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A REVISED STATEWIDE HOUSING ALLOCATION REPORT FOR NEW JERSEY

For Public Review and Comment



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May 1978

**A REVISED STATEWIDE HOUSING
ALLOCATION REPORT FOR NEW JERSEY**

For Public Review and Comment

**NEW JERSEY DIVISION OF
STATE AND REGIONAL PLANNING**

Richard A. Ginman, *Director*

MAY, 1978

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I. INTRODUCTION

A. Background

In the Housing Act of 1949, Congress declared that "...the general welfare and security of the Nation and the health and living standards of its people require housing production and related community development sufficient to remedy the serious housing shortage...and the realization as soon as feasible of the goal of a decent home and suitable living environment for every American family..."¹

In 1968, Congress went further, stating that "...this goal has not been fully realized for many of the Nation's lower income families... The highest priority and emphasis should be given to meeting the housing needs of those families for which the national goal has not become a reality..."²

In 1968 and 1970, the New Jersey Department of Community Affairs investigated the extent of housing and housing production problems in the State of New Jersey. These investigations found that the State was in the midst of a serious housing crisis, characterized, on the one hand, by deteriorating housing in core cities, declining volumes of housing production, and low vacancy rates, and, on the other hand, characterized by a widespread pattern of exclusionary land use regulations outside the core cities.³ The nature and extent of exclusionary land use restrictions was documented in a 1972 survey of municipal land use ordinances in the State.⁴ It was found that many municipalities employ zoning regulations which operated to attract a select type of growth favorable to its municipal tax base and to exclude less lucrative forms of development. This pattern of zoning for fiscal ends is in large part a result of the tax structure in New Jersey with its heavy reliance on the municipal property tax as a source of revenue for municipal and county expenses.

One consequence of this dual situation of great housing need and exclusionary zoning practices is that the production of an adequate volume of lower cost housing is constricted, thereby restricting the housing choices for families and individuals in the State, some of whom are residing in substandard or overcrowded units or in housing which is inadequate for their specific needs.

1. The Housing Act of 1949, Public Law 171, 81st Congress; 63 Stat. 413; 42 U.S.C. 1441, Section 2, approved July 15, 1949.
2. The Housing and Urban Development Act of 1968, Section 2, Public Law 90-448, 82 Stat. 476.601; 12 U.S.C. 1701 and 42 U.S.C. 1441a, approved August 1, 1968.
3. Housing in New Jersey 1968 and The Housing Crisis in New Jersey 1970, New Jersey Department of Community Affairs.
4. Land Use Regulation The Residential Land Supply, New Jersey Department of Community Affairs, 1972.

Under Former Governor William T. Cahill, two messages were delivered to the Legislature outlining the State's housing problems and suggesting a number of strategies that could be utilized to increase housing opportunities.⁵ An outgrowth of this executive initiative was further research and the introduction of proposed legislation which, although not enacted, sought to meet some of the State's housing problems by encouraging municipalities, on a voluntary basis, to increase the number of housing sites suitable for low-and moderate-income housing.⁶

During this same time, the issue of exclusionary zoning was also being argued in the New Jersey courts, and in March of 1975, the New Jersey Supreme Court issued a landmark decision in Southern Burlington County N.A.A.C.P. v. the Township of Mount Laurel.⁷ This decision was instrumental in focusing widespread public attention on the issue. The Mount Laurel decision articulated the relationship between housing opportunity and municipal land use powers, stating that developing municipalities must, by their land use regulations, "presumptively make realistically possible an appropriate variety and choice of housing...at least to the extent of the municipality's fair share of the present and prospective regional need..."⁸. It was made clear that the exercise of municipal land use regulations and other actions affecting housing opportunity must take into account not only a municipality's own housing need, but also the housing need of a wider region of which it is a part.

In April of 1976, Governor Brendan T. Byrne issued Executive Order No. 35, in which he directed the Division of State and Regional Planning to prepare state housing goals to guide municipalities in adjusting their land use regulations in order to provide a reasonable opportunity for the development of an appropriate variety and choice of housing to meet the needs of the residents of New Jersey.⁹ Pursuant to Executive Order No. 35, the Division of State and Regional Planning prepared a preliminary draft plan, "A Statewide Housing Allocation Plan for New Jersey" which consisted of three parts: (1) the determination of a numerical housing goal based on the present and prospective need for low-and moderate-income housing in the State up to 1990; (2) the delineation of appropriate allocation regions; and (3) the formulation of a fair share allocation methodology to distribute the regional housing goal among the component municipalities of each region. Under this plan, each municipality in the State received an allocation of low-and moderate-income housing units to the year 1990 based on present housing needs, recent growth and a potential to accommodate future growth. A summary of this preliminary plan was submitted to Governor Byrne and released for public discussion in December, 1976. Copies of the plan were sent to all municipalities and county governments.

5. A Blueprint for Housing in New Jersey, 1970, and New Horizons in Housing, 1972, Governor William T. Cahill.

6. Assembly Bill 1421, November 13, 1972.

7. So. Burlington Co. N.A.A.C.P. et. al. v. Twp. of Mount Laurel, 67 N.J. 151 (1975).

8. 67 N.J. at 174.

9. Executive Order No. 35, April 2, 1976.

At the same time that Governor Byrne released this preliminary report, he issued a second executive order - No. 46 - which extended the completion date for the allocation of housing goals to December, 1977.¹⁰ The new order directed a review and, if necessary, a modification of the preliminary housing allocation plan to assure that it would take into account: current programs designed to revitalize the cities of New Jersey (e.g., neighborhood preservation and urban economic development programs), redevelopment possibilities for the more developed municipalities of New Jersey, statewide planning objectives as encompassed by the comprehensive planning activities of the Division of State and Regional Planning, as well as the original housing goal allocation criteria prescribed in Executive Order No. 35. In accordance with this executive directive, the Division of State and Regional Planning has reviewed and modified the 1976 statewide housing allocation plan and has prepared this report.

B. A Statewide Housing Allocation Plan for New Jersey - Purpose and Content

The purpose of this plan is to provide municipalities throughout the State with a guide for the evaluation of their land use regulations and housing programs in providing reasonable housing opportunities to meet the needs of New Jersey residents. These guidelines are presented in the plan by an enumeration of existing (1970) and future (1970-1990) housing needs of persons of low-and moderate-incomes in our state. These needs are allocated on a regional basis, according to specific criteria, to each municipality in the State in order to equitably distribute housing opportunities for low-and moderate-income housing. A municipality should plan and provide for the development of such housing opportunities accordingly.

This plan retains, with only minor statistical revisions, several parts of the preliminary allocation plan. These sections include: (1) the enumeration of existing housing needs based on certain housing deficiencies (dilapidated units, overcrowded units and needed vacant units) for low-and moderate-income households in New Jersey as of 1970; (2) the projection of low-and moderate-income household growth from 1970 to 1990; (3) the delineation of a set of 12 sub-state regions to facilitate the equitable allocation of present and prospective regional needs for low-and moderate-income housing; and (4) the calculation of allocations of low-and moderate-income housing needs based on present housing needs, relative recent growth factors and on a relative resource potential to accommodate future growth.

This new housing plan, however, incorporates several significant modifications to the preliminary housing allocation plan. These are:

- (1) The allocation process includes an enumeration of the 1970 housing need originating in each municipality. This enumeration has been presented in order to indicate the location of the 1970 housing need and its equitable distribution throughout a region.
- (2) The housing allocations have been modified to reflect each municipality's actual capacity, in terms of vacant developable land, to accommodate additional development. Where a municipality was found to have insufficient vacant developable land to reasonably accommodate its allocation, the allocation was reduced in accordance with the municipality's development limit. These units were then re-allocated to municipalities in the relevant region with adequate developable land to accommodate these needed units.
- (3) Under the mandate of Executive Order No. 46, the provision of housing opportunities in accordance with this plan has been coordin-

10. Executive Order No. 46, December 8, 1976.

ated with the statewide planning objectives formulated by the Division of State and Regional Planning in the preliminary State Development Guide Plan.¹¹ Accordingly, this plan recommends that implementation of housing allocations in excess of existing, immediate needs (i.e., those needs originating in the relevant municipality) be deferred in those municipalities where growth or development will be discouraged by the State in order to accommodate a documented state need for the preservation of open space and prime farmland.¹²

- (4) This report also provides recommendations as to how a municipality may plan and provide for the needed housing opportunities enumerated in this plan. These recommendations include a variety of implementation techniques for the creation of expanded housing opportunities for persons of low-and moderate-incomes.

This report enumerates existing housing needs in 1970 and projects low-and moderate-income housing needs for the twenty year period of 1970-1990. It must be acknowledged that a number of changes have occurred in the State's housing stock since 1970. Lower cost housing units have been built throughout the State and have satisfied some housing needs. Middle and upper income units have also been added, thereby permitting some older housing stock to "filter-down" to the low-and moderate-income range. On the other hand, the aging process for housing has generated some additional housing deficiencies during the past eight-year period, thereby adding some housing needs to those enumerated in 1970.

The accurate assessment of these changes in housing stock would require a statewide survey which is beyond the scope of this allocation plan. This information will not become known until the next federal census is compiled and distributed, sometime in 1982. At that time, the monitoring of changes in housing stock as they relate toward meeting housing allocation goals will be possible. Until that time, each municipality should attempt to assess the changes which have occurred in its own housing stock since 1970 and the efforts which have been made toward the housing allocation determined in this report. Appendix E provides an enumeration of governmentally assisted rental housing units, by municipality, for the State. This has been provided to supplement municipal records. Other sources of information that can be reviewed by local officials assessing changes in housing stock include: municipal, county or consultant housing surveys, housing data contained in applications for federal community development funds, local building trends data, as reflected by certificates of occupancy for new residences, demolition permits or other local building inspection or monitoring records.

11. New Jersey Department of Community Affairs, July 1, 1977.

12. It should be noted that this deferral is contingent upon a municipality's not experiencing growth and not pursuing policies which encourage growth or manifest any characteristics which could be construed as having a growth orientation.

II. HOUSING ALLOCATION PLAN

This statewide housing allocation plan is presented in four interrelated sections: (1) definition of the low-and moderate-income population whose needs are addressed in this plan; (2) the types of housing needs which are assessed; (3) the sub-state regions in which the allocations are made; and (4) the methodology used to allocate these needs.¹³

A. Low-and Moderate-Income Population

The target group for the assessment of housing need for the purposes of this report consists of households in the State in 1970 with gross incomes in the low-and moderate-income range as defined below. While households of higher incomes also experience housing need, it is recognized that low-and moderate-income households have the least mobility, purchasing power and opportunity to secure adequate housing in the present housing market. Numerical income ranges for this target group were determined by using family budget information published by the United States Department of Labor. In 1970, these income ranges were:¹⁴

Low-income householdup to \$5,568/year

Moderate-income household ...\$5,569 to \$8,567/year

B. Housing Need

1. 1970 (Present) Housing Need

The first task in determining these housing allocations was to assess the 1970 housing need of low-and moderate-income households in New Jersey. There are many types of housing need, however, all such needs were not considered to be within the scope of this plan and were not assessed and allocated in this report.

A number of unsatisfactory housing conditions exist in New Jersey, including physical housing deficiencies - deteriorated or dilapidated units and housing lacking plumbing facilities; financial housing imbalances - units priced above, or with rental costs above the affordability of households; overcrowded housing units; and an insufficient number of vacant units to provide mobility in the housing market. Unsatisfactory housing conditions

13. This discussion is based on four detailed technical reports prepared by the Division of State and Regional Planning in the Summer of 1976. These include: New Jersey's Present Housing Needs, Prospective Housing Needs Report, Housing Allocation Regions, and New Jersey's Fair-Share Housing Allocation. It may also be noted that the data used in these sections is based on the preliminary draft allocation plan of November, 1976, with some adjustments to the calculation of prospective housing needs and updated statistics.

14. Standards of Living for an Urban Family of Four, Bulletin No. 1570-5, Bureau of Labor Statistics, Spring, 1967. See also An Analysis of Low-and Moderate-Income Housing Need in New Jersey, op. cit., p.1. Since 1970, these income ranges have expanded. In 1976, low-and moderate-income households were estimated to have incomes of up to approximately \$14,000.

also exist where suitably priced units are not in reasonable proximity to employment opportunities and when the type of housing available is not suitable for a portion of the housing market. For this plan, the housing goal which was selected and allocated to municipalities does not represent all the housing need in the State. This housing allocation plan only focuses on the need for new housing construction for low-and moderate-income households.

The types of present housing needs suitable for assessment for this housing allocation are: (1) dilapidated units, (2) overcrowded units, and (3) needed vacant units. These 1970 housing needs predominantly affect low-and moderate-income households and most closely reflect new construction requirements. Unlike these three types, the other housing deficiencies listed above, although important, do not necessarily require new replacement units on a one-for-one basis. Strategies other than new construction -- e.g., housing maintenance, rehabilitation, renovation, financial assistance, etc. -- may be more appropriate to meet these 1970 housing problems.

The three types of housing need which were selected to represent the present housing need for this allocation are defined as follows:

Dilapidated Units: units having one or more critical defects; or having a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding; or being of inadequate original construction. The defects are either so crucial or so widespread that the structure should be extensively repaired or torn down.¹⁵

Overcrowded Units: units which are considered not large enough to accommodate the occupants adequately. The standard of overcrowding used was 1.01 or more persons per room.

Needed Vacant Units: units which are considered necessary to permit mobility and choice in the housing market. The number of units required to achieve a given 5 percent vacancy rate for rental units and a 1.5 percent rate for owner occupied units were used as measures of this need.

Using the above definitions for present housing need, it was found that in 1970 there existed a statewide need for 219,455 units which included 94,835 dilapidated units, 94,499 overcrowded units and 31,121 needed vacant units.¹⁶ Table 1 shows the 1970 present housing needs for each county and for the State. A total present need figure is provided for each municipality in Column 1 of Appendix A.

15. Plumbing Facilities and Estimates of Dilapidated Housing, Final Report, HC (6) U.S. Bureau of the Census, Census of Housing: 1970, pp. VII and VIII.

16. New Jersey's Present Housing Needs, op. cit., pp. 10-12 and Appendixes A and B. Some overcounting of present housing need might result if and when new units become available for households presently occupying overcrowded units. The amount of overcrowding would be reduced, however, since some of the overcrowded units contain more than one family. (Unfortunately, the extent of "doubling-up" cannot be determined accurately). As a practical matter, however, the fact that there may be some overcounting of overcrowded units is not significant in light of the limited definition of housing need used in this allocation plan.

TABLE 1

1970 - Present Housing Needs

<u>County</u>	<u>Dilapidated Units</u>	<u>Overcrowded Units*</u>	<u>Needed Vacant Units</u>
Atlantic	3,517	2,092	73
Bergen	8,033	7,758	5,709
Burlington	3,189	3,360	852
Camden	5,814	5,493	1,067
Cape May	1,352	478	20
Cumberland	2,228	1,690	157
Essex	17,527	16,612	4,711
Gloucester	2,184	2,113	454
Hudson	11,062	13,120	3,795
Hunterdon	683	602	220
Mercer	3,868	3,402	1,050
Middlesex	5,209	7,943	2,503
Monmouth	5,411	5,475	932
Morris	2,934	3,485	1,710
Ocean	3,805	3,119	229
Passaic	7,109	7,036	3,006
Salem	871	600	214
Somerset	1,618	1,866	859
Sussex	861	948	135
Union	6,520	5,674	3,206
Warren	1,040	633	219
State Total	94,835	93,499	31,121

*Overlap between dilapidated units and overcrowded units has been eliminated in these numbers.

2. Prospective Housing Needs: 1970-1990

The second task in preparing this report was to assess the prospective housing need for low-and moderate-income households in New Jersey. In this statewide housing allocation plan, prospective housing need is defined as the projected increase in low-and moderate-income households between 1970 and 1990. This twenty-year time span was selected to provide reasonably accurate projections of household growth.

The calculation of the increase in low-and moderate-income households involves several steps and a number of assumptions, e.g., a slower rate of population growth, a decrease in household size, and a continuation of current socio-economic trends.¹⁷ Population was projected in 1990 for each county, and county household increases between 1970 and 1990 were determined. The prospective low-and moderate-income housing needs were then computed for each county. Table 2 (contained on page 9 of this report) shows the steps involved in determining low-and moderate-income household growth. Column 7 indicates the 1970-1990 low-and moderate-income household growth by county. For the State, there will be the need to house an additional 300,232 low-and moderate-income households between 1970 and 1990.¹⁸ In the preliminary draft report (1976), projections of population growth included persons living in group quarters. In this report, persons in group quarters are excluded from projections of future population. Subsequently, these adjustments to the population growth projections (Table 2, Column 2) thereby result in a downward adjustment to household growth projections (Table 2, Cols. 4, 5 and 7).

C. Sub-stateRegions for Housing Allocation

The third task in preparing the unadjusted fair share housing allocations was to delineate a set of sub-state regions which can facilitate the equitable allocation of the present and prospective regional needs for low-and moderate-income housing. The four criteria identified as necessary to delineate equitable and practicable housing allocation regions were:

17. Prospective Housing Needs Report, op. cit.

18. An adequate vacancy rate to allow mobility and choice for future low-and moderate-income households might be added to prospective housing needs, as was done with present housing needs. It has not been included here because of the difficulty in projecting housing stock changes to the year 1990. Periodic updating of the housing needs analysis will consider such vacancy needs.

TABLE 2

Prospective Housing Needs: 1970 - 1990

	<u>Col. 1</u>	<u>Col. 2</u>	<u>Col. 3</u>	<u>Col. 4</u>	<u>Col. 5</u>	<u>Col. 6</u>	<u>Col. 7</u>
<u>County</u>	<u>1970 Households</u>	<u>1990* Population</u>	<u>1990 Average Household Size</u>	<u>1990 Total Households (Col.2 + Col.3)</u>	<u>1970-1990 Total Household Growth (Col 4-Col. 1)</u>	<u>% of Low-and Moderate- Income Households in 1970</u>	<u>Low & Moderate Income Household Growth: 1970-1990 (Col. 5 x Col. 6)</u>
Atlantic	60,716	196,059	2.61	75,118	14,402	58.4	8,411
Bergen	279,625	949,507	2.71	350,371	70,746	28.4	20,092
Burlington	84,788	373,500	2.85	131,053	46,265	35.6	16,470
Camden	138,408	563,670	2.76	204,228	65,820	41.5	27,315
Cape May	21,177	75,313	2.49	30,246	9,069	61.1	5,541
Cumberland	37,086	150,302	2.73	55,055	17,969	51.0	9,164
Essex	302,582	924,512	2.66	347,561	44,979	46.8	21,050
Gloucester	49,693	214,862	2.81	76,463	26,770	40.4	10,815
Hudson	207,499	600,534	2.54	236,431	28,932	51.7	14,958
Hunterdon	21,063	87,499	2.72	32,169	11,106	37.7	4,187
Mercer	93,486	362,518	2.67	135,775	42,289	40.9	17,296
Middlesex	168,076	677,617	2.74	247,306	79,230	31.2	24,720
Monmouth	135,230	525,600	2.79	188,387	53,157	39.1	20,784
Morris	109,823	463,517	2.83	163,787	53,964	25.7	13,869
Ocean	68,362	356,633	2.71	131,599	63,237	51.9	32,820
Passaic	147,214	501,825	2.68	187,248	40,034	42.6	17,054
Salem	18,681	75,435	2.70	27,939	9,258	44.8	4,148
Somerset	57,013	226,337	2.80	80,835	23,822	26.9	6,408
Sussex	22,809	102,554	2.84	36,110	13,301	38.9	5,174
Union	171,580	570,831	2.72	209,864	38,284	33.6	12,863
Warren	23,271	87,171	2.67	32,648	9,377	45.6	4,276
State Total	2,218,182	8,085,796	2.71	2,980,193	762,011	39.4	300,232

* Revised from original report - now excludes population in group quarters. Cols. 4, 5 and 7 changed accordingly. (October, 1977)

(1) Sharing Housing Needs - In Southern Burlington County N.A.A.C.P. v. Township of Mount Laurel, the New Jersey Supreme Court made it clear for the first time that municipalities must take into account not only local housing needs, but also the housing needs beyond the municipality's boundaries in the region of which it is a part. Accordingly, the regional delineation in this plan has been made to permit the equitable sharing of housing need between areas with high levels of present housing need and few resources and areas with the opposite characteristics. The lack of resources precludes, for example, the designation of Hudson County as a region by itself. The concentration of housing need in this county would require a more expansive region than the county itself. This criterion (sharing housing need) was considered to be the most important in the selection of a set of sub-state regions and would take precedence over the other three.

(2) Socio-economic Interdependence - The regions should be characterized by evidence of socio-economic interdependence with regard to housing choice considerations, i.e., they should reflect the geographic area within which housing location decisions are made. Housing decisions are related to job location, to the location of community facilities and institutions and to available transportation and services.

(3) Data Availability - Data reliability and availability are necessary considerations in delineating housing regions. The regions should have descriptive and directly applicable socio-economic data available for the purpose of housing allocation, with minimum reliance upon assumptions or interpolations from data describing other geographic units. It is necessary that reliable land use, demographic, economic and other data be available for all housing allocation regions so that the enumeration of regional housing needs and allocations can be complete and precise.

(4) Executive Order 35 - The regions should be reflective of the intent of Executive Order 35. While the term "region" is used in the order, it is not explicitly defined; however, there are recurring references to the allocation of housing needs to municipalities within counties or groups of counties.

Various delineations of regions were analyzed in terms of these four criteria. They included existing planning, statistical and geographically defined regions in New Jersey, none of which were designed for housing allocation, and the housing allocation regions adopted in recent judicial decisions in the State, including those in Mount Laurel and Oakwood at Madison v. Madison Twp.¹⁹ This analysis was concluded with the formulation of a new set of regions specifically delineated for the purpose of equitable housing allocation. The recommended set of allocation regions consists of twelve regions covering the entire state. Ten of the regions (1-10) were delineated as single counties. They are:

19. 72 N.J. 481 (1977).

Region 1: Atlantic	Region 6: Monmouth
Region 2: Cape May	Region 7: Ocean
Region 3: Cumberland	Region 8: Salem
Region 4: Hunterdon	Region 9: Sussex
Region 5: Mercer	Region 10: Warren

The other two regions consist of clusters of adjacent counties. Region 11, in the northeastern part of the State, contains the counties of:

Bergen	Middlesex	Somerset
Essex	Morris	Union
Hudson	Passaic	

Region 12, in the southwestern part of the State, consists of the counties of:

Burlington
Camden
Gloucester

The twelve allocation regions are shown on MAP 1. The delineation of two multi-county regions was necessary to insure an equitable balance between existing housing need and resources. For the remaining areas of the State, the relationship between housing need and resources did not currently warrant more expansive allocation regions than individual counties. Table 3 shows the present and prospective housing needs for each of the twelve allocation regions in the State.

MAP I HOUSING ALLOCATION REGIONS

-  INDIVIDUAL COUNTY REGIONS
-  CLUSTERED COUNTY REGIONS

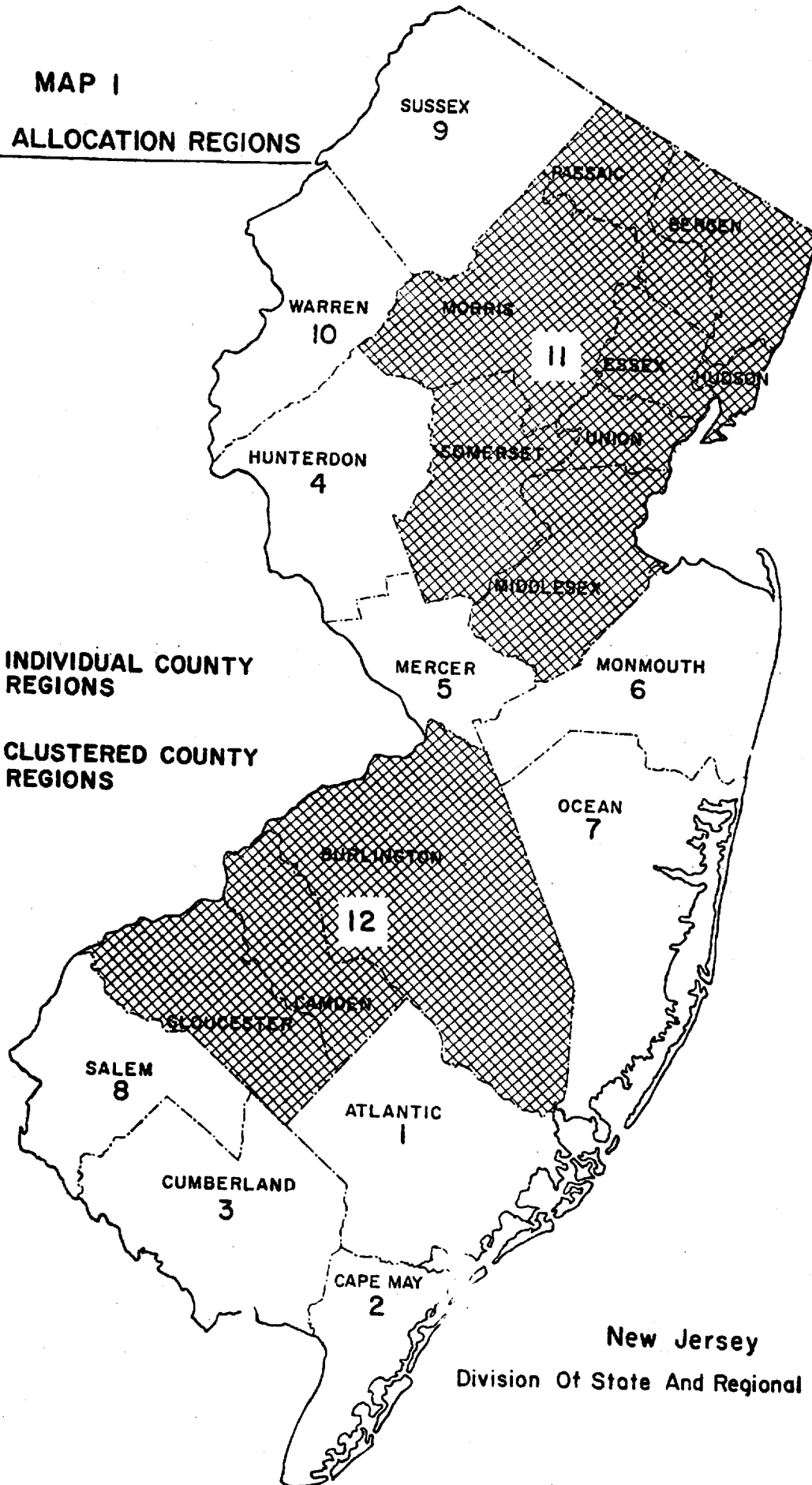


TABLE 3

Present and Prospective Housing Need By Allocation Regions

	<u>Present Housing Needs 1970</u>	<u>Prospective Housing Needs 1970-1990*</u>
REGION 1 - Atlantic County	5,682	8,411
REGION 2 - Cape May County	1,850	5,541
REGION 3 - Cumberland County	4,075	9,164
REGION 4 - Hunterdon County	1,505	4,187
REGION 5 - Mercer County	8,320	17,296
REGION 6 - Monmouth County	11,818	20,784
REGION 7 - Ocean County	7,153	32,820
REGION 8 - Salem County	1,685	4,148
REGION 9 - Sussex County	1,944	5,174
REGION 10- Warren County	1,892	4,276
REGION 11- Counties of:	149,005	131,014
Bergen		
Essex		
Hudson		
Middlesex		
Morris		
Passaic		
Somerset		
Union		
REGION 12- Counties of:	24,526	54,600
Burlington		
Camden		
Gloucester		

*Revised from original report - now excludes population in group quarters.
(October, 1977)

D. Housing Allocation Methodology

The fourth task in the statewide allocation of low-and moderate-income housing need involved the formulation of a method for distributing the regional housing goals to the component municipalities within a region. Various allocation methods have been developed and tried by planning agencies throughout the nation, and these were reviewed as possible models.

The allocation methodology adopted for this housing plan is described below. The methodology attempts to allocate the present and prospective housing needs in each of the twelve regions in terms of three guidelines. They are:

- (1) Those housing needs which have been enumerated as existing in each region in 1970 should be shared among the municipalities in that region in a manner which will reduce the further overconcentration of such conditions in certain municipalities, but also in a manner that will not tend to overburden the other municipalities in the region.

A proportional method based on the magnitude of the housing stock in each municipality and in the region as a whole was used for this purpose.

- (2) The regional prospective need for low-and moderate-income units from 1970 to 1990 should be shared by municipalities in a manner which takes into account their relative suitabilities and capabilities to accommodate additional low-and moderate-income housing.

The method used for this purpose involves an averaging of four different indexes of suitability and capability.

- (3) The allocation to a municipality of housing need in excess of those needs specifically originating within the municipality itself should be reduced for those municipalities with inadequate vacant developable land and redistributed to those municipalities in the region which have adequate developable land. This guideline has been included to correct a shortcoming in the preliminary plan in which a number of municipalities with little or no vacant developable land were given additional allocations.

Based upon these guidelines, two separate regional allocations, i.e., an allocation of 1970 needs and an allocation of prospective need, were made to each municipality in the twelve regions in the State. They were then combined for each municipality and further reduced or increased depending upon the availability of vacant developable land. This process was as follows:

1. Allocation of 1970 (Present) Housing Need. The existing housing need in each region was allocated to component municipalities based on an equal proportion method. This method utilizes the ratio of 1970 housing needs to the total housing stock in the particular region. For example, if the 1970 housing need in a region is 10 percent of that region's total housing stock, then each municipality in that region was allocated an amount of needed housing units equal to 10 percent of its own housing stock. This method is shown in the following illustrative example. The column numbers in the example correspond to the actual column of the methodology as found in Appendix A .

<u>Municipality</u>	<u>1</u> 1970 <u>Housing Needs</u>	1970 <u>Housing Stock</u>	<u>2</u> Allocation of 1970 <u>Housing Need</u>	<u>3</u> <u>Difference</u>
A	10	200	20	+10
B	20	50	5	-15
C	40	150	15	-25
D	<u>50</u>	<u>800</u>	<u>80</u>	<u>+30</u>
Region Total	120	1,200	120	0

This region's total of 120 units of needed housing is 10 percent of the regional housing stock of 1,200 units. As such, each municipality receives an allocation equal to 10 percent of its housing stock. The "difference" column shows whether a municipality receives more or less than the 1970 housing need originating within its own municipality.

Appendix A (columns 1,2 and 3) contains the results of the equal proportion method for each municipality in the twelve regions of the state.

2. Allocation of Prospective Housing Need (1970-1990) A second method was used to allocate each region's prospective housing need. This method employs four indexes which reflect municipal differences in suitability and capability to accommodate additional low-and moderate-income housing. The indexes are:

- Vacant Developable Land
- Employment Growth
- Municipal Fiscal Capability
- Personal Income

Municipalities in each region were compared in terms of these four factors. Each municipality received an allocation of prospective housing need according to each factor, and then a single allocation of prospective need was computed for each municipality by averaging the four indexes. A description of these factors and how they were employed is as follows:

Vacant developable land - This factor was included as a measure of a municipality's capability to assume additional housing construction. Vacant developable land has been defined as the vacant land in a municipality less land with greater than 12 percent slope, wetlands, qualified farmland and public lands. Farmland qualified for farmland assessment was included in the adjustment of vacant developable land in accordance with a general state policy to preserve farmland. However, this cannot be construed as a prohibition against the use of any farmland for housing development.

Based on this index, each municipality's share of the acreage of vacant developable land is also its share of the prospective housing need. For example, if a municipality's share of vacant developable land is 10% of the total of such land in the region, then it would receive 10% of the prospective housing need of the region.

Employment growth - This factor is used to measure the relative responsibility of municipalities to provide housing in relation to employment growth. As defined in the original allocation plan, employment growth was the increase in covered employment between 1969 and 1975. In this report, the employment information was updated to include 1976. Only those municipalities with gains in employment receive allocations. For example, if a municipality's share of employment growth is 10% of the total of such growth in the region, then it would receive 10% of the prospective housing need of the region.

Municipal fiscal capability - This third allocation factor was included as a relative measure of municipal capability to accommodate additional low-and moderate-income housing. Non-residential ratable growth between 1968 and 1974 was used in the original report as a criterion for fiscal capability. Non-residential ratables had been defined to include any ratables not classified as residential properties. This general definition of ratables did not reflect an accurate description of the growth of non-residential ratables in many farm and rural communities, i.e., places with large amounts of farmland ratables and/or vacant land ratables. Therefore, the original definition of non-residential ratables was changed to apply to only the commercial and industrial ratables growth in each municipality. This information was updated to include 1975. Each municipality's share of the regional growth in non-residential ratables represents its share of the allocation goal. For example, if a municipality's share of non-residential ratables growth is 10% of the total of such growth in the region, then it would receive 10% of the prospective housing need of the region.

