

AMG

11/83

Updated Housing Analysis
for AMG by Coppola

Pgs. 25

AM000082E

UPDATED HOUSING ANALYSIS

**WARREN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY**

November 1983

**PREPARED FOR: AMG Realty Company and Skytop Land Corporation,
130 Davidson Avenue, Somerset, N.J. 08873**

**PREPARED BY: Richard Thomas Coppola and Associates,
17 Candlewood Drive, P.O. Box 99,
Princeton Junction, N.J. 08550
License No. 1378**

HOUSING ANALYSIS

TABLE OF CONTENTS

INTRODUCTION	1
INDIGENOUS HOUSING NEED	1
REGIONAL HOUSING NEED	3
DEFINING THE HOUSING REGION	5
PROJECTING REGIONAL HOUSING NEED	7
ALLOCATING REGIONAL HOUSING NEED	10
DETERMINATION OF SURPLUS PRESENT HOUSING NEED	12
ALLOCATION OF SURPLUS PRESENT HOUSING NEED	14
TOTAL MT. LAUREL HOUSING OBLIGATION FOR WARREN TOWNSHIP	16

LIST OF PLATES

STATE DEVELOPMENT GUIDE PLAN - WARREN TOWNSHIP	2
INDIGENOUS HOUSING NEED	4
THIRTY (30) MINUTE COMMUTING AREA	6
EMPLOYMENT GROWTH AND PROJECTIONS	8
PROSPECTIVE REGIONAL HOUSING NEED, 1982-1990	9
PROSPECTIVE FAIR SHARE ALLOCATIONS	13
COMPUTATION OF SURPLUS PRESENT HOUSING NEED	15
FAIR SHARE ALLOCATION OF SURPLUS PRESENT HOUSING NEED	17
APPENDICES A, B, C and D	following page 17

HOUSING ANALYSIS

INTRODUCTION

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

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

As indicated on Plate 1, Warren Township is located within a "growth area" on the State Development Guide Plan. Its Mt. Laurel housing obligation, therefore, includes both present, indigenous need and a proportionate share of the future, prospective need of its housing market region.

INDIGENOUS HOUSING NEED

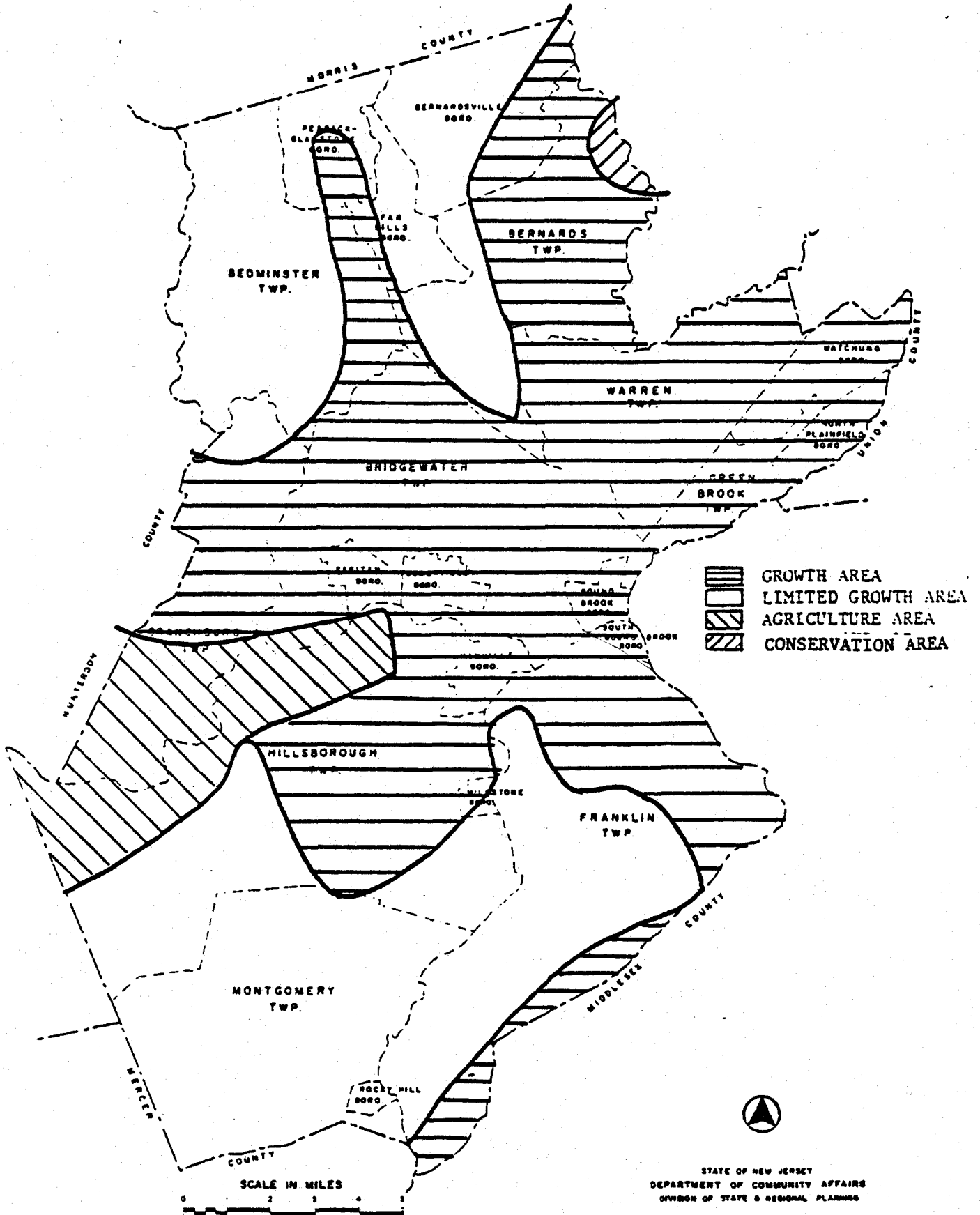
The Mt. Laurel II Decision states that every municipality in New Jersey is responsible for meeting its indigenous housing need. The language of the Court references two components of indigenous need, including dilapidated housing and overcrowded housing units.

