Tinton Fls	67	7	6	56	48	14	.22580645	13	86	70	2315	84	-13
Union Bch	94	20	18	161	154	39	.20207254	33	145	119	1967	71	48
Up Freehld	16	15	14	47	26	37	.58730159	28	58	47	892	32	15
Wall Twp	63	27	24	331	411	167	.44174894	146	233	171	6533	226	-45
W Long Br	16	7	7	32	34	6	.15	5	28	22	2241	41	-55
TOTALS	3947	1642	1537	1111	5334	2092	.34152333	2270	7779	6130	11130	1113	1113

**SURPLUS PRESENT
NEED:
Monmouth-Ocean
Housing Region**

SOURCE: U.S. Census, 1980.

1998

MNCPLTY	STF-1 Tbl 18 Ovrcred Units	STF-1 Tbl 13 Ttl Units Lack Com Plumbing	STF-1 Tbl 15 Net Units Lack Com not o/c	STF-3 XII-35 Units Lack Ctrl Heat not o/c	STF-3 X-17 Room Heaters w/flue	STF-3 X-17 Other Units lack ctr heating	% Units w/o ctrl htn, with inad htng	Units Lacking Adequate Heating	Total Present Need	Adjusted Present Need	Occupied Dwelling Units	Fair Share Cap	Surplus Present Need
OCEAN													
Brnegat Tp	45	12	10	203	132	110	.45454545	92	147	121	2820	102	19
Brnegat Lt	6	0	0	27	23	16	.41025641	11	17	14	259	9	5
Bay Head	2	1	1	19	13	10	.43478261	8	11	9	521	19	-10
Bch Haven	11	5	4	46	57	33	.36666667	17	32	26	760	27	-1
Beachwood	44	7	6	113	67	62	.48062016	54	104	86	2477	89	-4
Berkeley	110	27	25	388	260	227	.46611910	181	316	259	9614	347	-88
Brick Twp	360	44	40	624	510	244	.32360743	202	602	494	18930	683	-190
Dover Twp	316	57	53	860	747	373	.33303571	286	655	537	22175	801	-263
Eagleswood	10	5	4	70	61	24	.28235294	20	34	28	362	13	15
Harvey Ced	0	1	1	15	20	23	.53488372	8	9	7	167	6	1
Island Hts	14	2	2	17	13	11	.45833333	8	24	20	576	21	-1
Jackson Tp	102	59	55	437	271	243	.47276265	207	364	298	7756	280	18
Lacey Twp	63	11	10	370	192	250	.56561086	209	282	231	5107	184	47
Lakehurst	59	18	18	89	75	44	.36974790	33	110	90	893	32	58
Lakewood	669	148	125	377	287	119	.29310345	111	905	742	14489	523	219
Lavallette	9	6	6	44	67	37	.35576923	16	31	25	916	33	-8
Ltl Egg Hr	62	8	7	201	91	128	.58447489	117	186	153	3145	114	39
Long Beach	15	8	7	77	77	136	.63849765	49	71	58	1543	56	3
Manchester	113	10	9	231	172	75	.30364372	70	192	158	13863	500	-343
Mantolokng	1	0	0	2	0	20	.1	2	3	2	184	7	-4
Ocean Twp	21	7	7	152	107	51	.32278481	49	77	63	1492	54	9
Ocean Gate	14	11	11	40	28	18	.39130435	16	41	33	560	20	13
Pine Beach	5	3	3	5	11	4	.26666667	1	9	8	658	24	-16
Plumsted	74	19	17	209	145	102	.41295547	86	177	145	1564	56	89
Pt Pleasnt	99	23	23	208	188	51	.21338912	44	166	136	6561	237	-100
Pt Pls Bch	42	14	13	96	74	52	.41269841	40	95	78	2167	78	-1
Seaside Ht	29	21	20	93	82	80	.49382716	46	95	78	832	30	48
Seaside Pk	14	12	12	44	64	70	.52238806	23	49	40	784	28	12
Ship Bottm	9	7	7	56	46	41	.47126437	26	42	35	608	22	13
S Toms Rvr	87	5	3	41	40	10	.2	8	98	81	1042	38	43
Stafford	71	11	9	352	250	147	.37027708	130	210	172	3789	137	36
Surf City	8	6	6	46	35	41	.53947368	25	39	32	709	26	6
Tuckerton	28	9	9	127	74	61	.45185185	57	94	77	981	35	42
TOTALS	2512	577	523	5679	4279	2913	.40503337	2254	5289	4337	128304	4632	-295