Personal income - This fourth factor is an additional measure of municipal capability to absorb low-and moderate-income housing growth. It has been included to take into account municipalities which have not experienced much non-residential ratables growth, but presumably have the affluence to accommodate housing without undue hardship. This factor has been defined as the municipal total of family and unrelated individual income as reported by the 1970 census. Total municipal personal income wealth was weighted to reflect regional variation in per capita income in New Jersey. A municipality which has a per capita income exceeding the per capita income for the region as a whole had its total personal income increased. Conversely, if a municipality's per capita income was below the regional per capita income, its total personal income was decreased. To illustrate this point, if a municipality's per capita income is twice the size of the regional per capita income, its total personal income wealth is doubled; conversely, if a municipality's per capita income is half the regional level, its total personal income is halved. Each municipality's weighted share of the region's personal income wealth is also its share of the prospective housing need of the region. For example, if a municipality's share of total personal income after weighting is 10% of the total income of the region, then it would receive 10% of the prospective housing need.

Municipal allocations of prospective housing needs were computed for each of the four indexes and averaged to obtain a single prospective need allocation. The results of this index-averaging method for allocating prospective housing need is shown in column 4 of Appendix C.

3. Development Limit/ Redistribution of Unallocated Units . A development limit concept was employed as a corrective adjustment to the allocation process to eliminate situations where the methodology allocated additional low-and moderate-income units to municipalities with inadequate vacant developable land to accommodate these housing needs.²⁰ For each municipality, an "unadjusted housing allocation" was computed to isolate that part of the combined present and prospective allocations in excess of the 1970 housing need specifically originating in the municipality itself. This information is shown in column 5 of Appendix A. This "unadjusted housing allocation" was then compared with the development limit computed for the municipality to determine whether the development limit would be adequate to accommodate these housing needs.

The basis for computing the development limit is the amount of vacant developable land in a municipality at a density of development of 4 dwelling units per acre.²¹ In those cases where the development limit exceeded the "unadjusted housing allocation", the development limit was termed "adequate" and the allocation accepted. However, when the development limit was found to be less than the "unadjusted housing allocation", the allocation was reduced to the development limit figure and the resulting unallocated units were redistributed to other municipalities within the region which had adequate developable land.

20. The development limit concept has been used by Rahenkamp, Sachs, Wells and Associates, Inc. Their report, "Pennsylvania Housing Need and Allocation Model," Philadelphia, October 1, 1971 (p.22), has provided the example for this modification to the plan.

21. The formula for computing the development limit is as follows:

$$DL = VDL \times D \quad \text{where, } DL = \text{development limit (units)}$$
$$VDL = \text{vacant developable land (acres)}$$
$$D = \text{housing density} = 4 \text{ dwelling units per acre}$$

The use of 4 dwelling units per acre on 100 percent of the vacant developable land in a municipality should not be taken by the reader as a suggestion that all municipalities should provide low-and moderate-income housing opportunities in this one specific manner. Higher densities on less land would also be appropriate.

To illustrate this process, the following example is provided, which continues the illustrative example from p. 15.

<u>Municipality</u>	<u>3</u> <u>Difference*</u>	<u>4</u> <u>Allocation of</u> <u>Prospective</u> <u>Housing Need</u> <u>(1970-1990)</u>	<u>5</u> <u>Unadjusted</u> <u>Housing</u> <u>Allocation</u>	<u>6</u> <u>Development</u> <u>Limit</u>	<u>8</u> <u>Units Not</u> <u>Allocated</u>
A	+10	80	90	(430)-Adequate	0
B	-15	150	150	(568)-Adequate	0
C	-25	300	300	(260)	40
D	+30	70	100	(294)-Adequate	0
Region Total	0	600	640		40

*Refer to example on p.15.

The "unadjusted housing allocation" (that part of the combined present and prospective allocations in excess of the 1970 housing need originating in the municipality itself) was computed for each of the illustrative municipalities. For municipalities A and D, the "unadjusted housing allocation" is the sum of the prospective allocation and the "difference" column (their additional shares of 1970 need). For municipalities B and C, the "unadjusted housing allocation" is equal to the prospective allocation only. These are the only units added in the allocation process for these two municipalities, since their shares of the 1970 housing need were reduced in the regional allocation of 1970 (present) housing need. These reductions are shown as negative numbers in column 3 and are treated as zeroes here. By comparing the "unadjusted housing allocations" with the respective development limits, municipalities A, B and D can be seen to have adequate land to accommodate their allocations. However, municipality C can only accommodate 260 of the 300 units, and 40 units are therefore not allocated to it. These 40 units are redistributed below to those municipalities in the region with adequate land to accommodate them (in this case, municipalities A, B and D).

The total number of units not allocated in each region were redistributed to all municipalities in the region whose "unadjusted housing allocations" had not reached their development limits. The redistribution was performed in same proportion as the first "unadjusted housing allocation."²²

22. In three regions, a second redistribution was required because certain municipalities were found to exceed their development limits after the first redistribution. This second redistribution is not shown in the illustrative example.

The continuation of the illustrative example shows the redistribution process, as follows:

<u>Municipality</u>	<u>7</u> Allocation Based On The Development Limit	<u>8</u> Units Not Allocated Based on the Develop- ment Limit	<u>9</u> Redistri- bution Of Units Not Allocated	<u>10</u> Adjusted Housing Allocation
A	90	-	10	100
B	150	-	18	168
C	260	40	-	260
D	<u>100</u>	<u>-</u>	<u>12</u>	<u>112</u>
Region Total	600	40	40	640

The redistribution of the 40 units not allocated to municipality C, due to its inadequate development limit, is shown in column 9, above.²³ These units were then added to the allocation based on the development limit (column 7) to yield an adjusted housing allocation (column 10) for each municipality.

23. For example, municipality A's share is 10 units, based on the ratio of its allocation due to the development limit to the remainder in column 7 after municipality C's allocation has been taken out, i.e., $90/340 \times 40$ units not allocated = 10 units.

4. Resulting Allocation

Each municipality's resulting allocation consists of its adjusted allocation of regional housing needs based on its development limit (column 10) and its indigenous share of existing (1970) regional need (column 11).

The final use of the illustrative example shows the calculation of the resulting allocation, as follows:

<u>Municipality</u>	<u>1</u> 1970 Housing Needs	<u>2</u> Allocation of 1970 Needs	<u>10</u> Adjusted Housing Allocation	<u>11</u> Indigenous Share of 1970 Housing Needs	<u>12</u> Resulting Allocation
A	10	20	100	10	110
B	20	5	168	5	173
C	40	15	260	15	275
D	<u>50</u>	<u>80</u>	<u>112</u>	<u>50</u>	<u>162</u>
Region Total	120	120	640	80	720

The resulting allocation (column 12) for each municipality is the sum of the adjusted housing allocation (column 10) and the indigenous share of the region's 1970 housing need (column 11). For municipalities A and D, whose regional shares of the 1970 housing need are greater than the needs specifically located in the municipalities themselves, the indigenous share is equal to the 1970 housing need in the municipality (column 1). The indigenous shares for municipalities B and C are equal to the allocated 1970 housing need (column 2); these shares are less than the 1970 (present) housing need originating within these municipalities themselves.

For the purposes of this housing allocation plan, certain municipalities received numerical reductions in their housing need burden because of the methodology used to equitably allocate the 1970 (present) housing need (see p. 15). This result should not be taken to imply that these municipalities should be given less consideration or priority in terms of qualifying for federal, state or other housing assistance programs. For such housing assistance purposes, a more appropriate reference on housing needs is An Analysis of Low-and Moderate-Income Housing Need in New Jersey.

Column 12 shows the resulting municipal allocations. The regional total of 720 units equals the sum of this illustrative region's 1970 housing need and prospective need (1970-1990).

III. COMPLIANCE AND COORDINATION WITH STATEWIDE PLANNING OBJECTIVES

Under the mandate of Executive Order No. 46, the provision of needed housing opportunities in accordance with this allocation plan has been considered within the context of the statewide planning objectives formulated by the Division of State and Regional Planning in a separate plan, the State Development Guide Plan. Accordingly, all municipalities in the State have been looked at in terms of the policy objectives for the State's future growth and development as contained in the Guide Plan, to determine whether, in any cases, municipal action to meet its housing allocation might be inconsistent with the Guide Plan and should be deferred.

It should be understood that two categories of housing need were isolated in the housing allocation methodology: (1) those needs indigenous to the municipality and also part of its share of existing (1970) regional needs, and (2) those needs resulting from a distribution of regional existing and prospective needs. As explained in previous sections of this report, each municipality's indigenous share of 1970 housing need exists and is an immediate need. Attending to such needs would be remedial rather than growth-oriented and should be addressed immediately by every municipality regardless of any future growth policy.

On the other hand, each municipality's allocation of 1970 housing need in excess of the need originating in the municipality itself, as well as its allocation of the regional prospective need, represent potential municipal growth and, as such, should be evaluated in terms of the recommended land use classifications identified by the Guide Plan.

In this light, the provision of housing opportunities, as set forth in this housing allocation plan, should be deferred in those municipalities where any additional growth or development is being discouraged by state policy as represented by the Guide Plan. In all other municipalities which are designated in the Guide Plan as partially developed and containing areas which are suitable for future growth, municipal action to provide these needed housing opportunities should be immediate. The State Development Guide Plan, its use classifications and the coordination of these classifications with the implementation of this plan are explained below.

The State Development Guide Plan can be viewed as a framework within which state government can make choices among competing and worthy needs - the need for jobs, clean air, adequate housing, prime farmland, improved transit systems and recreational open space. In this regard, the Guide Plan suggests the balance which should be sought between conservation and development in the State. It indicates where further development should be encouraged, and where major efforts to preserve essential natural resources, recreational space and agricultural lands should be focused.

More specifically, the State Development Guide Plan identifies areas in the State where certain general uses should predominate and recommends appropriate policies. These major use categories are:

Growth Areas - Areas marked by existing development and existing infrastructure which can accommodate further growth without endangering vital natural resources, incurring massive new public investments, or contributing to inefficient uses of energy or land resources.

These growth areas contain major transportation facilities and energy supplies and are the location of many of New Jersey's residences, major businesses and industrial facilities. Major investments have been made to provide public facilities and services to support this development. As a result, these areas are particularly suitable for development because of their accessibility to employment and services. Properly channeled, this growth could result in more amenable and energy-efficient patterns of development. Accordingly, it is within the growth areas that much of the State's investment in development-encouraging facilities and services should be made.

Limited Growth Areas - Areas not yet intensively developed nor of major environmental significance which may grow at a moderate pace and may serve as a reserve for future development.

The limited growth areas do not contain major concentrations of development or critical natural resources or prime agricultural lands. Sizable areas remain which have not been developed in the past primarily because other portions of the State have been more accessible to markets and population centers. For these areas, only a minimum level of public investment is recommended in order that these areas continue to develop and grow at their own moderate pace.

Open Space Areas - Areas of unique natural character and of statewide significance which should be preserved in their present state in order to satisfy growing demands for outdoor recreation, water supply and other uses which are necessary for, but not compatible with, further urban expansion.

These areas include plans for the expansion of publicly owned and managed lands - the Skylands, the Pinelands and the Delaware Water Gap. Each of these scenic areas also contain abundant water resources. Accordingly, they provide both wilderness recreation opportunities and essential water resources to support a growing population.

Agricultural Areas - Areas characterized by suitable soils and active agricultural use justifying its value as a limited natural resource.

In these areas, development is relatively sparse, and extensive water and sewer systems and other public facilities are lacking. These areas also contain the most favorable soils for productive agriculture, and accordingly, development is considered inappropriate and should be discouraged by the State.

Each municipality in the State was classified pursuant to these categories. Once the classification of municipalities was completed, it was then possible to address the issue of municipal compliance with this housing allocation plan.

Those municipalities which are suitable for and will be experiencing some growth as identified by the State Development Guide Plan (i.e., growth and limited growth areas) are expected to take immediate action with respect to their allocations. The Guide Plan has defined these areas as those where most of the development in the State is located and where such development should occur now and in the future. In these cases, there would be no need to defer or to exclude from that development the provision of needed housing opportunities for low-and moderate-income households.

On the other hand, those municipalities which may be exclusively categorized as open space or prime agricultural areas may defer action in complying with their adjusted housing allocations until some future date or perhaps indefinitely.²⁴ However, it is important to understand that a municipality will lose its deferred status if it actually experiences growth or elects to pursue policies which encourage growth. For example, a municipality would be encouraging growth if it actively seeks ratables or jobs or manifests other characteristics which could be considered as having a growth orientation, such as zoning for commercial and industrial ratables. Where a municipality is experiencing or encouraging growth, a share of that growth (as quantified in this report) should be for low-and moderate-income housing.

In summary, an application of the above procedures indicates that there are 498 municipalities in New Jersey which can be classified in the immediate category and 23 municipalities which are in the deferred category.²⁵ There are 86 municipalities with development limits of zero which therefore receive no adjusted allocations. They did not require classification according to the Guide Plan; their compliance includes only their shares of the 1970 (present) housing need. Appendix B indicates those municipalities which are in the deferred category.

24. It should be noted that there is no deferral of the indigenous portion of the 1970 (present) housing needs. These require immediate municipal action in compliance with this report.

25. It should be noted that these 23 municipalities have been categorized as exclusively open space or prime agricultural areas. A number of other municipalities, which are predominantly open space or agricultural, were not included in the deferred category since they contain sufficient growth or limited growth areas to accommodate their allocations.

IV. IMPLEMENTATION STRATEGIES: PROVISION OF NEEDED HOUSING OPPORTUNITIES

This part of the report discusses how municipalities can go about meeting their housing allocations.²⁶ First, the discussion centers on inclusionary strategies municipalities can pursue toward the goal of expanded housing opportunities by reducing housing costs and increasing production of lower cost housing.²⁷ Second, there is a description of implementation techniques that may be used by municipalities to effect inclusionary strategies. Third, there is a brief explanation of currently available federal, state and local assistance programs for new housing construction.

A. Inclusionary Strategies

Strategies directed to reducing housing costs and increasing the production of lower cost housing via zoning and land use regulations are briefly presented below. Since municipal development regulations affect important housing cost components, these strategies are organized to address: (1) cost of land, (2) cost of land improvements, (3) cost of materials and labor, and (4) pre-development administrative costs and post development carrying charges.

Cost of Land Strategy: Higher Density Housing²⁸- If land can be used for higher density housing, the per dwelling unit cost of the land is reduced. The higher the density of housing, the lower the per unit cost of land. For example, an acre of land costing \$10,000 with a higher development density, such as four dwelling units to the acre, has a per unit land cost of \$2,500 ($\$10,000 \div 4 = \$2,500$). This is one-fourth the per unit land cost of the same parcel if developed at a lower density, such as one unit to the acre, i.e., having a per unit land cost of \$10,000 ($\$10,000 \div 1 = \$10,000$). It is desirable, therefore, to allow as high a density as possible, consistent with other objectives. This savings in per unit land costs could theoretically result in lower sales prices or rental costs to the consumer.

26. This discussion is based, in large part, on the report, Housing Handbook for New Jersey Municipalities, Housing Demonstration Program, Division of Housing and Urban Renewal, 1976 and the "701" Housing Element (draft) prepared by the Division of State and Regional Planning, New Jersey Department of Community Affairs, 1977.
27. Inclusionary as used here means any municipal policy, program or regulatory effort to increase opportunities for the production of less costly housing for a greater variety of income groups, i.e., low-moderate-and middle income households.
28. Housing Handbook for New Jersey Municipalities, op. cit., p. 5; see Chapters 3 and 4 of that report for a more extensive discussion of the zoning map and land costs, especially p. 10.

There are severe restrictions on the amount of land zoned for higher density development in the State.²⁹ If properly implemented, an expanded supply of land developable at higher densities can be affected, thereby increasing the potential for housing production - at lower cost. However, the designation of land for higher density housing will not of itself bring about lower cost housing. In fact, if the land is delineated on the zoning map at a specific higher density, often the reverse will occur because the potential for increased profit will create inflated land prices, and lower cost housing will be priced out. Alternatives for avoiding this situation are discussed in the implementation techniques section.

Cost of Land Improvements Strategy: Design Efficiency, Reducing Excessive Amenities/Facilities Requirements.³⁰ The pattern in which development takes place directly affects the cost of ancillary roads and utilities. It has been demonstrated that substantial savings in on-site and off-site improvement costs can be achieved through clustering and planned development.³¹ The cost of land improvements, which represents an amount about equal to the cost of the land itself, bears a direct relationship to the specifications in subdivision and related ordinances for streets, walks, curbs, utilities, etc. Such specifications should be re-examined to remove unnecessarily costly requirements and to insure that they contain only those requirements needed to protect public health and safety.

It has become customary for ordinances to require certain amenities or facilities to be provided by a developer when higher density housing is built. Some municipalities require dedication of open space, and the developer himself often provides recreational facilities and other amenities as part of development. The costs accruing to these practices are of course passed on to the consumer and must be balanced against the objective of getting lower cost housing.

Cost of Materials/Labor Strategy: Reducing Excessive Requirements³² - Many municipal ordinances require large minimum floor areas for dwelling units; even when multi-family housing is allowed by ordinance, large minimum room sizes are required. These requirements often are excessive and do not reflect a realistic concern for public health and safety. Unreasonable requirements in this regard only increase the cost of housing via greater materials and labor costs.

29. Land Use Regulations: The Residential Land Supply, op. cit, pp. 10A, 25, 26.

30. Housing Handbook for New Jersey Municipalities, op. cit, p. 5-6.

31. Real Estate Research Corporation, The Costs of Sprawl (Washington, D.C.: Superintendent of Documents, April, 1974).

32. Housing Handbook for New Jersey Municipalities, op. cit, pp.6,32-33. In the past, a proliferation of building codes, as well as outmoded requirements, contributed to raising the cost of residential construction. In New Jersey, the implementation of the recently adopted Uniform Statewide Construction Code should result in housing cost savings.

In line with using strategies to reduce materials and labor costs, a municipality might consider allowing the construction of mobile homes or other forms of prefabricated housing. Recent changes in design, standards, regulation, patterns of development and financing warrant serious consideration of mobile homes to supply a portion of a municipality's need for lower cost housing.

The State of New Jersey in 1972 adopted a mobile home construction code, administered by the Department of Community Affairs, which has since been updated. Federal legislation further tightened construction and safety standards for mobile homes. These standards cover plumbing, frame and body construction, heating and electrical systems. The New Jersey Health Code sets minimum standards for mobile home parks, and developers must submit plans to the State Department of Health for approval before construction may begin. Health and safety standards that can be incorporated into local regulatory ordinances have been published by the Environmental Health Service of the U.S. Public Health Service.

The price of mobile homes ranges from \$5,000 to \$15,000 for single-wides to \$8,000 to \$25,000 for double-wides. The average cost of a mobile home in New Jersey is \$10,000 for a standard model (1976). Financing (similar to an automobile loan) is available through banks at about 12 percent for a term of up to 15 years. Mobile homes are also eligible for Federal Housing Administration (FHA), Farmer's Home Administration (FmHA) and Veteran's Administration (VA) loan insurance and guarantee programs. To date, most mobile homes have been sold by mobile home park developers to be placed on a site for which the mobile home owner pays a monthly rental charge that includes taxes, fees and usually water and sewerage charges. Site rentals vary, depending on location in the State and the services and facilities offered.

It is clear from even a cursory look at the cost of mobile homes and site rentals that this form of housing may be within reach of moderate-income families, but not low-income families without some kind of subsidy. Mobile homes are now eligible for federal housing assistance payment programs and FmHA financing. Also, experiments are going on in southern Jersey with non-profit and limited-dividend corporation ownership of mobile home communities to accommodate low-income families. Most of the mobile home communities are in southern Jersey, the shore area and central Jersey. Mobile home parks have usually needed a variance to be developed, however, recently some communities have begun to include provisions for them in their master plans and ordinances. Plainsboro (Middlesex County), for example, in its Master Plan designates a 25-acre parcel of land for 150 to 200 single-unit modular homes. In Spotswood (Middlesex County), the zoning ordinance, as adopted in 1973, creates "M" zones in which mobile home parks are a permitted use and made subject to site plan review. Borough-owned land was auctioned for such a development, and an adult community of 367 homes is under way. The attractive nature of recently built mobile home communities suggests the possibility that they might be included in a planned development or mobile subdivision, with mobile homes clustered on private lots or in a condominium arrangement, using federal or other subsidy for low-income families. The East Windsor Township (Mercer County) ordinance makes mobile homes a permitted use in planned developments. Besides this type of housing, other forms of lower cost housing might be allowed via inclusionary ordinances, e.g., modular units or other types of prefabricated dwellings. As with mobile homes, these forms of lower cost housing would have to meet all required code standards to insure public health and safety.

Other Strategies: Reducing Administrative and Carrying Charge Costs³³

Very often responsibility for administering land-use controls is divided among several municipal agencies, requiring the applicant to go back and forth from one agency to another before development proposals are approved. Criteria for approval may be vague, resulting in delays which increase the applicant's costs. To avoid such delays and to provide equitable treatment of applicants, administration should, whenever possible, be vested in a single public agency, and the system of approvals should be clearly spelled out. With construction costs constantly rising, extended delays can raise the final cost of the housing built. The Municipal Land Use Law, which became effective August 1, 1976, addresses some of these problems by simplifying the process of development approval. For example, a request for a use variance involving a site plan can now be handled by a single agency, whereas past practice required two agencies, i.e., planning board and board of adjustment, to grant approval.

Although municipalities do not have the power to influence many of the costs associated with overhead, they can directly affect the amount of taxes to be paid by a development once it is built. Tax abatement (total or partial) may be granted by municipalities for qualified low-and moderate-income units. A common practice for a municipality has been to require a small percentage of the total rent receipts of a qualified development in lieu of taxes, e.g., 15 percent of rent receipts. And to the extent that excessive amenities and facilities are required by municipal ordinances, the carrying charges of residential developments will be inflated after development is complete. Municipal actions to reduce taxes on qualified developments and carrying charges can lower housing costs and increase housing opportunities for a greater variety of income groups.

B. Implementing Inclusionary Strategies³⁴

In the past, opportunities for lower cost housing, e.g., multi-family units, in developing areas of New Jersey typically were affected through use of variances or rezoning of selected sites. A use variance is granted by a municipal Board of Adjustment for a use not permitted in a district in which it is sought, provided there are "special reasons for granting the variance" and that it can be granted "without substantial detriment to the public good" and will not impair the intent and purpose of the zone plan and zoning ordinance."³⁵ It is through the use variance that most of the multi-family housing in suburban New Jersey has been provided in the past.³⁶ While many such

33. Ibid., p. 6.

34. Ibid., pp. 7-10.

35. Subsection 57d and Section 8 of the Municipal Land Use Law, P.L. 1975, c. 291 (c.40:550-1 et seq.), effective August 1, 1976.

36. See Multi-family Housing and Suburban Municipalities, draft document, New Jersey County and Municipal Study Commission, October 1973, Chapter 7, especially Table 7-5.

variances appear to be legally invalid, they have survived for lack of a challenge. Likewise, site-specific zoning, sometimes referred to as "spot-zoning", is a device by which specific sites for residential or multi-family uses are rezoned in response to individual development proposals and may be declared illegal by the courts if found to be an unreasonable exercise of zoning power. However, use variances and site-specific zoning can be effective ways to implement inclusionary strategies, at least in the short-term, if applied in a manner consistent with a housing policy which clearly reflects a municipality's willingness to receive proposals for lower costs housing.

Today, the Municipal Land Use Law allows a zoning ordinance to implement the housing policy of a municipal master plan by providing for specific implementative mechanisms and land regulations required to effectuate that policy. Described below are some basic zoning and land use tools that can help a municipality implement its inclusionary strategies and progress toward meeting housing allocations and in-place housing needs.

Incentive Zoning - This technique offers a developer economic incentives through the relaxation of various restrictions of an ordinance in exchange for certain public benefits, such as lower cost housing or open space. A major incentive would be in the form of a density bonus -- that is, an increase in overall housing density in return for the provision of a certain number of lower cost units. This can be an important component of an inclusionary ordinance to increase the economic feasibility of lower-cost units, while avoiding a charge of "taking" property without just compensation.

Mandatory Requirement - One of the provisions of an inclusionary ordinance may be the requirement that developers include a minimum amount, i.e., number or percentage, of subsidized or lower cost housing in their developments. The requirement may or may not be accompanied by a density bonus or other incentives. There are various ways in which this mandatory requirement may be satisfied. Some ordinances require that the below-market units be subsidized by government subsidy programs and exempt the developer if government funds are not available. Others allow the requirement to be met with or without government subsidy. Still others consider the requirement met if the developer makes land available to a public housing authority or non-profit housing sponsor for housing to be built by them with government funds.

Conditional Use³⁷ - The conditional use technique, in the framework of conventional zoning with mapped districts, has been widely used to permit churches, schools, country clubs, etc. in residential districts. The zoning ordinance authorizes a particular use under predetermined stated conditions, in zoned areas where that use would not otherwise be permitted. Although the conditional use concept has been utilized previously in terms of particular uses, the concept is broad enough to accommodate a mixture of housing types and other uses as well. Such conditional use in a low-density residential

37. See Section 54 and Section 3 of the Municipal Land Use Law.

district might be multi-family lower cost housing or a multi-family development that includes a percentage of lower cost housing, with or without an added density bonus. Criteria for the granting of such conditional uses should be clearly spelled out.

Mapped Special District - This is similar to conventional mapped districts but with more detailed goals. For example, a special district might be created to mix townhouses and apartments and/or to require a percentage of low-and moderate- income housing. Or a district could be created to provide maximum flexibility for obtaining a range of multi-family housing based on broad design characteristics, with each proposal examined as it arises for its merits and compatibility with adjacent residential areas. (This technique differs from site-specific or "spot" zoning in that it is not responsive to existing development proposals).

Planned Development (PD)³⁸-The American Society of Planning Officials defines Planned Development as:

"...a land development project comprehensively planned as an entity via a unitary site plan which permits flexibility in building sites, mixtures of housing types and land uses, usable open spaces, and the preservation of significant natural features...A site plan review process, guided by a combination of specific design standards and performance criteria, replaces the self-executing ordinance. Administrative discretion and negotiation are increased as well as opportunities for development incentives."

Planned Development differs from conventional districting in that it regulates use of whole tracts rather than individual lots. This concept is well-suited to implement an inclusionary strategy: it can accommodate a mix of housing types; it may be mapped or unmapped or it may include density bonus incentives in exchange for lower-income housing and/or mandatory requirements for low-and moderate-income units.³⁹

³⁸ See Subsection 52d, Subsection 29.1b and c and Section 3.3 of the Municipal Land Use Law.

³⁹ The differences between PD and conditional use under the new Municipal Land Use Law are essentially as follows: PD must include residential clusters with common open space. This open space can be either maintained by an association or dedicated to the municipality. The planning board must also make certain specific fundings required by the statute before approving a PD. PD also permits the timing of development within a particular PD. There are no such requirements for a conditional use.

In choosing an appropriate implementation mechanism for those listed above, communities should bear in mind the warning of many zoning authorities that mapping of districts for multi-family housing may jeopardize the possibility of lower cost housing in those districts. If only a limited number of sites are zoned for multi-family uses, market pressures will tend to drive up the price of such raw land and make those sites too expensive for lower cost housing. Under such conditions, high cost housing might be likely to be built where lower cost housing or a mix of housing types were desired.

The techniques for implementing inclusionary zoning strategies described above provide a reasonable choice of tools and provide sufficient flexibility in their application for municipalities that wish to increase housing opportunities. Regardless of their individual circumstances, municipal planning and elected officials can begin to investigate these techniques as a first step in addressing housing allocations and in-place housing needs. These techniques can increase the chances for expanded housing production of lower cost housing. Applied properly, they can assist in carrying out long-term municipal housing policies. The next section describes what further steps a municipality can take to encourage or to make the construction of lower cost housing not merely a possibility, but a reality.

C. Housing Assistance Programs

Municipal planning officials, elected officials and the public may seek to, and can, improve the possibilities for construction of desired housing beyond selecting inclusionary zoning and land use strategies and implementation techniques.⁴⁰ They can require or encourage housing developers and sponsors to provide lower cost housing consistent with inclusionary policies through one or more of the several federal, state and local programs that provide financial assistance for new housing construction - primarily housing that benefits low-and moderate-income households.

Brief descriptions of these programs are provided below. It should be noted, again, that while such programs may be utilized in conjunction with or subsequent to inclusionary zoning and land use practices, they are just as applicable in meeting in-place housing needs of municipalities. In this sense, they are appropriate for central cities, older urban suburbs and small urban municipalities, e.g., boroughs, that received little or no adjusted allocation figures in this report but who, nonetheless, have large or burdensome in-place housing needs.

40. In the Mount Laurel case, op. cit., it was noted that, "Courts do not build housing nor do municipalities", but the Court did acknowledge and suggest that municipalities pursue "additional action" encouraging fulfillment of fair-share housing responsibilities, besides appropriate zoning ordinance amendments. Indeed, the Court went so far as to suggest that a municipality had a moral obligation to establish a local housing authority to meet selected residential housing needs, p. 192.

1. Federal Programs ⁴¹

The Housing and Community Development Act (HCDA) of 1974, as amended, is the basis for most federal housing assistance efforts. Two sections of the Act provide funding and administration of financial assistance programs directed to increasing housing opportunities. They are: Title I, Community Development and Title II, Housing Assistance and Related Programs.

Community Development (Title I) - This part of the HCDA replaced previous federal programs, e.g., model cities, urban renewal, rehabilitation homes, etc. by a consolidated program of block grants from the federal government to qualified municipalities. These grants are intended to give municipal officials flexibility and freedom to design a more closely related community development and housing program. Two activities eligible for Title I funds include:

1. The acquisition of real property, e.g., blighted, deteriorated, deteriorating, underdeveloped, or inappropriately developed land, etc., and
2. The acquisition, construction, reconstruction, or installation of public works, facilities and site or other improvements.

Inasmuch as funding acquisition of land suggests the possibility of a community's acquiring, in advance, sites for lower cost housing, there is an important relationship to municipal inclusionary policies. Likewise the possibility to finance public works infrastructure, e.g., sewers, water lines, utilities, streets, etc. and ancillary facilities for lower cost housing could be a direct action available to municipalities.

Housing Assistance and Related Programs (Title II) - While there are various direct federal housing assistance programs, a major program of the HCDA of 1974 was a rental subsidy program - Section 8 - which replaced previous federal programs that financed housing production through direct federal loans and mortgage interest payments. It is now the primary vehicle for federal housing assistance.

Section 8 - This program provides rental housing assistance payments to owners of residences for eligible households. Housing assistance can extend to owners of new, existing and substantially rehabilitated housing including mobile homes. The Department of Housing and Urban Development (HUD) administers this program which sets the amount of housing assistance to owners as the difference between "fair-market" rents and what the eligible household can actually afford. For very low-income families, as defined by HUD, it is the difference between "fair-market" rents and 15 percent of the monthly income and for other lower-income families the difference between "fair-market" rents and 15 to 25

⁴¹ . See the Housing Handbook For New Jersey Municipalities, op. cit., for detailed explanations of these selected federal housing assistance programs, pp. 17-24.

percent of their monthly income. While the municipality can require or encourage a developer to utilize this assistance in a development, all administrative aspects of the Section 8 program are the responsibility of HUD and the owner; however, the owner may contract with a local public housing agency or other administrative entity to have these services performed.

A variety of financing arrangements for new construction can be used in tandem with Section 8 housing assistance payments by a developer seeking this arrangement with HUD. These include: conventional loans from traditional lenders, direct federal loans under other assistance programs, e.g., Section 202 direct loan programs for housing elderly or handicapped persons; other federally insured loans, e.g., public housing, state housing finance agency loan and loans for development through tax-exempt lands or other obligations. Used together, a combination of the Section 8 housing assistance payment and other programs can further reduce the housing costs to households, provide developers with economic incentives to build such housing and, in turn, programs toward fulfilling municipal inclusionary policies. Some other major federal housing assistance programs that a developer may utilize are briefly described below.

Public Housing - This is the traditional public housing program under which local housing authorities sell bonds to pay for construction of multi-family units, and the federal government pays the principal and interest on those bonds, thereby reducing financing costs of housing by the local authority. Moreover, the federal government subsidizes the operating costs of this housing by paying the difference between annual operating costs and 25 percent of tenants' income. This allows reduction of rents below actual costs so that lower income tenants will not have to pay over 25 percent of their income for rent.

Section 202 Housing - This is a direct loan program for housing elderly or handicapped persons. It provides long-term, permanent financing by the federal government for the construction of this type of housing by non-profit sponsors. Since these federal loans are made at interest rates more favorable than market conditions, housing financing costs can be reduced. Moreover, this arrangement can be combined with the Section 8 rental subsidies previously described to further reduce housing costs to occupants and encourage non-profit organizations to sponsor such housing.

Section 235 - This program provides a subsidy to assist moderate-income households to purchase newly constructed, rehabilitated or existing family units. By combining a variable interest rate reduction subsidy with an extended loan term, lower downpayment, and an interest deductibility subsidy for homeowners, housing costs can be effectively reduced. In new subdivisions, no more than 40 percent of units may be subsidized. The subdivisions are available for rehabilitated housing and new townhouses, cooperatives, condominiums, as well as conventional single-family detached homes. The developer or housing sponsor of a subdivision would have to contact HUD offices (Newark or Camden) to determine the eligibility of their particular development.