The minimum level of indigenous housing need is based on the amount of dilapidated housing in the Township. The Court states: "Every municipality's land use regulations should provide a realistic opportunity for decent housing for at least some part of its resident poor who now occupy dilapidated housing." (p.26) In the absence of current data on housing conditions in the Township, it is recommended that this component of housing need be based on two indicators of inadequate housing in the 1980 Census: housing units with no bath or only a half-bath, and units with no kitchen facilities. There were 23 such units in the Township in 1980, according to the U. S. Census.

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

SOMERSET COUNTY

State Development Guide Plan



In another reference, the Court includes overcrowded housing in defining indigenous housing need: "...all municipalities' land use regulations will be required to provide a realistic opportunity for the construction of the region's present lower income housing need generated by present dilapidated or overcrowded lower income units, including their own." (p.72) According to the 1980 Census, there were 20 housing units in the Township with more than one person per room, the standard definition of overcrowding in housing programs.

Dilapidated housing plus overcrowded housing units constitute the maximum indigenous housing need which is clearly applicable to every municipality in New Jersey. As indicated on Plate 2, the maximum indigenous housing need for Warren Township is 43 dwelling units.

It should be noted that some advocates, usually plaintiffs or developers, have suggested that indigenous need for "growth" municipalities also include a financial component. Specifically, the Court's discussion of Mt. Laurel Township's own housing suit refers to the inclusion of a "financial" component in the method used by that municipality to calculate its indigenous need.

Financial housing need in Warren Township similarly could be calculated from data in the U. S. Census on housing expenditure as a percentage of annual income. However, this represents a need which may more appropriately and effectively be met with subsidies for housing expenditures, if available, rather than with construction of new housing and displacement of households from suitable homes. Moreover, utilizing a financial need component does not account for the choice of particular households to expend relatively large portions of their disposable income for their household costs; including, for example, "empty nesters", retirees, widows, and widowers. In addition, the number of low income households reported in the Census is probably an inflated figure, as people tend to under-report income to official sources. Moreover, there is a double-counting between overcrowded and physically substandard dwelling units versus low income households paying more than twenty-five percent (25%) of income for housing. Additionally, it must be remembered that the financial data in the Census is already four (4) years old; household income and housing costs may have changed significantly in the interim and some of the households may no longer reside in the municipality. Finally, the financial need calculation tends to increase the housing obligations of those municipalities already housing a substantial number of relatively poor households.

REGIONAL HOUSING NEED

Currently, no definitive quantitative procedures exist for determining the regional need for low and moderate income housing, or a municipality's fair share of that need. A "Statewide Fair Share Housing Allocation Plan" was prepared in 1978 by the New Jersey Department of Community Affairs in response to the first Mt. Laurel Decision. This plan, however, has been effectively repudiated by an Executive Order issued in 1982, rescinding the prior Executive Orders under which the 1978

PLATE 2

Indigenous Housing Need

Warren Township

• Units with no kitchen facilities (1)	19
• Units with no bath or half-bath only (2)	4
• Overcrowded units (3)	<u>20</u>
<u>Maximum Indigenous Housing Need</u>	43 units

SOURCES:

- (1) U. S. Census 1980, STF-3 series, Sheet X, Table 16.
- (2) U. S. Census 1980, STF-3 series, Sheet X, Table 15.
- (3) U. S. Census 1980, STF-1 series, Characteristics of Households and Families, Table 18.

plan was prepared. Therefore, the Mt. Laurel II Decision notes that the use of the 1978 plan in Mt. Laurel litigation would be inappropriate and "not in keeping with the spirit of the Governor's Executive Order." The Court, however, anticipates that future Mt. Laurel litigation will produce determinations of regional housing need (which will then be presumptively valid), as well as fair share allocations. The Court also provides some guidelines in the Decision about what will, and what will not, be acceptable in these determinations. The Court's guidelines have been used in this analysis of regional housing need.