PLATE 9

Summary of Surplus Present Need
Monmouth/Ocean Housing Region

<u>Monmouth County</u>	<u>Municipality</u>	<u>'Surplus' Present Housing Need</u>	
	Aberdeen Township	25	
	Asbury Park	525	
	Belmar	72	
	Bradley Beach	77	
	Englishtown	7	
	Freehold Borough	56	
	Highlands	14	
	Howell	52	
	Keansburg	150	
	Keyport	44	
	Long Branch	394	
	Manasquan	21	
	Millstone	52	
	Neptune Township	201	
	Red Bank	48	
	Roosevelt	3	
	Shrewsbury Township	12	
	South Belmar	11	
	Union Beach	48	
	Upper Freehold	15	
	Subtotal: Monmouth County		1,827 units
<u>Ocean County</u>			
	Barnegat Township	19	
	Barnegat Light	5	
	Eagleswood	15	
	Harvey Cedars	1	
	Jackson Township	18	
	Lacey Township	47	
	Lakehurst	58	
	Lakewood	219	
	Little Egg Harbor	39	
	Long Beach	3	
	Ocean Township	9	
	Ocean Gate	13	
	Plumsted Township	89	
	Seaside Heights	48	
	Seaside Park	12	
	Ship Bottom	13	
	So. Toms River	43	
	Stafford Township	36	
	Surf City	6	
	Tuckerton	42	
	Subtotal: Ocean County		735 units
	TOTAL REGION:		<u>2,562 units</u>

Accordingly, the planners have endorsed the reallocation of 'surplus' present need in the region based on two (2) criteria: 1) the municipality's share of the region's current employment (1982) and, 2) the municipality's share of the region's "growth" area. Again, it should be noted that the regional employment figures do not include municipalities outside the "growth" area or the selected Urban Aid municipalities.

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 10 tabulates the "fair share" allocation of 'surplus' present housing need to Colts Neck Township. As indicated, the Township's share is only ten (10) units because Colts Neck includes such a small part of the region's jobs and growth area and because the region's 'surplus' present need is relatively low.

TOTAL "MT. LAUREL" HOUSING OBLIGATION FOR COLTS NECK 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>	20 units
<u>Regional Propsective Housing Need:</u>	126 units
<u>Surplus Present Need:</u>	<u>10 units</u>
Total:	156 units

Therefore, the total "Mt. Laurel II" housing obligation for Colts Neck Township is 156 units.

300
156

144
201
156

156

PLATE 10

Fair Share Allocation: Surplus Present Need
Colts Neck Township, New Jersey

Township Share Of Region's Jobs, 1982 (1):	0.555%
Township Share Of Region's Growth Area (2):	<u>0.104%</u>
Weighted Fair Share Allocation:	0.3295%
Surplus Regional Present Housing Need:	2,562 units
Township 'Fair Share' Allocation:	8 units
Township Adjusted 'Fair Share' Allocation (+20%):	10 units

- SOURCE: (1) Covered Employment Trends,
N. J. Dept. of Labor & Industry, 1982.
- (2) State Development Guide Plan,
N. J. Dept. of Community Affairs, 1980.

APPENDIX

APPENDIX A

PROCEDURES FOR DELINEATING THE PROSPECTIVE NEED HOUSING REGION

The housing region around Colts Neck 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 a point approximately in the 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

If only part of a municipality was within thirty (30) minutes driving time, it was included in the region if more than half fell within the 30-minute radius, but was excluded if less than half fell within the 30-minute radius.

The following municipalities are included in the Colts Neck Township housing region:

<u>Monmouth County:</u>	all municipalities <u>except</u> Allentown and Upper Freehold.
<u>Middlesex County:</u>	East Brunswick, Edison, Helmetta, Jamesburg, Metuchen, Milltown, Monroe, New Brunswick, Old Bridge, Perth Amboy, Sayerville, South Amboy, South River, Spotswood, and Woodbridge.
<u>Ocean County:</u>	Bay Head, Brick, Lakewood, Point Pleasant, and Point Pleasant Beach.

NOTE: Because of the need to use data available on a county basis, prospective need was calculated and allocated in a region consisting of the entirety of the three (3) counties: Monmouth, Middlesex and Ocean.

APPENDIX B

SELECTED URBAN AID MUNICIPALITIES
EXCLUDED FROM "FAIR SHARE" CALCULATIONS

MONMOUTH COUNTY

Asbury Park
Keansburg
Long Branch

OCEAN COUNTY

Lakewood

MIDDLESEX COUNTY

New Brunswick
Perth Amboy