Section 236 - This program provides a subsidy similar to 235, but it applies to rental units. It can cover up to 100 percent of a mortgage loan to non-profit housing sponsors, and, when combined with a state housing finance agency mortgage, can reduce the interest rate to as low as 1 percent.

Farmers Home Administration (FmHA) - This agency makes loans in rural areas to private, public, and non-profit agencies to finance homes. Funds may be used to build and rehabilitate rural homes and related facilities. The agency's program emphasis is on new construction of modest character. These include:

- Aid for construction of rental or cooperatively owned housing for elderly and low/moderate-income families with long-term loans at subsidized interest rates;
- Building site loans to non-profit organizations to buy, develop and sell home sites on a non-profit basis; and
- Self-help loans to groups of low-income rural families who work together on construction of their homes to reduce cash cost.

FmHA also makes loans to public or private non-profit organizations for the acquisition and development of land or building sites to be subdivided and sold to families, non-profit organizations, public agencies, and cooperatives that are eligible for any other federal subsidy programs. For the municipalities in rural areas in the State, these programs, if encouraged, could increase opportunities for desired housing to meet their housing allocation and/or in-place needs.

2. State Programs ⁴²

The State initiates, sponsors or supports many varied efforts to improve housing conditions throughout New Jersey. These efforts range from direct housing construction financing to indirect housing technical advisory services, from meeting immediate shelter needs to long-range planning for these needs, and from eliminating housing problems in selected municipalities and neighborhoods to effecting solutions on a statewide basis. The programs aimed at increasing new housing production are emphasized and briefly described, and there are also brief descriptions of state programs suitable for redevelopment and preservation efforts to meet in-place housing needs.

New Jersey Housing Finance Agency (HFA) - This is the major state program used to increase the production of lower cost housing in New Jersey. HFA achieves this by selling tax-exempt revenue bonds and using the proceeds to make low interest loans to limited-dividend and non-profit sponsors for the construction or

42. For detailed explanations of these programs, see "701" Housing Element, op. cit., Part II.

rehabilitation of housing for rent or cooperative ownership by low-and moderate-income families. Loans cover construction and long-term permanent financing of housing and related facilities. Non-profit groups may borrow up to 100 percent of development costs, and limited-dividend sponsors may borrow up to 90 percent. After preliminary applications and site selections have been approved by the Agency, more detailed planning for development can begin. Non-profit sponsors are eligible for pre-construction development loans ("seed-money" loans) to cover the initial architectural, legal and consultant work and can include money for land options. These pre-construction loans are paid back when permanent mortgage financing is made available. Typically, a proposed project will be a high-rise elevator building for senior citizens, a garden apartment structure for families or townhouses for either families or the elderly. To service the tenants, the Agency can finance the construction of schools, stores, community meeting facilities, day-care centers, etc. Before the Agency can proceed with the processing of an application, a resolution of need for low-and moderate-income housing must be approved by the local governing body. Zoning variances are frequently required, and municipalities are asked to accept annual payments in lieu of taxes. In the past the Agency frequently used federal Section 236 mortgage loan interest payments in many of its projects, and it also now employs the Section 8 rental subsidy program in its developments to further reduce the cost of housing to occupants.

In addition to the production of new housing, the Agency more recently has encouraged and initiated rehabilitation of existing housing units to improve the environment immediately surrounding some of its new housing developments, thereby removing a potentially blighting influence.

New Jersey Mortgage Finance Agency - This agency was created to increase the availability of mortgage and home improvement loans to residents of the State. Originally the Agency sold tax-exempt bonds and placed the proceeds with lending institutions who, in turn, made mortgage loans at "below-market" rates. Today, MFA administers a Neighborhood Loan Program (NLP) which encourages homeownership in viable urban areas. The NLP is a cooperative effort of federal, state and local government and private industry whereby the Agency sells tax-exempt bonds and creates a pool of funds with the proceeds to purchase mortgage loans originated by lenders who have entered into commitments to originate and sell NLP loans to the Agency. While the primary emphasis for this program is to encourage the purchase of existing housing, the program can provide permanent financing for new residential construction and, as such, may be applicable to urban municipalities which have received adjusted zoning and land use allocations. In most urban areas of the State, construction of new one-to-four family units is at a standstill for many reasons, including the high cost of land. If land costs were reduced through use of city-owned parcels of land, written down through the urban renewal process, the Agency would consider purchasing mortgages for development of one or two-family buildings or townhouse-condominium type units. Such developments could be built in conjunction with federal housing subsidies for low-and moderate-income housing or could be market housing on an "infill" or larger scale basis. Such an effort could expand housing opportunities and eventually increase the tax base of the municipalities involved.

Housing Demonstration Program - This program, administered by the Department of Community Affairs, allows state government to test solutions for eradicating urban deterioration and meet the need for new housing for low-and moderate-income families. Although the current emphasis is on neighborhood preservation, a Housing Handbook For New Jersey Municipalities has been funded and published by the program and is a practicable resource for municipal planning officials, elected officials and public interests in effecting inclusionary housing policies. In addition, two demonstrations (South Brunswick, Princeton Borough/Township), which sought to identify new inclusionary zoning, land use and development strategies for increasing housing opportunities, are especially relevant to municipal planners and consultants faced with suggesting inclusionary land use alternatives.

However, the primary direction of the Housing Demonstration Program currently is neighborhood preservation, and as such, may be particularly applicable in those municipalities with burdensome in-place housing, who now choose to pursue a course of urban revitalization short of new construction. This program has funded pilot neighborhood preservation demonstrations in twelve New Jersey cities which, when completed, will assist over 15,000 dwelling units. Recently, a statewide neighborhood preservation grant program was initiated for municipalities throughout the State eligible to apply for funds. The goal in this latest effort is to provide a more comprehensive form of neighborhood assistance, e.g., repair loans, public improvement, technical assistance and related consumer services, but sufficiently concentrated in selected neighborhoods to have the greatest possible beneficial impact. Although the first series of applications has already been received for the modest funds that this program can provide, it is one more resource a municipality may investigate when developing local housing policies.

Related State Programs - In addition to the state programs which directly increase housing opportunities, there are several other state resources that can provide indirect forms of assistance in meeting housing allocations, in-place housing needs and other housing problems. Practically all of them are administered by the Department of Community Affairs and include:

- The New Jersey Mortgage Finance Agency's Home Improvement Loan Program, for homeowners and landlord/tenants, which uses a combination of agency, private, federal, state, county and local funds.
- The State/Local Cooperative Housing Inspection Program which promotes efficient, regular housing inspection programs under the New Jersey Hotel and Multiple Dwelling Law, that also provides for the regulation of construction and maintenance of this form of housing.
- The Uniform Construction Code activities which promulgate regulations to achieve quality new housing and, as a result, insure less costly maintenance and the preservation of housing stock in the future.
- The Division on Aging's program of technical assistance and informational and advisory services designed to meet the housing needs of the non-institutionalized elderly, with emphasis on low-and moderate-income persons.

-The Division of Housing and Urban Renewal's management, technical assistance and advisory services directly related to housing, including: advice on limited-dividend and non-profit housing corporations, advice on local housing authorities and re-development agencies, administration of relocation assistance payments to displaced families or persons and administration of a rental/housing assistance effort for existing units in cooperation with the federal government.

3. Municipal Programs⁴³

Tax Abatement - Mentioned previously, this is the most common form of municipal subsidy for low-and moderate-income housing. Public housing is by federal law exempt from paying local property taxes and pays instead an amount equal to 10 percent of the yearly gross shelter rents. Tax abatement has often been granted by municipalities for New Jersey Housing Finance Agency development and housing assisted by federal programs. These local efforts to reduce property taxes are passed on to the occupants of assisted housing in the form of lower housing costs.

Land Acquisition - It was previously suggested that a municipality might acquire sites with a federal community development grant or with regular municipal funds and transfer such sites at reduced or no cost to another public entity for development of lower cost housing.⁴⁴

4. Other Assistance Devices - Besides governmentally sponsored housing assistance programs and efforts, there are other devices available to housing developers and sponsors to cut housing costs. These include:

Leasehold Mortgage Financing - This is a method by which a ground lease permits land to continue under the ownership of one party while another retains the right to use the property and own the improvements placed on it. Under such an arrangement, a housing developer would pay ground rent for use of the land and obtain a leasehold mortgage to build housing on it, based on the independent value resulting from the operating income of that housing.

Several advantages accrue to a developer in this type of arrangement. The developer needs to borrow only the funds required to construct the project. If the landowner agrees to allow his land to serve as additional security for the mortgage, the developer may be able to get a larger loan and be able to provide a more extensive project. In addition, for profit-making and limited-dividend developers, ground rent payments are fully deductible for tax purposes, while under outright purchase of land, only the interest portion is deductible. Again, these savings can be translated into lower housing costs for occupants.

43. Housing Handbook For New Jersey Municipalities, op. cit., pp. 26-28.

44. The Township of Parsippany-Troy Hills and Borough of Somerville are now in the process of attempting to effect this type of arrangement for lower cost housing sponsors.

Internal Subsidy - Here a developer provides his own, or "internal" subsidy, by taking advantage of economies of scale, higher density and skewed rents and prices to produce a development that includes moderately priced units. In an inclusionary ordinance, required low- and moderate-income housing units might be provided if the developer is given sufficient incentives, e.g., density bonuses, to do so. It is possible to allow the developer to use the increased land value which occurs when approval is granted for higher density development on land that already has been purchased under low-density zoning.

As discussed under land costs, the developer, under these conditions, will be able to build more units at a given land cost so his per unit land costs, as well as other per unit costs, will be substantially reduced. While this allows the developer a larger profit from his development as a whole, or a result of municipal action allowing higher densities, etc., some of this profit presumably can be captured and applied as a subsidy for lower-cost units. This can only occur if the developer does not have to pay inflated prices for land. Thus, it is important, if a municipality seeks this type of internal subsidy, that higher density areas not be designated or mapped.⁴⁵

45. For a detailed discussion of this approach, see The Princeton Housing Proposal: A Strategy to Achieve Balanced Housing Without Government Subsidy, Housing Demonstration Program, Division of Housing and Urban Renewal, Department of Community Affairs, May, 1977.

V. CONCLUSION

This report has presented a revised statewide housing allocation plan for New Jersey. This plan responds to the directive of Executive Order No. 46 and is based on a review and modification of the preliminary draft housing allocation plan which was prepared for public discussion in November of 1976 under the mandate of Executive Order No. 35.

This plan has been designed to provide each municipality in the State with guidelines for the proper evaluation of its housing programs and land use regulations. These guidelines are presented in this plan by an enumeration of existing (1970) and prospective housing needs (1970-1990) of low-and moderate-income households in New Jersey and by a regional allocation of these needs to each municipality.

The adjusted allocations, i.e., those needs in excess of 1970 (present) housing need originating in a municipality, have been evaluated in terms of state planning objectives as formulated by the Division of State and Regional Planning in the preliminary State Development Guide Plan. The recommendations for land use as set forth in the Guide Plan were employed to suggest that the implementation of the adjusted housing allocation be deferred in those municipalities where such growth should not be encouraged because of the need to preserve these areas as prime farmland and open space.

This report has also presented a discussion on how each municipality can provide the housing opportunities to meet its allocation. More specifically, this report addresses: (1) inclusionary strategies which municipalities can pursue to move toward the goal of expanding housing opportunities by reducing housing costs and increasing development possibilities for lower cost housing; (2) implementation techniques that may be used by municipalities to effect inclusionary strategies; and (3) federal, state and local assistance programs currently available for new housing construction.

It has not been the intention of this report to imply or suggest that there can be a standard response equally applicable to all municipalities. There are wide differences among municipalities in terms of housing composition, location, land availability, recent efforts to accommodate housing needs, and local circumstances. Obviously, each municipality will need to devise specific solutions best suited to its own situation, but each should strive to provide a favorable climate for the construction of low-and moderate-income housing. Moreover, it would appear that regardless of the size of the housing goal allocated to each municipality, every municipality has the obligation to seek to remove exclusionary practices which act as artificial barriers to the achievement of equal opportunity for all income groups. It is hoped that this report will facilitate initiatives in this regard.

A P P E X D I X A

APPENDIX A

Resulting Housing Allocation

Region 1 - Atlantic County
Region 2 - Cape May County
Region 3 - Cumberland County
Region 4 - Hunterdon County
Region 5 - Mercer County

Region 6 - Monmouth County
Region 7 - Ocean County
Region 8 - Salem County
Region 9 - Sussex County
Region 10 - Warren County

Region 11

Bergen County
Essex County
Hudson County
Middlesex County

Morris County
Passaic County
Somerset County
Union County

Region 12

Burlington County
Camden County
Gloucester County

REGION 1	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Atlantic COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 or Col. 11
MUNICIPALITY												
Absecon	123	161	38	116	154	Adequate	154		9	163	123	286
Atlantic City	2,161	1,916	(-245)	773	773	Adequate	773		44	817	1,916	2,733
Brigantine	170	216	46	276	322	Adequate	322		18	340	170	510
Buena	119	91	(-28)	107	107	Adequate	107		6	113	91	204
Buena Vista	165	111	(-54)	231	231	Adequate	231		13	244	111	355
Corbin	8	9	1	23	24	Adequate	24		1	25	8	33
Egg Harbor City	136	122	(-14)	444	444	Adequate	444		25	469	122	591
Egg Harbor Twp.	374	294	(-80)	1,133	1,133	Adequate	1,133		64	1,197	294	1,491
Estell Manor	19	16	(-3)	195	195	Adequate	195		11	206	16	222
Folsom	60	46	(-14)	91	91	Adequate	91		5	96	46	142
Galloway	218	232	14	735	749	Adequate	749		43	792	218	1,010
Hamilton	223	194	(-29)	798	798	Adequate	798		45	843	194	1,037
Hammonton	261	314	53	357	410	Adequate	410		23	433	261	694
Linwood	99	151	52	423	475	Adequate	475		27	502	99	601
Longport	17	44	27	48	75	0	0	75	0	0	17	17
Margate City	147	364	217	490	707	308	308	399	0	308	147	455
Mullica	141	95	(-46)	306	306	Adequate	306		17	323	95	418
Northfield	184	213	29	357	386	Adequate	386		22	408	184	592

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Atlantic				Allocation of Prospective Housing Need (1970-1990)	Unadjusted Housing Allocation Col. 3 + Col. 4 ***		Allocation Based on Development Limit	Units Not Allocated Col. 5 - Col. 7	Redistribution of Units not Allocated	Adjusted Housing Allocation Col. 7 + Col. 9	Indigenous Share of 1970 Housing Needs Col. 1 or Col. 2	Resulting Allocation Col. 10 or Col. 11
COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Difference Col. 2 - Col. 1			Development Limit						
MUNICIPALITY												
Pleasantville	545	416	(-129)	519	519	Adequate	519		30	549	416	965
Port Republic	92	20	(-72)	47	47	Adequate	47		3	50	20	70
Somers Point	189	263	74	567	641	Adequate	641		37	678	189	867
Ventor City	190	361	171	295	466	Adequate	466		27	493	190	683
Weymouth	41	33	(-8)	70	70	Adequate	70		4	74	33	107
TOTAL	5,682	5,682	+722 -722	8,401	9,123		8,649	474	474	9,123	4,960	14,083

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 2	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Cape May COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Avalon	28	38	10	230	240	236	236	4	0	236	28	264
Cape May	104	122	18	310	328	Adequate	328		190	518	104	622
Cape May Pt.	3	23	20	3	23	Adequate	23		1	24	3	27
Dennis	86	63	(-23)	365	365	Adequate	365		211	576	63	639
Lower	402	341	(-61)	752	752	Adequate	752		436	1,188	341	1,529
Middle	296	230	(-66)	795	795	Adequate	795		461	1,256	230	1,486
North Wildwood	110	158	48	397	445	244	244	201	0	244	110	354
Ocean City	294	375	81	737	818	288	288	530	0	288	294	582
Sea Isle City	51	55	4	134	138	Adequate	138		80	218	51	269
Stone Harbor	27	55	28	147	175	52	52	123	0	52	27	79
Upper	90	82	(-8)	440	440	Adequate	440		255	695	82	777
West Cape May	43	28	(-15)	29	29	Adequate	29		17	46	28	74
West Wildwood	6	10	4	9	13	Adequate	13		8	21	6	27
Wildwood	165	136	(-29)	519	519	92	92	427	0	92	136	228
Wildwood Crest	77	103	26	543	569	120	120	449	0	120	77	197
Woodbine	70	35	(-35)	129	129	Adequate	129		75	204	35	239
TOTAL	1,852	1,854	+239 -239	5,539	5,778		3,012	1,734	1,734	5,778	1,615	7,393

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION <u>3</u>	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Cumberland												
Bridgeton	815	721	(-94)	558	558	Adequate	558			558	721	1,279
Commercial	153	127	(-26)	179	179	Adequate	179			179	127	306
Deerfield	80	75	(-5)	197	197	Adequate	197			197	75	272
Downe	67	63	(-4)	242	242	Adequate	242			242	63	305
Fairfield	220	156	(-64)	531	531	Adequate	531			531	156	687
Greenwich	22	34	12	99	111	Adequate	111			111	22	133
Hopewell	84	118	34	168	202	Adequate	202			202	84	286
Lawrence	90	72	(-18)	334	334	Adequate	334			334	72	406
Maurice River	110	123	13	921	934	Adequate	934			934	110	1,044
Millville	571	775	204	1,346	1,550	Adequate	1,550			1,550	571	2,121
Shiloh	14	20	6	34	40	Adequate	40			40	14	54
Stow Creek	23	36	13	43	56	Adequate	56			56	23	79
Upper Deer-field	243	216	(-27)	375	375	Adequate	375			375	216	591
Vineland	1,583	1,541	(-42)	4,132	4,132	Adequate	4,132			4,132	1,541	5,673
TOTAL	4,075	4,077	+282 -282	9,159	9,441		9,441			9,441	3,795	13,236

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 housing Needs originating within the municipality itself.

REGION ⁴	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Hunterdon COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff- erence Col. 2 - Col. 1	Allocation of Pro- spective Housing Need (1970- 1990)	Unad- justed Housing Allo- cation Col. 3 + Col. 4 **	Develop- ment Limit	Allo- cation Based on Develop- ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri- bution of Units not Allocated	Adjusted Housing Allo- cation Col. 7 + Col. 9	Indi- genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo- cation Col. 10 + Col. 11
Alexandria	46	44	(-2)	118	118	Adequate	118		2	120	44	164
Bethlehem	40	31	(-9)	76	76	Adequate	76		1	77	31	108
Bloomsbury	24	20	(-4)	79	79	Adequate	79		1	80	20	100
Califon	33	19	(-14)	61	61	0	0	61	0	0	19	19
Clinton Town	56	40	(-16)	59	59	Adequate	59		1	60	40	100
Clinton Twp.	69	98	29	371	400	Adequate	400		6	406	69	475
Delaware	65	72	7	187	194	Adequate	194		3	197	65	262
East Amwell	59	56	(-3)	200	200	Adequate	200		3	203	56	259
Flemington	99	103	4	163	167	Adequate	167		2	169	99	268
Franklin	41	47	6	178	184	Adequate	184		3	187	41	228
Frenchtown	37	34	(-3)	36	36	Adequate	36		1	37	34	71
Glen Gardner	25	18	(-7)	10	10	Adequate	10		0	10	18	28
Hampton	31	29	(-2)	20	20	Adequate	20		0	20	29	49
High Bridge	82	57	(-25)	42	42	Adequate	42		1	43	57	100
Holland	70	76	6	239	245	Adequate	245		4	249	70	319
Kingwood	54	53	(-1)	151	151	Adequate	151		2	153	53	206
Lambertville	142	103	(-39)	89	89	Adequate	89		1	90	103	193
Lebanon	30	20	(-10)	51	51	Adequate	51		1	52	20	72

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 4	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Hunterdon COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
Lebanon Twp.	85	92	7	179	186	Adequate	186		3	189	85	274
Milford	32	28	(-4)	49	49	0	0		0	0	28	28
Raritan	113	141	28	952	980	Adequate	980		14	994	113	1,107
Readington	177	159	(-18)	441	441	Adequate	441		6	447	159	606
Stockton	11	15	4	15	19	Adequate	19		0	19	11	30
Tewksbury	28	65	37	229	266	Adequate	266		4	270	28	298
Union	29	38	9	104	113	Adequate	113		2	115	29	144
West Amwell	27	47	20	94	114	Adequate	94		1	95	27	122
TOTAL	1,505	1,505	+157 -157	4,193	4,350		4,220	61	62	4,282	1,348	5,630

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 5	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Mercer COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resultin Allocation Col. 10 Col. 11
East Windsor	210	348	138	1,759	1,897	Adequate	1,897		184	2,081	210	2,291
Ewing	728	884	156	1,941	2,097	Adequate	2,097		204	2,301	728	3,029
Hamilton	1,950	2,139	189	3,789	3,978	Adequate	3,978		387	4,365	1,950	6,315
Hightstown	159	174	15	158	173	Adequate	173		17	190	159	349
Hopewell Boro	42	66	24	75	99	Adequate	99		10	109	42	151
Hopewell Twp.	140	255	115	1,897	2,012	Adequate	2,012		196	2,208	140	2,348
Lawrence	329	447	118	3,088	3,206	Adequate	3,206		311	3,517	329	3,846
Pennington	33	61	28	88	116	Adequate	116		11	127	33	160
Princeton Boro	220	283	63	461	524	52	52	472	0	52	220	272
Princeton Twp.	181	366	185	1,136	1,321	Adequate	1,321		128	1,449	181	1,630
Trenton	4,165	3,037	(-1,128)	1,155	1,155	0	0	1,155	0	0	3,037	3,037
Washington	71	91	20	469	489	Adequate	489		47	536	71	607
West Windsor	92	169	77	1,280	1,357	Adequate	1,357		132	1,489	92	1,581
TOTAL	8,320	8,320	+1,128 -1,128	17,296	18,424	Adequate	16,796	1,627	1,627	18,424	7,192	25,616

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 6	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Monmouth COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Allenhurst	15	32	17	40	57	24	24	33	0	24	15	39
Allentown	39	41	2	28	30	Adequate	30		4	34	39	73
Asbury Park	875	582	(-293)	104	104	Adequate	104		14	118	582	700
Atlantic Highlands	115	142	27	179	206	0	0	206	0	0	115	115
Avon-by-the Sea	59	78	19	39	58	16	16	42	0	16	59	75
Belmar	148	186	38	147	185	28	28	157	0	28	148	176
Bradley Beach	143	160	17	43	60	36	36	24	0	36	143	179
Brielle	76	110	34	220	254	Adequate	254		35	289	76	365
Colts Neck	51	128	77	475	552	Adequate	552		76	628	51	679
Deal	34	65	31	118	149	Adequate	149		21	170	34	204
Eatontown	358	335	(-23)	1,130	1,130	Adequate	1,130		156	1,286	335	1,621
Englishtown	41	28	(-13)	180	180	Adequate	180		25	205	28	233
Fair Haven	96	152	56	151	207	164	164	43	0	164	96	260
Farmingdale	38	29	(-9)	38	38	Adequate	38		5	43	29	72
Freehold Boro	331	287	(-44)	389	389	Adequate	389		54	443	287	730
Freehold Twp.	166	295	129	1,566	1,695	Adequate	1,695		235	1,930	166	2,096
Highlands	168	129	(-39)	167	167	0	0	167	0	0	129	129
Holmdel	47	126	79	1,076	1,155	Adequate	1,155		160	1,315	47	1,362

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 6	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Monmouth COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Howell	643	509	(-134)	1,829	1,829	Adequate	1,829		254	2,083	509	2,592
Interlaken	2	31	29	42	71	40	40	31	0	40	2	42
Keansburg	421	257	(-164)	118	118	0	0	118	0	0	257	257
Keyport	253	202	(-51)	183	183	0	0	183	0	0	202	202
Little Silver	68	148	80	178	258	Adequate	258		36	294	68	362
Loch Arbour	4	11	7	8	15	12	12	3		12	4	16
Long Branch	1,189	960	(-229)	606	606	0	0	606	0	0	960	960
Manalapan	173	281	108	970	1,078	Adequate	1,078		149	1,227	173	1,400
Manasquan	87	165	78	206	284	0	0	284	0	0	87	87
Marlboro	157	250	93	762	855	Adequate	855		118	973	157	1,130
Matawan	237	239	2	231	233	0	0	233	0	0	237	237
Matawan Twp.	500	386	(-114)	443	443	Adequate	443		61	504	386	890
Middletown	1,199	1,229	30	1,718	1,748	Adequate	1,748		243	1,991	1,199	3,190
Millstone	78	61	(-17)	421	421	Adequate	421		58	479	61	540
Monmouth Beach	35	61	26	44	70	Adequate	70		10	80	35	115
Neptune	787	745	(-42)	1,311	1,311	Adequate	1,311		182	1,493	745	2,238
Neptune City	218	165	(-53)	199	199	196	196	3	0	196	165	361
Tinton Falls	206	127	(-79)	559	559	Adequate	559		77	636	127	763

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION ⁶	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Monmouth COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-ge-nous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Ocean	234	483	249	735	984	Adequate	984		136	1,120	234	1,354
Oceanport	139	125	(-14)	533	533	Adequate	533		74	607	125	732
Hazlet	589	455	(-134)	421	421	Adequate	421		58	479	455	934
Red Bank	466	427	(-39)	276	276	264	264	12	0	264	427	691
Roosevelt	19	21	2	34	36	Adequate	36		5	41	19	60
Rumson	78	186	108	407	515	Adequate	515		71	586	78	664
Sea Bright	53	56	3	147	150	Adequate	150		21	171	53	224
Sea Girt	29	77	49	130	179	100	100	79	0	100	28	128
Shrewsbury	44	82	38	263	301	Adequate	301		42	343	44	387
Shrewsbury Twp	43	35	(-8)	6	6	Adequate	6		1	7	35	42
South Belmar	55	48	(-7)	25	25	Adequate	24	1	0	24	48	72
Spring Lake	44	109	65	149	214	Adequate	92	122	0	92	44	136
Spring Lake Heights	95	156	61	126	187	0	0	187	0	0	95	95
Union Beach	314	158	(-156)	75	75	0	0	75	0	0	158	158
Upper Freehold	64	66	2	348	350	Adequate	350		48	398	64	462
Wall	382	458	76	1,008	1,084	Adequate	1,084		150	1,234	382	1,616
West Long Branch	114	145	31	183	214	Adequate	214		30	244	114	358
TOTAL	11,818	11,819	+1,663 -1,663	20,784	22,447		19,838	2,609	2,609	22,447	10,156	32,603

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 7	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Ocean COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Barnegat Light	7	37	30	163	193	0	0	193	0	0	7	7
Bay Head	16	48	32	164	196	0	0	196	0	0	16	16
Beach Haven	33	77	44	527	571	0	0	571	0	0	33	33
Beachwood	144	138	(-6)	267	267	Adequate	267		70	337	138	475
Berkeley	280	307	27	1413	1440	Adequate	1440		379	1319	280	2099
Brick	941	1023	82	3435	3517	Adequate	3517		927	4444	941	5385
Dover	1116	1361	245	6006	6251	Adequate	6251		1645	7896	1116	9012
Eagleswood	25	29	4	54	58	0	0	58	0	0	25	25
Harvey Cedars	5	26	21	53	74	0	0	74	0	0	5	5
Island Heights	27	55	28	93	121	Adequate	121		32	153	27	130
Jackson	514	462	(-52)	3547	3547	Adequate	3547		934	4481	462	4943
Lacey	159	174	15	2081	2096	Adequate	2096		552	2648	159	2807
Lakehurst	128	73	(-55)	80	80	Adequate	80		21	101	73	174
Lakewood	1421	844	(-577)	2566	2566	Adequate	2566		676	3242	344	4086
Lavallette	39	67	28	180	208	0	0	208	0	0	39	39
Little Egg Harbor	528	115	(-413)	866	866	Adequate	866		228	1094	115	1209
Long Beach	45	243	198	443	641	0	0	641	0	0	45	45
Manchester	293	300	7	2098	2105	Adequate	2105		554	2659	293	2952

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 7	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Ocean COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff- erence Col. 2 - Col. 1	Allocation of Pro- spective Housing Need (1970- 1990)	Unad- justed Housing Allo- cation Col. 3 + Col. 4 **	Develop- ment Limit	Allo- cation Based on Develop- ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri- bution of Units not Allocated	Adjusted Housing Allo- cation Col. 7 + Col. 9	Indi- genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo- cation Col. 10 + Col. 11
MUNICIPALITY												
Mantoloking	4	11	7	734	741	0	0	741	0	0	4	4
Ocean	58	113	55	747	802	Adequate	802		211	1013	58	1071
Ocean Gate	43	50	7	35	42	Adequate	42		11	53	43	96
Pine Beach	33	49	16	106	122	Adequate	122		6	128	33	161
Plumsted	170	121	(-49)	539	539	Adequate	539		142	681	121	802
Point Pleasant	427	523	96	2492	2583	1072	1072	1516	0	1072	427	1499
Point Pleasant Beach	120	187	67	624	691	0	0	691	0	0	120	120
Seaside Heights	57	49	(-8)	820	820	0	0	820	0	0	49	49
Seaside Park	41	88	47	279	326	0	0	326	0	0	41	41
Ship Bottom	25	39	14	240	254	0	0	254	0	0	25	25
South Toms River	207	95	(-112)	157	157	0	0	157	0	0	95	95
Stafford	117	165	48	1266	1314	Adequate	1314		346	1660	117	1777
Surf City	23	110	87	120	207	0	0	207	0	0	23	23
Tuckerton	63	117	54	430	484	Adequate	484		127	611	63	674
Barnegat	43	54	11	197	203	0	0	208	0	0	43	43
TOTAL	7153	7150	+1272 -1272	32820	34092		27231	6861	6861	34092	5880	39972

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 8	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Salem COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
Alloway	75	67	-8	200	200	Adequate	200			200	67	267
Elmer	34	46	12	203	215	Adequate	215			215	34	249
Elsinboro	33	38	5	68	73	Adequate	73			73	33	106
Lower Alloways Creek	32	39	7	457	464	Adequate	464			464	32	496
Mannington	43	51	8	157	165	Adequate	165			165	43	208
Oldmans	50	54	4	321	325	Adequate	325			325	50	375
Penns Grove	206	169	-37	240	240	Adequate	240			240	169	409
Pennsville	316	373	57	847	904	Adequate	904			904	316	1,220
Pilesgrove	70	69	-1	145	145	Adequate	145			145	69	214
Pittsgrove	165	119	-46	322	322	Adequate	322			322	119	441
Quinton	85	68	-17	211	211	Adequate	211			211	68	279
Salem	301	227	-74	204	204	Adequate	204			204	227	431
Carneys Point	146	196	50	301	351	Adequate	351			351	146	497
Upper Pitts-grove	62	73	11	141	152	Adequate	152			152	62	214
Woodstown	66	93	27	330	357	Adequate	357			357	66	423
TOTAL	1,684	1,682	+181 -181	4,147	4,328		4,328			4,328	1,501	5,829

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION ⁹	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Sussex COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff- erence Col. 2 - Col. 1	Allocation of Pro- spective Housing Need (1970- 1990)	Unad- justed Housing Allo- cation Col. 3 + Col. 4 **	Develop- ment Limit	Allo- cation Based on Develop- ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri- bution of Units not Allocated	Adjusted Housing Allo- cation Col. 7 + Col. 9	Indi- genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo- cation Col. 10 + Col. 11
MUNICIPALITY												
Andover	27	20	(-7)	182	182	Adequate	182		15	197	20	217
Andover Twp.	69	69	0	250	250	Adequate	250		20	270	69	339
Branchville	13	26	13	118	131	124	124	7		124	13	137
Byram	116	102	(-14)	189	189	Adequate	189		15	204	102	306
Frankford	73	62	(-11)	266	266	Adequate	266		22	288	62	350
Franklin	119	114	(-5)	233	233	Adequate	233		19	252	114	366
Fredon	22	35	13	137	150	Adequate	150		12	162	22	184
Green	25	33	8	118	126	Adequate	126		10	136	25	161
Hamburg	43	46	3	73	76	Adequate	76		6	82	43	125
Hampton	51	51	0	164	164	Adequate	164		13	177	51	228
Hardyston	124	85	(-39)	179	179	Adequate	179		15	194	85	279
Hopátcong	255	228	(-27)	265	265	Adequate	265		22	287	228	515
Lafayette	33	29	(-4)	97	97	Adequate	97		8	105	29	134
Montague	30	32	2	108	110	Adequate	110		9	119	30	149
Newton	234	201	(-33)	376	376	Adequate	376		31	407	201	608
Ogdensburg	45	51	6	113	119	0	0	119		0	45	45
Sandyston	35	38	3	69	72	Adequate	72		6	78	35	113
Sparta	153	264	111	504	615	Adequate	615		50	665	153	818

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Sussex COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff- erence Col. 2 - Col. 1	Allocation of Pro- spective Housing Need (1970- 1990)	Unad- justed Housing Allo- cation Col. 3 + Col. 4 **	Develop- ment Limit	Allo- cation Based on Develop- ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri- bution of Units not Allocated	Adjusted Housing Allo- cation Col. 7 + Col. 9	Indi- genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo- cation Col. 10 + Col. 11
MUNICIPALITY												
Stanhope	84	66	(-18)	89	89	Adequate	89		7	96	66	162
Stillwater	62	66	4	172	176	Adequate	176		14	190	62	252
Sussex	68	59	(-9)	281	281	16	16	265		16	59	75
Vernon	134	146	12	711	723	Adequate	723		58	781	134	915
Walpack	13	14	1	142	143	Adequate	143		12	155	13	168
Wantage	116	109	(-7)	337	337	Adequate	337		27	364	109	473
TOTAL	1,944	1,946	+174 -174	5,173	5,349		4,958	391	391	5,349	1,770	7,119

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 10	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Warren COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Allamuchy	30	32	2	91	93	Adequate	93			93	30	123
Alpha	69	72	3	73	76	Adequate	76			76	69	145
Belvidere	60	69	9	237	246	Adequate	246			246	60	306
Blairstown	53	61	8	308	316	Adequate	316			316	53	369
Franklin	46	49	3	82	85	Adequate	85			85	46	131
Frelinghuysen	26	27	1	163	164	Adequate	164			164	26	190
Greenwich	36	37	1	68	69	Adequate	69			69	36	105
Hackettstown	223	216	(-7)	551	551	Adequate	551		1	552	216	768
Hardwick	14	17	3	89	92	Adequate	92			92	14	106
Harmony	45	53	8	151	159	Adequate	159			159	45	204
Hope	23	33	10	65	75	Adequate	75			75	23	98
Independence	55	48	(-7)	94	94	Adequate	94			94	48	142
Knowlton	36	49	13	185	198	Adequate	198			198	36	234
Liberty	28	34	6	100	106	Adequate	106			106	28	134
Lopatcong	75	81	6	244	250	Adequate	250			250	75	325
Mansfield	75	80	5	323	328	Adequate	328		1	329	75	404
Oxford	48	43	(-5)	55	55	Adequate	55			55	43	98
Pahaquarry	1	3	2	1	3	0	0	3		0	1	1

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 10	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Warren COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
Phillipsburg	459	481	22	623	645	Adequate	645		1	646	459	1,105
Pohatcong	114	97	(-17)	120	120	Adequate	120			120	97	217
Washington	213	162	(-51)	183	183	Adequate	183			183	162	345
Washington Twp	88	87	(-1)	218	218	Adequate	218			218	87	305
White	74	60	(-14)	254	254	Adequate	254			254	60	314
TOTAL	1,891	1,891	+102 -102	4,278	4,380		4,377	3	3	4,380	1,789	6,169

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 11	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pros-pective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 ***	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ****	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Allendale	72	166	94	140	234	Adequate	234		89	323	72	395
Alpine	14	38	24	79	103	Adequate	103		39	142	14	156
Bergenfield	849	1,042	193	339	532	124	124	408	0	124	849	973
Bogota	201	263	62	255	317	24	24	293	0	24	201	225
Carlstadt	225	264	39	784	823	Adequate	823		312	1,135	225	1,360
Cliffside Park	490	531	41	196	237	84	84	153	0	84	490	574
Closter	122	251	129	165	294	Adequate	294		111	405	122	527
Cresskill	117	202	85	202	287	Adequate	287		108	395	117	512
Demarest	88	184	96	84	180	Adequate	180		68	248	88	336
Dumont	368	521	153	194	347	104	104	243	0	104	368	472
Elmwood Park	643	728	85	408	493	308	308	185	0	308	643	951
East Ruther-ford	296	298	2	272	274	Adequate	274		103	377	296	673
Edgewater	185	186	1	124	125	Adequate	125		47	172	185	357
Emerson	161	215	54	194	248	112	112	136	0	112	161	273
Englewood	934	847	(-87)	570	570	448	448	122	0	448	847	1,295
Englewood Cliffs	69	162	93	686	779	488	488	291	0	488	69	557
Fair Lawn	684	1,185	501	790	1,291	428	428	863	0	428	684	1,112
Fairview	338	388	50	140	190	72	72	118	0	72	338	410

* Includes dilapidated, overcrowded and needed vacant units, only.