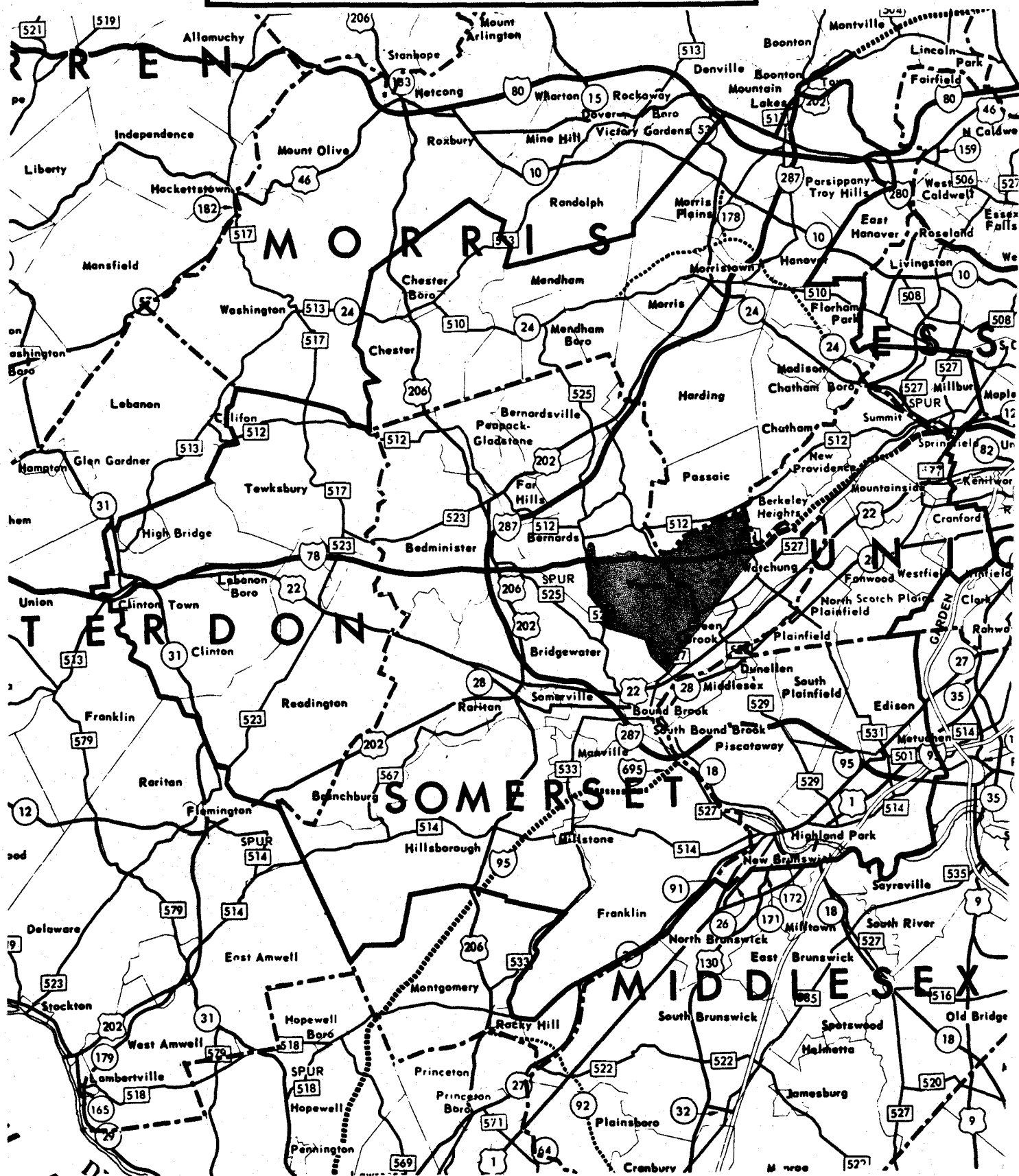
The Mt. Laurel II Decision discusses three (3) separate issues to be resolved in determining a municipality's fair share of regional housing need: 1) identifying the relevant housing region; 2) determining the region's present and prospective housing need; and 3) allocating this housing need to the municipalities in the region (p.80). Using the guidelines set forth by the Court, this report addresses these three issues, and establishes the following four (4) components of future housing need: 1) a housing region definitive with respect to Warren; 2) projections of future housing need within that region; 3) the Township's fair share allocation of the region's total housing need; and 4) the percentage of total housing need required for low and moderate income households.