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*** A municipality's share of 1970 housing Needs originating within the municipality itself.

REGION 11	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Bergen COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
Fort Lee	1,185	1,266	81	1,229	1,310	504	504	806	0	504	1,185	1,689
Franklin Lakes	67	199	132	886	1,018	Adequate	1,018		386	1,403	67	1,470
Garfield	1,097	1,105	8	283	291	188	188	103	0	188	1,097	1,285
Glen Rock	162	377	215	438	653	260	260	393	0	260	162	422
Hackensack	1,627	1,396	(-231)	1,601	1,601	592	592	1,009	0	592	1,396	1,988
Harrington Pk.	64	130	66	78	144	Adequate	144		55	199	64	263
Hasbrouck Hts.	317	449	132	424	556	292	292	264	0	292	317	609
Haworth	38	104	66	98	164	136	136	28	0	136	38	174
Hillsdale	178	320	142	242	384	Adequate	384		8	392	178	570
Hohokus	42	131	89	148	237	Adequate	237		90	327	42	369
Leonia	178	306	128	213	341	100	100	241	0	100	178	278
Little Ferry	256	325	69	228	297	292	292	5	0	292	256	548
Lodi	980	852	(-128)	236	236	Adequate	236		44	280	852	1,132
Lyndhurst	669	741	72	782	854	Adequate	854		323	1,177	669	1,846
Mahwah	171	303	132	557	689	Adequate	689		260	949	171	1,120
Maywood	249	365	116	187	303	60	60	243	0	60	249	309
Midland Park	161	249	88	107	195	104	104	91	0	104	161	265
Montvale	117	210	93	780	873	Adequate	873		330	1,203	117	1,320

* Includes dilapidated, overcrowded and needed vacant units, only.

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*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Bergen COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff- erence Col. 2 - Col. 1	Allocation of Pro- spective Housing Need (1970- 1990)	Unad- justed Housing Allo- cation Col. 3 + Col. 4 **	Develop- ment Limit	Allo- cation Based on Develop- ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri- bution of Units not Allocated	Adjusted Housing Allo- cation Col. 7 + Col. 9	Indi- genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo- cation Col. 10 + Col. 11
MUNICIPALITY												
Moonachie	74	96	22	660	682	212	212	470	0	212	74	286
New Milford	537	644	107	261	368	156	156	212	0	156	537	693
No. Arlington	508	638	130	195	325	Adequate	325		123	448	508	956
Northvale	103	136	33	344	377	360	360	17	0	360	103	463
Norwood	65	116	51	318	369	Adequate	369		139	508	65	573
Oakland	226	382	156	479	635	Adequate	635		240	875	226	1,101
Old Tappan	50	101	51	203	254	Adequate	254		96	350	50	400
Oradell	113	256	143	257	400	272	272	128	0	272	113	385
Palisades Pk.	421	485	64	175	239	156	156	83	0	156	421	577
Paramus	481	759	278	1,322	1,600	Adequate	1,600		605	2,205	481	2,686
Park Ridge	151	240	89	141	230	Adequate	230		87	317	151	468
Ramsey	206	363	157	659	816	Adequate	816		309	1,125	206	1,331
Ridgefield	306	386	80	470	550	208	208	342	0	208	306	514
Ridgefield Pk.	478	499	21	151	172	Adequate	172		65	237	478	715
Ridgewood	417	826	409	729	1,138	940	940	198	0	940	417	1,357
River Edge	259	414	155	255	410	96	96	314	0	96	259	355
River Vale	134	229	95	206	301	Adequate	301		114	415	134	549
Rochelle Park	136	209	73	299	372	168	168	168	0	168	136	304

* Includes dilapidated, overcrowded and needed vacant units, only.

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*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 11	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Bergen COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
Rockleigh	2	5	3	174	177	136	136	41	0	136	2	138
Rutherford	513	703	190	363	553	Adequate	553		183	736	513	1,249
Saddle Brook	339	440	101	1,148	1,249	488	488	761	0	488	339	827
Saddle River	13	75	62	181	243	Adequate	243		92	335	13	348
So. Hackensack	88	79	(-9)	205	205	84	84	121	0	84	79	163
Teaneck	812	1,312	500	693	1,193	136	136	1,057	0	136	812	948
Tenafly	218	465	247	367	614	168	168	446	0	168	218	386
Teterboro	0	1	1	106	107	8	8	99	0	8	0	8
Upper Saddle River	84	206	122	583	705	Adequate	705		266	971	84	1,055
Waldwick	227	325	98	151	249	Adequate	249		94	343	227	570
Wallington	87	387	300	330	630	132	132	498	0	132	87	219
Washington	162	269	107	112	219	Adequate	219		83	302	162	464
Westwood	239	349	110	209	319	Adequate	319		121	440	239	679
Woodcliff Lake	96	143	47	247	294	Adequate	294		111	405	96	501
Wood-Ridge	134	258	124	91	215	112	112	103	0	112	134	246
Wycoff	177	447	270	388	658	Adequate	658		249	907	177	1,084
TOTAL	21,270	28,542	+7,272 -455	26,611	34,338		14,697	11,089	5,363	28,598	20,815	49,413

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*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Essex COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Belleville	1,000	1,148	148	313	461	0	0	461	0	0	1,000	1,000
Bloomfield	1,413	1,817	404	578	982	0	0	982	0	0	1,413	1,413
Caldwell	208	305	97	125	222	Adequate	222		82	304	208	512
Cedar Grove	200	369	169	306	475	Adequate	475		180	655	200	855
East Orange	3,702	2,952	(-750)	654	654	0	0	654	0	0	2,952	2,952
Essex Fells	11	71	60	113	173	Adequate	173		23	196	11	207
Fairfield	117	178	61	1,547	1,608	Adequate	1,608		608	2,216	117	2,333
Glen Ridge	113	242	129	139	268	0	0	268	0	0	113	113
Irvington	2,230	2,400	170	397	567	0	0	567	0	0	2,230	2,230
Livingston	332	804	472	1,525	1,997	Adequate	1,997		755	2,752	332	3,084
Maplewood	426	791	365	717	1,082	0	0	1,082	0	0	426	426
Milburn	271	686	415	1,254	1,669	Adequate	1,669		159	1,828	271	2,099
Montclair	1,358	1,495	137	613	750	0	0	750	0	0	1,358	1,358
Newark	23,257	12,823	(-10,434)	1,312	1,312	0	0	1,312	0	0	12,823	12,823
North Caldwell	61	156	95	182	277	Adequate	277		104	381	61	442
Nutley	761	1,041	280	630	910	0	0	910	0	0	761	761
Orange	1,671	1,244	(-427)	205	205	0	0	205	0	0	1,244	1,244
Roseland	47	123	76	409	485	Adequate	485		184	669	47	716

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 11	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Essex COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
South Orange	271	524	253	585	838	0	0	838	0	0	271	271
Verona	310	487	177	283	460	304	304	156	0	304	310	614
West Caldwell	147	333	186	592	778	Adequate	778		294	1,072	147	1,219
West Orange	944	1,371	427	1,382	1,809	Adequate	1,809		684	2,493	944	3,437
TOTAL	38,850	31,360	+4,121 -11,611	13,861	17,982		9,493	8,185	3,073	12,870	27,239	40,109

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 11	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Hudson COUNTY				Allocation of Pro- spective Housing Need (1970- 1990)	Unad- justed Housing Allo- cation Col. 3 + Col. 4 **		Allo- cation Based on Develop- ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri- bution of Units not Allocated	Adjusted Housing Allo- cation Col. 7 + Col. 9	Indi- genous Share of 1970 Housing Needs Col. 1 or Col. 2 ****	Resulting Allo- cation Col. 10 + Col. 11
MUNICIPALITY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff- erence Col. 2 - Col. 1									
Bayonne	2,656	2,548	(-108)	1,030	1,030	0	0	1,030	0	0	2,548	2,548
East Newark	68	64	(-4)	8	8	0	0	8	0	0	64	64
Guttenberg	244	235	(-9)	54	54	0	0	54	0	0	235	235
Harrison	497	407	(-90)	67	67	0	0	67	0	0	407	407
Hoboken	2,477	1,556	(-921)	291	291	0	0	291	0	0	1,556	1,556
Jersey City	12,274	9,256	(-3,018)	1,530	1,530	0	0	1,530	0	0	9,256	9,256
Kearny	1,113	1,293	180	906	1,086	0	0	1,086	0	0	1,113	1,113
North Bergen	1,870	1,759	(-111)	891	891	0	0	891	0	0	1,759	1,759
Secaucus	279	361	82	1,517	1,599	0	0	1,599	0	0	279	279
Union City	3,446	2,128	(-1,318)	426	426	0	0	426	0	0	2,128	2,128
Weehawken	522	508	(-14)	211	211	0	0	211	0	0	508	508
West New York	2,508	1,493	(-1,015)	296	296	0	0	296	0	0	1,493	1,493
TOTAL	27,954	21,608	+262 -6,608	7,227	7,489	0	0	7,489	0	0	21,346	21,346

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

**** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 11	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Middlesex COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff- erence Col. 2 - Col. 1	Allocation of Pro- spective Housing Need (1970- 1990)	Unad- justed Housing Allo- cation Col. 3 + Col. 4 **	Develop- ment Limit	Allo- cation Based on Develop- ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri- bution of Units not Allocated	Adjusted Housing Allo- cation Col. 7 + Col. 9	Indi- genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo- cation Col. 10 + Col. 11
MUNICIPALITY												
Carteret	701	715	14	342	356	0	0	356	0	0	701	701
Cranbury	72	69	(-3)	443	443	Adequate	443		167	610	69	679
Dunellen	203	230	27	122	149	0	0	149	0	0	203	203
East Brunswick	380	913	533	1,428	1,961	Adequate	1,961		742	2,703	380	3,083
Edison	1,656	1,933	277	4,347	4,624	Adequate	4,624		1,748	6,372	1,656	8,028
Helmetta	34	30	(-4)	10	10	0	0	10	0	0	30	30
Highland Park	457	532	75	226	301	0	0	301	0	0	457	457
Jamesburg	189	139	(-50)	73	73	Adequate	73		28	101	139	240
Old Bridge	983	1,350	367	2,319	2,686	Adequate	2,686		1,015	3,701	983	4,684
Metuchen	390	494	104	232	336	0	0	336	0	0	390	390
Middlesex	388	483	50	407	457	0	0	457	0	0	388	388
Milltown	117	208	91	75	166	0	0	166	0	0	117	117
Monroe	221	289	68	1,459	1,527	Adequate	1,527		577	2,104	221	2,325
New Brunswick	1,755	1,321	(-434)	698	698	0	0	698	0	0	1,321	1,321
North Brun- swick	350	507	157	753	910	Adequate	910		344	1,254	350	1,604
Perth Amboy	1,566	1,352	(-214)	483	483	0	0	483	0	0	1,352	1,352
Piscataway	1,067	1,052	(-15)	3,082	3,082	Adequate	3,082		1,165	4,247	1,052	5,299
Plainsboro	60	55	(-5)	413	413	Adequate	413		156	569	55	624

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 11	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Middlesex COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Sayreville	805	925	120	980	1,100	Adequate	1,100		416	1,516	805	2,321
South Amboy	313	292	(-21)	266	266	Adequate	266		100	366	292	658
South Brunswick	348	392	44	2,035	2,079	Adequate	2,079		786	2,865	348	3,213
South Plain-field	537	562	25	1,762	1,787	Adequate	1,787		676	2,463	537	3,000
South River	392	492	100	116	216	Adequate	216		82	298	392	690
Spotswood	276	208	(-68)	124	124	Adequate	124		46	170	208	378
Woodbridge	2,395	2,771	376	3,176	3,552	3,200	3,200	352	0	3,200	2,395	5,595
TOTAL	15,655	17,269	+2,428 -814	25,371	27,799		21,291	3,308	8,048	32,539	14,841	47,380

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
MUNICIPALITY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
Boonton	285	297	12	141	153	Adequate	153		60	213	285	498
Boonton Twp.	65	95	30	506	536	Adequate	536		202	738	65	803
Butler	195	212	17	113	130	Adequate	130		50	180	195	375
Chatham	140	311	171	168	339	312	312	27	0	312	140	452
Chatham Twp.	88	258	170	421	591	Adequate	591		224	815	88	903
Chester	28	41	13	113	126	Adequate	126		47	173	28	201
Chester Twp.	55	118	63	816	879	Adequate	879		332	1,211	55	1,266
Denville	343	415	72	620	692	Adequate	692		262	954	343	1,297
Dover	574	494	(-80)	159	159	72	72	87	0	72	494	566
East Hanover	114	203	89	1,071	1,160	Adequate	1,160		439	1,599	114	1,713
Florham Park	87	206	119	998	1,117	Adequate	1,117		422	1,539	87	1,626
Hanover	160	297	137	728	865	Adequate	865		327	1,192	160	1,352
Harding	36	101	65	584	649	Adequate	649		246	895	36	931
Jefferson	439	445	6	1,268	1,274	Adequate	1,274		482	1,756	439	2,195
Kinneton	96	202	106	841	947	Adequate	947		358	1,305	96	1,401
Lincoln Park	225	256	31	315	346	Adequate	346		131	477	225	702
Madison	343	490	147	336	483	44	44	439	0	44	343	387
Mendham	44	99	55	318	373	Adequate	373		141	514	44	558

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 11	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Morris COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
Mendham	48	105	57	745	802	Adequate	802		303	1,105	48	1,153
Mine Hill	98	104	6	124	130	Adequate	130		50	180	98	278
Montville	225	313	88	779	867	Adequate	867		328	1,195	225	1,420
Morris	198	509	311	1,313	1,624	Adequate	1,624		614	2,238	198	2,436
Morris Plains	137	160	23	478	501	Adequate	501		190	691	137	828
Morristown	709	662	(-47)	820	820	148	148	672	0	148	662	810
Mountain Lakes	39	119	80	165	245	Adequate	245		93	338	39	377
Mount Arlington	75	113	38	59	97	Adequate	97		37	134	75	209
Mount Olive	197	294	97	1,377	1,474	Adequate	1,474		557	2,031	197	2,228
Netcong	76	89	13	28	41	Adequate	41		16	57	76	133
Parsippany-Troy Hills	959	1,657	698	2,240	2,938	Adequate	2,938		1,110	4,048	959	5,007
Passaic	109	211	102	591	693	Adequate	693		262	955	109	1,064
Pequanook	258	384	126	351	477	Adequate	477		181	658	258	916
Randolph	236	417	181	1,152	1,333	Adequate	1,333		504	1,837	236	2,073
Riverdale	73	82	9	99	108	Adequate	108		41	149	73	222
Rockaway	203	194	(-9)	221	221	Adequate	221		84	305	194	499
Rockaway Twp.	436	533	97	1,611	1,708	Adequate	1,708		646	2,354	436	2,790
Roxbury	347	460	113	1,007	1,120	Adequate	1,120		423	1,543	347	1,890

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 11	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Morris COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
Victory Gardens	61	29	(-32)	6	6	0	0	6	0	0	29	29
Washington	152	213	61	1,473	1,534	Adequate	1,534		580	2,114	152	2,266
Wharton	176	177	1	142	143	0	0	143	0	0	176	176
TOTAL	8,129	11,365	+3,402 -168	24,297	27,701		25,751	1,374	9,742	36,069	8,272	44,341

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 11	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
PASSAIC COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pros-pective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Bloomingtondale	214	229	15	178	193	Adequate	193		73	266	214	480
Clifton	2,015	2,844	829	1,470	2,299	Adequate	2,299		869	3,168	2,015	5,183
Haledon	199	257	58	88	146	Adequate	146		55	201	199	400
Hawthorne	444	666	222	266	488	0	0	488	0	0	444	444
Little Falls	271	394	123	206	329	Adequate	329		125	454	271	725
North Haledon	131	226	95	234	329	Adequate	329		125	454	131	585
Passaic	3,197	1,988	(-1,209)	414	414	Adequate	414		157	571	1,988	2,559
Paterson	8,009	4,966	(-3,043)	769	769	0	0	769	0	0	4,966	4,966
Pompton Lakes	245	325	80	198	278	Adequate	278		105	383	245	628
Prospect Park	169	186	17	34	51	0	0	51	0	0	169	169
Ringwood	235	298	63	411	474	Adequate	474		180	654	235	889
Totowa	209	321	112	485	597	Adequate	597		226	823	209	1,032
Wanaque	300	242	(-58)	221	221	Adequate	221		84	305	242	547
Wayne	815	1,348	533	4,208	4,741	Adequate	4,741		1,792	6,533	815	7,348
West Milford	404	552	148	1,499	1,647	Adequate	1,647		622	2,269	404	2,673
West Paterson	294	366	72	420	492	Adequate	492		186	678	294	972
TOTAL	17,151	15,208	+2,367 -4,310	11,101	13,468		12,160	1,308	4,599	16,759	12,841	29,600

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION ¹¹	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Somerset COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Bedminister	27	85	58	899	957	Adequate	957		362	1,319	27	1,346
Bernards	94	319	225	747	972	Adequate	972		367	1,339	94	1,433
Bernardsville	88	207	119	238	357	Adequate	357		135	492	88	580
Bound Brook	334	351	17	127	144	Adequate	144		55	199	334	533
Branchburg	124	168	44	748	792	Adequate	792		300	1,092	124	1,216
Bridgewater	510	806	296	1,525	1,821	Adequate	1,821		688	2,509	510	3,019
Far Hills	14	25	11	49	60	Adequate	60		23	83	14	97
Franklin	805	863	58	2,552	2,610	Adequate	2,610		986	3,596	805	4,401
Green Brook	77	120	43	215	258	Adequate	258		98	356	77	433
Hillsborough	216	295	79	1,467	1,546	Adequate	1,546		584	2,130	216	2,346
Manville	390	384	(-6)	156	156	Adequate	156		59	215	384	599
Millstone	17	18	1	22	23	Adequate	23		8	31	17	48
Montgomery	67	144	77	1,290	1,367	Adequate	1,367		517	1,884	67	1,951
No. Plainfield	546	773	227	248	475	128	128	347	0	128	546	674
Peapack Glad-stone	31	60	29	88	117	Adequate	117		44	161	31	192
Raritan	207	219	12	202	214	Adequate	214		80	294	207	501
Rocky Hill	18	27	9	45	54	Adequate	54		21	75	18	93
Somerville	421	466	45	453	498	272	272	226	0	272	421	693

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION ¹¹	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Somerset COUNTY				Allocation of Pro- spective Housing Need	Unad- justed Housing Allo- cation Col. 3 + Col. 4 **		Allo- cation Based on Develop- ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri- bution of Units not Allocated	Adjusted Housing Allo- cation Col. 7 + Col. 9	Indi- genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo- cation Col. 10 + Col. 11
MUNICIPALITY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff- erence Col. 2 - Col. 1	(1970- 1990)		Develop- ment Limit						
South Bound Brook	167	143	(-24)	36	36	Adequate	36		4	40	143	183
Warren	134	247	113	509	622	Adequate	622		235	857	134	991
Watchung	57	134	77	449	526	Adequate	526		199	725	57	782
TOTAL	4,344	5,854	+1,540 -30	12,065	13,605		12,632	573	4,765	17,797	4,314	22,111

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION ¹¹	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pros-pective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 ^{**}	Development Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ^{***}	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Berkeley Hts.	139	339	200	561	761	Adequate	761		288	1,049	139	1,188
Clark	300	534	234	258	492	Adequate	492		140	632	300	932
Cranford	497	797	300	671	971	428	428	543	0	428	497	925
Elizabeth	5,375	3,967	(-1,408)	1,147	1,147	852	852	295	0	852	3,967	4,819
Fanwood	115	248	133	154	287	32	32	255	0	32	115	147
Garwood	137	169	32	86	118	48	48	70	0	48	137	185
Hillside	467	721	254	307	561	76	76	485	0	76	467	543
Kenilworth	244	269	25	387	412	240	240	172	0	240	244	484
Linden	1,265	1,369	104	1,364	1,468	1,464	1,464	4	0	1,464	1,265	2,729
Mountainside	73	221	148	335	483	468	468	15	0	468	73	541
New Providence	180	383	203	443	646	Adequate	646		94	740	180	920
Plainfield	1,862	1,551	(-311)	400	400	Adequate	400		152	552	1,551	2,103
Rahway	879	956	77	451	528	420	420	108	0	420	879	1,299
Roselle	740	740	0	338	338	232	232	106	0	232	740	972
Roselle Park	337	494	157	235	392	24	24	368	0	24	337	361
Scotch Plains	360	627	267	377	644	Adequate	644		244	888	360	1,248
Springfield	275	539	264	635	899	Adequate	899		69	968	275	1,243
Summit	516	789	273	745	1,018	888	888	130	0	888	516	1,404

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 11	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Union COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Union	1,055	1,757	702	858	1,560	1,016	1,016	544	0	1,016	1,055	2,071
Westfield	509	1,002	493	715	1,208	1,048	1,048	160	0	1,048	509	1,557
Winfield	76	72	(-4)	11	11	0	0	11	0	0	72	72
TOTAL	15,401	17,544	+3,866 -1,723	10,478	14,344	14,620	11,078	3,266	987	12,065	13,678	25,743
Region Total	148,754	148,750	+25,713 -25,719	131,011	156,726		120,027	36,592	36,577	156,697	123,346	260,143

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 12	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Burlington COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Bass River	25	29	4	742	746	Adequate	746		77	823	25	848
Beverly	109	83	(-26)	76	76	Adequate	76		8	84	83	167
Bordentown	111	138	27	108	135	0	0	135	0	0	111	111
Bordentown Twp	191	196	5	458	463	Adequate	463		48	511	191	702
Burlington	351	350	(-1)	246	246	Adequate	246		25	271	350	621
Burlington Twp	262	277	15	883	898	Adequate	898		92	990	262	1,252
Chesterfield	33	55	22	241	263	Adequate	263		27	290	33	323
Cinnaminson	239	367	128	913	1,041	Adequate	1,041		107	1,148	239	1,387
Delanco	79	117	38	268	306	Adequate	306		31	337	79	416
Delran	141	274	133	473	606	Adequate	606		62	668	141	809
Eastampton	72	68	(-4)	135	135	Adequate	135		14	149	68	217
Edgewater Park	114	193	79	254	333	Adequate	333		34	367	114	481
Evesham	205	339	134	1,642	1,776	Adequate	1,776		182	1,958	205	2,163
Fieldsboro	23	17	(-6)	72	72	Adequate	72		7	79	17	96
Florence	222	243	21	425	446	Adequate	446		46	492	222	714
Hainesport	95	82	(-13)	389	389	Adequate	389		40	429	82	511
Lumberton	98	110	12	264	276	Adequate	276		28	304	98	402
Mansfield	81	66	(-15)	338	338	Adequate	338		35	373	66	439

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 12	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Burlington COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
Maple Shade	504	476	(-28)	458	458	Adequate	458		47	505	476	982
Medford Lakes	119	215	96	160	256	Adequate	256		26	282	119	401
Medford	71	113	42	1,060	1,102	Adequate	1,102		113	1,215	71	1,286
Moorestown	249	409	160	1,625	1,785	Adequate	1,785		183	1,968	249	2,217
Mount Holly	452	352	(-100)	315	315	Adequate	315		32	347	352	699
Mount Laurel	185	254	69	1,074	1,143	Adequate	1,143		117	1,260	185	1,445
New Hanover	276	105	(-171)	358	358	Adequate	358		37	395	105	500
North Hanover	360	223	(-137)	227	227	Adequate	227		23	250	223	473
Palmyra	173	195	22	144	166	Adequate	166		17	183	173	356
Pemberton	40	45	5	34	39	Adequate	39		4	43	40	83
Pemberton Twp.	746	532	(-214)	903	903	Adequate	903		93	996	532	1,528
Riverside	276	244	(-32)	146	146	Adequate	146		15	161	244	405
Riverton	55	94	39	288	327	60	60	267	0	60	55	115
Shamong	40	37	(-3)	266	266	Adequate	266		27	293	37	330
Southampton	146	129	(-17)	629	629	Adequate	629		65	694	129	823
Springfield	73	60	(-13)	286	286	Adequate	286		29	315	60	375
Tabernacle	70	53	(-17)	536	536	Adequate	536		55	591	53	644
Washington	26	23	(-3)	566	566	Adequate	566		58	624	23	647

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 12	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Burlington COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
Westampton	79	61	(-18)	237	237	Adequate	237		24	261	61	322
Willingboro	862	905	43	969	1,012	Adequate	1,012		104	1,116	862	1,978
Woodland	20	25	5	731	736	Adequate	736		76	812	20	832
Wrightstown	132	75	(-57)	44	44	Adequate	44		4	48	75	123
TOTAL	7,405	7,629	+1,099 -875	18,983	20,082		19,680	402	2,012	21,692	6,530	28,223

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 12	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pros-pective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
MUNICIPALITY												
Camden												
Audubon	238	318	80	283	363	180	180	183	0	180	238	418
Audubon Park	14	43	29	16	45	0	0	45	0	0	14	14
Barrington	205	234	29	234	263	Adequate	263		27	290	205	495
Bellmawr	521	400	(-121)	681	681	Adequate	681		70	751	400	1,151
Berlin	118	124	6	463	469	Adequate	469		48	517	118	635
Berlin Twp.	170	138	(-32)	134	134	Adequate	134		14	148	138	286
Brooklawn	94	83	(-11)	92	92	Adequate	92		9	101	83	184
Camden	4,602	3,003	(-1,599)	1,191	1,191	0	0	1,191	0	0	3,003	3,003
Cherry Hill	544	1,573	1,029	6,730	7,759	Adequate	7,759		797	8,556	544	9,100
Chesilhurst	21	20	(-1)	46	46	Adequate	46		5	51	20	71
Clementon	140	133	(-7)	208	208	Adequate	208		21	229	133	362
Collingswood	401	581	180	459	639	112	112	527	0	112	401	513
Gibbsboro	53	59	6	60	66	Adequate	66		7	73	53	126
Gloucester	508	406	(-102)	323	323	0	0	323	0	0	406	406
Gloucester Twp	597	636	39	1,094	1,133	Adequate	1,133		116	1,249	597	1,846
Haddon	267	547	280	685	965	540	540	425	0	540	267	807
Haddonfield	149	371	222	341	563	64	64	499	0	64	149	213
Haddon Heights	190	266	76	604	680	184	184	496	0	184	190	374

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 12	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
CAMDEN COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 **	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allo-cation Col. 10 + Col. 11
Hi-Nella	41	42	1	42	43	Adequate	43		4	47	41	88
Laurel Springs	106	68	(-38)	153	153	92	92	61	0	92	68	160
Lawnside	115	70	(-45)	202	202	Adequate	202		21	223	70	293
Lindenwold	423	339	(-84)	441	441	Adequate	441		45	486	339	825
Magnolia	227	151	(-76)	142	142	Adequate	142		15	157	151	308
Merchantville	109	138	29	128	157	0	0	157	0	0	109	109
Mt. Ephraim	171	161	(-10)	123	123	Adequate	123		13	136	161	297
Oaklyn	100	153	53	106	159	112	112	47	0	112	100	212
Pennsauken	818	983	165	2,410	2,575	Adequate	2,575		264	2,839	818	3,657
Pine Hill	219	128	(-91)	140	140	Adequate	140		14	154	128	282
Pine Valley	0	2	2	2	4	0	0	4	0	0	0	0
Runnemede	306	279	(-27)	308	308	Adequate	308		32	340	279	619
Somerdale	202	166	(-36)	209	209	Adequate	209		21	230	166	396
Stratford	168	241	73	336	409	Adequate	410		42	452	168	620
Tavistock	0	0	0	0	0	4	0		0	0	0	0
Voorhees	135	146	11	1,049	1,060	Adequate	1,060		109	1,169	135	1,304
Waterford	90	102	12	367	379	Adequate	379		39	418	90	508
Winslow	209	256	47	1,440	1,487	Adequate	1,487		153	1,640	209	1,849
Woodlynne	94	92	(-2)	48	48	Adequate	48		5	53	92	145
TOTAL	12,365	12,452	+2,369 -2,282	21,290	23,659		19,702	3,958	1,891	21,593	10,083	31,676

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 12	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Gloucester COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Difference Col. 2 - Col. 1	Allocation of Prospective Housing Need (1970-1990)	Unadjusted Housing Allocation Col. 3 + Col. 4 **	Development Limit	Allocation Based on Development Limit	Units Not Allocated Col. 5 - Col. 7	Redistribution of Units not Allocated	Adjusted Housing Allocation Col. 7 + Col. 9	Indigenous Share of 1970 Housing Needs Col. 1 or Col. 2 ***	Resulting Allocation Col. 10 + Col. 11
MUNICIPALITY												
Clayton	192	136	(-56)	346	346	Adequate	346		36	382	136	518
Deptford	862	559	(-303)	1,557	1,557	Adequate	1,557		160	1,717	599	2,276
East Greenwich	69	86	17	254	271	Adequate	271		28	299	69	368
Elk	95	74	(-21)	306	306	Adequate	306		31	337	74	411
Franklin	288	234	(-54)	1,414	1,414	Adequate	1,414		145	1,559	234	1,793
Glassboro	356	316	(-40)	517	517	Adequate	517		53	570	316	886
Greenwich	128	138	10	685	695	Adequate	695		71	766	128	894
Harrison	58	69	11	180	191	Adequate	191		20	211	58	269
Logan	50	48	(-2)	188	188	Adequate	188		19	207	48	255
Mantua	263	230	(-33)	680	680	Adequate	680		70	750	230	980
Monroe	435	391	(-44)	1,654	1,654	Adequate	1,654		170	1,824	391	2,215
National Park	141	91	(-50)	67	67	Adequate	67		7	74	91	165
Newfield	50	41	(-9)	127	127	Adequate	127		13	140	41	181
Paulsboro	321	222	(-99)	271	271	Adequate	271		28	299	222	521
Pitman	211	295	84	321	405	Adequate	405		42	447	211	658
South Harrison	23	30	7	126	133	Adequate	133		14	147	23	170
Swedesboro	51	69	18	65	83	Adequate	83		9	92	51	143
Washington	203	377	174	1,153	1,327	Adequate	1,327		136	1,463	203	1,666

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 Housing Needs originating within the municipality itself.