DEFINING THE HOUSING REGION

The Mt. Laurel II Decision cites the Court's previous approval of the definition of region in the Oakwood v. Madison case: "that general area which constitutes, more or less, the housing market area of which the subject municipality is a part, and from which the prospective population of the municipality would be drawn, in the absence of exclusionary zoning." (p.92) Since most families choose their housing to be near employment, the housing market region for a given municipality may be defined by employment opportunities within a reasonable time-distance commuting radius from the municipality. Using a half-hour as a reasonable maximum commuting time, we can define the housing region for Warren as including all municipalities which can be reached by an automobile trip of thirty (30) minutes or less. Data on residents' commuting time in the 1980 Census (see Appendix A) confirms that this standard is reasonable: 59.5 percent of employed Warren Township residents who reported commuting time had trips of less than 30 minutes, with an average (mean) travel time of 28.3 minutes for all employed residents.

Plate 3 indicates that the 30 minute commuting region around Warren Township includes fifty-nine (59) municipalities in six (6) counties. Appendix B lists the municipalities in the region and describes the procedures used to delineate it.

Warren Township 30 Minute Commuting Area



PROJECTING REGIONAL HOUSING NEED

Housing need projections for the Warren Township housing region are based on regional employment growth, which reflects potential housing demand rather than existing housing market conditions. The housing need figures are not necessarily the housing that will be built to provide for projected job growth, but rather the housing that would be built if the housing market were operating effectively. Projections of housing need should not be based on projected municipal population growth, which may reflect the continuance of exclusionary zoning practices.

Employment growth was calculated for each municipality in the housing region using data on private sector jobs covered by the New Jersey Unemployment Compensation Program. The base years for the projections are 1972 to 1981; 1981 is the most recent year for which data is available, and 1972 is the earliest year in which the definition of covered jobs is consistent with current years. Furthermore, the period from 1972 to 1981 includes years of expansion and contraction in the State's economy, and therefore provides a sufficiently broad data base for the extrapolation of employment trends.

Job and household growth are projected for the years 1982 to 1990, a reasonable time period for planning and producing housing. The year 1990 will also be a convenient benchmark year for reassessing housing need, as it is the date of the next comprehensive U. S. Census of Population and Housing. Growth is projected on a straight-line basis, assuming that the region's average annual job growth from 1972 to 1981 will continue during the period 1982 to 1990. Although this is a simplification, it is statistically sound as it reflects a broad data base of general economic trends and avoids the need for complex economic analysis. Plate 4 indicates, for each county sector and for the entire region, total and average annual job growth between 1972 and 1981, and projected job growth to 1990.

Projected employment growth was then converted into housing demand, with a conversion factor obtained from the ratio of household growth to job growth between 1970 to 1980 in New Jersey as a whole. During that ten year period, private sector covered jobs increased in the State by 434,758 and households increased by 330,043, resulting in a conversion factor of 0.759; i. e., for every new private sector job, 0.759 new households were created (see Appendix C for calculations).

The difference between private sector job growth and household growth is attributable to various causes, including job growth in the public sector, households with no members in the job market (e.g., retirees), and households with more than one wage earner. For a county or municipality, the difference between jobs and households might also reflect its local characteristics, either as a job center, with more in-commuters than out-commuters, or a 'bedroom' community with net out-commuting. Using a statewide ratio of job-to-household growth avoids these local variations which might otherwise skew the housing obligations in favor of those municipalities which have practiced exclusionary zoning.

Housing demand for 1982 to 1990 is projected by applying the job/household conversion factor to projected employment growth in the region. As this represents only occupied housing, an additional four percent (4%) is added to the total to account for vacant housing and housing losses through demolition, fire, etc. Plate 5 shows the total projected housing demand for the region.

PLATE 4

Employment (*): Recent Growth and Projections
Warren Township Housing Region

	<u>Jobs 1972</u>	<u>Jobs 1981</u>	<u>Avg. Annual Job Growth</u>	<u>Projected Job Growth 1982 - 1990</u>	<u>Projected Jobs - 1990</u>
Samerset County Sector	55,055	77,615	+ 2,507	+ 22,563	100,178
Morris County Sector	57,853	95,747	+ 4,210	+ 37,890	133,637
Middlesex County Sector	83,099	122,606	+ 4,390	+ 39,510	162,116
Union County Sector	64,013	75,665	+ 1,295	+ 11,655	87,320
Hunterdon County Sector	3,196	4,603	+ 156	+ 1,404	6,007
Essex County Sector	<u>8,108</u>	<u>10,040</u>	<u>+ 215</u>	<u>+ 1,935</u>	<u>11,975</u>
REGION TOTAL	271,324	386,276	+12,773	+114,957	501,233

(*) Private sector employment covered by the N. J. Unemployment Compensation Program.