REGION 12	UNADJUSTED HOUSING ALLOCATION					ADJUSTED HOUSING ALLOCATION					RESULTING HOUSING ALLOCATION	
	1	2	3	4	5	6	7	8	9	10	11	12
Gloucester COUNTY	1970 Housing Need *	Allocation of 1970 Housing Need	Diff-erence Col. 2 - Col. 1	Allocation of Pro-spective Housing Need (1970-1990)	Unad-justed Housing Allo-cation Col. 3 + Col. 4 ***	Develop-ment Limit	Allo-cation Based on Develop-ment Limit	Units Not Allocated Col. 5 - Col. 7	Redistri-bution of Units not Allocated	Adjusted Housing Allo-cation Col. 7 + Col. 9	Indi-genous Share of 1970 Housing Needs Col. 1 or Col. 2	Resulting Allo-cation Col. 10 + Col. 11
Wenonah	28	63	35	110	145	Adequate	146		15	161	28	189
West Deptford	339	335	(-4)	1,689	1,689	Adequate	1,689		173	1,862	335	2,197
Westville	125	157	32	315	347	Adequate	347		36	383	125	508
Woodbury	369	361	(-8)	1,539	1,539	636	636	903	0	636	361	997
Woodbury Hts.	68	87	19	610	629	Adequate	629		65	694	68	762
Woolwich	26	29	3	156	159	Adequate	159		16	175	26	201
TOTAL	4,751	4,438	+410 -723	14,330	14,740		13,838	903	1,357	15,195	4,028	19,223
Region Total	24,521	24,519	+3,878 -3,880	54,603	58,481		51,240	5,263	5,260	58,480	20,641	79,122

* Includes dilapidated, overcrowded and needed vacant units, only.

** Negative numbers in Column 3 are treated as zeroes.

*** A municipality's share of 1970 housing needs originating within the municipality itself.

A P P E N D I X B .

APPENDIX B

MUNICIPALITIES WITH DEFERRED ALLOCATIONS

As mentioned in the text of this report, there are several municipalities exclusively categorized as open space or prime agricultural areas in the State Development Guide Plan. These municipalities may defer action in complying with adjusted housing allocations until some future date or perhaps indefinitely. However, it is important to understand that a municipality will lose its deferred status if it actually experiences growth or elects to pursue policies which encourage growth. It should be noted that there is no deferral of the indigenous portion of the 1970 present housing needs. These require immediate municipal action in compliance with this report.

The municipalities which have been categorized as open space or prime agricultural areas are:

Region 4 - Delaware Township, Frenchtown Borough*,
Kingwood Township, Milford Borough*,
Stockton Borough*.

Region 6 - Allentown Borough*, Roosevelt Borough*.

Region 8 - Alloway Township, Elmer Borough*,
Mannington Township, Pittsgrove Township,
Upper Pittsgrove Township, Woodstown Borough*.

Region 9 - Lafayette Township, Montague Township,
Sandyston Township, Walpack Township.

Region 11- Ringwood Borough, West Milford Township.

Region 12- Bass River Township, Washington Township (Burlington Co.)
Newfield Borough*, South Harrison Township.

*These are smaller, more developed municipalities which lie within larger open space or prime agricultural areas. In these instances compliance with housing allocations, consistent with current municipal development limits, is appropriate.

Division of State and Regional Planning, New Jersey Department of Community Affairs, May, 1978.

A P P E N D I X C

APPENDIX C

Initial Housing Allocation Numbers

Region 1 - Atlantic County
Region 2 - Cape May County
Region 3 - Cumberland County
Region 4 - Hunterdon County
Region 5 - Mercer County

Region 6 - Monmouth County
Region 7 - Ocean County
Region 8 - Salem County
Region 9 - Sussex County
Region 10 - Warren County

Region 11

Bergen County
Essex County
Hudson County
Middlesex County

Morris County
Passaic County
Somerset County
Union County

Region 12

Burlington County
Camden County
Gloucester County

Note:

- 1) Numbers will not precisely add up to regional totals due to rounding and averaging of allocation shares; error is insignificant - less than one percent.
- 2) These allocation numbers differ slightly from those in the original report (1976) due to modification of prospective housing needs to eliminate population in group quarters and due to updating of employment and non-residential ratables growth data. Division of State and Regional Planning, New Jersey Department of Community Affairs, May, 1978.

Region 1 - ATLANTIC COUNTY

UNADJUSTED
ALLOCATIONS

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME WEALTH	PROSP. TOTAL	UNADJUSTED FINAL ALLOCATION
ADSECON CITY	161.	36.	0.	152.	276.	116.	277.
ATLANTIC CITY	1916.	24.	0.	1578.	1490.	773.	2689.
BRIGHTLINE CITY	216.	27.	420.	293.	365.	276.	492.
BUENA BORO	91.	76.	0.	102.	161.	107.	190.
BUENA VISTA TWP	111.	625.	0.	162.	136.	251.	342.
CORBIN CITY	9.	68.	10.	6.	9.	25.	32.
EGG HARBOR CITY	132.	152.	1243.	107.	658.	447.	566.
EGG HARBOR TWP	234.	1676.	1758.	1361.	341.	1133.	1420.
ESTELL MANOR CITY	10.	700.	10.	10.	40.	195.	211.
FOLSON BORO	46.	159.	0.	145.	60.	91.	137.
GALLOWAY TWP	252.	1200.	884.	303.	233.	735.	967.
HAMILTON TWP	190.	2300.	0.	643.	243.	798.	991.
HANMONTON TOWN	314.	412.	0.	404.	332.	327.	671.
LIMWOOD CITY	151.	15.	1030.	250.	404.	423.	574.
LONGPORT BORO	44.	0.	0.	40.	152.	48.	92.
MARGATE CITY	504.	3.	442.	171.	1373.	490.	662.
MULLICA TWP	25.	1000.	5.	69.	105.	308.	401.
NORTHFIELD CITY	213.	10.	238.	603.	400.	357.	570.
PLEASANTVILLE CITY	416.	30.	1122.	442.	476.	519.	935.
PORT REPUBLIC CITY	20.	119.	7.	23.	40.	47.	67.
SOMERS POINT CITY	263.	12.	1215.	620.	416.	567.	830.
VENTNOR CITY	361.	21.	0.	410.	751.	295.	656.
WEYMOUTH TWP	33.	207.	17.	33.	25.	70.	103.
TOTAL							
REGION 1	5802.	8011.	8011.	8011.	8411.	8411.	14052.

Region 2 - CAPE MAY COUNTY

UNADJUSTED
ALLOCATIONS

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME HEALTH	PROSP. TOTAL	UNADJUSTED FINAL ALLOCATIONS
AVALON BORO	38.	10.	130.	388.	291.	230.	268.
CAPE MAY CITY	122.	26.	384.	515.	316.	310.	432.
CAPE MAY POINT BORO	23.	1.	1.	2.	9.	3.	26.
DENNIS TWP	63.	1225.	13.	70.	153.	365.	428.
LOWER TWP	341.	1207.	538.	575.	690.	752.	1054.
MIDDLE TWP	230.	1372.	572.	472.	765.	795.	1025.
NORTH WILDWOOD CITY	158.	10.	826.	377.	376.	357.	555.
OCEAN CITY	375.	12.	623.	800.	1514.	737.	1112.
SEA ISLE CITY	55.	12.	195.	180.	150.	134.	189.
STONE HARBOR BORO	55.	2.	304.	169.	112.	147.	202.
UPPER TWP	82.	1210.	124.	169.	258.	440.	522.
WEST CAPE MAY BORO	28.	16.	30.	11.	59.	29.	57.
WEST WILDWOOD BORO	10.	9.	16.	9.	4.	9.	19.
WILDWOOD CITY	136.	4.	1108.	727.	236.	519.	654.
WILDWOOD CREST BORO	103.	5.	678.	1051.	438.	543.	646.
WOODBINE BORO	35.	419.	0.	26.	72.	129.	164.
TOTAL							
REGION 2	1852.	5541.	5541.	5541.	5541.	5541.	7393.

Region 3 - CUMBERLAND COUNTY

UNADJUSTED
A L L O C A T I O N S

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME WEALTH	PROSP. TOTAL	UNADJUSTED FINAL ALLOCATION
BRIDGETON CITY	721.	79.	0.	710.	1441.	558.	1279.
COMMERCIAL TWP	127.	505.	0.	30.	172.	179.	306.
DEERFIELD TWP	75.	464.	68.	120.	137.	197.	272.
DOWNE TWP	63.	699.	148.	59.	61.	242.	304.
FAIRFIELD TWP	156.	697.	886.	226.	315.	531.	687.
GREENWICH TWP	34.	217.	60.	46.	65.	99.	153.
HOPENELL TWP	118.	275.	52.	0.	347.	168.	286.
LAWRENCE TWP	72.	756.	383.	88.	111.	334.	406.
MAURICE RIVER TWP	123.	2093.	1274.	97.	222.	921.	1944.
MILLVILLE CITY	775.	1228.	0.	2241.	1916.	1346.	2121.
SHILOH BORO	26.	13.	50.	9.	54.	34.	54.
STON CREEK TWP	36.	93.	0.	11.	88.	45.	81.
UPPER DEERFIELD TWP	216.	322.	0.	737.	442.	375.	591.
VINELAND CITY	1541.	1732.	6226.	4780.	3799.	4152.	5673.
TOTAL							
REGION 3	4075.	9164.	9164.	9164.	9164.	9164.	13239.

Region 4 - Hunterdon County

UNADJUSTED
ALLOCATIONS

	UNADJUSTED						UNADJUSTED
	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME HEALTH	PROSP. TOTAL	FINAL ALLOCATION
ALEXANDRIA TWP	44.	265.	40.	36.	130.	118.	162.
BETHLEHEM TWP	31.	187.	0.	35.	85.	76.	187.
BLOOMSBURY BORO	20.	5.	210.	61.	41.	79.	90.
CALIFON BORO	19.	0.	172.	24.	47.	61.	80.
CLINTON TWP	40.	21.	8.	99.	99.	56.	65.
CLINTON TWP.	80.	315.	600.	227.	284.	371.	469.
DELAWARE TWP	72.	375.	41.	33.	247.	137.	259.
EAST ANNELL TWP	38.	201.	75.	370.	154.	200.	250.
FLEMINGTON BORO	105.	8.	0.	379.	207.	163.	206.
FRANKLIN TWP	47.	223.	110.	208.	159.	178.	225.
FRENCHTOWN BORO	34.	10.	0.	37.	66.	36.	70.
GLEN GARDNER BORO	10.	10.	0.	10.	20.	10.	20.
HAMPTON BORO	29.	9.	0.	19.	51.	20.	49.
HIGH BRIDGE BORO	57.	23.	0.	38.	186.	42.	99.
HOLLAND TWP	76.	144.	440.	202.	169.	239.	315.
KINGSCOD TWP	53.	400.	3.	76.	126.	151.	204.
LANBERTVILLE CITY	145.	6.	0.	134.	185.	90.	193.
LEBANON BORO.	20.	2.	61.	37.	48.	51.	71.
LEBANON TWP.	92.	255.	167.	86.	207.	179.	271.
MILFORD BORO	28.	0.	0.	155.	40.	49.	77.
RARITAN TWP	141.	488.	1838.	1010.	471.	952.	1093.
READINGTON TWP	159.	641.	323.	337.	461.	441.	600.
STOCKTON BORO	15.	8.	0.	24.	27.	15.	29.
TEWKSBURY TWP	65.	256.	0.	269.	392.	229.	294.
UNION TWP	30.	179.	32.	124.	81.	104.	142.
WEST ANNELL TWP	47.	148.	15.	0.	212.	94.	141.
TOTAL							
REGION 4	1505.	4187.	4187.	4187.	4187.	4187.	5692.

Region 5 - MERCER COUNTY

UNADJUSTED								UNADJUSTED
A L L O C A T I O N S								FINAL ALLOCATION
	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME	HEALTH	PROSP.	TOTAL
EAST WINDSOR TWP	348.	1410.	2718.	2123.	785.	1759.		2107.
EWING TWP	804.	638.	3026.	2080.	2019.	1941.		2825.
HAMILTON TWP	2139.	3445.	4414.	3718.	3578.	3789.		5928.
HIGHTSTOWN BORO	174.	64.	0.	260.	301.	150.		332.
HOPEWELL BORO	66.	35.	0.	114.	153.	75.		141.
HOPEWELL TWP	255.	4944.	236.	1346.	1062.	1897.		2152.
LAWRENCE TWP	447.	2342.	5341.	3352.	1315.	3988.		3535.
PENNINGTON BORO	61.	36.	0.	83.	233.	88.		149.
PRINCETON BORO.	283.	5.	325.	614.	889.	461.		743.
PRINCETON TWP.	366.	939.	0.	360.	3246.	1136.		1502.
TRENTON CITY	3037.	0.	0.	1555.	3064.	1155.		4192.
WASHINGTON TWP	91.	1281.	115.	356.	144.	469.		561.
WEST WINDSOR TWP	169.	2156.	1120.	1349.	497.	1280.		1450.
TOTAL								
REGION 5	8320.	17296.	17296.	17296.	17296.	17296.		25616.

UNADJUSTED

A L L O C A T I O N S

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME	WEALTH	PROSP.	TOTAL	UNADJUSTED FINAL ALLOCATIO
ALLENHURST BORO	32	1	0	86	75	60	72	72	
ALLENTOWN BORO	41	14	0	39	59	28	69	69	
ASBURY PARK CITY	582	5	0	4	404	104	686	686	
ATLANTIC HIGHLANDS	142	0	310	135	270	179	321	321	
AVON BY THE SEA BORO	78	1	0	56	101	39	118	118	
BELMAR BORO	186	1	116	260	212	147	333	333	
BRADLEY BEACH BORO	160	2	19	52	100	43	203	203	
BRIELLE BORO	110	33	362	184	299	220	330	330	
COLTS NECK TWP	128	1135	74	217	472	475	602	602	
DEAL BORO	65	5	105	43	313	118	163	163	
EATONTOWN BORO	335	158	2614	1236	512	1130	1464	1464	
ENGLISHTOWN BORO	28	25	557	107	29	180	207	207	
FAIR HAVEN BORO	152	8	0	78	516	151	302	302	
FARMINGDALE BORO	29	20	0	87	44	38	67	67	
FREEHOLD BORO	287	23	644	458	430	389	676	676	
FREEHOLD TWP	295	1213	2175	1551	625	1566	1861	1861	
HAZLET TWP	455	218	351	468	649	421	876	876	
HIGHLANDS BORO	129	0	406	164	99	167	256	256	
HOLMDEL TWP	126	582	1124	2143	353	1076	1202	1202	
HOWELL TWP	509	4756	1897	0	664	1829	2338	2338	
INTERLAKEN BORO	31	2	0	0	42	73	73	73	
KEANSBURG BORO	257	0	0	272	201	118	375	375	
KEYPORT BORO	202	0	0	483	248	183	385	385	
LITTLE SILVER BORO	148	55	44	0	614	178	326	326	
LOGAN ARBOR VILL	11	1	0	18	13	8	19	19	
LONG BRANCH CITY	960	0	169	1007	1249	606	1566	1566	
MANALAPAN TWP	281	1827	1205	324	523	970	1251	1251	
MANASSAQUAN BORO	165	0	198	381	247	266	311	311	
MARLBORO TWP	250	1335	344	379	486	762	1012	1012	
MATAWAN BORO	239	0	250	239	436	231	470	470	
MATAWAN TWP	386	286	372	429	643	443	829	829	
MIDDLETOWN TWP	1229	1985	1227	1128	2530	1718	2946	2946	
MILLSSTONE TWP	61	1373	138	100	74	421	483	483	
MONMOUTH BEACH BORO	61	5	0	32	135	44	105	105	
NEPTUNE CITY BORO	165	10	215	380	191	159	364	364	
NEPTUNE TWP	745	146	2260	2389	750	1311	2056	2056	
OCEANPORT BORO	125	51	230	339	308	533	659	659	
OCEAN TWP	483	381	772	616	1173	735	1218	1218	
RED BANK BORO	427	13	0	506	586	276	704	704	
ROBESEVELT BORO	21	77	0	6	53	34	55	55	
RUMSON BORO	186	123	244	123	1138	407	593	593	
SEA BRIGHT BORO	56	10	282	220	75	147	203	203	

Region 6 - MONMOUTH COUNTY (cont'd)

UNADJUSTED
ALLOCATIONS

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME	WEALTH	PROSP. TOTAL	UNADJUSTED FINAL ALLOCATIONS
SEA GIRT BORO	77.	5.	212.	41.	264.	130.	267.	
SHREWSBURY BORO.	82.	110.	194.	470.	276.	263.	345.	
SHREWSBURY TWP.	35.	4.	0.	0.	19.	6.	40.	
SOUTH BELMAR BORO	48.	1.	19.	34.	47.	25.	73.	
SPRING LAKE BORO	109.	4.	131.	67.	394.	149.	258.	
SPRING LAKE HEIGHTS	156.	0.	135.	194.	174.	126.	281.	
TINTON FALLS BORO	127.	594.	338.	1033.	272.	559.	686.	
UNION BEACH BORO	158.	0.	0.	172.	128.	75.	233.	
UPPER FREEHOLD TWP	66.	1220.	0.	98.	73.	348.	413.	
WALL TWP	458.	1547.	350.	1412.	725.	1068.	1466.	
WEST LONG BRANCH BOR	145.	98.	0.	326.	308.	183.	328.	
TOTAL								
REGION 6	11818.	20784.	20784.	20784.	20784.	20784.	32602.	

Region 7 - OCEAN COUNTY

UNADJUSTED
ALLOCA TIONS

	PRESENT	VACANT LAND	EMPLCYMENT	RATABLES	INCOME WEALTH	PROSP. TOTAL	UNADJUSTED FINAL ALLOCATIO N
BARNEGAT LIGHT BORO	37.	0.	419.	143.	91.	163.	200.
BAY HEAD BORO	48.	0.	59.	89.	506.	164.	212.
BEACH HAVEN BORO	77.	0.	1171.	633.	304.	527.	604.
BEACHWOOD BORO	138.	158.	170.	200.	537.	267.	405.
BERKELEY TWP	307.	2645.	457.	1735.	815.	1413.	1720.
BRICK TWP	1023.	1298.	3762.	4057.	4584.	3435.	4458.
DOVER TWP	1361.	2560.	7634.	7334.	6447.	6066.	7367.
EAGLESWOOD TWP	29.	0.	46.	36.	33.	54.	83.
HARVEY CEDARS BORO	26.	0.	36.	89.	86.	53.	79.
ISLAND HEIGHTS BORO	55.	10.	10.	99.	254.	93.	148.
JACKSON TWP	462.	5458.	4794.	1967.	1969.	3547.	4009.
LACEY TWP	174.	5665.	863.	1265.	532.	2081.	2256.
LAKEHURST BORO	73.	57.	0.	100.	165.	80.	153.
LAKEWOOD TWP	844.	1440.	2568.	3056.	3198.	2566.	3410.
LAVALLETTE BORO	67.	0.	184.	232.	302.	180.	247.
LITTLE EGGS HARBOR TW	115.	2858.	0.	187.	419.	866.	981.
LONG BEACH TWP	243.	0.	293.	838.	641.	443.	686.
MANCHESTER TWP	300.	4364.	1652.	1526.	848.	2098.	2398.
MANFOLKING BORO	11.	0.	0.	2760.	175.	734.	745.
OCEAN GATE BORO	113.	28.	34.	37.	42.	35.	148.
OCEAN TWP	50.	2036.	134.	252.	565.	747.	757.
PINE BEACH BORO	49.	6.	36.	63.	319.	106.	155.
PLUMSTED TWP	121.	1484.	191.	113.	366.	539.	660.
POINT PLEASANT BEACH	523.	0.	1338.	892.	265.	624.	1146.
POINT PLEASANT BORO	187.	49.	1588.	1062.	7270.	2492.	2680.
SEASIDE HEIGHTS BORO	49.	0.	1818.	1258.	203.	820.	869.
SEASIDE PARK BORO	88.	0.	607.	354.	157.	279.	368.
SHIP BOTTOM BORO	39.	0.	161.	495.	303.	240.	278.
SOUTH TOMS RIVER BOR	95.	0.	82.	259.	289.	157.	252.
STAFFORD TWP	165.	2281.	1586.	776.	422.	1266.	1431.
SURF CITY BORO	110.	0.	100.	268.	111.	120.	229.
TUCKERTON BORO	117.	422.	811.	244.	241.	430.	547.
BARNEGAT TWP	54.	0.	214.	262.	311.	157.	251.
TOTAL							
REGION 7	7152.	32820.	32820.	32820.	32820.	32820.	39972.

Region 8 - SALEM COUNTY

UNADJUSTED
ALLOCATIONS

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME	REALTY	PROSP. TOTAL	UNADJUSTED FINAL ALLOCATION
ALLOWAY TWP	37.	301.	27.	23.	152.		203.	207.
ELMER BORO	40.	0.	320.	34.	122.		203.	258.
ELSBORO TWP	30.	144.	0.	17.	112.		68.	100.
LOWER ALLOWAYS CREEK	39.	451.	1005.	239.	78.		457.	496.
HANNINGTON TWP	51.	345.	44.	95.	143.		157.	208.
OLDTOWN TWP	54.	251.	403.	410.	133.		321.	375.
PENNS GROVE BORO	100.	4.	596.	103.	252.		240.	409.
PENNSVILLE TWP	373.	203.	0.	2071.	1054.		347.	1220.
PILESBORO TWP	60.	235.	0.	97.	200.		145.	215.
PITTSBORO TWP	110.	731.	210.	99.	102.		322.	442.
QUINTON TWP	30.	492.	99.	76.	179.		211.	279.
SALEM CITY	227.	28.	0.	381.	428.		204.	432.
CARNEYS POINT TWP	196.	251.	0.	348.	604.		301.	406.
UPPER PITTSBORO TWP	73.	295.	36.	53.	130.		141.	214.
WOODSTOWN BORO	93.	21.	910.	91.	299.		330.	423.
TOTAL								
REGION 8	1004.	4148.	4148.	4148.	4148.		4148.	5332.

Region 9 - SUSSEX COUNTY

	UNADJUSTED					UNADJUSTED				
	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCCME WEALTH	PROSP.	TOTAL	FINAL ALLOCATIO	UNADJUSTED	UNADJUSTED
ANGOVER BORO	20.	15.	593.	76.	41.	182.	202.	202.	202.	202.
ANDOVER TWP	69.	339.	228.	230.	202.	250.	319.	319.	319.	319.
BRANCHVILLE BORO	26.	2.	246.	131.	93.	118.	144.	144.	144.	144.
BYRAM TWP	102.	224.	62.	156.	314.	189.	251.	251.	251.	251.
FRANKFORD TWP	62.	683.	196.	54.	132.	266.	329.	329.	329.	329.
FRANKLIN BORO	114.	45.	321.	336.	226.	233.	347.	347.	347.	347.
FREEDEN TWP	35.	186.	127.	52.	182.	137.	172.	172.	172.	172.
GREEN TWP	33.	239.	96.	46.	101.	118.	151.	151.	151.	151.
HAMBURG BORO	45.	5.	0.	171.	111.	73.	118.	118.	118.	118.
HAMPDEN TWP	51.	327.	0.	227.	102.	166.	215.	215.	215.	215.
HARDYSTON TWP	85.	205.	84.	227.	153.	179.	264.	264.	264.	264.
HOPATCONG BORO	228.	152.	274.	104.	532.	265.	454.	454.	454.	454.
LAFAYETTE TWP	29.	193.	53.	96.	47.	67.	126.	126.	126.	126.
MONTAGUE TWP	32.	148.	204.	35.	47.	108.	140.	140.	140.	140.
NEWTON TOWN	201.	32.	580.	456.	438.	376.	577.	577.	577.	577.
OBENSBERG BORO	51.	0.	165.	168.	116.	113.	164.	164.	164.	164.
SANDYSTON TWP	38.	140.	0.	50.	87.	69.	107.	107.	107.	107.
SPARTA TWP	264.	570.	0.	259.	1188.	504.	768.	768.	768.	768.
STANHOPE BORO	66.	5.	84.	94.	174.	85.	155.	155.	155.	155.
STILLWATER TWP	66.	391.	140.	49.	110.	172.	238.	238.	238.	238.
SUSSEX BORO	59.	0.	896.	97.	129.	281.	339.	339.	339.	339.
VERNON TWP	146.	66.	694.	1723.	366.	711.	857.	857.	857.	857.
WALPACK TWP	14.	521.	20.	0.	26.	142.	156.	156.	156.	156.
WANTAGE TWP	109.	675.	119.	338.	216.	337.	446.	446.	446.	446.
TOTAL REGION 9	1944.	5174.	5174.	5174.	5174.	5174.	7118.	7118.	7118.	7118.

Region 10 - WARREN COUNTY

UNADJUSTED
A L L O C A T I O N S

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME WEALTH	PROSP. TOTAL	UNADJUSTED FINAL ALLOCATION
ALLAMUCHY TWP	32.	195.	0.	106.	53.	91.	123.
ALPHA BORO	72.	35.	0.	109.	148.	73.	145.
BELVIDERE TOWN	69.	29.	519.	244.	155.	237.	306.
BLAIRSTOWN TWP	61.	504.	252.	331.	144.	308.	365.
FRANKLIN TWP	49.	184.	0.	57.	66.	82.	131.
FRELINGHOYSEN TWP	27.	263.	239.	67.	73.	163.	190.
GREENWICH TWP	37.	92.	0.	76.	103.	68.	105.
HACKETTSTOWN TOWN	216.	91.	950.	602.	551.	551.	767.
HARDWICK TWP	17.	261.	59.	0.	34.	89.	105.
HARMONY TWP	53.	316.	74.	102.	113.	151.	204.
HOPE TWP	33.	191.	0.	26.	45.	65.	98.
INDEPENDENCE TWP	48.	201.	0.	45.	132.	54.	142.
KNOWLTON TWP	49.	333.	258.	62.	31.	165.	233.
LIBERTY TWP	34.	142.	184.	13.	61.	100.	134.
LOPATCONG TWP	81.	119.	412.	175.	272.	244.	325.
MANSFIELD TWP	80.	351.	402.	279.	250.	323.	403.
OXFORD TWP	43.	96.	0.	41.	32.	55.	58.
PAHAQUARRY TWP	3.	0.	0.	0.	3.	1.	4.
PHILLIPSBURG TOWN	431.	43.	121.	756.	926.	623.	1103.
POHATCONG TWP	97.	185.	0.	90.	206.	120.	217.
WASHINGTON BORO.	162.	41.	0.	325.	366.	183.	345.
WASHINGTON TWP	87.	268.	162.	173.	267.	218.	304.
WHITE TWP	60.	310.	34.	557.	115.	254.	314.
TOTAL							
REGION 10	1891.	4276.	4276.	4276.	4276.	4276.	6167.

Region 11 - BERGEN COUNTY

UNADJUSTED
A L L O C A T I O N S

	UNADJUSTED							UNADJUSTED
	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME WEALTH	PROSP.	TOTAL	FINAL ALLOCATION
ALLENDALE BORO	166.	171.	15.	36.	290.	140.	306.	306.
ALPINE BORO	384.	111.	54.	38.	112.	79.	117.	117.
BERGENFIELD BORO	1042.	15.	85.	352.	904.	339.	1381.	1381.
BOGOTA BORO	263.	3.	755.	54.	205.	255.	518.	518.
CARLESTADT BORO	264.	493.	546.	2930.	159.	784.	1048.	1048.
CLIFFSIDE PARK BORO	531.	10.	149.	273.	352.	196.	727.	727.
CLOSTER BORO	251.	139.	0.	149.	370.	165.	416.	416.
CRESSKILL BORO	202.	81.	264.	205.	257.	202.	404.	404.
DEMAREST BORO	184.	52.	0.	22.	261.	84.	268.	268.
DUMONT BORO	521.	13.	226.	31.	457.	194.	715.	715.
ELMWOOD PARK	728.	37.	422.	006.	560.	408.	1135.	1135.
EAST RUTHERFORD BORO	296.	131.	0.	752.	204.	272.	570.	570.
EDGEWATER BORO	166.	36.	0.	300.	161.	124.	310.	310.
EMERSON BORO	215.	13.	293.	205.	203.	194.	408.	408.
ENGLEWOOD CITY	647.	54.	261.	727.	1239.	570.	1417.	1417.
ENGLEWOOD CLIFFS BOR	162.	59.	1016.	1196.	474.	686.	849.	849.
FAIR LAWN BORO	1185.	52.	733.	815.	1551.	790.	1975.	1975.
FAIRVIEW BORO	388.	9.	0.	270.	230.	140.	527.	527.
FORT LEE BORO	1266.	61.	1673.	965.	2216.	1229.	2495.	2495.
FRANKLIN LAKES BORO	199.	857.	1735.	419.	533.	886.	1085.	1085.
GARFIELD CITY	1105.	23.	0.	484.	625.	283.	1388.	1388.
GLEN ROCK BORO	377.	31.	823.	217.	632.	438.	815.	815.
HACKENSACK CITY	1396.	71.	3475.	1714.	1143.	1601.	2996.	2996.
HARRINGTON PARK BORO	130.	38.	40.	44.	191.	78.	208.	208.
HASBROUCK HEIGHTS BO	449.	35.	815.	339.	505.	424.	872.	872.
HAWORTH BORO	104.	16.	30.	81.	203.	98.	202.	202.
HILLSDALE BORO	320.	47.	315.	151.	434.	242.	562.	562.
HONOKUS BORO	131.	48.	118.	45.	331.	148.	279.	279.
LEONIA BORO	306.	12.	326.	96.	416.	213.	519.	519.
LITTLE FERRY BORO	325.	35.	214.	399.	264.	228.	554.	554.
LODI BORO	852.	34.	0.	367.	545.	236.	1088.	1088.
LYNDHURST TWP	741.	203.	1094.	1308.	524.	782.	1523.	1523.
MAHWAH TWP	303.	731.	190.	929.	377.	557.	860.	860.
MAYWOOD BORO	365.	7.	155.	246.	341.	187.	553.	553.
MIDLAND PARK BORO	249.	13.	0.	203.	214.	107.	356.	356.
MONTVALE BORO	210.	235.	1914.	691.	231.	780.	991.	991.
MOONACIE BORO	96.	26.	1354.	1200.	60.	660.	756.	756.
NEW MILFORD BORO	644.	19.	269.	153.	602.	261.	904.	904.
NORTH ARLINGTON BORO	638.	112.	0.	163.	505.	195.	833.	833.
NORTHVALE BORO	136.	43.	582.	633.	119.	344.	481.	481.