SOURCE: New Jersey Employment Trends, 1972 and 1981,
 New Jersey Department of Labor & Industry.

PLATE 5

Prospective Regional Housing Need, 1982 - 1990
Warren Township Housing Region

Projected Employment Growth, 1982 - 1990:	114,957 jobs
Projected Household Growth, (employment growth x .759):	87,252 households
Additional Units for Vacancy and Housing Loss (4%):	3,490 units
Total Prospective Housing Need:	90,742 units

ALLOCATING REGIONAL HOUSING NEED

The Mt. Laurel II Decision offers the following "suggestions" (the Court's word) for determining a municipality's "fair share" of the regional housing need: "Formulas that accord substantial weight to employment opportunities in the municipality, especially new employment accompanied by substantial ratables, shall be favored; formulas that have the effect of tying prospective lower income housing needs to the present proportion of lower income residents to the total population of a municipality shall be disfavored; formulas that have the effect of unreasonably diminishing the share because of a municipality's successful exclusion of lower income housing in the past shall be disfavored". (p.93)

Clearly, the Court would not accept fair share allocation formulas based on a municipality's share of the region's population or housing since these might reflect current or past exclusionary housing practices. To meet the intent of the Court, it is recommended that municipal fair share allocations be based on three (3) factors: 1) the portion of the region's total "growth area" located within Warren Township; 2) Warren's share of total covered employment in its region; and 3) Warren's share of recent employment growth in its region.

The first factor in the fair share allocation is the proportion of the region's total "growth area" in Warren Township. This was determined by outlining the 30 minute commuting region on the State Development Guide Plan map and measuring the growth areas (in square miles) within the region and within the Township (see Appendix D for calculations). This factor meets the Court's intent to channel intensive development into the State Development Guide Plan "growth areas".

Within the commuting region around Warren Township, the State Development Guide Plan designates 397.2 square miles as "growth area", of which 19.6 square miles are in Warren. The Township's fair share allocation based on this factor is therefore 4.93 percent of the projected regional housing need.

Factor 1:	Growth area in Township:	<u>19.6</u> square miles
	Growth area in region:	<u>397.2</u> square miles
	Percent share:	<u>4.93%</u>

The second allocation factor is the Townships share of total employment in the region. This allocates housing to municipalities in accordance with their ability to provide jobs. A large employment base also indicates that a municipality has existing infrastructure - - public utilities, transportation facilities, and municipal services - - as well as a substantial ratable base.

In 1981, the most recent year for which employment data is available, Warren Township had 2,914 private sector covered jobs, a 0.75 percent share of the 386,276 private sector covered jobs in the commuting region.

Factor 2:	Employment in Township (1981):	<u>2,914</u> jobs
	Employment in region:	<u>386,276</u> jobs
	Percent share:	<u>0.75%</u>

The third allocation factor of the Township's share of the region's employment growth, in accordance with the Court's support of allocation formulas which give "substantial weight to employment opportunities...especially new employment accompanied by substantial ratables..." (p.93) This factor is also likely to favor municipalities with extensive areas of land available for development.

The fair share factor is determined from growth in private sector covered employment between 1972 and 1981. Employment in Warren Township increased by 1,221 jobs, and employment in the region increased by 114,952 jobs, for a fair share allocation of 1.06 percent.

Factor B: Employment growth in Township (1972-81):	<u>1,221</u> jobs
Employment growth in region:	<u>114,952</u> jobs
Percent share:	<u>1.06%</u>

Each of the three (3) fair share factors distributes housing need within the region on a different basis. If the factors are equally important, the final allocation would assign them equal weight. Alternatively, if one of the factors is more important, it would be assigned greater weight. In order to assess the impact of alternate weightings on fair share allocation, four weightings were developed, as follows:

- Weighted Fair Share A:
(All Factors Equal) 2.25%
- Weighted Fair Share B:
(Factor 1 - 50%;
Factors 2 and 3 - 25%) 2.92%
- Weighted Fair Share C:
(Factor 2 - 50%;
Factors 1 and 3 - 25%) 1.87%
- Weighted Fair Share D:
(Factor 3 - 50%;
Factors 1 and 2 - 25%) 1.95%

The resulting range of fair share allocations for Warren Township falls between 1.87 percent and 2.92 percent of the regional housing need. The range of final allocation numbers will constitute the "target area" for municipal efforts to meet the Township's Mt. Laurel housing obligation.

The proportion of total housing need required for low and moderate income households is based upon the percentage of low and moderate income households in the total population, using a definition of low and moderate income which is standard in many housing programs and was approved by the Court in the Mt. Laurel II Decision. According to this definition, households earning fifty percent (50%) or less of the area's median income are low income and households earning between fifty percent and eighty percent (50% - 80%) of the area's median income are moderate income.