Region 11 - BERGEN COUNTY (cont'd)

UNADJUSTED

ALLO-CATIONS

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME	WEALTH	PROSP. TOTAL	UNADJUSTED FINAL ALLOCATION
NORWOOD BORO	115.	94.	752.	234.	141.	318.	434.	
JAKLAND BORO	382.	340.	755.	428.	313.	479.	861.	
OLD TAPPAN BORO	101.	369.	152.	139.	153.	203.	304.	
BRADSELL BORO	256.	33.	275.	194.	524.	257.	513.	
PALISADES PARK BORO	485.	19.	0.	330.	351.	175.	660.	
PARAMUS BORO	759.	280.	998.	3118.	890.	1322.	2081.	
PARK RIDGE BORO	240.	89.	75.	101.	297.	141.	391.	
RAMSEY BORO	303.	256.	1277.	616.	435.	659.	1022.	
RIDGEFIELD BORO	386.	25.	640.	870.	343.	470.	856.	
RIDGEFIELD PARK TWP	499.	38.	0.	182.	386.	151.	650.	
RIDGEWOOD TWP	326.	113.	383.	235.	2133.	729.	1555.	
RIVER EDGE BORO	414.	12.	305.	190.	513.	255.	669.	
RIVER VALE TWP	229.	90.	184.	188.	363.	206.	435.	
ROCHELLE PARK TWP	209.	20.	509.	477.	133.	299.	507.	
ROCKLEIGH BORO	5.	16.	354.	324.	4.	174.	180.	
ROTHERFORD BORO	703.	89.	294.	408.	661.	363.	1068.	
SADDLE BROOK TWP	440.	59.	3075.	1093.	566.	1148.	1588.	
SADDLE RIVER BORO	75.	231.	45.	9.	440.	181.	256.	
SOUTH HACKENSACK TWP	79.	10.	0.	748.	51.	265.	284.	
TEANECK TWP	1312.	16.	289.	445.	2025.	693.	2005.	
TENAFLY BORO	465.	20.	0.	210.	1237.	367.	832.	
TETERBORO BORO	1.	1.	0.	422.	0.	106.	107.	
UPPER SADDLE RIVER	206.	137.	1181.	504.	407.	583.	789.	
WALDWICK BORO	325.	41.	67.	133.	312.	151.	476.	
WALLINGTON BORO	387.	16.	700.	347.	255.	330.	717.	
WASHINGTON TWP	269.	92.	0.	37.	313.	112.	381.	
WESTWOOD BORO	349.	58.	146.	310.	321.	209.	558.	
WOODCLIFF LAKE BORO	143.	158.	202.	258.	371.	247.	391.	
WOOD-RIDGE BORO	258.	13.	0.	118.	233.	91.	349.	
WYCKOFF TWP	447.	271.	276.	216.	700.	388.	835.	

Region 11 - ESSEX COUNTY

UNADJUSTED

ALLOCATIONS

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME WEALTH	PROSP. TOTAL	UNADJUSTED FINAL ALLOCATIONS
BELLEVILLE TOWN	1148.	0.	0.	444.	807.	313.	1461.
BLOOMFIELD TOWN	1317.	0.	0.	374.	1435.	578.	2395.
CALDWELL BORO	305.	37.	0.	119.	345.	125.	431.
CEDAR GROVE TWP	369.	151.	404.	323.	348.	306.	676.
EAST ORANGE CITY	2952.	0.	0.	610.	2006.	654.	3606.
ESSEX FIELDS BORO	71.	24.	55.	12.	364.	113.	185.
FAIRFIELD BORO	178.	718.	3425.	1691.	153.	1547.	1725.
GLEN RIDGE BORO	242.	0.	25.	33.	499.	139.	381.
IRVINGTON TOWN	2400.	0.	0.	199.	1339.	397.	2797.
LIVINGSTON TWP	304.	1044.	2164.	1416.	1474.	1525.	2329.
MAPLEWOOD TWP	791.	0.	1294.	285.	1289.	717.	1508.
MILLBURN TWP	686.	220.	978.	607.	3212.	1254.	1940.
MONTCLAIR TOWN	1495.	0.	0.	125.	2327.	613.	2108.
NEWARK CITY	12323.	0.	0.	1072.	4176.	1312.	14135.
NORTH CALDWELL BORO	156.	285.	0.	32.	411.	182.	338.
NUTLEY TOWN	1041.	0.	1139.	453.	913.	530.	1671.
ORANGE CITY	1244.	0.	0.	160.	600.	205.	1449.
ROSELAND BORO	123.	448.	579.	460.	143.	409.	531.
SOUTH ORANGE VILL	524.	0.	704.	208.	1428.	585.	1109.
VERONA BORO	487.	37.	169.	207.	713.	283.	770.
WEST CALDWELL BORO	333.	317.	1021.	533.	495.	592.	925.
WEST ORANGE TOWN	1371.	767.	2235.	706.	1821.	1382.	2754.

Region 11 - HUDSON COUNTY

UNADJUSTED

~~ALLOCA TIONS~~

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME	WEALTH	PROSP. TOTAL	UNADJUSTED FINAL ALLOCATIONS
BAYONNE CITY	2548.	J.	431.	2198.	1491.		1030.	3578.
EAST NEWARK BORO	64.	J.	0.	0.	32.		8.	72.
GUTTENBERG TOWN	235.	J.	0.	89.	127.		54.	289.
HARRISON TOWN	407.	J.	0.	58.	209.		67.	474.
HOBOKEN CITY	1556.	J.	0.	625.	541.		291.	1848.
JERSEY CITY	9256.	J.	0.	1836.	4283.		1530.	10786.
KEARNY TOWN	1293.	J.	0.	2791.	831.		906.	2199.
NORTH BERGEN TWP	1759.	J.	0.	2356.	1206.		891.	2650.
SECAUCUS TOWN	361.	J.	3515.	2324.	229.		1517.	1878.
UNION CITY	2123.	J.	0.	762.	943.		426.	2554.
REEHAWKEN TWP	508.	J.	0.	489.	354.		211.	719.
WEST NEW YORK TOWN	1493.	J.	0.	364.	622.		296.	1789.

Region 11 - MIDDLESEX COUNTY

UNADJUSTED
ALLOCATIONS

UNADJUSTED

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME	WEALTH	PROSP. TOTAL	FINAL ALLOCATION
CARTERET BORO	715.	0.	0.	959.		410.	342.	1057.
CRANBURY TWP	69.	1265.	34.	396.		79.	443.	512.
DUNELLEN BORO	230.	0.	280.	75.		135.	122.	352.
EAST BRUNSWICK TWP	913.	1399.	2013.	1329.		970.	1428.	2341.
EDISON TWP	1933.	2711.	3694.	4105.		1880.	4347.	6280.
HELMETTA BORO	30.	0.	0.	25.		15.	10.	40.
HIGHLAND PARK BORO	532.	0.	290.	150.		463.	226.	757.
JAMESBURG BORO	139.	48.	122.	53.		71.	73.	212.
MADISON TWP (Old Bridge)	1350.	6229.	1603.	514.		930.	2319.	3669.
METJCHEN BORO	494.	0.	0.	334.		546.	232.	727.
MIDDLESEX BORO	438.	0.	881.	422.		326.	407.	845.
MILLTOWN BORO	208.	0.	0.	126.		173.	75.	283.
MONROE TWP	289.	5140.	30.	470.		196.	1459.	1748.
NEW BRUNSWICK CITY	1321.	0.	1314.	799.		677.	698.	2019.
NORTH BRUNSWICK TWP	507.	1223.	0.	1302.		486.	753.	1259.
PERTH AMBOY CITY	1352.	0.	0.	1254.		673.	483.	1835.
PISCATAWAY TWP	1052.	1162.	8044.	2356.		766.	3082.	4134.
PLAINSBORO TWP	55.	1036.	298.	258.		99.	413.	468.
SAYREVILLE BORO	325.	1965.	0.	1298.		659.	980.	1906.
SOUTH AMBOY CITY	292.	48.	620.	223.		173.	266.	558.
SOUTH BRUNSWICK TWP	392.	6773.	0.	1034.		335.	2035.	2427.
SOUTH PLAINFIELD BOR	562.	739.	3761.	2121.		427.	1762.	2324.
SOUTH RIVER BORO	492.	48.	0.	91.		323.	116.	608.
SPOTSWOOD BORO	208.	94.	152.	105.		165.	124.	333.
WOODBRIEGE TWP	2771.	385.	5482.	4820.		2013.	3176.	5948.

Region 11 - MORRIS COUNTY

UNADJUSTED
A L L O C A T I O N S

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME	HEALTH	PROSP.	TOTAL	UNADJUSTED FINAL ALLOCATION
BOONTON TOWN	297.	137.	0.	210.	219.	141.	141.	439.	439.
BOONTON TWP.	95.	1300.	449.	78.	143.	506.	506.	601.	601.
BUTLER BORO	212.	58.	72.	197.	123.	113.	113.	325.	325.
CHATHAM BORO.	311.	38.	0.	192.	442.	168.	168.	479.	479.
CHATHAM TWP.	253.	627.	294.	101.	651.	421.	421.	679.	679.
CHESTER BORO.	41.	146.	140.	142.	24.	113.	113.	154.	154.
CHESTER TWP.	118.	3063.	28.	39.	134.	816.	816.	934.	934.
DENVILLE TWP	415.	1550.	302.	279.	353.	620.	620.	1035.	1035.
DOVER TOWN	494.	9.	0.	311.	313.	159.	159.	653.	653.
EAST HANOVER TWP	203.	609.	2593.	889.	132.	1071.	1071.	1274.	1274.
FLORENCE-PARK BORO	206.	852.	1610.	1275.	254.	998.	998.	1204.	1204.
HANOVER TWP	297.	1153.	0.	1440.	321.	728.	728.	1026.	1026.
HARDING TWP	101.	1904.	22.	61.	351.	584.	584.	685.	685.
JEFFERSON TWP	445.	4517.	160.	125.	269.	1268.	1268.	1712.	1712.
KINNELON BORO	202.	2059.	240.	86.	333.	841.	841.	1043.	1043.
LINCOLN PARK BORO	256.	191.	646.	219.	201.	315.	315.	571.	571.
MADISON BORO.	490.	5.	300.	172.	665.	336.	336.	825.	825.
MENDHAM BORO.	99.	1367.	0.	66.	138.	318.	318.	417.	417.
MENDHAM TWP.	105.	2453.	253.	10.	263.	745.	745.	850.	850.
MINE HILL TWP	104.	403.	0.	18.	75.	124.	124.	228.	228.
MONTVILLE TWP	313.	2272.	0.	532.	313.	779.	779.	1092.	1092.
MORRIS PLAINS BORO	160.	186.	1028.	490.	213.	478.	478.	638.	638.
MORRIS TWP	509.	1444.	1588.	1241.	983.	1313.	1313.	1822.	1822.
MORRISTOWN TOWN	662.	18.	1685.	988.	593.	820.	820.	1482.	1482.
MOUNTAIN LAKES BORO	119.	188.	56.	52.	365.	165.	165.	284.	284.
MOUNTAIN TWP	113.	104.	31.	16.	33.	59.	59.	171.	171.
MOUNT OLIVE TWP	294.	4605.	517.	204.	180.	1377.	1377.	1671.	1671.
NETCONS BORO	89.	16.	0.	48.	49.	28.	28.	118.	118.
PARSIPPANY-TRBY HILL	1657.	2237.	3852.	1420.	1452.	2240.	2240.	3897.	3897.
PASSAIC TWP	211.	1792.	127.	166.	230.	591.	591.	803.	803.
PEQUANNUCK TWP	384.	360.	354.	314.	375.	351.	351.	735.	735.
RANDOLPH TWP	417.	2973.	897.	422.	377.	1152.	1152.	1569.	1569.
RIVERDALE BORO	82.	239.	0.	96.	50.	99.	99.	181.	181.
ROCKAWAY BORO.	194.	108.	321.	329.	127.	221.	221.	416.	416.
ROCKAWAY TWP.	533.	5413.	233.	322.	433.	1611.	1611.	2144.	2144.
ROXBURY TWP	400.	2436.	630.	510.	351.	1007.	1007.	1467.	1467.
VICTORY GARDENS BORO	29.	0.	0.	10.	14.	6.	6.	35.	35.
WASHINGTON TWP	213.	5537.	64.	139.	150.	1473.	1473.	1686.	1686.
WHARTON BORO	177.	0.	159.	290.	117.	142.	142.	319.	319.

Region 11 - PASSAIC COUNTY

UNADJUSTED

ALLOCATIONS

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME HEALTH	PROSP. TOTAL	UNADJUSTED FINAL ALLOCATION
BLOOMINGDALE BORO	229.	487.	0.	70.	157.	178.	408.
CLIFTON CITY	2844.	652.	0.	2589.	2637.	1470.	4314.
HALEDON BORO	257.	77.	0.	117.	153.	88.	345.
HAWTHORNE BORO	666.	0.	0.	526.	537.	266.	932.
LITTLE FALLS TWP	394.	223.	0.	223.	330.	206.	601.
NORTH HALEDON BORO	226.	452.	174.	58.	250.	234.	460.
PASSAIC CITY	1988.	222.	0.	432.	1003.	414.	2403.
PATERSON CITY	4966.	0.	0.	953.	2121.	769.	5735.
POMPTON LAKES BORO	325.	256.	0.	141.	394.	198.	523.
PROSPECT PARK BORO	186.	0.	0.	49.	85.	34.	220.
RINGWOOD BORO	293.	1383.	10.	21.	230.	411.	709.
TOTOWA BORO	321.	465.	374.	878.	222.	485.	806.
WANAUKE BORO	242.	617.	0.	122.	144.	221.	462.
WAYNE TWP	1343.	3350.	8065.	3324.	1593.	4208.	5556.
WEST MILFORD TWP	552.	4128.	1184.	356.	323.	1499.	2051.
WEST PATERSON BORO	366.	160.	702.	503.	314.	420.	786.

Region 11 - SOMERSET COUNTY

UNADJUSTED
ALLOCATIONS

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCCME	HEALTH	PROSP. TOTAL	UNADJUSTED FINAL ALLOCATIONS
BEDMINSTER TWP	85.	2735.	366.	215.	231.		899.	984.
BERNARDS TWP	319.	1779.	0.	759.	452.		747.	1066.
BERNARDSVILLE BORO	207.	227.	122.	198.	417.		238.	446.
BOUND BROOK BORO	351.	38.	0.	168.	302.		127.	478.
BRANCHBURG TWP	168.	1879.	562.	389.	161.		748.	916.
BRIDGEWATER TWP	306.	1513.	1577.	2121.	890.		1525.	2331.
FAR HILLS BORO	25.	105.	0.	20.	70.		49.	74.
FRANKLIN TWP	863.	4183.	3931.	1389.	704.		2552.	3415.
GREEN BROOK TWP	120.	154.	322.	239.	144.		215.	335.
HILLSBOROUGH TWP	295.	4833.	351.	443.	241.		1467.	1762.
MANVILLE BORO	384.	124.	0.	273.	228.		156.	540.
MILLSTONE BORO	18.	63.	0.	10.	14.		22.	40.
MONTGOMERY TWP	144.	2995.	1645.	345.	177.		1290.	1435.
NORTH PLAINFIELD BOR	773.	15.	0.	234.	742.		248.	1021.
PEAPACK GLADSTONE BO	60.	133.	99.	59.	61.		88.	148.
RARITAN BORO	219.	89.	373.	218.	123.		202.	420.
ROCKY HILL BORO	27.	38.	93.	6.	37.		45.	72.
SOMERVILLE BORO	466.	33.	1110.	315.	356.		453.	919.
SOUTH BOUND BROOK BO	143.	5.	7.	49.	85.		36.	179.
WARREN TWP	247.	1389.	66.	256.	327.		509.	756.
WATCHUNG BORO	134.	110.	1046.	330.	260.		449.	583.

Region 11 - UNION COUNTY

UNADJUSTED
A L L O C A T I O N S

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME	WEALTH	PROSP. TOTAL	UNADJUSTED FINAL ALLOCATION
BERKELEY HEIGHTS TWP	339.	201.	470.	1349.		525.	561.	901.
CLARK TWP	534.	70.	0.	409.		547.	258.	792.
CRANFORD TWP	797.	52.	752.	1012.		870.	671.	1469.
ELIZABETH CITY	3967.	103.	0.	2395.		2392.	1147.	5115.
FANWOOD BORO	248.	4.	204.	31.		327.	154.	402.
GARWOOD BORO	169.	6.	0.	224.		113.	86.	255.
HILLSIDE TWP	721.	9.	0.	594.		624.	307.	1028.
KENILWORTH BORO	269.	23.	705.	602.		214.	387.	656.
LINDEN CITY	1369.	176.	0.	4316.		533.	1364.	2733.
MOUNTAIN SIDE BORO	221.	56.	351.	448.		489.	339.	555.
NEW PROVIDENCE BORO	383.	83.	717.	425.		539.	443.	826.
PLAINFIELD CITY	1551.	88.	0.	398.		1115.	400.	1952.
RAHWAY CITY	956.	51.	239.	313.		772.	451.	1407.
ROSELLE BORO	740.	28.	523.	283.		516.	338.	1078.
ROSELLE PARK BORO	494.	3.	370.	161.		407.	235.	730.
SCOTCH PLAINS TWP	627.	319.	0.	310.		831.	377.	1005.
SPRINGFIELD TWP	539.	117.	756.	345.		822.	635.	1174.
SUMMIT CITY	789.	107.	70.	868.		1936.	745.	1535.
UNION TWP	1757.	122.	0.	1659.		1649.	858.	2615.
WESTFIELD TOWN	1002.	126.	432.	390.		1914.	715.	1718.
WINFIELD TWP	72.	0.	0.	0.		44.	11.	83.
TOTAL								
REGION 11	148750.	131012.	131012.	131010.		131010.	131010.	279763.

Region 12 - BURLINGTON COUNTY

UNADJUSTED

ALLOCATIONS

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME	WEALTH	PROSP.	TOTAL	UNADJUSTED FINAL ALLOCATION
BASS RIVER TWP	29.	2610.	272.	51.	35.	742.		771.	
BEVERLY CITY	83.	9.	100.	61.	135.	76.		159.	
BORDENTOWN CITY	138.	0.	0.	146.	285.	108.		245.	
BORDENTOWN TWP	196.	361.	502.	450.	518.	458.		654.	
BURLINGTON CITY	350.	62.	0.	381.	539.	246.		595.	
BURLINGTON TWP	277.	712.	1596.	628.	598.	803.		1160.	
CHESTERFIELD TWP	55.	477.	0.	357.	90.	241.		296.	
CINNAMINSON TWP	357.	221.	793.	1295.	1344.	913.		1280.	
DELANCO TWP	117.	58.	488.	258.	208.	268.		385.	
DELAIR TWP	274.	263.	315.	673.	630.	473.		747.	
EASTAMPTON TWP	68.	322.	26.	49.	144.	125.		203.	
EDGEWATER PARK TWP	193.	113.	5.	440.	453.	254.		447.	
EVESHAM TWP	339.	1375.	3329.	1335.	824.	1642.		1981.	
FIELDSBORO BORO	17.	7.	228.	29.	25.	72.		89.	
FLORENCE TWP	243.	374.	0.	357.	430.	425.		669.	
HAINESPORT TWP	82.	208.	912.	279.	157.	389.		471.	
LUMBERTON TWP	110.	347.	0.	481.	227.	264.		373.	
MANSFIELD TWP	66.	750.	278.	155.	166.	338.		404.	
MAPLE SHADE TWP	476.	71.	176.	567.	1010.	458.		534.	
MEDFORD LAKES BORO	113.	46.	139.	24.	433.	160.		273.	
MEDFORD TWP	215.	2916.	1116.	472.	637.	1060.		1276.	
MOORESTOWN TWP	409.	536.	2351.	1748.	1864.	1625.		2034.	
MOUNT HOLLY TWP	352.	53.	285.	322.	600.	315.		666.	
MOUNT LAUREL TWP	254.	951.	1609.	942.	793.	1074.		1328.	
NEW HANOVER TWP	105.	209.	196.	25.	1001.	358.		463.	
NORTH HANOVER TWP	223.	470.	50.	121.	268.	227.		451.	
PALMYRA BORO	195.	56.	0.	142.	378.	144.		339.	
PEMBERTON BORO	45.	20.	0.	49.	68.	34.		79.	
PEMBERTON TWP	532.	2324.	295.	263.	733.	903.		1436.	
RIVERSIDE TWP	244.	21.	0.	110.	451.	146.		390.	
RIVERTON BORO	94.	3.	847.	28.	275.	288.		382.	
SHAMONG TWP	37.	986.	1.	35.	40.	266.		302.	
SOUTHAMPTON TWP	129.	1683.	435.	180.	220.	629.		759.	
SPRINGFIELD TWP	60.	384.	76.	68.	116.	286.		346.	
TABERNACLE TWP	53.	1982.	15.	72.	74.	536.		589.	
WASHINGTON TWP	23.	2183.	0.	65.	19.	566.		589.	
WESTAMPTON TWP	61.	383.	230.	192.	142.	237.		298.	
WILLINGBORO TWP	905.	126.	622.	670.	2458.	969.		1874.	
WOODLAND TWP	25.	2791.	54.	59.	19.	731.		756.	
WRIGHTSTOWN BORO	75.	38.	0.	82.	54.	44.		118.	

Region 12 - CAMDEN COUNTY

UNADJUSTED
ALLOCATI ONS

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME	WEALTH	PROSP.	TOTAL	UNADJUSTED FINAL ALLOCATI ONS
AUCUBON BORO	318.	5.	0.	376.	749.	283.	16.	601.	
AUDUBON-PARK BORO	43.	0.	0.	0.	62.	59.	0.	59.	
BARRINGTON BORO	234.	15.	0.	353.	509.	234.	0.	468.	
BELLMAR BORO	400.	61.	1112.	780.	771.	681.	0.	1081.	
BERLIN BORO	124.	193.	1372.	277.	309.	463.	0.	566.	
BERLIN TWP	138.	237.	0.	56.	202.	134.	0.	272.	
BROOKLAWN BORO	93.	18.	0.	179.	170.	52.	0.	175.	
CAMDEN-CITY	3093.	0.	0.	1017.	3147.	1191.	0.	4194.	
CHERRY HILL TWP	1573.	959.	12215.	7152.	6593.	6730.	0.	8303.	
CHESTER TWP	20.	143.	0.	12.	29.	46.	0.	66.	
CHESTERWOOD BORO	133.	95.	330.	185.	219.	208.	0.	341.	
COLLINGSWOOD BORO	581.	5.	254.	321.	1238.	459.	0.	1040.	
GIBBSBORO BORO	59.	18.	0.	104.	117.	60.	0.	119.	
GLOUCESTER CITY	406.	0.	94.	580.	619.	323.	0.	729.	
GLOUCESTER TWP	636.	1563.	810.	705.	1297.	1054.	0.	1730.	
HADDONFIELD BORO	371.	3.	0.	539.	2196.	685.	0.	1055.	
HADDON HEIGHTS BORO	266.	9.	393.	182.	779.	341.	0.	666.	
HADDON TWP	547.	26.	139.	596.	1654.	604.	0.	1151.	
HI-WELLA BORO	42.	10.	44.	26.	89.	42.	0.	84.	
LAUREL SPRINGS BORO	68.	4.	362.	71.	173.	153.	0.	221.	
LAWNSIDE BORO	70.	79.	341.	280.	139.	202.	0.	272.	
LINDENWOLD BCRC	339.	171.	738.	243.	611.	780.	0.	780.	
MAGNOLIA BORO	151.	19.	147.	158.	244.	142.	0.	253.	
MERCHANTVILLE BORO	138.	0.	0.	84.	426.	128.	0.	266.	
MOUNT EPHRAIM BORO	161.	12.	0.	158.	322.	123.	0.	284.	
MOUNTAIN BORO	153.	5.	0.	105.	313.	106.	0.	256.	
PENNSAUKEN TWP	983.	321.	2888.	4313.	2120.	2410.	0.	3393.	
PINE HILL BORO	128.	236.	112.	39.	173.	140.	0.	268.	
PINE VALLEY BORO	2.	0.	3.	5.	2.	2.	0.	4.	
RUNNEMEDE BORO	279.	51.	379.	233.	569.	308.	0.	566.	
SOMERDALE BORO	166.	37.	267.	210.	323.	375.	0.	375.	
STRAFFORD BORO	241.	27.	426.	365.	525.	336.	0.	577.	
TAVISTOCK BORO	0.	0.	0.	0.	0.	0.	0.	0.	
VOORHEES TWP	146.	738.	0.	3104.	351.	1049.	0.	1155.	
WATERFORD TWP	102.	1167.	0.	141.	162.	367.	0.	470.	
WINSLOW TWP	256.	3505.	1312.	582.	360.	1440.	0.	1696.	
WOODLYNNE BORO	92.	4.	0.	25.	164.	48.	0.	140.	

Region 12 - GLOUCESTER COUNTY

UNADJUSTED
ALLOCATIONS

	PRESENT	VACANT LAND	EMPLOYMENT	RATABLES	INCOME	WEALTH	PROSP.	TOTAL	UNADJUSTED FINAL ALLOCATIONS
CLAYTON BORO	136.	625.	232.	330.	157.	157.	346.	482.	
DEPTFORD TWP	559.	1074.	3434.	748.	974.	1557.	1557.	2117.	
EAST GREENWICH TWP	86.	470.	296.	90.	159.	254.	254.	340.	
ELK TWP	74.	1091.	26.	23.	84.	306.	306.	380.	
FRANKLIN TWP	234.	4981.	107.	199.	369.	1414.	1414.	1648.	
GLASSBORO BJRC	316.	501.	0.	915.	553.	517.	517.	833.	
GREENWICH TWP	138.	276.	0.	2209.	237.	685.	685.	823.	
HARRISON TWP	69.	490.	58.	51.	120.	180.	180.	249.	
LOGAN TWP	48.	462.	0.	205.	84.	188.	188.	236.	
LANTUA TWP	230.	1144.	868.	309.	401.	680.	680.	911.	
MCMURDO TWP	391.	4376.	964.	707.	568.	1654.	1654.	2045.	
NATIONAL PARK BJRC	91.	27.	63.	27.	151.	67.	67.	158.	
NEWFIELD BORO	41.	136.	232.	70.	71.	127.	127.	168.	
PAULSBORO BORO	222.	40.	174.	580.	292.	271.	271.	494.	
PITMAN BORO	295.	63.	273.	291.	650.	321.	321.	616.	
SOUTH HARRISON TWP	30.	463.	0.	1.	40.	126.	126.	156.	
SWEDES BORO BJRC	64.	25.	0.	124.	110.	65.	65.	134.	
WASHINGTON TWP	377.	1113.	1576.	312.	506.	1153.	1153.	1530.	
WENONAH BORO	63.	35.	183.	18.	202.	110.	110.	173.	
WEST DEPTFORD TWP	335.	664.	1949.	3413.	728.	1689.	1689.	2024.	
WESTVILLE BORO	157.	30.	716.	226.	239.	315.	315.	473.	
WOODBURY CITY	361.	30.	716.	4095.	814.	1539.	1539.	1900.	
WOODBURY HEIGHTS BOR	87.	42.	1858.	308.	232.	610.	610.	697.	
WOOLWICH TWP	29.	480.	0.	111.	32.	156.	156.	185.	
TOTAL									
REGION 12	24521.	54600.	54000.	54600.	54600.	54600.	54600.	79120.	

A P P E N D I X D

APPENDIX D

Housing Allocation Criteria Data

Region 1 - Atlantic County
Region 2 - Cape May County
Region 3 - Cumberland County
Region 4 - Hunterdon County
Region 5 - Mercer County

Region 6 - Monmouth County
Region 7 - Ocean County
Region 8 - Salem County
Region 9 - Sussex County
Region 10- Warren County

Region 11

Bergen County
Essex County
Hudson County
Middlesex County

Morris County
Passaic County
Somerset County
Union County

Region 12

Burlington County
Camden County
Gloucester County

Appendix D

Housing Allocation Criteria Data - Sources of Information

Employment - Covered Employment Trends in New Jersey by Geographical Areas of the State; New Jersey Department of Labor and Industry, Division of Planning and Research - Bureau of Operational Statistics and Reports, 1969 - 1976.

Housing Need - An Analysis of Low-and Moderate- Income Housing Need in New Jersey; New Jersey Department of Community Affairs, Division of State and Regional Planning, 1975.

Housing Units - 1970 Census of Housing.

Income Wealth - 1970 Fourth Count Census Tabulations for New Jersey, Department of Transportation.

Vacant Land - Survey by New Jersey Department of Community Affairs, Division of State and Regional Planning, 1975 - 1976.

Population - 1970 Census of Population.

Non-Residential Ratables - Thirty-First & Thirty Eighth Annual Reports of the Division of Local Government Services, 1968 & 1975; New Jersey Department of Community Affairs.

Division of State and Regional Planning, New Jersey Department of Community Affairs, May, 1978.

HOUSING ALLOCATION CRITERIA DATA

COUNTY: ATLANTIC
REGION 1

MUNICIPALITY	1970 POPULATION	1970 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$000)	1970 PERSONAL INCOME WEALTH (\$000)
ABSFCOM CITY	6094	1938	123	915	-73	3838	18528
ATLANTIC CITY	47859	22737	2161	601	-4056	39770	100146
BRIGANTINE CITY	6741	2559	170	678	378	7384	24507
BUENA BORO	3283	1077	119	1923	0	4832	10832
BUENA VISTA TWP	4239	1319	165	19824	-688	4084	9144
CORBIN CITY	258	112	8	1715	9	150	577
EGG HARBOR CITY	4304	1443	136	3853	1121	3708	15599
EGG HARBOR TWP.	9882	3489	374	27251	1581	34316	22915
ESTELL MANJR CITY	539	192	19	17924	14	240	3264
FOLSOM BORO	1767	548	60	4022	-2	3657	4036
GALLWAY TWP	8276	2750	218	32073	796	12690	19360
HAMILTON TWP	6445	2297	223	38403	-1076	16205	16333
HAMMONTON TOWN	11464	3728	261	19445	-81	12199	35734
LINWOOD CITY	6159	1793	99	370	933	5997	27162
LONGPORT BORO	1225	519	17	0	-79	1002	10206
MARGATE CITY	10576	4316	147	77	403	4310	92247
MULLICA TWP	3391	1130	141	20540	-45	1748	7085
NORTHFIELD CITY	8875	2529	184	469	214	17220	32882
PLEASANTVILLE CITY	13778	4937	545	762	1010	11298	32003
PORT REPUBLIC CITY	586	242	92	3006	6	583	2661
SOMERS POINT CITY	7919	3119	189	448	1094	15622	27946
VENTNOR CITY	10385	4282	190	325	-66	10327	50465
WEYMOUTH TWP	998	387	41	3242	15	834	1665
ATLANTIC	175043	67413	5682	213066	7574	212014	565297

HOUSING ALLOCATION CRITERIA DATA

COUNTY: CAPE MAY

REGION 2

MUNICIPALITY	1970 POPULATION	1970 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$000)	1970 PERSONAL INCOME WEALTH (\$000)
AVALON BORO	1263	573	28	59	195	17116	13864
CAPE MAY CITY	4392	1834	104	159	576	22705	11195
CAPE MAY PJINT BORO	204	339	3	6	2	81	335
DENNIS TWP	2635	744	86	7452	19	3108	5422
LOWER TWP	10154	5124	402	7342	807	25358	24465
MIDDLE TWP	8725	3454	296	8347	859	20796	27135
NORTH WILMWOOD CITY	3914	2370	110	61	1239	16610	13321
OCEAN CITY	10575	5624	294	72	935	35258	53686
SEA ISLE CITY	1712	824	51	76	292	7950	5313
STONE HARBOR BORO	1089	324	27	13	456	7470	3954
UPPER TWP	3413	1227	90	7361	186	7439	9153
WEST CAPE MAY BORO	1005	417	43	98	45	506	2078
WEST WILMWOOD BORO	235	145	6	32	24	377	135
WILMWOOD CITY	4110	2036	165	23	1663	32064	8378
WILMWOOD CREST BORO	3483	1547	77	30	1317	46358	15538
WOODBINE BORO	2625	522	70	2550	-104	1153	2537
CAPE MAY	59554	27804	1850	33701	8315	274703	196509

HOUSING ALLOCATION CRITERIA DATA

COUNTY: CUMBERLAND

REGION 3

MUNICIPALITY	1970 POPULATION	1970 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$000)	1970 PERSONAL INCOME WEALTH (\$000)
BRIDGETON CITY	20435	6879	915	1368	602	10676	55620
COMMERCIAL TWP	3667	1214	153	8698	-55	585	6641
DEERFIELD TWP	2464	714	80	7995	25	1803	5282
DOWNE TWP	1777	596	67	12053	54	894	2365
FAIRFIELD TWP	4990	1488	220	12015	324	3394	12152
GREENWICH TWP	963	326	22	3734	25	696	2523
HOPEWELL TWP	3970	1121	84	4735	19	205	13390
LAWRENCE TWP	2329	687	90	13020	140	1323	4299
MAURICE RIVER TWP	3743	1169	110	30066	466	1457	8581
MILLVILLE CITY	21366	7387	571	21165	-1053	33699	73951
SHILOH BORO	573	187	14	231	22	141	2085
STOW CREEK TWP	1050	340	23	1422	-36	166	3407
UPPER DEERFIELD TWP	6648	2056	243	5557	-1162	11081	17058
VINFLAND CITY	47399	14690	1583	29853	2278	71881	146262
CUMBERLAND	121374	38854	4075	157912	3353	137796	353616

HOUSING ALLOCATION CRITERIA DATA

COUNTY: HUNTERDON

MUNICIPALITY	REGION 4		1970	VACANT	1969-1976	1968-1975	1970
	1970	1970	IN-PLACE	DEVELOPABLE	EMPLOYMENT	NON-RESIDENTIAL	PERSONAL
	POPULATION	HOUSING	HOUSING	LAND	GROWTH	RATABLES	INCOME WEALTH
		UNITS	NEEDS	(ACRES)		GROWTH	(\$000)
ALEXANDRIA TWP	2127	650	46	4303	52	1147	8000
BETHLEHEM TWP	1385	448	40	3041	-48	1049	5220
BLOOMSBURY BORO	879	287	24	84	274	1954	2536
CALIFON BORO	970	282	33	0	224	780	2866
CLINTON TOWN	1742	583	56	392	-255	3185	6128
CLINTON TWP.	5119	1440	69	5080	860	7317	17523
DELAWARE TWP	3249	1056	65	8096	54	2684	15200
EAST AMWELL TWP	2568	324	59	3270	98	11920	9508
FLEMINGTON BORO	3917	1515	99	102	-535	12196	16448
FRANKLIN TWP	2154	689	41	3626	144	6683	10399
FRENCHTOWN BORO	1459	504	37	167	-147	2148	4059
GLEN GARDNER BORO	874	262	25	162	-63	337	1257
HAMPTON BORO	1386	425	31	141	-16	598	3134
HIGH BRIDGE BORO	2606	335	82	370	-456	1228	6555
HOLLAND TWP	3587	1116	70	2338	574	6510	10438
KINGWOOD TWP	2294	772	54	5499	4	2436	7772
LAMBERTVILLE CITY	4359	1510	142	102	-384	5291	11375
LEBANON BORO.	885	290	30	134	79	2794	2971
LEBANON TWP.	4235	1355	85	4158	218	2759	12743
MILFORD BORO	1230	414	32	0	-669	4992	2463
RARITAN TWP	6934	2069	113	7916	2396	32520	29039
READINGTON TWP	7688	2332	177	10413	421	10866	28377
STOCKTON BORO	619	213	11	122	-1	782	1650
TEWKSBURY TWP	2959	952	28	4164	-33	8652	24167
UNION TWP	2351	550	29	2905	42	4003	5009
WEST AMWELL TWP	2142	693	27	2396	19	-453	13052
HUNTERDON	69718	22066	1505	67981	5459	134833	257889

HOUSING ALLOCATION CRITERIA DATA

COUNTY: MERCER
REGION 5

MUNICIPALITY	1970 POPULATION	1970 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$000)	1970 PERSONAL INCOME WEALTH (\$000)
EAST WINDSOR TWP	11736	4031	210	3886	2925	54941	54681
EWING TWP	32331	10243	728	1759	3256	53842	140622
HAMILTON TWP	79609	24787	1950	9491	4749	96227	249186
HIGHTSTOWN BORO	5431	2016	159	176	-2120	6897	20992
HOPEWELL BORO	2271	761	42	97	-226	2942	10638
HOPEWELL TWP	10639	2955	140	13621	254	34837	73923
LAWRENCE TWP	19567	5178	329	6454	5747	86765	91604
PENNINGTON BORO	2151	704	33	100	-180	2161	16200
PRINCETON BORO.	12511	3274	220	13	350	15900	62509
PRINCETON TWP.	13651	4235	181	2538	-1179	9325	220009
TRENTON CITY	104706	35100	4105	0	-15200	40230	213300
WASHINGTON TWP	3311	1000	71	3538	124	3700	10012
WEST WINDSOR TWP	2451	1003	92	5941	1205	34900	34598
MERCER	304116	96395	8320	47656	10010	447689	1204402

HOUSING ALLOCATION CRITERIA DATA

COUNTY: MONMOUTH

REGION 6

MUNICIPALITY	1970	1970	1970	VACANT	1969-1976	1968-1975	1970
	POPULATION	HOUSING UNITS	IN-PLACE HOUSING NEEDS	DEVELOPABLE LAND (ACRES)	EMPLOYMENT GROWTH	NON-RESIDENTIAL RATABLES GROWTH (\$000)	PERSONAL INCOME WEALTH (\$000)
ALLENHURST BORO	1012	383	15	6	-80	2972	6332
ALLENTOWN BORO	1603	500	39	73	-87	1159	4974
ASBURY PARK CITY	16533	7023	875	44	-403	132	34115
ATLANTIC HIGHLANDS	5102	1718	115	0	268	4034	22831
AVON BY THE SEA BORO	2163	944	59	4	-383	1689	8507
BELMAR BORO	5782	2238	148	7	100	7794	17947
BRADLEY BEACH BORO	4163	1929	143	9	16	1549	8486
BRIELLE BORO	3594	1331	76	170	313	5514	25268
COLTS NECK TWP	5819	1543	51	5354	64	6498	39925
DEAL BORO	2401	787	54	48	91	1283	26474
EATONTOWN BORO	14619	4036	358	813	2253	37053	43285
ENGLISH TOWN BORO	1048	332	41	127	431	3217	2472
FAIR HAVEN BORO	6142	1833	96	41	-22	2349	43620
FARMINGDALE BORO	1148	346	38	104	-1075	2615	3735
FREEHOLD BORO.	10545	3461	331	120	556	13732	36334
FREEHOLD TWP.	13185	3559	166	9864	1879	46520	52805
HAZLET TWP	22239	5488	589	1125	303	14028	54884
HIGHLANDS BORO	3916	1556	168	0	351	4918	8345
HOLMDEL TWP	6117	1525	47	3519	571	64259	29869
HOWELL TWP	21756	6140	643	2425	1639	-6574	56115
INTERLAKEN BORO	1182	369	2	10	-90	-1208	14174
KEANSBURG BORO	9720	3102	421	0	-34	8149	17000
KEYPORT BORO	7205	2434	253	0	-364	14493	20994
LITTLE SILVER BORO	6010	1786	68	282	38	-7750	51955
LOCH ARBOUR VILL	395	131	4	3	0	527	1104
LONG BRANCH CITY	31774	11581	1189	0	146	30206	105570
MANALAPAN TWP	14049	3392	173	9423	1041	9724	44192
MANASQUAN BORO	4971	1990	87	0	171	11428	20875
MARLBORO TWP	12273	3018	157	9431	297	11373	41092
MATAWAN BORO.	9136	2832	237	0	216	7152	36883
MATAWAN TWP.	17630	4559	500	1476	321	12959	57705
MIDDLETOWN TWP	54623	14322	1199	10239	1060	33818	215880
MILLSTONE TWP	2535	741	73	7031	119	3000	6225

HOUSING ALLOCATION CRITERIA DATA

COUNTY: MONMOUTH

REGION 6

MUNICIPALITY	1970	1970	1970	VACANT	1959-1976	1968-1975	1970
	POPULATION	HOUSING UNITS	IN-PLACE HOUSING NEEDS	DEVELOPABLE LAND (ACRES)	EMPLOYMENT GROWTH	NON-RESIDENTIAL RATABLES GROWTH (\$000)	PERSONAL INCOME WEALTH (\$000)
MONMOUTH BEACH BORO	2042	735	35	44	-104	962	11452
NEPTUNE CITY BORO	5502	1992	218	49	186	11398	16139
NEPTUNE TWP.	27863	8933	787	753	1952	62634	63376
OCEANPORT BORO	7503	1512	139	294	303	25166	26005
OCEAN TWP	18643	5321	234	1967	667	18460	99144
RED BANK BORO	12847	5156	466	66	-1155	15168	49565
ROOSEVELT BORO	814	258	19	395	0	171	4471
RUMSON BORO	7421	2247	78	635	211	3686	96197
SEA BRIGHT BORO	1339	674	53	50	244	6598	5313
SEA GIRT BORO	2207	927	28	25	182	1230	22306
SHREWSBURY BORO.	3315	989	44	569	163	14092	23378
SHREWSBURY TWP.	1164	419	43	19	0	0	1628
SOUTH BELMAP BORO	1490	583	55	6	16	1007	3957
SPRING LAKE BORO	3896	1319	44	23	113	2006	33282
SPRING LAKE HEIGHTS	4502	1878	95	0	117	5811	14674
TIMOTHY FALLS BORO	5925	1530	206	3065	292	30963	23018
UNION BEACH BORO	6472	1902	314	0	-1	5171	10788
UPPER FREEHOLD TWP	2551	794	64	6292	-37	2925	6142
WALL TWP	16498	5322	382	7977	302	42348	61290
WEST LONG BRANCH BORO	6345	1753	114	504	-214	9778	26706
MONMOUTH	459379	142573	11318	107181	17553	623223	1757311

HOUSING ALLOCATION CRITERIA DATA

COUNTY: OCEAN

REGION 7

MUNICIPALITY	1970 POPULATION	1970 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$000)	1970 PERSONAL INCOME WEALTH (\$000)
BARNEGAT LIGHT BORO	554	413	7	0	219	1986	2111
BAY HEAD BORO	1083	540	16	0	31	1240	11759
BEACH HAVEN BORO	1488	858	33	0	612	8816	7057
BEACHWOOD BORO	4390	1543	144	870	89	2791	12481
BERKELEY TWP	7918	3425	280	14525	239	24175	18938
BRICK TWP	35057	11403	941	7129	1966	57093	106531
DOVER TWP	43751	15168	1116	14058	3989	102891	149843
EAGLESWOOD TWP	823	323	25	0	24	1193	1928
HARVEY CEDARS BORO	314	285	5	0	19	1244	2010
ISLAND HEIGHTS BORO	1397	615	27	56	5	1375	5904
JACKSON TWP	18276	5150	514	29972	2505	27414	45767
LACEY TWP	4616	1943	159	31106	451	17634	12364
LAKEHURST BORO	2641	809	128	311	-36	1390	3837
LAKEWOOD TWP	25223	9413	1421	7935	1342	42593	74329
LAVALLETTE BORO	1509	749	39	0	96	3239	7023
LITTLE EGG HARBOR TW	2972	1281	528	15694	-21	2605	9734
LONG BEACH TWP	2910	2704	45	0	153	11681	14900
MANCHESTER TWP	7550	3343	293	23965	863	21269	19717
MANTOLOKING BORO	319	127	4	0	-5	38459	4059
OCEAN GATE BORO	2222	1258	43	153	18	511	970
OCEAN TWP	1081	559	58	11180	70	3511	13134
PINE BEACH BORO	1395	548	33	32	19	880	7404
PLUMSTED TWP	4113	1353	170	8149	100	1576	8506
POINT PLEASANT BEACH	15968	5828	120	0	699	12434	6157
POINT PLEASANT BORO	4882	2089	427	268	830	14801	168965
SEASIDE HEIGHTS BORO	1248	547	57	0	950	17529	4725
SEASIDE PARK BORO	1432	984	41	0	317	4928	3647
SHIP BOTTOM BORO	1079	433	25	0	84	6894	7039
SOUTH TOMS RIVER BOR	3981	1059	207	0	43	3605	6714
STAFFORD TWP	3684	1842	117	12524	829	10815	9798
SURF CITY BORO	1129	1224	23	0	52	3728	2580
TUCKERTON BORO	1926	1309	63	2316	424	3404	5603
BARNEGAT TWP	1539	607	43	0	112	3650	7220
OCEAN	208470	79732	7153	190213	17150	418932	762754

HOUSING ALLOCATION CRITERIA DATA

COUNTY: SALEM

MUNICIPALITY	REGION 8						
	1970 POPULATION	1970 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$000)	1970 PERSONAL INCOME WEALTH (\$000)
ALLOWAY TWP	2550	775	75	12332	13	610	6514
ELMER BORO	1592	533	34	171	295	1335	5596
ELSINBORO TWP	1204	435	33	2956	-9	354	5153
LOWER ALLOWAYS CREEK	1400	447	32	9253	506	5028	3516
MANNINGTON TWP	1913	591	43	7073	21	2003	6587
OLDMANS TWP	2088	622	50	5142	230	8753	6118
PENNS GROVE BORO	5727	1947	206	80	285	2175	11600
PENNSVILLE TWP	13296	4299	316	5389	-67	43528	48463
PILESGROVE TWP	2706	797	70	4209	-74	2034	12868
PITTSGROVE TWP	4618	1374	165	16243	103	1879	8843
QUINTON TWP	2567	783	85	10090	47	1587	8250
SALEM CITY	7648	2619	301	574	-124	7580	19690
CARNEYS POINT TWP	7016	2253	146	5142	-742	7305	27771
UPPER PITTSGROVE TWP	2884	845	62	6052	41	1106	5989
WOODSTOWN BORO	3137	1072	66	431	433	1908	13766
SALEM	60346	19392	1685	85137	1974	87184	190724

HOUSING ALLOCATION CRITERIA DATA

COUNTY: SUSSEX

REGION 9

MUNICIPALITY	1970 POPULATION	1970 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$000)	1970 PERSONAL INCOME WEALTH (\$000)
ANDOVER BORO	813	251	27	268	323	1809	2052
ANDOVER TWP	3040	353	69	4864	124	5474	10154
BRANCHVILLE BORO	911	319	13	31	134	3123	4677
BYRAM TWP	4592	1277	116	3217	34	3717	15784
FRANKFORD TWP	2777	778	73	9799	107	1285	6639
FRANKLIN BORO	4236	1426	119	696	175	7985	11371
FREDON TWP	1372	442	22	2662	65	1239	9172
GREEN TWP	1343	408	25	3428	47	1101	5100
HAMBURG BORO	1820	569	43	126	-20	4058	5600
HAMPTON TWP	2091	634	51	4894	-30	5396	5151
HARDYSTON TWP	3499	1060	124	2940	46	5401	9977
HOPATCONG BORO	9052	2852	255	2173	149	2468	26742
LAFAYETTE TWP	1202	356	33	2765	29	2277	2382
MONTAGUE TWP	1131	397	30	2123	111	835	2349
NEWTOWN TOWN	7297	2504	234	457	316	10842	22017
OGDENSBURG BORO	2222	636	45	0	90	4000	5918
SANDYSTON TWP	1303	470	35	2003	-6	1181	4356
SPARTA TWP	10819	3296	153	3177	-195	6161	59787
STANHOPE BORO	3040	819	84	66	46	2231	8750
STILLWATER TWP	2158	821	62	3033	76	1164	5518
SUSSEX BORO	2038	731	68	4	488	2317	6480
VERNON TWP	6059	1824	134	942	378	40992	18123
WALPACK TWP	384	177	13	7470	11	-129	1319
WANTAGE TWP	4329	1364	116	3676	65	8038	10880
SUSSEX	77528	24274	1944	7184	2813	122966	260298

HOUSING ALLOCATION CRITERIA DATA

COUNTY: WARREN COUNTY

REGION 10

MUNICIPALITY	1970 POPULATION	1970 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$000)	1970 PERSONAL INCOME WEALTH (\$000)
ACLAMUCHY TWP	1138	418	30	2753	-12	3392	3182
ALPHA BORO	2829	933	69	479	-335	3480	8140
BELVIDERE TOWN	2641	894	60	400	324	7785	8553
BEAIRSTOWN TWP	2189	795	53	6953	157	10570	7928
FRANKLIN TWP	1973	633	40	2546	-3	1810	4714
FRELINGHUYSEN TWP	1118	351	26	3699	149	2147	4306
GREENWICH TWP	1482	484	36	1277	-1177505888	2430	5675
HACKETTSTOWN TOWN	9472	2798	223	1252	599	19237	30318
HARDWICK TWP	548	217	14	3600	37	0	1880
HARMONY TWP	2195	680	45	4362	46	3241	6216
HOPE TWP	1140	426	23	2630	-8	821	2500
INDEPENDENCE TWP	2057	621	55	2775	-85	1421	7271
KNOWLTON TWP	1738	629	36	4661	161	1989	4464
LIBERTY TWP	1229	444	28	1960	115	408	3376
LOPATCONG TWP	3144	1048	75	1642	257	5590	14953
MANSFIELD TWP	3546	1039	75	4956	251	8918	13776
OXFORD TWP	1742	562	48	1323	-129	1321	4490
PAHAQUARRY TWP	71	39	1	0	0	-681	176
PHILLIPSBURG TOWN	17849	6226	459	664	450	25405	50975
POHATCONG TWP	3924	1257	114	2552	-594	2865	11353
WASHINGTON BORO.	5943	2072	213	565	-351	10382	20159
WASHINGTON TWP.	3585	1121	88	3701	101	5536	14721
WHITE TWP	2326	779	74	4282	21	17784	6332
WARREN COUNTY	73879	24436	1892	59032	2668	131797	235458

HOUSING ALLOCATION CRITERIA DATA

COUNTY: BERGEN
REGION 11

MUNICIPALITY	1970 POPULATION	1970 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$'000)	1970 PERSONAL INCOME HEALTH (\$'000)
ALLENDALE BORO	6240	1647	72	354	21	5276	36020
ALPINE BORO	1344	377	14	230	74	2355	13880
BERGENFIELD BORO	33131	10354	849	31	116	21568	112375
BOGOTA BORO	8125	2612	201	6	1032	3315	25668
CARLSTADT BORO	7947	2621	225	336	746	124207	19711
CLIFFSIDE PARK BORO	14387	5278	490	21	204	16678	43728
CLOSTER BORO	8604	2497	122	289	0	9089	46045
CRESSKILL BORO	7164	2036	117	168	360	12551	32164
DEMAREST BORO	6262	1331	98	107	-15	1351	32434
DUMONT BORO	17534	5178	368	26	309	4956	56832
EAST PATERSON BORO	22749	7228	643	77	375	37117	70373
EAST RUTHERFORD BORO	8536	2960	296	272	-1412	46015	25408
EDGEWATER BORO	4849	1345	185	75	-777	18361	20038
EMERSON BORO	8420	2134	161	28	400	12554	32724
ENGLEWOOD CITY	24985	8410	934	112	357	44510	154072
ENGLEWOOD CLIFFS BORO	5938	1612	69	122	1388	73224	58923
FAIR LAWN BORO	37975	11775	684	107	1001	49857	194078
FAIRVIEW BORO	10698	3353	338	18	-287	16540	34763
FORT LEE BORO	30631	12578	1135	126	2285	39045	275475
FRANKLIN LAKES BORO	7550	1979	67	179	2370	25668	66208
GARFIELD CITY	30722	10980	1097	47	-1756	29646	77702
GLEN ROCK BORO	13011	3747	162	65	1124	13277	84724
HACKENSACK CITY	35911	13364	1627	148	4747	104897	142119
HARRINGTON PARK BORO	4841	1288	64	79	54	2702	23765
HASKINS HILLS BORO	13651	4458	317	73	1113	20761	62830
HAWORTH BORO	3760	1037	38	34	41	4958	32938
HILLSDALE BORO	11768	3176	178	98	431	9251	56448
HONOKUS BORO	4348	1304	42	100	161	2727	47320
LEONIA BORO	8847	3340	178	25	445	5870	51774
LITTLE FERRY BORO	9042	3230	256	73	293	24448	32863
LODI BORO	25213	3461	930	70	661	22465	67737
LYNDHURST TWP	22729	7361	669	421	1494	80040	65095
MAHWAH TWP	10539	3011	171	1517	260	56825	46889

COUNTY: BERGEN
REGION 11

HOUSING ALLOCATION CRITERIA DATA

MUNICIPALITY	1970 POPULATION	1971 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$1000)	1970 PERSONAL INCOME WEALTH (\$1000)
MAYWOOD BORO	11087	3629	249	15	212	15069	42342
MIDLAND PARK BORO	8159	2469	161	26	-30	12413	26643
MONTVALE BORO	7327	2090	117	488	2615	42314	34965
MOONACHTIE BORO	2937	955	74	53	1350	73467	7452
NEW MILFORD BORO	20201	6394	537	39	367	9392	74834
NORTH ARLINGTON BORO	18096	6336	508	233	-341	9945	62827
NORTHVALE BORO	5177	1354	103	90	795	38758	14833
NORWOOD BORO	4398	1150	65	195	1028	17360	17543
OAKLAND BORO	14420	3798	226	706	1031	26196	48868
OLD TAPPAN BORO	3917	1001	50	765	209	8522	19019
ORADELL BORO	8903	2547	113	68	376	11892	65161
PALISADES PARK BORO	13351	4315	421	39	-392	20190	43628
PARAMUS BORO	29495	7541	481	531	1363	190840	110674
PARK RIDGE BORO	8709	2336	151	185	102	6171	37174
RAMSEY BORO	12571	3610	206	332	1744	37701	60350
RIDGEFIELD BORO	11308	3335	306	52	375	53232	42678
RIDGEFIELD PARK TWP	14453	4954	478	78	-390	11109	47990
RIDGEWOOD TWP	27547	8209	417	235	523	17444	265176
RIVER EDGE BORO	12850	4111	259	24	417	11658	63782
RIVER VALE TWP	8883	2272	134	186	231	11509	45172
RUCHELLE PARK TWP	6330	2074	136	42	695	29194	23474
ROCKLEIGH BORO	303	53	2	34	483	19809	519
RUTHERFORD BORO	20802	6337	513	184	402	24997	32139
SADDLE BROOK TWP	15098	4359	339	122	4201	66892	45551
SADDLE RIVER BORO	2437	742	13	479	72	526	54671
SOUTH HACKENSACK TWP	2459	783	80	21	-473	45756	7580
TEANECK TWP	42355	13037	312	34	391	27239	251718
TENAFELY BORO	14827	3618	218	42	-25	12853	153805
TETERBORO BORO	14	10	0	2	-2590	25831	0
UPPER SADDLE RIVER	7949	2048	34	285	1614	36987	50787
WALDWICK BORO	12313	3225	227	35	92	11226	38781
WALLINGTON BORO	10284	3349	87	33	757	21250	31602
WASHINGTON TWP	10577	2671	162	191	-181	2277	39516
WESTWOOD BORO	11105	3467	239	120	199	18953	39950
WOODCLIFF LAKE BORO	5506	1425	96	327	270	15791	46000
WOOD-RIDGE BORO	4311	2560	134	28	-3416	7194	24913
WYCKOFF TWP	16039	4437	177	352	377	13199	98214
BERGEN	398012	283543	21270	1,715	44903	1959221	4267100

HOUSING ALLOCATION CRITERIA DATA

COUNTY: ESSEX

REGION 11

MUNICIPALITY	1970 POPULATION	1970 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$000)	1970 PERSONAL INCOME WEALTH (\$000)
BELLEVILLE TOWN	34843	11407	1000	0	-3761	27178	122089
BLOOMFIELD TOWN	52029	18055	1413	0	-920	53480	217263
CALDWELL BORO	8719	3034	208	76	-323	7313	52230
CEDAR GROVE TWP	15582	3668	200	314	552	19756	52583
EAST ORANGE CITY	75471	29327	3702	0	-1304	37360	303531
ESSEX FELLS BORO	2541	710	11	49	75	720	55016
FAIRFIELD BORO	6731	1771	117	1905	4679	103513	23186
GLEN RIDGE BORO	8518	2403	113	0	34	2031	75418
IRVINGTON TOWN	59743	23340	2230	0	-685	12149	210194
LIVINGSTON TWP	30127	7990	332	2167	2957	86674	223035
MAPLEWOOD TWP	24932	7856	426	0	1768	17467	194997
MILLBURN TWP	21307	5814	271	457	1336	37140	485845
MONTCLAIR TOWN	44043	14849	1358	0	-766	7671	351968
NEWARK CITY	332417	127387	23257	0	-51385	65593	631753
NORTH CALDWELL BORO	6425	1549	61	591	-196	1937	62127
NUTLEY TOWN	32099	10343	761	0	1556	28349	138850
ORANGE CITY	32566	12356	1671	0	-1917	9792	99787
ROSELAND BORO	4453	1218	47	930	791	28136	22424
SOUTH ORANGE VILL	16971	5205	271	0	562	749	216020
VERONA BORO	15067	4840	310	76	231	12694	108547
WEST CALDWELL BORO	11887	3309	147	657	1395	32628	75108
WEST ORANGE TOWN	43715	13623	944	1591	3052	43224	275536
ESSEX	929986	311554	38850	8813	19389	647554	3997507

HOUSING ALLOCATION CRITERIA DATA

COUNTY: HUDSON

REGION 11 MUNICIPALITY	1970	1970	1970	VACANT	1969-1976	1968-1975	1970
	POPULATION	HOUSING UNITS	IN-PLACE HOUSING NEEDS	DEVELOPABLE LAND (ACRES)	EMPLOYMENT GROWTH	NON-RESIDENTIAL RATABLES GROWTH (\$000)	PERSONAL INCOME WEALTH (\$000)
BAYONNE CITY	72743	25311	2656	0	589	134541	264289
EAST NEWARK BORO	1922	533	68	0	-242	-3161	5702
GUTTENBERG TOWN	5754	2338	244	0	-340	5429	22583
HARRISON TOWN	11811	4045	497	0	-8464	3540	37086
HOBOKEN CITY	45380	15462	2477	0	-7510	38259	95840
JERSEY CITY	260545	91956	12274	0	-15476	112350	759017
KEARNY TOWN	37585	12949	1113	0	-6374	170827	147368
NORTH BERGEN TWP	47751	17477	1870	0	-3328	144213	213779
SECAUCUS TOWN	13228	3590	279	0	4302	142236	40578
UNION CITY	58537	21141	3446	0	-1432	46622	167198
REEHAWKEN TWP	13383	5046	522	0	-1006	29908	62715
WEST NEW YORK TOWN	40627	14328	2508	0	-1622	22271	145632
HUDSON	609266	214576	27754	0	5391	850196	1961787

HOUSING ALLOCATION CRITERIA DATA

COUNTY: MIDDLESEX

REGION 11

MUNICIPALITY	1970 POPULATION	1970 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$'000)	1970 PERSONAL INCOME WEALTH (\$'000)
CARTERET BORO	23137	7099	701	0	-703	58664	65848
CRANBURY TWP	2253	686	72	2026	46	24205	12617
DUNELLEN BORO	7072	2281	203	0	382	4561	21707
EAST BRUNSWICK TWP	34166	9071	380	2904	2750	81347	155885
EDISON TWP	67120	19204	1656	5625	11378	251224	301955
HELMETTA BORO	955	301	34	0	-140	1520	2356
HIGHLAND PARK BORO	14385	5281	457	0	395	9197	74375
JAMESBURG BORO	4584	1377	189	100	166	3232	11381
MADISON TWP	48715	13439	983	12927	2190	31447	149401
METUCHEN BORO	16031	4912	390	0	-4283	23495	87697
MIDDLESEX BORO	15038	4348	388	0	1304	25849	52424
MILLTOWN BORO	6470	2067	117	0	-730	7711	27845
MONROE TWP	9138	2872	221	13667	41	28741	31434
NEW BRUNSWICK CITY	41885	13128	1755	0	1795	48915	108781
NORTH BRUNSWICK TWP	16691	5032	350	2537	-5557	79695	78036
PARTH AMBOY CITY	38798	13427	1968	0	-3107	76763	108914
PISCATAWAY TWP	36418	13447	1067	2412	10990	144196	123135
PLAINSBORO TWP	1648	549	60	2150	407	16376	7822
SAYREVILLE BORO	32505	9192	805	4078	-3283	79428	105873
SOUTH AMBOY CITY	9338	2932	313	100	347	13660	27780
SOUTH BRUNSWICK TWP	14058	3894	348	17055	-614	63253	53838
SOUTH PLAINFIELD BORO	21142	5993	937	1334	5138	129803	68621
SOUTH RIVER BORO	15428	4888	392	99	-242	5549	52273
SPOTSWOOD BORO	7891	2070	276	196	208	6440	23459
WOODBRIIDGE TWP	98944	27531	2395	800	7489	255006	324227
MIDDLESEX	583813	171563	15655	62310	45927	1510277	2077684

COUNTY: MORRIS

HOUSING ALLOCATION CRITERIA DATA

REGION 11

MUNICIPALITY	1970 POPULATION	1970 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$000)	1970 PERSONAL INCOME WEALTH (\$000)
BOONTON TWP.	9261	2953	285	284	-1149	12859	30010
BOONTON TWP.	3070	940	65	2363	614	4747	16162
BUTLER BORO.	7051	2108	195	117	98	12085	17504
CHATHAM BORO.	9566	3089	140	76	-105	11746	80592
CHATHAM TWP.	8093	2561	88	1301	402	6177	90622
CHESTER BORO.	1299	405	28	303	191	8668	3268
CHESTER TWP.	4265	1171	55	6357	38	2375	18401
DENVILLE TWP.	14045	4126	343	3191	413	17101	49409
DOVER TOWN	15039	4905	574	18	-474	19061	43558
EAST MANOVER TWP.	7734	2018	114	1264	542	5423	26297
FLORHAM PARK BORO.	8094	2045	87	1769	2199	78047	34895
HANDOVER TWP.	10700	2952	160	2393	-2827	88123	43985
HARDING TWP.	3249	1000	36	3951	30	3718	48138
JEFFERSON TWP.	14122	4417	439	3173	219	7620	36843
KINFELON BORO.	7600	2037	96	2517	328	5290	52048
LINCLEN PARK BORO.	9034	2542	225	396	883	13414	27797
MADISON BORO.	16710	4864	343	11	410	22778	91247
MENDHAM BORO.	3729	986	44	2214	-68	4025	18924
MENDHAM TWP.	3697	1044	48	3091	346	562	36419
MINNE HILL TWP.	3557	1031	98	837	-6	1071	10350
MONTVILLE TWP.	11846	3106	225	4714	-519	32575	42874
MORRIS PLAINS BORO.	5540	1589	137	385	1404	29970	28735
MORRIS TWP.	19414	5055	198	2996	2169	75936	134415
MORRISTOWN TOWN	17662	6575	709	37	2302	60463	80923
MOUNTAIN LAKES BORO.	4739	1183	39	390	76	3182	50190
MOUNT ARLINGTON BORO.	3590	1120	75	216	43	993	11381
MOUNT OLIVE TWP.	10394	2922	197	9557	707	12468	24667
NETCONG BORO.	2858	808	76	33	-83	2961	6699
PARSIPPANY-TRJY HILL	55112	16461	959	442	5262	86928	199080
PASSAIC TWP.	7393	2099	109	3718	174	10187	38452
PERMANECK TWP.	14350	3816	258	748	483	19229	51591
RANDOLPH TWP.	13296	4143	236	6170	1143	25818	51665
RIVERDALE BORO.	1729	913	73	496	-23	5902	8152
ROCKAWAY BORO.	6383	1931	203	224	439	20110	17443
ROCKAWAY TWP.	18955	5296	436	11246	349	19732	61110
ROXBURY TWP.	15754	4574	347	3056	861	37332	48108
VICTORY GARDENS BORO.	1027	290	61	0	0	627	1947
WASHINGTON TWP.	6962	2116	152	11471	68	8501	20515
WHARTON BORO.	5535	1755	176	0	217	17734	16365
MORRIS	383454	112496	3129	10747	25430	844531	1650825

HOUSING ALLOCATION CRITERIA DATA

COUNTY: PASSAIC

REGION 11

MUNICIPALITY	1970 POPULATION	1970 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$000)	1970 PERSONAL INCOME WEALTH (\$000)
BLONNINGDALE BORO	7797	2278	214	1011	-27	4258	24972
CLIFTON CITY	82437	28254	2015	1353	-4665	158472	420352
HALEDON BORO	6767	2555	199	160	-363	7132	25137
HAWTHORNE BORO	19173	6619	444	0	-484	32213	85655
LITTLE FALLS TWP	11727	3919	271	462	-2332	13669	60572
NORTH HALEDON BORO	7614	2249	131	937	238	3575	39934
PASSAIC CITY	55124	19752	3197	461	-7127	26426	159939
PATERSON CITY	144824	49335	8009	0	-12294	58345	338106
PUMPTON LAKES BORO	11397	3230	245	531	-228	8616	62766
PROSPECT PARK BORO	5176	1850	169	0	-182	3019	13582
RINGWOOD BORO	10393	2957	235	2871	14	1284	36732
TOTOWA BORO	11580	3188	209	366	511	53738	35350
WANAUKE BORO	8636	2400	300	1280	-173	7491	22914
WAYNE TWP	49141	13396	815	6951	11019	234029	253546
WEST MILFORD TWP	17304	5479	404	3566	1618	21801	52318
WEST PATERSON BORO	11692	3633	294	333	959	30803	50041
PASSAIC	460782	151074	17151	25882	14769	664872	1682317

HOUSING ALLOCATION CRITERIA DATA

COUNTY: SOMERSET

REGION 11

MUNICIPALITY	1970 POPULATION	1970 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$000)	1970 PERSONAL INCOME WEALTH (\$000)
BEDMINSTER TWP	2597	840	27	5075	500	13158	38845
BERNARDS TWP	13305	3171	94	3691	-85	46438	62396
BERNARDSVILLE BORO	6652	2059	88	472	167	11489	57560
BOUND BROOK BORO	10450	3490	334	79	-4433	10256	41769
BRANCHBURG TWP	5742	1667	124	3899	768	23827	22261
BRIDGEWATER TWP	30235	8007	510	3140	2155	129774	122922
FAR HILLS BORO	780	248	14	217	-28	1252	9610
FRANKLIN TWP	30389	3572	805	3531	5370	85033	97240
GREEN BROOK TWP	4302	1197	77	319	440	14651	19896
HILLSBOROUGH TWP	11061	2932	216	10929	480	27081	33346
MANVILLE BORO	13029	3315	390	257	-2152	16717	31550
MILLSTONE BORO	630	177	17	130	-133	641	1993
MONTGOMERY TWP	6353	1432	67	5215	2248	21088	24412
NORTH PLAINFIELD BORO	21796	7683	546	32	-1721	14333	102509
PEAPACK GLADSTONE BORO	1924	592	31	276	135	3596	8445
RARITAN BORO	6691	2171	207	182	509	13342	17689
ROCKY HILL BORO	917	268	18	79	134	387	5146
SOMERVILLE BORO	13652	4628	421	68	1516	19261	49252
SOUTH BOUND BROOK BORO	4525	1420	167	10	10	2973	11707
WARREN TWP	3592	2453	134	2832	50	15645	45223
WATCHUNG BORO	4750	1330	57	229	1429	23231	35914
SOMERSET	198372	58152	4343	46562	13373	494175	839685