The percentage of households in these income categories is based on statewide distribution figures appearing in the 1980 Census. State income figures were used because the housing region includes all or part of several counties. In addition, the distribution of households by income level varies among counties. This is partly because of county differences in the distribution of lower cost housing. Moreover, utilization of statewide income distribution figures avoids incorporating the effects of exclusionary zoning into the allocation methodology, which would result in lower affordable housing obligations to those municipalities which have practiced exclusionary zoning.

According to the 1980 Census, 39.5% of all households in the State had annual incomes of eighty percent (80%) or less of the statewide median household income, and 23.6% of all households had incomes of fifty percent (50%) or less of the median.

The Township's share of prospective low and moderate income housing need is determined by applying these percentages to its share of total regional housing need. The four weighted allocations of total housing need result in four corresponding allocations of low and moderate income housing. The Township's regional Mt. Laurel prospective housing obligation, presented on Plate 6, is as follows:

- Moderate income housing need: 270 to 421 units
- Low income housing need: 400 to 625 units
- TOTAL PROSPECTIVE REGIONAL HOUSING NEED (LOW AND MODERATE) FOR WARREN TOWNSHIP: 670 to 1,046 units

DETERMINATION OF SURPLUS PRESENT HOUSING NEED

As previously noted, the "Mt. Laurel II" Decision states that every municipality in the State of New Jersey is responsible for meeting its indigenous housing need; i.e., ". . . a realistic opportunity for decent housing for at least some part of its resident poor who now occupy dilapidated housing." (p.26) As calculated from 1980 Census data, Warren Township's maximum indigenous housing need is 43 dwelling units.

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

Specifically, the Court states: "Municipalities located in "growth areas" may, of course, have an obligation to meet the present need of the region that goes far beyond that generated in the municipality itself; there may be some municipalities, however, in growth areas where the portion of the region's present

PLATE 6

Prospective Fair Share Allocations
Warren Township

	<u>Weighted Fair Share Allocation</u>			
	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Total Regional Housing Need	90,742	90,742	90,742	90,742
Weighted Fair Share	2.25%	2.92%	1.87%	1.95%
Prospective Fair Share Allocation, Total Prospective Housing Need For Warren Township	<u>2,042</u>	<u>2,650</u>	<u>1,697</u>	<u>1,769</u>
Prospective Fair Share Allocation, Moderate Income Housing (15.9% of total)	325	421	270	281
Prospective Fair Share Allocation, Low Income Housing (23.6% of total)	<u>482</u>	<u>625</u>	<u>400</u>	<u>417</u>
PROSPECTIVE FAIR SHARE ALLOCATION, TOTAL LOW AND MODERATE INCOME HOUSING UNITS	807 du	1,046 du	670 du	698 du

need generated by that municipality far exceeds the municipality's fair share. The portion of the region's present need that must be addressed by municipalities in growth areas will depend, then, on conventional fair share analysis, some municipality's fair share being more than the present need generated within the municipality and in some cases less." (p.72)

Plate 7 tabulates the present indigenous housing need for each municipality in Warren Township's 30 minute commuting region. Plate 7 also tabulates the total number of housing units within each municipality and each municipality's percentage of the total housing units within the defined region. It is the percentage ratio of total housing units in a municipality versus total number of housing units in the region that becomes a municipality's "fair share" multiplier. The basic premise is that a municipality's "fair share" of indigenous housing need should not be more than its current share of the total housing stock within the defined region. Therefore, in those municipalities whose proportion of the region's total indigenous housing need is larger than its proportion of the region's total housing stock, a "surplus" of present housing need is generated which must be met by the municipalities which are located in "growth areas".

As noted on Plate 7, twelve (12) municipalities within the Warren Township 30 minute commuting region have such a surplus of present housing need and the total surplus for the region is 3,859 dwellings. Interestingly, 3,120 of the surplus units, or 81% of the total for the region, are located within Plainfield and New Brunswick.

ALLOCATION OF SURPLUS PRESENT HOUSING NEED

The 3,859 surplus present housing units within the Warren Township 30 minute commuting region must be allocated among the municipalities in the region. Because the dwelling units represent existing households functioning as part of neighborhood and community networks, the method of allocating the housing units must consider the well-being of the involved people. Moreover, since the identification and allocation of prospective households within the region is specifically linked to the projected employment growth within the region, and contemplates the full absorption of the projected jobs, the method chosen for allocating the surplus present need units should not have the effect of displacing people from their homes and forcing them to move to distant places where they will be separated from friends, relatives and acquaintances and where there may not be sufficient job opportunities.