HOUSING ALLOCATION CRITERIA DATA

COUNTY: UNION

MUNICIPALITY	REGION 11		1970	VACANT	1969-1976	1968-1975	1970
	1970	1970	IN-PLACE	DEVELOPABLE	EMPLOYMENT	NON-RESIDENTIAL	PERSONAL
	POPULATION	HOUSING	HOUSING	LAND	GROWTH	RATABLES GROWTH	INCOME WEALTH
		UNITS	NEEDS	(ACRES)		(\$000)	(\$000)
BERKELEY HEIGHTS TWP	13078	3372	139	417	642	64197	70833
CLARK TWP	18829	5302	300	158	-1123	25017	73884
CRANFORD TWP	27391	7922	497	107	1027	61908	117380
ELIZABETH CITY	112654	39411	5375	213	-8620	128212	322886
FANWOOD BORO	8920	2467	115	8	279	4963	44181
GARWOOD BORO	5260	1683	137	12	-183	13692	15476
HILLSIDE TWP	21636	7167	467	19	-2765	36326	84217
KENILWORTH BORO	9165	2671	244	60	963	36869	28821
LINDEN CITY	41409	13599	1265	366	-4035	264124	129908
MOUNTAINSIDE BORO	7520	2191	73	117	479	27393	65445
NEW PROVIDENCE BORO	13796	3317	180	135	980	26036	72748
PLAINFIELD CITY	46362	15413	1862	183	-2517	24338	150551
RAHWAY CITY	29114	7498	879	105	326	47739	94712
ROSELLE BORO	22585	7352	740	58	715	17310	69677
ROSELLE PARK BORO	14277	4312	337	6	506	9848	54947
SCOTCH PLAINS TWP	22279	6231	360	661	-427	18950	118960
SPRINGFIELD TWP	15740	5352	275	242	1033	51716	110891
SUMMIT CITY	23620	7341	516	222	56	53124	261254
UNION TWP	53077	17455	1055	254	-374	101506	222610
WESTFIELD TOWN	33720	9959	509	262	590	23839	258315
WINFIELD TWP	2184	717	76	0	0	4	5966
UNION	543116	174322	15400	3655	7636	1039412	2373662

COUNTY: BURLINGTON

HOUSING ALLOCATION CRITERIA DATA

REGION 12

MUNICIPALITY	1970 POPULATION	1970 HOUSING UNITS	1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$'000)	1970 PERSONAL INCOME WEALTH (\$'000)
BASS RIVER TWP	815	334	25	13779	211	1551	2040
BEVERLY CITY	3105	955	109	46	73	1863	7982
BORDENTOWN CITY	4490	1582	111	0	-532	4445	16815
BORDENTOWN TWP	7303	2252	191	1907	390	13724	30535
HURLINGTON CITY	11991	4019	351	327	-3811	11623	31777
BURLINGTON TWP	10612	3182	262	3757	1240	19146	35242
CHESTERFIELD TWP	3190	631	33	2521	-9	12089	5331
CINNAMINSON TWP	16962	4220	239	1165	516	39495	79264
DELANCO TWP	4157	1348	79	305	379	7879	15825
DELRAN TWP	10040	3151	141	1415	245	20519	37505
EASTAMPTON TWP	2284	784	72	1699	20	1506	8466
EDGEWATER PARK TWP	7412	2224	114	598	4	13406	26994
FIVESHAM TWP	13477	3996	205	7283	2586	31561	48606
FIELDSBORO BORO	615	199	23	37	177	873	1446
FLORENCE TWP	3560	2798	222	1977	-2162	27341	25351
HAINESPORT TWP	2990	940	95	1100	708	8494	9286
LUMBERTON TWP	3945	1260	98	1832	-299	14650	13372
MANSFIELD TWP	2597	760	81	3991	214	4728	9812
MAPLE SHADE TWP	16464	5478	504	375	137	17291	59919
MEDFORD LAKES BORO	4792	1237	71	243	108	719	25517
MEDFORD TWP	8292	2475	119	10544	867	14378	37578
MOORESTOWN TWP	15577	4702	249	2830	1326	53280	109902
MOUNT HOLLY TWP	12713	4042	452	279	221	9803	35403
MOUNT LAUREL TWP	11221	2720	185	5023	1250	28706	46780
NEW HANOVER TWP	27410	1209	276	1106	152	777	59039
NORTH HANOVER TWP	9858	2567	360	2484	39	3700	15796
PALMYRA BORO	6969	2240	173	297	-543	4324	22313
PEMBERTON BORO	1344	512	40	104	-49	1488	3980
PEMBERTON TWP	19754	6119	746	12269	229	8009	43198
RIVERSIDE TWP	8616	2809	276	112	-409	3355	26587
RIVERTON BORO	3412	1031	55	15	658	864	16215
SHAMONG TWP	1318	422	40	5206	1	1064	2375
SOUTHAMPTON TWP	4932	1488	146	8884	338	5435	12970
SPRINGFIELD TWP	2244	636	73	4666	59	2069	6863
TABERNACLE TWP	2103	609	70	10467	12	2205	4355
WASHINGTON TWP	673	263	26	11508	-155	1991	1136
WESTAMPTON TWP	2630	702	79	2021	179	5865	3348
WILLINGBORO TWP	43414	10404	862	654	483	20431	144970
WOODLAND TWP	2032	267	20	14735	42	1790	1149
WRIGHTSTOWN BORO	2719	861	132	201	-76	2505	3190
BURLINGTON	323132	37710	7401	137872	13463	424992	1093232

HOUSING ALLOCATION CRITERIA DATA

COUNTY: CAMDEN

REGION 12

MUNICIPALITY	1970	1970	1970	VACANT	1967-1976	1968-1975	1970
	POPULATION	HOUSING UNITS	IN-PLACE HOUSING NEEDS	DEVELOPABLE LAND (ACRES)	EMPLOYMENT GROWTH	NON-RESIDENTIAL RATABLES GROWTH (\$000)	PERSONAL INCOME WEALTH (\$000)
AUDUBON BORO	10802	3652	238	45	-856	11468	43446
AUDUBON PARK BORO	1492	498	14	0	0	13	3598
BARRINGTON BORO	8409	2688	205	77	-472	10747	32995
BELLMAR BORO	15610	4595	21	322	864	23794	44680
BERLIN BORO	4997	1420	118	1017	833	8455	17922
BERLIN TWP	5692	1587	170	1251	-45	2925	11710
BROOKLAWN BORO	2870	957	94	93	-80	5459	9850
CAMDEN CITY	102551	34525	4602	0	-3693	49291	182456
CHERRY HILL TWP	64395	18386	544	5061	3488	218055	382252
CHESTERHURST BORO	801	234	21	754	-21	367	1686
CLEMENTON BORO	4492	1528	140	503	256	5771	12676
COLLINGSWOOD BORO	17422	6676	401	28	157	9787	72940
GIBBSBORO BORO	2634	682	53	97	-82	3176	6738
GLOUCESTER CITY	14777	4669	508	0	73	17686	35878
GLOUCESTER TWP	26511	7312	597	3250	629	21494	75185
HADDONFIELD BORO	13118	4261	149	16	-2	16442	127351
HADDON HEIGHTS BORO	9355	3053	190	46	305	5539	45179
HADDON TWP	18192	5287	267	135	108	18156	95931
HI-MELLA BORO	1195	478	41	54	34	778	5181
LAUREL SPRINGS BORO	2566	782	106	23	281	2177	10305
LAWNSIDE BORO	2757	305	115	416	265	8542	6328
LINDENWOLD BORO	12199	3703	423	931	-573	7399	35434
MAGNOLIA BORO	5893	1737	227	98	114	4805	14134
MERCHANTVILLE BORO	4425	1588	109	0	-1682	2568	24695
MOUNT EPHRAIM BORO	5625	1955	171	62	-55	4809	18685
OAKLYN BORO	4626	1761	100	28	-66	3196	18115
PENNSAUKEN TWP	36394	11300	818	1593	2243	131484	122938
PINE HILL BORO	5132	1467	219	1248	87	1187	10032
PINE VALLEY BORO	23	18	0	0	2	150	91
RUNNEMEDE BORO	10475	3232	306	271	294	7092	32999
SOMERDALE BORO	6510	1938	292	197	207	6389	18754
STRATFORD BORO	9801	2776	168	142	331	11123	30444
TAVISTOCK BORO	12	0	0	1	-1947	-105	0
VOORHEES TWP	6214	1680	135	3899	-1130	94646	20362
WATERFORD TWP	4073	1178	90	6160	-2	4309	9380
WINSLOW TWP	11202	2943	209	18306	1019	17731	20892
WOOLLYNNE BORO	3101	1959	94	20	-238	772	5488
CAMDEN	456291	143150	12374	5114	19203	737802	1610484

HOUSING ALLOCATION CRITERIA DATA

COUNTY: GLOUCESTER

MUNICIPALITY	REGION 12		1970 IN-PLACE HOUSING NEEDS	VACANT DEVELOPABLE LAND (ACRES)	1969-1976 EMPLOYMENT GROWTH	1968-1975 NON-RESIDENTIAL RATABLES GROWTH (\$000)	1970 PERSONAL INCOME WEALTH (\$000)
	1970 POPULATION	1970 HOUSING UNITS					
CLAYTON BORO	5193	1569	192	3298	180	10063	12582
DEPTFORD TWP	24232	6429	862	5670	2667	22792	62258
EAST GREENWICH TWP	3280	991	69	2481	230	2736	10188
ELK TWP	2707	348	95	3758	20	700	5368
FRANKLIN TWP	8990	2687	288	26299	83	6078	23573
GLASSBORO BORO	12938	3634	356	3171	-550	27888	35302
GREENWICH TWP	5676	1583	128	1458	-273	67351	16394
HARRISON TWP	2661	791	58	2589	45	1547	7697
LOGAN TWP	1840	555	50	2437	-25	6242	5350
MANTUA TWP	9643	2646	263	5040	674	9424	25613
MONROE TWP	14071	4496	435	23103	749	21559	36290
NATIONAL PARK BORO	3730	1051	141	143	49	808	9661
NEWFIELD BORO	1487	469	50	720	186	2120	4536
PAULSBORO BORO	8084	2555	321	210	135	17685	18641
PITMAN BORO	10257	3393	211	361	212	8885	41506
SOUTH HARRISON TWP	1226	341	23	2453	-2	22	2535
SWEDESBORO BORO	2287	798	51	133	-137	3785	7024
WASHINGTON TWP	15741	4339	203	5905	1302	27795	57885
WENONAH BORO	2364	730	28	185	142	349	12924
WEST DEPTFORD TWP	13928	3853	339	3506	1314	104047	46542
WESTVILLE BORO	5170	1808	125	159	556	6895	18489
WOODBURY CITY	12408	4154	369	159	556	140100	52039
WOODBURY HEIGHTS BOR	3621	1000	68	224	1443	9391	14855
WOOLWICH TWP	1147	330	26	2536	-41	3373	2072
GLOUCESTER	172681	51350	4751	98998	10737	375843	529324

A P P E N D I X E

APPENDIX E

Subsidized Rental Housing Units in New Jersey*

Region 1 - Atlantic County
Region 2 - Cape May County
Region 3 - Cumberland County
Region 4 - Hunterdon County
Region 5 - Mercer County

Region 6 - Monmouth County
Region 7 - Ocean County
Region 8 - Salem County
Region 9 - Sussex County
Region 10- WarrenCounty

Region 11

Bergen County	Morris County
Essex County	Passaic County
Hudson County	Somerset County
Middlesex County	Union County

Region 12

Burlington County
Camden County
Gloucester County

* Based on the report, "New Jersey Directory of Subsidized Rental Housing", Division of Housing and Urban Renewal, New Jersey Department of Community Affairs, 1978.

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS								
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration	
Sect. 8	Sect. 236	Total	Leased									
<u>Atlantic</u>												
Absecon												
Atlantic City	267				806	241	311	1,648				
Brigantine												
Buena								60				
Buena Vista												
Corbin City												
Egg Harbor City												
Egg Harbor					172							
Estell Manor												
Folsom												
Galloway												
Hamilton				104								
Hammonton												
Linwood												
Longport												
Margate City												
Mullica												
Northfield												
Pleasantville					152	88		184				
Port Republic												
Somers Point												
Ventor City	198				225							
Weymouth												
TOTAL	465			104	1,355	329	311	1,892				

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS							
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
Sect. 8	Sect. 236		Total						Leased		
<u>Bergen</u>											
Allendale											
Alpine											
Bergenfield											
Bogata											
Carlstadt											
Cliffside Park								354	100	15	
Closter											
Cresskill											
Demarest											
Dumont											
East Paterson (Elmwood Park)											
East Rutherford								143			
Edgewater					25						
Emerson											
Englewood	375				32	8		150	200	171	
Englewood Cliffs											
Fair Lawn											
Fairview											
Fort Lee		226							225	225	
Franklin Lakes											
Garfield								321			
Glen Rock											
Hackensack								444	250	250	
Harrington Park											
Hasbrouck Heights											
Haworth											
Hillsdale											

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS						
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 BMIR	Sect. 202	Section 8 Existing Housing		Farmers Home Mortgage Administration
Sect. 8	Sect. 236		Total					Leased		
<u>Bergen (Cont'd)</u>										
Hohokus										
Leonia		77								
Little Ferry										
Lodi							260	200	200	
Lyndhurst										
Mahwah										
Maywood										
Midland Park										
Montvale										
Moonachie										
New Milford										
North Arlington										
Northvale										
Norwood										
Oakland										
Old Tappan										
Oradell										
Palisades Park										
Paramus										
Park Ridge										
Ramsey										
Ridgefield										
Ridgefield Park										
Ridgewood										
River Edge										
River Vale										
Rochelle Park										
Rockleigh										

Assisted Housing Units For The State Of New Jersey

NEW JERSEY HOUSING FINANCE AGENCY				OTHER HOUSING PROGRAMS						
County/ Municipality	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 221 D-3		Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
		Sect. 8	Sect. 236		Sect. 236	BMIR		Sect. 202	Total	
<u>Bergen (Cont'd)</u>										
Rutherford										
Saddle Brook										
Saddle River										
South Hackensack										
Teaneck				158						
Tenafly										
Teterboro										
Upper Saddle River										
Waldwick										
Wallington	375									
Washington										
Westwood										
Woodcliff Lake										
Wood-Ridge										
Wyckoff										
D.C.A.								215	215	
TOTAL	750	303		158	57	8	1,672	1,190	1,076	

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS							
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
Sect. 8	Sect. 236	Total	Leased								
<u>Burlington</u>											
Bass River Twp.											
Beverly City											
Bordentown City									45	41	
Bordentown Twp.											
Burlington City								90			
Burlington Twp.											
Chesterfield Twp.											
Cinnaminson Twp.											
Delanco Twp.											
Delran Twp.											
Eastampton Twp.											
Edgewater Park Twp.											
Evesham Twp.											
Fieldsboro Boro											
Florence Twp.								50			
Hainesport Twp.											
Lumberton Twp.					164						
Mansfield Twp.											
Maple Shade Twp.											
Medford Lakes Boro											
Medford Twp.											
Moorestown Twp.											
Mount Holly Twp.											
Mount Laurel Twp.											
New Hanover Twp.											
North Hanover Twp.											
Palmyra Boro											
Pemberton Boro											

Assisted Housing Units For The State Of New Jersey

NEW JERSEY HOUSING FINANCE AGENCY				OTHER HOUSING PROGRAMS					
County/ Municipality	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 221 D-3 BMIR	Sect. 202	Section 8 Existing Housing		Farmers Home Mortgage Administration
		Sect. 8	Sect. 236				Sect. 236	Public Housing	
<u>Burlington (Cont'd)</u>									
Pemberton Twp.									
Riverside Twp.									
Riverton Boro									
Shamong Twp.									
Southampton Twp.									
Springfield Twp.									
Tabernacle Twp.									
Washington Twp.									
Westampton Twp.									
Willingboro Twp.									
Woodland Twp.									
Wrightstown Boro									
TOTAL					164		140	45	41

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS							
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
Sect. 8	Sect. 236		Total						Leased		
<u>Camden</u>											
Audubon Boro											
Audubon Park											
Barrington Boro											
Bellmawr Boro											
Berlin Boro											29
Berlin Twp.											
Brooklawn Boro											
Camden City		225		364	123	86		2,333			
Cherry Hill Twp.		145									
Chesilhurst Boro								70			
Clementon Boro								95			
Collingswood Boro											
Gibbsboro Boro											
Gloucester City											
Gloucester Twp.											
Haddon Twp.								100			
Haddonfield Boro											
Haddon Heights Boro		124									
Hi-Nella Boro											
Laurel Springs Boro											
Lawnside Boro					130						
Lindenwold Boro	200										
Magnolia Boro											
Merchantville Boro											

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS					
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing Total Leased	Farmers Home Mortgage Administration
		Sect. 8	Sect. 236		Sect. 236				
<u>Camden (Cont'd)</u>									
Mt. Ephraim Boro									
Oaklyn Boro									
Pennsauken Twp.									
Pine Hill Boro	660								
Pine Valley Boro									
Runnemede Boro									
Somerdale Boro									
Stratford Boro									
Tavistock Boro									
Voorhees Twp.				267					
Waterford Twp.									
Winslow Twp.									
Woodlynne Boro									
TOTAL	860	494		631	253	86	2,598		29

Assisted Housing Units For The State Of New Jersey

<u>NEW JERSEY HOUSING FINANCE AGENCY</u>				<u>OTHER HOUSING PROGRAMS</u>						
<u>County/ Municipality</u>	<u>Completed Projects</u>	<u>Projects Under Construction</u>		<u>Conditional Committ- ment</u>	<u>Sect. 221 D-3 BMIR</u>	<u>Sect. 202</u>	<u>Public Housing</u>	<u>Section 8 Existing Housing</u>		<u>Farmers Home Mortgage Administration</u>
		<u>Sect. 8</u>	<u>Sect. 236</u>					<u>Total</u>	<u>Leased</u>	
<u>Cape May</u>										
Avalon										
Cape May	206						300	50		
Cape May Point										
Dennis										
Lower										
Middle										
North Wildwood										
Ocean City										
Sea Isle City										
Stone Harbor										
Upper										
West Cape May										
West Wildwood										
Wildwood										
Wildwood Crest										
Woodbine										
D.C.A.										
TOTAL	206						676	390	123	

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS							
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
		Sect. 8	Sect. 236						Total	Leased	
<u>Cumberland</u>											
Bridgeton	200				56	100		400	80		
Commercial Deerfield Downe											
Fairfield Greenwich Hopewell Lawrence											
Maurice River Millville Shiloh Stow Creek					100			370			
Upper Deerfield Vineland					148	100		325	165		
TOTAL	200				304	200		1,095	245		

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS							
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 EMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
		Sect. 8	Sect. 236						Total	Leased	
<u>Essex</u>											
Belleville									50	10	
Bloomfield	148										
Caldwell											
Cedar Grove											
East Orange	815	240		523		221	128	456	200	157	
Essex Fells											
Fairfield											
Glen Ridge											
Irvington								673			
Livingston											
Maplewood		114									
Millburn											
Montclair	87			126					45	10	
Newark	2,574	1,275		153	1,143	1,034	300	12,905	310	310	
North Caldwell											
Nutley											
Orange		143		145		416		530	150	146	
Roseland											
South Orange											
Verona											
West Caldwell											
West Orange	183										
D.C.A.									60	57	
TOTAL	3,807	1,772		802	1,143	1,671	428	14,564	815	690	

Assisted Housing Units For The State Of New Jersey

NEW JERSEY HOUSING FINANCE AGENCY				OTHER HOUSING PROGRAMS						
County/ Municipality	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 221 D-3 BMIR		Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
		Sect. 8	Sect. 236		Sect. 236	Sect. 202		Total	Leased	
<u>Gloucester</u>										
Clayton Boro. Deptford Twp. East Greenwich Twp. Elk Twp.										
Franklin Twp. Glassboro Boro Greenwich Twp. Harrison Twp.					172	80	140	90	2	168
Logan Twp. Matua Twp. Monroe Twp. National Park Boro.										
Newfield Boro. Paulsboro Boro. Pitman Boro. South Harrison Twp.					172					
Swedesboro Boro. Washington Twp. Wenonah Boro West Deptford Twp.										4
Westville Boro. Woodbury City Woodbury Heights Boro. Woolwich Twp.								140	103	
TOTAL					344	80	140	230	105	172

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS							
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
Sect. 8	Sect. 236		Total						Leased		
<u>Hudson</u>											
Bayonne				47				1,248			
East Newark								154			
Guttenberg								268			
Harrison											
Hoboken	154*			993	398			1,353	75	75	
Jersey City	1,091	412		790		284		3,804	112	112	
Kearny											
North Bergen								985	200	191	
Secacus								100	75	64	
Union City	240	231						456	100	100	
Weehawken									100	86	
West New York	1,284							668			
D.C.A.									175	160	
TOTAL	2,769	643		1,830	398			9,036	837	788	

* 432 units not financed - not included.

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS						
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 EMIR	Sect. 202	Section 8 Existing Housing		Farmers Home Mortgage Administration
Sect. 8	Sect. 236		Total					Leased		
<u>Hunterdon</u>										
Alexandria Twp.										
Bethehem Twp.										
Bloomsbury Boro										
Califon Boro										
Clinton Town										
Clinton Twp.										
Delaware Twp.										
East Amwell Twp.										
Flemington Boro								100		8
Franklin Twp.										
Frenchtown Boro										
Glenn Gardner B.										
Hampton Boro										36
High Bridge Boro										
Holland Twp.										
Kingwood Twp.										
Lambertville City										14
Lebanon Boro										
Lebanon Twp.										
Milford Boro										
Raritan Twp.										
Readington Twp.										
Stockton Boro										
Tewksbury Twp.										

Assisted Housing Units For The State Of New Jersey

NEW JERSEY HOUSING FINANCE AGENCY				OTHER HOUSING PROGRAMS						
County/ Municipality	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
		Sect. 8	Sect. 236					Total	Leased	
<u>Hunterdon (Cont'd)</u>										
Union Twp.										
West Amwell										
TOTAL							100			58

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS							
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
Sect. 8	Sect. 236	Sect. 236	Total						Leased		
<u>Mercer</u>											
East Windsor Twp.											
Ewing Twp.											
Hamilton Twp.	160		161					100		85	
Hightstown Boro.											
Hopewell Boro.											
Hopewell Twp.											
Lawrence Twp.	100										
Pennington Boro.											
Princeton Boro.											
Princeton Twp.	239								120		
Trenton City	806		356		229	223	229	1,964			
Washington Twp.											
West Windsor Twp.											
TOTAL	1,305		517		229	223	229	2,180		85	

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS						
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
		Sect. 8	Sect. 236		Sect. 236			Total	Leased	
<u>Middlesex</u>										
Carteret					101		252			
Cranbury										
Dunnellen										
East Brunswick										
Edison							160			
Helmetta										
Highland Park							124			
Jamesburg										
Madison (Old Bridge)										
Metuchen			122							
Middlesex										
Milltown										
Monroe										
New Brunswick	206						566			
North Brunswick			205				208			
Perth Amboy	96			181			754			
Piscataway										
Plainsboro										
Sayreville										
South Amboy							75			
South Brunswick										
South Plainfield										
South River										
Spotswood										
Woodbridge							360			
D.C.A.								166	122	
TOTAL	302		327	181	101		2,499	166	122	

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS						
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 BMIR	Sect. 202	Section 8 Existing Housing		Farmers Home Mortgage Administration
Sect. 8	Sect. 236	Sect. 236	Total					Leased		
<u>Monmouth</u>										
Allenhurst										
Allentown										
Asbury Park	350				170				115	
Atlantic Highlands										
Avon-By- The-Sea										
Belmar									50	
Bradley Beach										
Brielle										
Colts Neck										
Deal										
Eatontown										
Englishtown										
Fair Haven										
Farmingdale									86	
Freehold Boro.										
Freehold Twp.		164								
Highlands										
Holmdel									30	
Howell										
Interlaken									80	
Keansburg										
Keyport	248				131				50	
Little Silver										
Loch Arbour										

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS								
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration	
Sect. 8	Sect. 236		Total			Leased						
<u>Monmouth (Cont'd)</u>												
Long Branch	248							643	100			
Manalapan												
Manasquan												
Marlboro												
Matawan Boro												
Matawan Twp.	108											
Middletown	96	189						196				
Millstone												
Monmouth Beach												
Neptune Twp.								345	100	7		
Neptune City												
Tinton Falls												
Ocean									15			
Oceanport							231					
Raritan Twp. (Hazlet)	212			241								
Red Bank								90	75	16		
Roosevelt												
Rumson												
Sea Bright												
Sea Girt												
Shrewsbury Boro.												
Shrewsbury Twp.												
South Belmar												

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS							
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 BMR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
		Sect. 8	Sect. 236						Total	Leased	
<u>Monmouth (Cont'd)</u>											
Spring Lake											
Spring Lake Heights											
Union Beach											
Upper Freehold											
Wall											
West Long Branch	93		150								
D.C.A.									125	59	
TOTAL	1,358		503	241			231	2,235	465	82	

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS						
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
		Sect. 8	Sect. 236		Sect. 236			Total	Leased	
<u>Morris</u>										
Boonton Town					76		74			
Boonton Twp.										
Butler										
Chatham Boro.										
Chatham Twp.										
Chester Boro.										
Chester Twp.										
Denville										
Dover					180		61	100		
East Hanover										
Florham Park										
Hanover										
Harding										
Jefferson										
Kinnelon										
Lincoln Park										
Madison										
Mendham Boro.										
Mendham Twp.										
Mine Hill										
Montville										
Morris										
Morris Plains							400	400	118	
Morristown										

Assisted Housing Units For The State Of New Jersey

NEW JERSEY HOUSING FINANCE AGENCY				OTHER HOUSING PROGRAMS						
County/ Municipality	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
		Sect. 8	Sect. 236		Sect. 236				Total	Leased
<u>Morris (Cont'd)</u>										
Mountain Lakes										
Mount Arlington										
Mount Olive										
Netcong										
<u>Parsippany-Troy Hills</u>										
Passaic										
Pequannock										
Randolph										
<u>Riverdale</u>										
Rockaway Boro.										
Rockaway Twp.										
Roxbury										
<u>Victory Gardens</u>										
Washington										
Wharton										
TOTAL					256		535	500	118	

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS						
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8	Farmers Home Mortgage Administration
Sect. 8	Sect. 236	Existing Housing							Total	
<u>Ocean</u>										
Barnegat Light										
Bay Head										
Beach Haven										
Beachwood										
Perkeley								70		
Brick								100		
Dover										
Eagleswood										
Harvey Ceders										
Island Heights										
Jackson										70
Lacey										
Lakehurst										
Lakewood					152	98		268		
Lavallette										
Little Egg Harbor										
Long Beach										
Manchester										
Mantoloking										
Ocean										
Ocean Gate										
Pine Beach										
Plumsted										
Point Pleasant										

Assisted Housing Units For The State Of New Jersey

NEW JERSEY HOUSING FINANCE AGENCY				OTHER HOUSING PROGRAMS						
County/ Municipality	Completed Projects	Projects Under Construction		Conditional Committ- ment	Section 8 Existing Housing			Farmers Home Mortgage Administration		
		Sect. 8	Sect. 236		Sect. 236	Sect. 221 D-3 BMIR	Sect. 202		Public Housing	Total
<u>Ocean (Cont'd)</u>										
Point Pleasant Beach										
Seaside Heights										
Seaside Park										
Ship Bottom										
South Toms River										
Stafford										
Surf City										
Tuckerton										
Union (Barnegat)										
D.C.A.							660	572		
TOTAL					152	98	438	660	572	70

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS								
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration	
Sect. 8	Sect. 236		Total						Leased			
<u>Passaic</u>												
Bloomngdale Boro												
Clifton City							120		25			
Haledon Boro												
Hawthorne Boro												
Little Falls Twp.												
North Haledon Boro												
Passaic City					76	144		600	150	108		
Paterson City	704	92		171	88	899	316	2,294	300	202		
Pompton Lakes Boro												
Prospect Park Boro												
Ringwood Boro												
Totowa Boro												
Wanaque Boro												
Wayne Twp.	242											
West Milford Twp.												
West Paterson Boro												
TOTAL	946	92		171	164	1,043	436	2,894	475	310		

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS							
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
Sect. 8	Sect. 236	Total	Leased								
<u>Salem</u>											
Alloway											
Elmer											
Elsinboro											
Lower Alloway's Creek											
Mannington											
Oldmans											
Penns Grove	120							153			48
Pennsville				200	144						
Pilesgrove											
Pittsgrove											7
Quinton											
Salem								258			128
Upper Penns Neck (Carneys Point)											
Upper Pittsgrove											17
Woodstown											
TOTAL	120			200	144			411			200

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS								
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 236	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration	
Sect. 8	Sect. 236	Total	Leased									
<u>Somerset</u>												
Bedminster Twp. Bernards Twp. Bernardville Boro Bound Brook Boro		248										
Branchburg Twp. Bridgewater Twp. Far Hills Boro Franklin Twp.							100					
Green Brook Twp. Hillsborough Twp. Manville Boro Millstone Boro												
Montgomery Twp. North Plainfield Boro Peapack Gladstone Raritan Boro												
Rocky Hill Boro Somerville Boro South Bound Brook Boro		154							75	6		
Warren Twp. Watchung Boro												
D.C.A.									76	46		
TOTAL		402						100	151	52		

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS						
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
		Sect. 8	Sect. 236		Sect. 236			Total	Leased	
<u>Sussex</u>										
Andover Boro										
Andover Twp.										
Branchville Boro										
Bryam Twp.										
Frankford Twp.										
Franklin Boro										
Fredon Twp.										
Green Twp.										
Hamburg Boro										
Hampton Twp.										
Hardyston Twp.										
Hopatcong Boro										
Lafayette Twp.										
Montague Twp.										
Newton Town	222							80		
Ogdensburg Boro										
Sandyston Twp.										
Sparta Twp.		150								
Stanhope Boro										
Stillwater Twp.										
Sussex Boro										
Vernon Twp.										
Walpack Twp.										
Wantage Twp.										
TOTAL	222	150						80		

Assisted Housing Units For The State Of New Jersey

NEW JERSEY HOUSING FINANCE AGENCY				OTHER HOUSING PROGRAMS						
County/ Municipality	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
		Sect. 8	Sect. 236					Total	Leased	
<u>Union</u>										
Berkeley Heights Twp.										
Clark Twp.										
Cranford Twp.		181								
Elizabeth City							1,616			
Fanwood Boro										
Garwood Boro										
Hillside Twp.										
Kenilworth Boro										
Linden City							201			
Mountainside Boro										
New Providence Boro										
Plainfield City	247						473	175	131	
Rahway City	289	196			40		161	150	40	
Roselle Boro	170									
Roselle Park Boro										
Scotch Plains Twp.										
Springfield Twp.		137								
Summit City										
Union Twp.	155			233			40			
Westfield Twp.		172			20					
Winfield Twp.										
D.C.A.								125	35	
TOTAL	861	686		233	60		2,491	450	206	

Assisted Housing Units For The State Of New Jersey

County/ Municipality	NEW JERSEY HOUSING FINANCE AGENCY			OTHER HOUSING PROGRAMS						
	Completed Projects	Projects Under Construction		Conditional Committ- ment	Sect. 221 D-3 BMIR	Sect. 202	Public Housing	Section 8 Existing Housing		Farmers Home Mortgage Administration
		Sect. 8	Sect. 236		Sect. 236			Total	Leased	
<u>Warren</u>										
Allamuchy Twp.										
Alpha Boro										
Belvidere Town										
Blairstown Twp.										
Franklin Twp.										
Frelinghuysen Twp.										
Greenwich Twp.										
Hackettstown Town										
Hardwick Twp.										
Harmony Twp.										
Hope Twp.										
Independence Twp.										
Knowlton Twp.										
Liberty Twp.										
Lopatcong Twp.										
Mansfield Twp.										
Oxford Twp.										
Pahaquarry Twp.										
Phillipsburg Town								512	100	13
Pohatcong Twp.										
Washington Boro										
Washington Twp.										
White Twp.										
TOTAL								512	100	13