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

With these observations in mind, it nevertheless appears reasonable to allocate the surplus present housing need within the 30 minute commuting region in accordance with the same "fair share" criteria previously utilized to allocate the prospective housing need. First, it is noted that Warren Township is in the approximate 'center' of the 30 minute commuting region. Additionally, it is noted that the twelve (12) municipalities contributing the surplus units to be allocated are distributed throughout the region and surround Warren; therefore the effected households will not be unreasonably displaced. Finally, it is noted that the utilized "fair share" criteria emphasizes the location of "growth areas" within the region as prescribed by the Court.

APPENDIX D

Growth Area by County Sector
Warren Township Housing Region

<u>County Sector</u>	<u>Growth Area (sq. miles)</u>
Somerest	156.96
Morris	78.09
Union	53.19
Hunterdon	26.67
Middlesex	72.29
Essex	<u>10.00</u>
<u>Total Region:</u>	397.20
Warren Township:	19.6
Township Share of Region:	4.93%

SOURCE: Planimetric measurements,
Richard Thomas Coppola and Associates.

APPENDIX C

Job-Household Ratio, New Jersey, 1970-80

	<u>Households</u>	<u>Covered Jobs</u>	<u>Ratio Household-Job</u>
1970	2,218,182	2,095,798	1.06
1980	2,548,225	2,530,556	1.01
Change 1970-1980	+ 330,043	+ 434,758	0.759

SOURCE: U. S. Census of Population & Housing, 1970 and 1980; and New Jersey Employment Trends, New Jersey Department of Labor and Industry, 1970 and 1980.

APPENDIX B

PROCEDURES FOR DELINEATING THE HOUSING REGION

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

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

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

The following municipalities are included in the Warren Township housing region:

Somerset County:

All municipalities except Montgomery and Rocky Hill.

Morris County:

Chatham Borough, Chatham Township, Chester Borough, Chester Township, Florham Park, Hanover, Harding, Madison, Mendham Borough, Mendham Township, Morris Township, Morris Plains, Morristown, Parsippany and Passaic.

Union County:

Berkeley Heights, Cranford, Fanwood, Mountainside, New Providence, Plainfield, Scotch Plains, Springfield, Summit and Westfield.

Hunterdon County:

Clinton Town, Clinton Township, High Bridge, Lebanon Borough, Readington and Tewksbury.

Middlesex County:

Dunellen, Edison, Highland Park, Metuchen, Middlesex, New Brunswick, Piscataway and South Plainfield.

Essex County:

Millburn Township.

APPENDIX A

1980 Journey-to-Work Data Employed Residents of Warren Township

Place of Work

	<u>Number</u>	<u>Percent</u>
Somerest County	1,585	37.3
New Jersey: all other Counties	2,398	56.4
Outside New Jersey	267	6.3
Total	4,250	100.0

Travel Time to Work

Under 30 minutes	2,668	59.5
30-44 minutes	1,099	24.5
45-59 minutes	302	6.7
60 minutes or more	414	9.3
Total	4,483	100.0

Mean travel time: 28.3 minutes

Mode of Transportation to Work

Car (including carpool)	4,147	91.8
Public transportation	210	4.6
Walked to work	26	0.6
Worked at home	102	2.3
Other	33	0.7
Total	4,518	100.0

SOURCE: U. S. Census of Population, 1980.

APPENDIX

PLATE 8

Fair Share Allocation of Surplus Present Housing Need
To Warren Township

	<u>Weighted Fair Share Allocation</u>			
	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Total Regional Surplus Physical Housing Need	3,859	3,859	3,859	3,859
Weighted Fair Share	2.25%	2.92%	1.87%	1.95%
Fair Share Allocation Of Surplus Present Housing Need To Warren Township	87	113	72	75

Plate 8 tabulates the fair share allocation of surplus present housing need to Warren Township and indicates the range of obligation to be between 72 and 113 dwelling units.

TOTAL "MT. LAUREL" HOUSING OBLIGATION FOR WARREN TOWNSHIP

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

Indigenous Housing Need: 43 units

Regional Propsective Housing Need:

Minimum: 670 units

Maximum: 1,046 units

Surplus Present Need:

Minimum: 72 units

Maximum: 113 units

Therefore, the total housing obligation for Warren Township is within the following range:

° BETWEEN 785 (indigenous plus minimum prospective regional plus minimum share of surplus present need)

and

1,202 (indigenous plus maximum prospective regional plus maximum share of surplus present need)

PLATE 7

Computation Of Surplus Present Housing Need
Warren Township Housing Region

	Overcrowded (footnote a)	No Kitchen (footnote b)	No Bath or Half-Bath (footnote c)	Total Physical Need	Total Year-Round Housing Units (footnote d)	% of Total Housing Units In Region	Maximum Share of Total Physical Need	'Surplus' to be Redistributed
<u>Somerset County Sector</u>								
Bedminster	6	11	22	39	937	0.328	39	
Bernards	16	12	10	38	3,784	1.327	156	
Bernardsville	11	6	28	45	2,339	0.820	97	
Bound Brook	134	62	75	271	3,707	1.300	153	118
Branchburg	17	33	--	50	2,469	0.866	102	
Bridgewater	97	47	30	174	8,977	3.147	371	
Far Hills	1	--	2	3	254	0.089	10	
Franklin	265	69	135	469	10,460	3.667	432	37
Green Brook	15	31	--	46	1,408	0.494	58	
Hillsborough	49	60	47	156	6,867	2.407	284	117
Manville	111	89	80	280	3,949	1.384	163	
Millstone	2	--	2	4	173	0.061	7	
North Plainfield	143	76	68	287	7,718	2.706	319	
Peapack-Gladstone	5	6	14	25	742	0.260	31	64
Raritan	55	12	91	158	2,282	0.800	94	
Somerville	119	24	43	186	4,835	1.695	200	33
South Bound Brook	52	15	33	100	1,614	0.566	67	
Warren	20	19	4	43	3,074	1.078	127	
Watchung	11	--	7	18	1,671	0.585	69	
<u>Morris County Sector</u>								
Chatham Borough	15	--	6	21	3,225	1.131	133	
Chatham Township	7	--	--	7	3,049	1.069	126	
Chester Borough	5	9	6	20	491	0.172	20	
Chester Township	14	14	20	48	1,584	0.555	65	
Florham Park	5	6	--	11	2,396	0.840	99	
Hanover	26	7	17	50	3,606	1.264	149	
Harding	7	--	--	7	1,136	0.398	47	
Madison	73	54	59	186	4,994	1.751	206	
Mendham Borough	7	14	6	27	1,589	0.557	66	
Mendham Township	3	--	--	3	1,449	0.508	60	
Morris Township	45	17	34	96	6,135	2.151	253	
Morris Plains	17	20	10	47	1,843	0.646	76	
Morristown	225	143	128	496	6,773	2.374	280	216
Parsippany	275	87	116	478	17,672	6.195	730	
Passaic	25	6	21	52	2,387	0.837	99	

	<u>Overcrowded</u> (footnote a)	<u>No Kitchen</u> (footnote b)	<u>No Bath or Half-Bath</u> (footnote c)	<u>Total Physical Need</u>	<u>Total Year-Round Housing Units</u> (footnote d)	<u>% of Total Housing Units In Region</u>	<u>Maximum Share of Total Physical Need</u>	<u>'Surplus' to be Redistributed</u>
<u>Union County Sector</u>								
Berkeley Heights	10	11	6	27	3,746	1.313	155	
Cranford	83	36	66	185	8,338	2.923	344	
Fanwood	20	17	--	37	2,519	0.833	104	
Mountainside	8	12	6	26	2,395	0.840	99	
New Providence	19	22	15	56	4,213	1.477	174	
Plainfield	985	313	377	1,675	16,152	5.662	667	1,008
Scotch Plains	54	24	28	106	6,763	2.371	279	
Springfield	33	36	12	81	5,622	1.971	232	
Summit	75	103	95	273	7,903	2.771	326	
Westfield	83	79	27	189	10,462	3.668	432	
<u>Hunterdon County Sector</u>								
Clinton Town	5	12	9	26	738	0.259	30	
Clinton Township	26	34	41	101	2,208	0.774	91	10
High Bridge	18	16	33	67	1,192	0.418	49	18
Lebanon Borough	5	3	4	12	296	0.104	12	
Readington	54	17	33	104	3,474	0.122	143	
Tewksbury	8	2	3	13	1,359	0.476	56	
<u>Middlesex County Sector</u>								
Dunellen	46	77	85	208	2,476	0.868	102	106
Edison	446	110	154	710	24,311	8.523	1,004	
Highland Park	109	27	56	192	5,746	2.014	237	
Metuchen	70	56	26	152	5,049	1.770	209	
Middlesex	91	21	24	136	4,528	1.587	187	
New Brunswick	1,042	782	871	2,695	14,126	4.952	583	2,112
Piscataway	393	56	95	544	12,683	4.446	524	20
South Plainfield	114	22	21	157	6,295	2.207	260	
<u>Essex County Sector</u>								
Millburn	26	35	7	68	7,070	2.479	292	
TOTAL REGION	5,701	2,872	3,208	11,781	285,252			3,859

SOURCES:

- (a) U. S. Census 1980, STF-1 Series, Volume II, Characteristics of Households and Families, Table 18.
- (b) U. S. Census 1980, STF-3 Series, Sheet X, Table 16.
- (c) U. S. Census 1980, STF-3 Series, Sheet X, Table 15.
- (d) U. S. Census 1980, STF-1 Series, Volume III, Characteristics of Housing Units, Table 3.